

2024-2028  
Consolidated Plan, Annual Action Plan  
Community Development Block Grant Program



Williamson County, Texas

September 2024

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## **Executive Summary**

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

#### **1. 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 2024 – 2028. 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 2024 – FY 2028 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 \$2,115,309 in FY 2024. Assuming the same allocation for each of the four remaining years in the Con Plan, the County will receive \$8,461,236 in additional funding for the remainder of the Con Plan.

#### **2. 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 2016-2020 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 is cost burden, defined as spending over 30% of household income on housing costs, such as mortgage and rent payments. According to 2016-2020 CHAS data, 14.5% of Williamson County households are cost burdened. Similarly, severe cost burden is defined as spending over 50% of household income on housing. In Williamson County, 8.9% of households are severely cost burdened.

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: 37 housing units
Provide housing/services to the homeless/at risk of homelessness	Homeless Person Overnight Shelter: 50 persons
Improve public infrastructure	Public Services activities for Low/Moderate Income Housing Benefit: 50 households
Improve public facilities	Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit: 18350 persons  Public Facility or Infrastructure for Low/Moderate Income Housing Benefit: 78 households
Provide public services	Public Service activities other than Low/Moderate Income Housing Benefit: 190 persons
Planning and administration	Other: 1 Other

### 3. 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 2022 and submitted to HUD.

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. A summary of past performance below was taken from the County’s FY22 CAPER and expended funds during the fiscal year:

Goal Name	Goal Outcome Indicators
Housing Rehabilitation	Homeowner Housing Rehabilitated: 32 households
Improve public infrastructure	Public facility or infrastructure activities other than Low/Moderate Income housing benefit: 1,438 persons
Improve public facilities	Public facility or infrastructure activities for Low/Moderate Income housing benefit: 116 persons

#### 4. Summary of citizen participation process and consultation process

**Stakeholder Interviews** - A series of six stakeholder meetings and three public hearings were conducted between April 1st and April 11th, 2024, to gather input on affordable housing and community needs in Williamson County. Stakeholders consisted of residents and organizations that are familiar with, or interested in, Williamson County’s housing and community development needs.

Participants included:

- Hill Country Community Ministries
- The Caring Place
- Bluebonnet Trails Community Services
- AARP Foundation SCSEP
- Yesterday’s Gone
- Community Transformation Foundation
- Operation Liberty Hill
- Texas Housing Foundation
- Sanchez Compliance & Consulting
- Williamson County Homeless Coalition
- Habitat for Humanity of Williamson County
- Hope Alliance
- Georgetown Housing Authority
- Key2Free
- Williamson County and Cities Health District
- City of Leander
- City of Liberty Hill
- City of Granger
- City of Hutto
- City of Cedar Park
- City of Coupland

**Public meetings** – Three public hearings were held virtually on April 8 at 6:30 PM, April 9 at 6:30 PM and April 11 at 4:00 PM.

**Web-based Citizen Survey** – The County conducted a web-based survey for the general public from April 1, 2024 to May 10, 2024 which generated 35 responses in total. Questions focused on housing and community development needs.

**Consolidated Plan Public Comment Period** – A draft of the Consolidated Plan for FY 2024-2028 and the Annual Plan for FY 2024 was placed on public display for 30 days beginning June 28 – July 29, 2024.

**Public Hearing** - The County will hold a public hearing on July 9, 2024 at 5:00pm at the Williamson County Historical Courthouse located at 710 S. Main Street, Georgetown, TX to obtain final comments on the proposed Consolidated Plan for FY 2024-2028 and the proposed use of funds for FY 2024.

## **5. Summary of public comments**

Major needs highlighted during the public participation process include:

### **Affordable Housing**

- Affordable housing, especially for households that earn 0-50% AMI, was the most cited priority.
- Both rental and owner-occupied units have seen costs skyrocket after COVID-19 settled down.
- There is a negative public perception and connotation of affordable housing in the county that serves as a barrier to creating new affordable housing.
- Developers cite high land costs, lack of available land, significant increase in material costs, and the need for gap financing as major barriers to developing affordable housing.
- The cost to providing accessible accommodations for persons with disabilities and those aging in place is also high.

### **Resources and Services for the Unhoused**

- Survivors of domestic violence and justice-challenged individuals are in need of life skills training and mental health services.
- Service providers do not have the capacity to provide all necessary services; there is a need to collaborate and consolidate resources.
- There is a need for more long-term shelters, especially for family households
- There is a need for additional permanent supportive housing, especially for individuals with mental health issues.
- Households with limited English proficiency were noted to be especially vulnerable after COVID-19 in terms of finding employment.

### **Workforce and Economic Development**

- There is a need for more workforce development and skills training programs to meet current demand as high-tech companies are continuing to invest the county.
- Cities are looking to revitalize their downtowns to attract new local business and better provide services to lower income residents that are more likely to reside in and around downtown.

## Public Infrastructure Improvements

- In areas expecting growth due to incoming employers, especially southeastern Williamson County (Taylor, Hutto, Coupland), stakeholders were concerned with the additional strain placed on water and sewer services, utility connections to new housing, and wear-and-tear on streets and roads due to increased traffic.

### **6. 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.

### **7. Summary**

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



## The Process

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

**1. 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.

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

**Table 1 – Responsible Agencies**

### Narrative

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

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

In accordance with 24 CFR 91.115(e) Williamson County has adopted a Citizen Participation Plan describing the citizen participation requirements of its CDBG program. This document describes the process for preparation of the Consolidated Plan and each Annual Plan. It outlines the outreach efforts that will be taken to coordinate these planning documents with public and private sector interests in the County.

A series of six stakeholder meetings and three public hearings were conducted between April 1st and April 11th, 2024, to gather input on affordable housing and community needs in Williamson County. Stakeholders consisted of residents and organizations that are familiar with, or interested in, Williamson County's housing and community development needs.

**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.

**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). With the re-establishment of the Williamson County Homeless Coalition in 2019, service providers expect to collaborate as they work with persons experiencing homelessness or who are at risk of experiencing homelessness participated in the process. In FY 2024, the county has allocated \$20,000 in CDBG funds toward emergency shelter and \$70,000 toward providing social services to domestic violence survivors. Additionally, \$149,966 in ESG funds will be used toward Rapid Re-Housing through services provided by Bluebonnet Trails Community Services. 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. Williamson County will be accepting ESG for the first time in FY 2024. The county has previously worked with the Texas Balance of State CoC (TX BoS CoC) in conducting the Point-In-Time Count for the area since 2020 through the WilCo Homeless Coalition. Moving forward, the county will continue cooperating with the TX BoS CoC to determine best practices for allocating ESG funds and develop written standards, policies, and procedures.

**2. 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	<b>Agency/Group/Organization</b>	Williamson County & Cities Health District
	<b>Agency/Group/Organization Type</b>	Services-Health Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended stakeholder meetings.
2	<b>Agency/Group/Organization</b>	Williamson County, Housing and Urban Development
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended stakeholder meetings.
3	<b>Agency/Group/Organization</b>	Caring Place
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended stakeholder meetings.
5	<b>Agency/Group/Organization</b>	Bluebonnet Trails Community Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education Services-Employment

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended stakeholder meetings.
9	<b>Agency/Group/Organization</b>	Operation Liberty Hill
	<b>Agency/Group/Organization Type</b>	Services-Children Services-homeless Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended stakeholder meetings.
11	<b>Agency/Group/Organization</b>	Habitat for Humanity of Williamson County
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended stakeholder meetings.
12	<b>Agency/Group/Organization</b>	WILLIAMSON COUNTY CRISIS CENTER D/B/A HOPE ALLIANCE
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended stakeholder meetings.

13	<b>Agency/Group/Organization</b>	Georgetown Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended stakeholder meetings.
14	<b>Agency/Group/Organization</b>	Key2Free
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended stakeholder meetings.
15	<b>Agency/Group/Organization</b>	City of Leander
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended stakeholder meetings.
16	<b>Agency/Group/Organization</b>	City of Liberty Hill
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended stakeholder meetings.
17	<b>Agency/Group/Organization</b>	CITY OF GRANGER
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended stakeholder meetings.
18	<b>Agency/Group/Organization</b>	City of Hutto
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended stakeholder meetings.
19	<b>Agency/Group/Organization</b>	City of Cedar Park
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
20	<b>Agency/Group/Organization</b>	City of Coupland
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended stakeholder meetings.
21	<b>Agency/Group/Organization</b>	Texas Homeless Network
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As the Texas Balance of State Continuum of Care host agency, we met with Texas Homeless Network one-on-one to discuss homeless needs in Williamson County and surrounding area.
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Table 2 – Agencies, groups, organizations who participated

**Identify any Agency Types not consulted and provide rationale for not consulting****Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How to the goals of your Strategic Plan overlap with the goals of each plan?</b>
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 3 – Other local / regional / federal planning efforts

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

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 – 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. 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 six stakeholder meetings were conducted between April 1st and April 11th, 2024, to gather input on affordable housing and community needs in Williamson County. Stakeholders consisted of residents and organizations that are familiar with, or interested in, Williamson County's housing and community development needs.

***Public meetings*** – Three public hearings were held virtually on April 8 at 6:30 PM, April 9 at 6:30 PM and April 11 at 4:00 PM.

***Web-based Citizen Survey*** – The County conducted a web-based survey for the general public from April 1, 2024 to May 10, 2024 which generated 35 responses in total. Questions focused on housing and community development needs. Most respondents (35.2%) resided in the City of Leander.

- The major housing priorities include housing for persons with disabilities, senior housing, housing rehabilitation, transitional housing, homebuyer assistance, and rental assistance.
- The highest priority economic development activities were job creation/retention, literacy programs/GED preparedness, and workforce development programs by a large margin.
- Services for persons with disabilities, foster youth, mental health, domestic violence survivors, and hunger and nutrition services were the top priorities for public services.
- Neighborhood revitalization activities emphasized sidewalk improvements, street lighting, and parking improvements
- Public infrastructure focused on water and wastewater infrastructure and transportation.
- The highest priority community facilities were senior centers and mental health and healthcare facilities.

***Consolidated Plan Public Comment Period*** – A draft of the Consolidated Plan for FY 2024-2028 and the Annual Plan for FY 2024 was placed on public display for 30 days beginning June 28 – July 29, 2024.

***Public Hearing*** - The County will hold a public hearing on July 9, 2024 at 5:00pm at the Williamson County Historical Courthouse located at 710 S. Main Street, Georgetown, TX to obtain final comments on the proposed Consolidated Plan for FY 2024-2028 and the proposed use of funds for FY 2024.

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
1	Online survey	Non-targeted/ broad community  Non-English Speaking - Spanish	35 responses	See Survey Results in Citizen Participation Comments	None	<a href="https://www.surveymonkey.com/r/Wilco2024">https://www.surveymonkey.com/r/Wilco2024</a>  <a href="https://es.surveymonkey.com/r/Wilco2024-S">https://es.surveymonkey.com/r/Wilco2024-S</a>
2	Public Needs Hearings	Non-targeted/ broad community	No attendees	See comments in Citizen Participation Comments	None	
3	Stakeholder Meetings	Non-targeted/ broad community	48 attendees	See comments in Citizen Participation Comments	None	
4	Public Display Period	Non-targeted/ broad community	TBD			
5	Public Hearing	Non-targeted/ broad community	TBD			

**Table 4 – Citizen Participation Outreach**

## Needs Assessment

### *NA-05 Overview*

#### **Needs Assessment Overview**

The needs assessment is based on an analysis of housing problems in Williamson County, TX by income level among renters, owners, and households with special needs. Needs were also identified through a comprehensive public outreach process that included stakeholder consultation, public hearings, , an online resident survey, and a review process designed to meaningfully 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 2016-2020 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, which occurs when a household pays more than 30% of its gross income on housing costs. Severe cost burden occurs when a household pays more than 50% of its gross income on housing costs.

Supplemental data were drawn from the 2016-2020 ACS 5-Year Estimates and other sources to provide additional context when needed.

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

### **Summary of Housing Needs**

High housing costs reduce economic opportunities and access to prosperity, especially among lower-income households in Williamson County. Real incomes in the area have declined while housing costs have risen, resulting in an increase in the need for affordable housing options. Between 2009 and 2020, the median income for county residents has slightly increased by 2.1% after adjusting for inflation. However, wage growth has not kept up with housing costs. Median rent increased by 36.1% and median home values increased by 35.5% from 2010 to 2020. This means that housing costs take up a relatively larger share of income for households in the county compared to 2009/2010. This translates to diminished buying power for households. Given a lack of decent, affordable housing options, the county's lower-income households often face a choice between deficient housing and cost burden.

The Housing Needs Assessment is based on data provided by HUD through the Comprehensive Housing Affordability Strategy (CHAS) data, with supplemental data used when available. This data, in combination with supplemental data and interviews with agencies and housing providers in the region provide a snapshot of the housing needs.

As the data below shows, the most significant housing issue identified is cost burden, defined as spending over 30% of household income on housing costs, such as mortgage and rent payments. According to CHAS data, 14.5% of Williamson County households are cost burdened. Similarly, severe cost burden is defined as spending over 50% of household income on housing. In Williamson County, 8.9% of households are severely cost burdened.

The following are HUD-generated tables using 2016-2020 CHAS data that are part of the Consolidated Plan tool. These tables are automatically generated when creating the Consolidated Plan. Please note that HAMFI refers to "HUD Adjusted Median Family Income," which is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes such as a simple Census number due to a series of adjustments that are made. Where the HUD tables below report AMI (Area Median Income), they refer to HAMFI.

<b>Demographics</b>	<b>Base Year: 2009</b>	<b>Most Recent Year: 2020</b>	<b>% Change</b>
Population	303,725	400,780	+32%
Households	102,495	130,100	+27%
Median Income	\$73,750.00 (\$88,981.35 adj. to 2020 dollars)	\$90,834.00	+23% (+2.1% after adj. for inflation)

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Demo

	Base Year: 2010	Most Recent Year: 2020	% Change
<b>Median Home Value</b>	\$172,200 <i>(\$207,764 in 2013 dollars)</i>	\$282,700	+64.2% <i>(36.1% adjusted)</i>
<b>Median Contract Rent</b>	\$800 <i>(\$965 in 2020 dollars)</i>	\$1,208	+51.0% <i>(+35.5% adjusted)</i>

SUPPLEMENTAL TABLE: Housing Costs, 2010 & 2020

**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80- 100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	10,549	11,015	22,434	14,368	71,740
Small Family Households	3,128	3,813	8,730	6,073	42,510
Large Family Households	669	1,065	2,478	1,819	6,943
Household contains at least one person 62-74 years of age	2,857	2,662	5,638	3,884	13,277
Household contains at least one person age 75 or older	2,342	2,041	2,655	1,496	4,802
Households with one or more children 6 years old or younger	1,253	1,802	4,176	2,607	12,865

**Table 6 - Total Households Table**

Data 2016-2020 CHAS  
Source:

**Housing Needs Summary Tables****1. Housing Problems (Households with one of the listed needs)**

	<b>Renter</b>					<b>Owner</b>				
	<b>0-30% AMI</b>	<b>&gt;30- 50% AMI</b>	<b>&gt;50- 80% AMI</b>	<b>&gt;80- 100% AMI</b>	<b>Total</b>	<b>0- 30% AMI</b>	<b>&gt;30- 50% AMI</b>	<b>&gt;50- 80% AMI</b>	<b>&gt;80- 100% AMI</b>	<b>Total</b>
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	185	65	195	40	485	119	0	18	8	145
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	50	150	120	335	8	39	4	30	81
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	309	223	308	124	964	15	105	509	89	718
Housing cost burden greater than 50% of income (and none of the above problems)	2,794	1,227	175	20	4,216	3,619	2,082	1,142	155	6,998
Housing cost burden greater than 30% of income (and none of the above problems)	755	2,419	3,244	410	6,828	1,052	1,567	4,308	1,882	8,809

Demo

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Zero/negative Income (and none of the above problems)	224	0	0	0	224	317	0	0	0	317

**Table 7 – Housing Problems Table**

Data 2016-2020 CHAS  
Source:

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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	3,305	1,568	824	299	5,996	3,758	2,217	1,678	280	7,933
Having none of four housing problems	1,574	3,211	7,578	3,539	15,902	1,919	4,028	12,358	10,242	28,547
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

**Table 8 – Housing Problems 2**

Data 2016-2020 CHAS  
Source:

Demo

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	1,406	1,444	1,514	4,364	1,347	1,327	2,310	4,984
Large Related	353	355	204	912	234	516	692	1,442
Elderly	1,444	1,108	828	3,380	2,630	1,425	1,647	5,702
Other	788	1,037	1,060	2,885	610	498	926	2,034
Total need by income	3,991	3,944	3,606	11,541	4,821	3,766	5,575	14,162

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS  
Source:

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	0	0	424	424	1,214	839	0	2,053
Large Related	0	0	135	135	190	305	250	745
Elderly	972	424	145	1,541	1,790	585	301	2,676
Other	0	718	294	1,012	533	0	0	533
Total need by income	972	1,142	998	3,112	3,727	1,729	551	6,007

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS  
Source:

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	269	243	453	244	1,209	19	104	358	89	570
Multiple, unrelated family households	35	15	4	0	54	4	40	154	24	222



	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
Other, non-family households	15	15	0	0	30	0	0	0	10	10
Total need by income	319	273	457	244	1,293	23	144	512	123	802

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	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 12 – Crowding Information – 2/2

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

According to the 2018-2022 ACS 5-year estimates, 51,414 households in Williamson County comprised of people living alone, consisting of 22.4% of all households in the county. Of these households, 34.4% of the householders were age 65 years or older. The median household income for 1-person households was \$54,429. An affordable rent at this level would be roughly \$1,360. However, it was estimated that 24,661 out of 74,338 rental units (33.2%) are available at or below this price in 2022. Assuming half of all 1-person households (25,707) earn less than the median income, at least 1,046 single person households will have to pay more than 30% of their income towards housing costs. These households are most likely in need of housing assistance.

### 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.

According to the 2018-2022 ACS, the overall disability rate in Williamson County is 10.0%. The incidence of disabilities increases as age increases. Among persons aged 65-74 and above 75, the rates are significantly higher, sitting at 19.8% and 44.4%, respectively. The most common disability types are ambulatory difficulty (4.5%), independent living difficulty (4.4%), and cognitive difficulty (4.2%). These disabilities could require modifications to housing units to allow a person with a disability to remain housed in their home.

According to Hope Alliance, a nonprofit focused on assisting domestic violence survivors and their children based in Round Rock, for every one person that they serve, they refer another person to a service provider outside of Williamson County due to lack of capacity. On average, they serve 2,500 clients and see 7,500 average nights of shelter per year.

### **What are the most common housing problems?**

The most common housing problem in Williamson County is cost burden. While there are a greater number of cost burdened homeowners than renters, more than two-thirds of Williamson County households are owner-occupied. Other housing problems, such as substandard housing and overcrowding were not nearly as prevalent. Cost burdened households consist of 14.5% of Williamson County households and severely cost burdened households make up an additional 8.9%. The second most common housing problem, overcrowding, only affected 1.3% of Williamson County households. Other housing problems affected less than a percentage point of households in the county.

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

Cost burden is evenly distributed in income tiers earning below 80% AMI in terms of quantity. However, given the county's lower proportion of renters, low- to moderate-income renters are more likely to be cost burdened than homeowners. In terms of severe cost burden, owner-occupied households earning 0-30% AMI consist of more than 62% of severely cost burdened homeowner households. Renter households are evenly distributed when looking at cost burden.

Elderly households and small related households, regardless of tenure, show the highest rates of cost burden. Elderly households (both renters and owners), and small related owner-occupied households show disproportionately higher levels of severe cost burden.

Additionally, 2016-2020 CHAS data indicates that Black/ African American and Hispanic households show higher rates of cost burden in Williamson County, with 20.9% and 16.0% being cost burdened, respectively.

### **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**

No specific data is available on the characteristics and needs of low-income individuals and families with children who are currently housed but are at imminent risk of homelessness. However, it can reasonably be assumed households that are already cost-burdened and have low incomes are going to be the first to be forced from the housing market by escalating housing costs. Those threatened with eviction, those who have lost a job or are unemployed, foreclosure, or termination of utilities could become homeless when they no longer have a cushion against the rising costs of living. Stakeholders reported an increase in utility arrears and shut offs during the COVID pandemic. Utility shutoffs are a risk factor for eviction among renters. Some working poor families may only be able to pay the rent because they have two wage earners, or because the primary wage earner works two jobs. Other families may deal with the problem of high housing costs by doubling up. Such arrangements can be unstable and temporary in nature. Stakeholders repeatedly identified transition-age youth as a population at-risk of homelessness, including but not limited to those aging out of the foster care system.

Most commonly, “at-risk” families live paycheck to paycheck without any savings for emergencies. If a family experiences a lost paycheck, a small rent increase, one incident of mental or physical illness, or a temporary layoff from work, it can result in a loss of housing. A common scenario is eviction from rental housing due to nonpayment of rent. Unemployment or underemployment results in a lack of sufficient income to meet the costs of food, housing, transportation, and childcare.

Additionally, individuals or families who fall into one or more of the following categories are most likely to become homeless:

- Persons leaving institutions such as mental hospitals or prisons
- Young adults aging out of the foster care system
- Households with incomes less than 30% of the median family income
- Households paying in excess of 50% of income for housing costs
- Victims of domestic violence
- Special needs populations such as persons with AIDS, disabilities, drug and/or alcohol addictions
- Single parent households who are unemployed
- Large low-income families
- Renters facing eviction
- Homeowners facing foreclosure
- Households with catastrophic medical expenses
- Households experiencing physical hardships, i.e. flooding or fire

Formerly homeless persons who receive rapid re-housing assistance, and are nearing termination of their funds, are at risk for homelessness. However, this risk is reduced by case management, budget counseling and other social services that are offered to address risks to stability during the time they received funding. There has not been any systematic effort to track persons receiving funding to determine how many experienced multiple episodes of homelessness.

Stakeholders identified domestic violence survivors, persons with physical and mental disabilities, and persons with limited English proficiency as groups at-risk of homelessness. While services targeting these groups are available throughout the county, there is not enough capacity to provide resources for all who seek assistance. These services are necessary to not only allow them to find housing but also to maintain it independently in the long-term.

Additionally, public housing authorities mention that public housing and Housing Choice vouchers are in high demand, with waitlists opening for very brief periods of time and closed for years and vouchers being over-leased. There are 60 units of HUD Multifamily in Shady Oaks Apartments, which is operated by the Georgetown Housing Authority, set to expire in 2028.

**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:**

## Demo

Williamson County uses the definition of at-risk homeless populations found at 24 CFR Part 91.5 and included an individual or family who:

- (i) Has an annual income below 30% of median family income for the area, as determined by HUD;
- (ii) Does not have sufficient resources or support networks, *e.g.*, family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter; and
- (iii) Meets one of the following conditions:
  - (A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
  - (B) Is living in the home of another because of economic hardship;
  - (C) Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
  - (D) Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals;
  - (E) Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;
  - (F) Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or
  - (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan.

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

Stakeholders mentioned that domestic violence and mental health disabilities are linked to unstable housing and increased risk of homelessness. Many service providers specifically addressing domestic violence often have to refer clients outside of the county either due to being at full capacity or not able to provide the necessary services, such as mental health services. Additionally, the inability to maintain housing independently is an issue identified with these groups, due to a mix of mental health issues or financial instability. The latter is especially apparent for domestic violence survivors that have faced financial abuse, as they often cycle through returning to the abuser and to the shelter.

Additional issues linked to instability include:

- Rapidly increasing rents and housing prices
- Lack of affordable housing
- People moving into Williamson County for employment but unable to find affordable housing

### ***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 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)

In general, the percentage of households with a housing problem is highest for the lowest income brackets (0-30% AMI) and decreases as income increases. According to the above definitions, Black households earning 30-50% AMI and Asian households earning 0-30% AMI and 50-80% AMI in Williamson County experience one or more housing problems at a disproportionate level.

#### **0%-30% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	5,786	908	981
White	3,671	618	664
Black / African American	508	114	0
Asian	192	0	105
American Indian, Alaska Native	49	0	0
Pacific Islander	0	0	0
Hispanic	1,255	174	183

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data: 2016-2020 CHAS  
Source:

\*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**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	6,779	2,536	0
White	4,219	1,766	0
Black / African American	485	65	0
Asian	104	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,754	638	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2016-2020 CHAS  
Source:

\*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**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	8,898	8,443	0
White	6,209	6,011	0
Black / African American	458	327	0
Asian	249	108	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	1,707	1,938	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2016-2020 CHAS  
Source:

\*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**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	3,036	8,888	0
White	2,096	6,467	0
Black / African American	250	400	0
Asian	60	89	0
American Indian, Alaska Native	0	49	0
Pacific Islander	0	0	0
Hispanic	505	1,763	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2016-2020 CHAS  
Source:

\*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%

**Discussion**

	<b>0-30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>80-100% AMI</b>
<b>Racial/ Ethnic Group</b>	<b>% with one or more housing problems</b>			
White	85.6%	70.5%	50.8%	24.5%
Black/ African American	81.7%	88.2%	58.3%	38.5%
Asian	100.0%	67.5%	69.7%	40.3%
Hispanic	87.8%	73.3%	46.8%	22.3%
Jurisdiction as a Whole	86.4%	72.8%	51.3%	25.5%

SUPPLEMENTAL TABLE: Summary of Housing Problems in Williamson County by Racial/Ethnic Group and Income



## ***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)

In general, the percentage of households with a severe housing problem is highest for the lowest income brackets (0-30% AMI) and decreases as income increases. According to the above definitions, only Asian households earning 50-80% AMI in Williamson County experience one or more housing problems at a disproportionate level.

### **0%-30% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	5,072	1,646	981
White	3,177	1,117	664
Black / African American	468	154	0
Asian	159	32	105
American Indian, Alaska Native	39	10	0
Pacific Islander	0	0	0
Hispanic	1,134	303	183

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2016-2020 CHAS

\*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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	3,207	6,102	0
White	2,018	3,987	0
Black / African American	165	380	0
Asian	29	125	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	887	1,517	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2016-2020 CHAS  
Source:

\*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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,593	14,768	0
White	1,709	10,507	0
Black / African American	115	674	0
Asian	94	269	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	678	2,978	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2016-2020 CHAS  
Source:

\*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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	549	11,403	0
White	339	8,212	0
Black / African American	75	575	0
Asian	0	155	0
American Indian, Alaska Native	0	49	0
Pacific Islander	0	0	0
Hispanic	130	2,148	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2016-2020 CHAS  
Source:

\*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%

**Discussion**

	<b>0-30% AMI</b>	<b>30-50% AMI</b>	<b>50-80% AMI</b>	<b>80-100% AMI</b>
<b>Racial/ Ethnic Group</b>	<b>% with one or more severe housing problems</b>			
White	74.0%	33.6%	14.0%	4.0%
Black/ African American	75.2%	30.3%	14.6%	11.5%
Asian	<b>83.2%</b>	<b>18.8%</b>	<b>25.9%</b>	<b>0.0%</b>
American Indian, Alaska Native	<b>0.0%</b>	0.0%	0.0%	0.0%
Pacific Islander	0.0%	0.0%	0.0%	0.0%
Hispanic	<b>78.9%</b>	36.9%	18.5%	5.7%
Jurisdiction as a Whole	75.5%	34.5%	14.9%	4.6%

SUPPLEMENTAL TABLE: Summary of Severe Housing Problems in Williamson County by Racial/Ethnic Group and Income

### ***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 burden 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 group is disproportionately impacted by cost burden. However, Asian households earning less than 30% AMI, Black households earning 30-50% AMI, and Hispanic households earning more than 50% AMI show higher rates than other groups at their respective income tier.

	Less than 30% (No Cost Burden)	30-50%	More than 50%	No/ negative income (not computed)
<b>Racial/ Ethnic Group</b>		<b>% with housing cost burden</b>		<b>%</b>
White	78.3%	13.7%	8.0%	0.8%
Black/ African American	66.7%	20.9%	12.3%	0.0%
Asian	83.1%	11.0%	<b>5.9%</b>	2.4%
Hispanic	71.6%	16.0%	12.4%	1.0%
Jurisdiction as a Whole	76.6%	14.5%	8.9%	0.9%

SUPPLEMENTAL TABLE: Housing Cost Burden as a Proportion of Williamson County by Racial/Ethnic Group and Income

#### **Housing Cost Burden**

<b>Housing Cost Burden</b>	<b>&lt;=30%</b>	<b>30-50%</b>	<b>&gt;50%</b>	<b>No / negative income (not computed)</b>
Jurisdiction as a whole	88,009	16,651	10,198	1,012
White	66,634	11,705	6,800	709
Black / African American	3,599	1,129	665	0
Asian	3,649	483	257	105
American Indian, Alaska Native	190	25	39	0
Pacific Islander	95	0	0	0

Demo

<b>Housing Cost Burden</b>	<b>&lt;=30%</b>	<b>30-50%</b>	<b>&gt;50%</b>	<b>No / negative income (not computed)</b>
Hispanic	12,588	2,814	2,189	183

**Table 21 – Greater Need: Housing Cost Burdens AMI**

**Data** 2016-2020 CHAS  
**Source:**

***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 income tiers experienced problems at a rate of at least ten percentage points higher than the County as a whole:

**Housing Problems**

- Black households earning 30-50% AMI
- Asian households earning 0-30% AMI
- Asian households earning 50-80% AMI

**Severe Housing Problems**

- Asian households earning 50-80% AMI

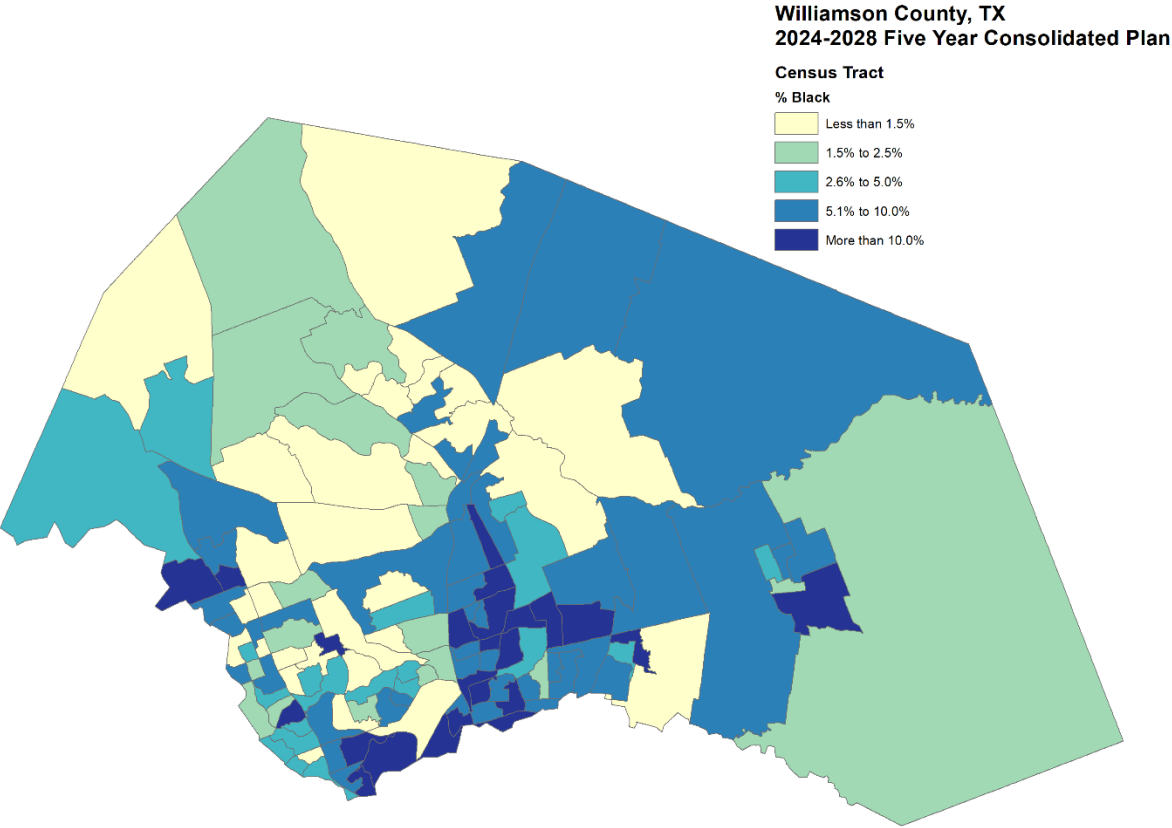
No groups were disproportionately impacted by cost burden.

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

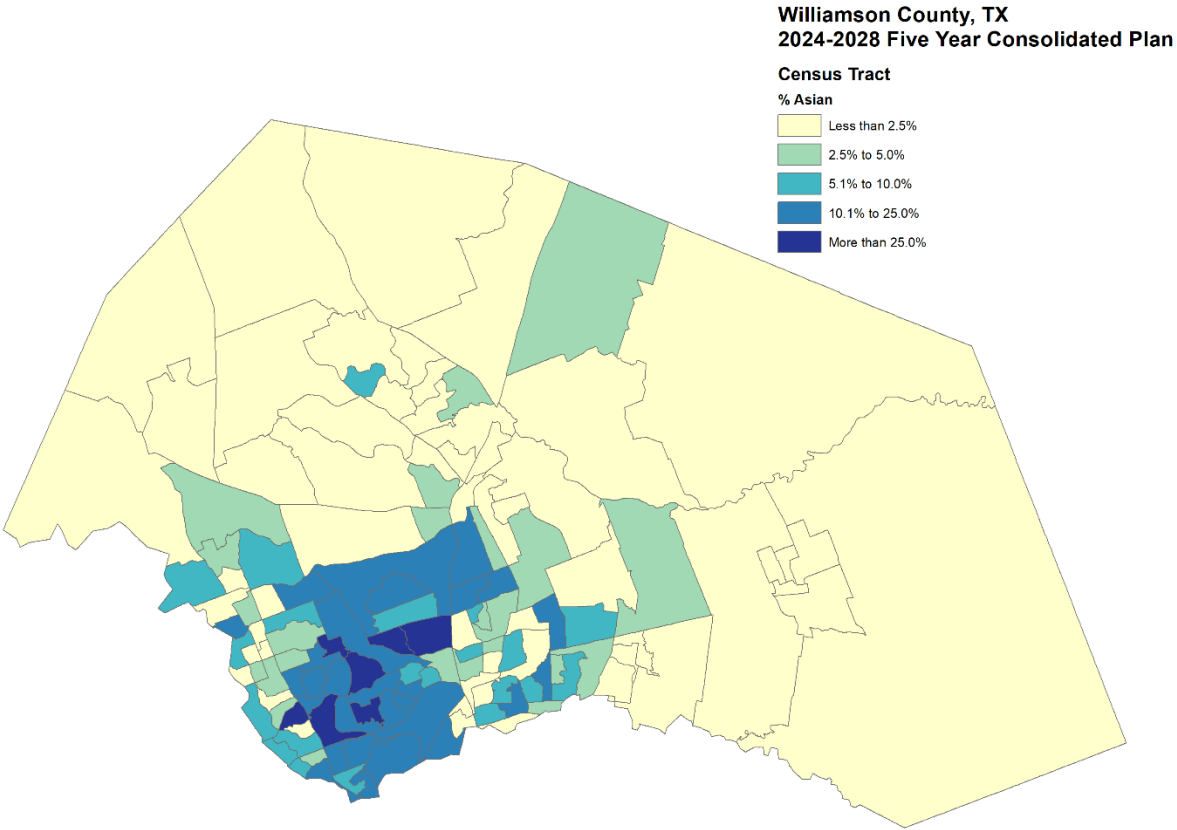
The needs among race/ethnicities are indicated above. Income categories have more general needs as described in NA-10 and the Housing Market Analysis.

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

Excluding Round Rock and Austin, which are their own HUD Entitlements, portions of Leander, Taylor, Cedar Park, and in and around Hutto show relatively high concentrations of Black and Hispanic households. Asian households can be found in Cedar Park, Brushy Creek, and in unincorporated Williamson County between Leander Georgetown and Round Rock.

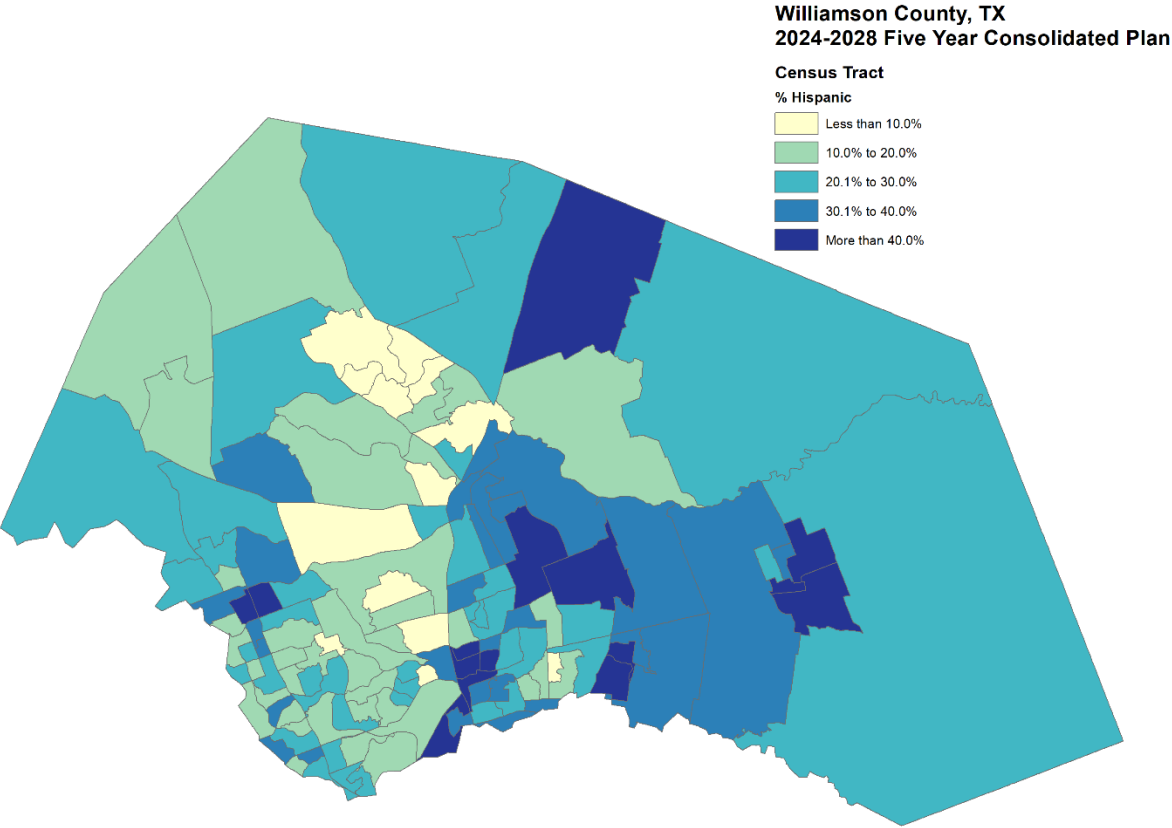


SUPPLEMENTAL MAP: Concentration of Black Households in Williamson County, 2022  
Source: 2018-2022 ACS



SUPPLEMENTAL MAP: Concentration of Asian Households in Williamson County, 2022  
Source: 2018-2022 ACS





SUPPLEMENTAL MAP: Concentration of Hispanic Households in Williamson County, 2022  
Source: 2018-2022 ACS

## 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 residents' self-sufficiency and economic independence. There four public housing authorities (PHAs) operating in Williamson County. These PHAs manage 372 public housing units and over 409 Housing Choice Vouchers throughout the county.

### Totals in Use

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	372	409	0	399	0	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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	

Demo

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# 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 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

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

*Georgetown Housing Authority (GHA)*

The waiting list for Georgetown Housing Authority's Public Housing and Housing Choice Voucher Program recently opened in August 2023 via a lottery. The waitlist had been closed for twelve years prior. Within two days, the housing authority received over 1,700 applicants for the 105 vouchers the housing authority administers. While the housing authority meets the minimum 5% of their housing inventory being accessible, they do not nearly have as many units with accessibility accommodations as they expect, given that many of their units are occupied by elderly households.

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 works with local service providers and organizations that provide Public Housing residents with information and referrals for low-cost or no-cost assistance.

*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.

#### *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.

#### *Taylor Housing Authority*

Taylor Housing Authority (THA) manages 46 units of public housing and administers 213 Housing Choice vouchers. THA is currently not accepting applications for the voucher program and recently closed applications for public housing in December 2023. On average, applicants spend 32 months on the waiting list before moving in.

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

Based on Georgetown Housing Authority's experience and housing inventory, elderly one-bedroom housing units are the highest in demand. They occupy a large number of one-bedroom units, which are also offered to family households. Notably, they have very few three- and four-bedroom units. Many stakeholders expressed a need for more affordable housing options for family households, elderly households, and extremely low-income households.

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

#### **Discussion**

Both public housing tenants and voucher holders show a similar need for affordable housing as the county as a whole. 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.

***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. The Williamson County Homeless Coalition carried out a Point in Time (PIT) Count in January 2024, identifying 63 homeless individuals consisting of 65 households.

In the 2024 PIT, one household had at least one adult and one child, with a total of two children identified. Additionally, 11 identified as veterans, and 2 as chronically homeless. One unaccompanied youth (age 18 to 24) was also counted.

The 2024 PIT also included additional questions related to the individual's health and experience with homelessness. In the 2024 PIT, 13 individuals identified as having a serious mental illness, 10 mentioned having substance use disorder, one individual is living with HIV/AIDS, and one individual mentioned that they are a domestic violence survivor.

The 2023 PIT included additional information that was not included in the 2024 PIT. In the 2023 PIT, almost a quarter of all individuals in the PIT believed that they have a chronic health condition that affects their ability to support their family or live independently. Additionally, 28 individuals responded that this was their first-time experiencing homelessness.

**Nature and Extent of Homelessness: (Optional)**

<b>Race: White</b>	<b>Sheltered:</b>	<b>Unsheltered (optional): 35</b>
<b>Race: Black</b>	<b>Sheltered:</b>	<b>Unsheltered (optional): 24</b>
<b>Race: Asian</b>	<b>Sheltered:</b>	<b>Unsheltered (optional): 0</b>
<b>Ethnicity: Hispanic</b>	<b>Sheltered:</b>	<b>Unsheltered (optional): 11</b>

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Based on the 2024 PIT count conducted by the Williamson County Homeless Coalition, one family households with children was identified as homeless, down from three in 2023. Additionally, two veteran households without children were homeless, down from seven in 2023.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

Racial and ethnic groups were not reported for most households in 2024. In 2023, for the 70 individuals whose racial and ethnic information were collected, 35 identified as White, 24 identified as Black, 11 identified as Hispanic, 3 as American Indian, and 6 as other.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Based on the 2024 PIT and 2024 Housing Inventory Count (HIC), there is a dire need for additional housing and shelter. With only 32 beds recorded in the 2024 HIC, there are not enough beds to serve the 63 unsheltered individuals counted in the 2024 PIT. Many homeless service providers cited a need for more long-term shelters and permanent supportive housing, especially for domestic violence survivors and justice-challenged individuals. However, high development costs and poor public perception are major barriers to developing new shelters in the county. This was the case for Pecan Gardens, which is an expected permanent supportive housing facility for seniors exiting homelessness in a part of Austin that falls within Williamson County. There were several lawsuits in terms of the purchase and development the property, but the lawsuits were ultimately dismissed and the property is now in its final phase. While it is more affordable to develop in the county's Extra-Territorial Jurisdiction (ETJ), the lack of public transit is a barrier for shelter occupants.

**Discussion:**



## ***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:**

#### Elderly

Elderly persons are more likely to live on fixed, very low incomes or require special supportive service to complete their daily routines. This means elderly residents especially need affordable housing options and easy access to service providers.

According to ACS 2018-2022 estimates, 12.6% of Williamson County are aged 65 or over. In addition, the Census reported that 28.6% of persons 65 years and over had at least one disability in 2022. Notably, 18.6% of experienced an ambulatory difficulty and 13.3% experienced a hearing disability.

#### Persons with Disabilities

In 2022, 10.6% of the Williamson County residents reported having a disability. Individuals with ambulatory disabilities generally require accessible housing units, and individuals with independent living disabilities may require assisted living facilities. Data from the 2022 ACS indicates that 4.3% indicated an ambulatory difficulty; 3.9% reported an independent living difficulty. As mentioned in the section above, elderly persons are more likely to have these disabilities.

In Williamson County, 6.2% of all adults aged 18-64 live below the poverty line. However, there are differences in the incidence of poverty by disability status. For those with a disability, 10.8% live below the poverty line as compared to 5.8% of those without a disability.

Individuals who have special needs are typically extremely low income and face tremendous challenges finding housing that they can afford. Individuals with special needs also require supportive services in addition to housing that they can afford. Public and private sources have limited funds available for these purposes, making it difficult for non-profit organizations to develop and operate housing and supportive service programs.

### **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 along with wraparound services to help individuals maintain their housing. These services are especially important to domestic violence survivors and individuals with mental health issues, and include life skills trainings, job skills trainings, and financial literacy programs. Persons with disabilities often require accessible features and ground floor housing units, especially with the housing authorities noticing a high need for housing for elderly persons. While there are many individuals and nongovernmental organizations looking to provide these services, many stakeholders also mentioned a need to pool together resources and serve these populations efficiently.

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

According to the Texas Department of State Health Services' Health Data Dashboard, Williamson County shows 866 individuals living with HIV as of 2019 – 162 females and 704 males. These rates have been slowly rising since 2010.

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

### **Describe the jurisdiction's need for Public Facilities:**

As Williamson County continues to grow, there is an increase need for public facilities. Through CDBG funds, Williamson County can fund the construction, rehabilitation, or installation of public facilities to help address this need. Eligible public facilities include neighborhood facilities (such as educational centers, parks, recreation centers, and libraries) and facilities for special needs populations (such as homeless shelters, elderly facilities, or centers for people with disabilities).

### **How were these needs determined?**

Public facility needs were identified based upon input from public meetings, agencies that completed surveys or participated in stakeholder focus groups, and municipal officials. The following needs were identified:

- Homeless facilities
- Senior centers
- Neighborhood facilities

### **Describe the jurisdiction's need for Public Improvements:**

Williamson County has a mix of urban and rural areas. Public improvements are a necessity in many of the less developed areas. Additionally, many areas within the County lack infrastructure to sustain the on-going growth that the County has experienced in recent years.

Williamson County needs to continue to address public improvements throughout the county by funding the construction, rehabilitation, or installation of public improvements. Public improvement needs include, but are not limited to, street and sidewalk improvements, water and sewer installation, and flood drainage improvements and ADA compliance construction and rehabilitation. These improvements are especially important due to the county's rapid growth in recent years, increasing pressure on public infrastructure such as water and sewer lines and roads.

### **How were these needs determined?**

Public improvement needs were identified based upon input from public meetings, agencies that completed surveys or participated in stakeholder focus groups, and municipal officials.

### **Describe the jurisdiction's need for Public Services:**

Through CDBG funds, Williamson County can fund an array of public services. Eligible public services include, but are not limited to, homeless services, education and workforce development programs, homebuyer counseling, elderly care and programs, and childcare and health services for low- moderate-income households.

### **How were these needs determined?**

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

- Food pantries
- Housing assistance for rent and/or mortgage payments
- Mental health services

# Housing Market Analysis

## *MA-05 Overview*

### **Housing Market Analysis Overview:**

This market analysis identifies the need to preserve existing affordable housing opportunities while advancing efforts to create a diverse supply of additional affordable units. Ideally, Williamson County will have a mix of housing types to accommodate households of all types and income levels. Williamson County's strategies will be especially guided by the increasing mismatch between incomes and housing costs and the specific accommodations necessary to ensure that special needs populations have adequate affordable housing options with appropriate supportive services where needed.

General conclusions about the market, as described in the following pages, include:

- More than three-fourths of Williamson County households are homeowners.
- Most housing units in Williamson County are single-family detached structures (81%)
- Housing costs are outpacing income growth (+2.1% since 2009) in both the homeowner (+19.2%) and rental market (+12.3%), creating expectations for decreased access to affordable housing in the near future.
- The economic success of Williamson County in attracting large employers creates a need to provide more housing and maintain public infrastructure such as roadways and water/sewer systems.

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

### **Introduction**

The housing stock in Williamson County is principally single-family (81%) and owner-occupied (82.3%). Data from the 2022 ACS indicates that 6.2 % of all adults aged 18-64 live below the poverty line. Among the entire population, 6.6% live below the poverty line. Among children under the age of 18 and seniors over the age of 65, approximately 6.8% and 7.2%, respectively, live below the poverty line. The high incidence of poverty among persons with disabilities, as mentioned in NA-45, points to the need for affordable housing, particularly within the renter-occupied market.

Of the nearly 99,000 owner-occupied units in Williamson County, 90% consist of three or more bedrooms. Among renter-occupied units, three or more-bedroom units are the most common size, making up 46% of all rental units. The data is consistent; single family units – which tend to be larger than multi-family units – comprise of 81% of the housing stock. There is a need for more multi-family housing units which tend to be more affordable, particularly for small families with children and single person households, demographic groups particularly prone to cost burden and severe cost burden.

The vacancy rate decreased from 6.2% in 2010 to 4.2% in 2022, according to ACS data.

### **All residential properties by number of units**

<b>Property Type</b>	<b>Number</b>	<b>%</b>
1-unit detached structure	110,515	81%
1-unit, attached structure	2,628	2%
2-4 units	3,918	3%
5-19 units	7,289	5%
20 or more units	7,732	6%
Mobile Home, boat, RV, van, etc	3,977	3%
<b>Total</b>	<b>136,059</b>	<b>100%</b>

**Table 26 – Residential Properties by Unit Number**

Data 2016-2020 ACS  
Source:

### **Unit Size by Tenure**

	<b>Owners</b>		<b>Renters</b>	
	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
No bedroom	241	0%	735	2%
1 bedroom	518	1%	7,128	23%
2 bedrooms	9,500	10%	8,864	28%
3 or more bedrooms	88,653	90%	14,452	46%
<b>Total</b>	<b>98,912</b>	<b>101%</b>	<b>31,179</b>	<b>99%</b>

**Table 27 – Unit Size by Tenure**

Data 2016-2020 ACS  
Source:

**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 5,192 housing units affordable to low-income households funded by the Low Income Housing Tax Credit (LIHTC) program as of 2021. Of these units, 611 units (11.8%) are expected to reach their 15-year period of affordability in the next five years; another 652 units (12.5%) are set to expire by 2029 by exceeding the 30-year period. LIHTC units are targeted to households with incomes at or below 60% AMI. There are another 114 units of HUD Multifamily subsidized housing in Williamson County, excluding other HUD Entitlements such as Round Rock and Austin, 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 611 units that are expected to reach or surpass their 15-year affordability period. These affordable units have the potential to be lost as property owners have the option to leave the LIHTC program through a relief process. An additional 652 affordable housing units are set to expire after surpassing the 30-year affordability period. There are also 60 units of HUD Multifamily in Shady Oaks Apartments, which is operated by the Georgetown Housing Authority, set to expire in 2028. This development is also a part of the Section 8 program.

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

There is a significant need for affordable housing in Williamson County. As the population of the county continues to grow, more housing is necessary to meet increasing demand. However, developers such as Habitat for Humanity and Texas Housing foundation are facing issues related to rising costs related to materials and land.

As an example, Habitat for Humanity indicated that their cost to development an affordable unit for homeownership has increased from \$50,000 to \$150,000 over the last five years. Developers also indicated that land costs have increased to approximately \$200,000 for 7/10 of an acre and land is getting even more difficult to find in Williamson County.

Additionally, there is a need for housing rehab, especially for low-income households that have difficulty maintaining their homes. However, lenders are wary of providing these services due to additional costs of finding temporary housing for the household while it is being repaired along with potential issues such as selling the property after receiving repairs.

**Describe the need for specific types of housing:**

Stakeholders report that there is a large demand for housing elderly persons. Housing authorities mentioned that many of their 1-bedroom units are being occupied by elderly households, and their waiting lists often being closed for years. With many living on fixed income they must choose between substandard housing and being cost burdened. The majority (81%) of units are single-family units, 3% are two- to four-unit dwellings, and 11% 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 that may be more cost burdened from having to live in these units.



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

### Introduction

Williamson County's housing market has seen housing costs increase since 2009. Median gross rent has increase by 12.3% and median home values have grown by 19.2%, after adjusting for inflation. Notably, household incomes have only increased by 2.1% during the same time period, indicating that housing is increasingly becoming less affordable to Williamson County residents.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	\$196,500 ((\$237,082 adj. to 2020 dollars))	\$282,700	44% (+19.2% adj. to 2020 dollars)
Median Contract Rent	\$891 ((\$1,075 adj. to 2020 dollars))	\$1,208	36% (+12.3% adj. to 2020 dollars)

**Table 28 – Cost of Housing**

**Data Source:** 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,387	7.6%
\$500-999	7,077	22.7%
\$1,000-1,499	12,722	40.8%
\$1,500-1,999	6,881	22.0%
\$2,000 or more	2,010	6.4%
<i>Total</i>	<i>31,077</i>	<i>99.5%</i>

**Table 29 - Rent Paid**

**Data Source:** 2016-2020 ACS

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1,242	No Data
50% HAMFI	5,253	3,515
80% HAMFI	18,502	18,691
100% HAMFI	No Data	32,148
<i>Total</i>	<i>24,997</i>	<i>54,354</i>

**Table 30 – Housing Affordability**

**Data Source:** 2016-2020 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,519	\$1,635	\$1,924	\$2,470	\$2,840
High HOME Rent	\$1,414	\$1,516	\$1,822	\$2,096	\$2,319
Low HOME Rent	\$1,102	\$1,181	\$1,417	\$1,638	\$1,827

**Table 31 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

According to CHAS data, there is insufficient housing for households earning 0-50% HAMFI. There are 10,549 households earning 0-30% AMI but only 1,242 housing units affordable to them. Additionally, there are 11,015 households earning 30-50% AMI but only 8,768 housing units affordable to them. Housing units affordable to extremely low-income households consist of only 12.6% of Williamson County's housing stock.

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

Home values and rents have increased in Williamson County by 19.2% and 12.3% from 2009 to 2020 after adjusting for inflation. With incomes having only increased by 2.1% on average during the same time period, housing is expected to become less affordable in the near future. Additionally, mortgage rates have risen after the low rates present during the COVID-19 pandemic, making owner-occupied housing less affordable for new homeowners.

## 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 FY 2024 HOME Rents/ Fair Market Rent table was created using supplemental data sources. Fair Market Rents and HOME rents were found at for the Austin-Round Rock MSA: <https://www.hudexchange.info/programs/home/home-rent-limits/>

The Fair Market Rent (FMR) for a one-bedroom unit in the Austin-Round Rock MSA is \$1,635 per month. To avoid being cost burdened, a household needs to earn \$5,450 per month. In 2023, the National Low-Income Housing Coalition's Out of Reach report states the one-bedroom housing wage in the Austin-Round Rock MSA is \$26.65. This means one would need to earn that much to comfortably afford a 2-bedroom home at FMR. The minimum wage in Texas is \$7.25 per hour. In order to pay Fair Market Rent for a 1-bedroom at minimum wage (in 2023), one would need to work over 225 hours per month. This is not even considering other living expenses such as food, clothing, transport, and healthcare.

The maximum monthly Supplemental Security Income (SSI) payment is \$943 for an individual in 2024. Households for which this is the sole source of income can spend \$283 monthly on housing to not be considered cost burdened. This is 18.7% of the cost of renting an efficiency unit at FMR, putting that individual in the severely cost burdened range.

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

**Housing Conditions:** Condition of units is assessed using the same criteria as in the Needs Assessment. This includes: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, 4) cost burden (amount of income allocated to housing) is greater than 30%, and 5) complies with applicable building code standards.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	19,884	20%	12,484	40%
With two selected Conditions	442	0%	1,084	3%
With three selected Conditions	29	0%	55	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	78,530	79%	17,604	56%
<b>Total</b>	<b>98,885</b>	<b>99%</b>	<b>31,227</b>	<b>99%</b>

**Table 32 - Condition of Units**

Data 2016-2020 ACS  
Source:

	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Has incomplete kitchen facilities	632	0.4%	287	0.2%
Has incomplete plumbing facilities	1,192	1.6%	313	0.4%

## SUPPLEMENTAL TABLE: Housing Units Lacking Complete Plumbing and/or Kitchen Facilities

**Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	60,115	61%	17,882	57%
1980-1999	29,133	29%	9,331	30%
1950-1979	7,014	7%	3,271	10%
Before 1950	2,646	3%	746	2%
<b>Total</b>	<b>98,908</b>	<b>100%</b>	<b>31,230</b>	<b>99%</b>

**Table 33 – Year Unit Built**

Data Source: 2016-2020 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	9,660	10%	4,017	13%
Housing Units build before 1980 with children present	21,469	22%	16,855	54%

**Table 34 – Risk of Lead-Based Paint**

Data Source: 2016-2020 ACS (Total Units) 2016-2020 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 35 - Vacant Units**

HUD did not provide data for this table and the Williamson County does not have data available to complete it.

**Need for Owner and Rental Rehabilitation**

Older housing typically requires more continual maintenance. In the absence of routine maintenance, older housing can quickly become substandard. The common age threshold used to signal a potential deficiency is approximately 50 years or more. In Williamson County, only 10.7% of the housing units were built prior to 1980 according to 2022 ACS. The housing stock in Williamson County is significantly newer than that of the State of Texas as a whole, of which 35.6% of housing units were built prior to 1980. The age of owner-occupied units and rental

units is similar according to Table 38. While rental units are shown to be twice as likely as owner-occupied units in Table 37, this is likely related to cost burden, which was shown to be the most prevalent housing problem in Williamson County by a large margin in the Needs Assessment. It is uncommon for both owner- and renter-occupied units to have more than one selected condition.

Many stakeholders expressed concern about the difficulty of maintaining housing up-to-code for low-income households. Many already struggle to afford monthly mortgage payments, let alone utility bills. A need for housing rehabilitation and home repairs is needed in Williamson County.

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

Lead-based paint was banned from residential uses in 1978. All houses constructed before 1978 are therefore considered at risk for containing lead-based paint. HUD has made the elimination of housing units containing lead-based paint a priority. The poisoning of children from contact with lead-based paint has been recognized as a major public health problem by the Center for Disease Control (CDC). According to the CDC, lead is the number one environmental health hazard to American children. It is estimated that 10%-15% of all preschoolers in the United States are affected. Lead poisoning causes IQ reductions, reading and learning disabilities, decreased attention span, hyperactivity, and aggressive behavior.

Lead-based paint hazards pose the greatest risk for children, especially those under seven years of age. Table 29 above provides data on owner-occupied and renter-occupied units built before 1980 with children present. Despite rental and owner-occupied units being similar in age, families with children that rent are much more likely to be impacted by lead-based paint hazards than children in owner-occupied units in Williamson County.

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

### Introduction

The purpose of public housing authorities (PHA) is to ensure safe, decent, affordable housing and to create opportunities for residents' self-sufficiency and economic independence.

### Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				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									

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

Table 36 – Total Number of Units by Program Type

Data PIC (PIH Information Center)  
Source:

### Describe the supply of public housing developments:

There are four public housing authorities (PHAs) operating in Williamson County. These PHAs manage 376 public housing units and over 450 Housing Choice Vouchers throughout the county.

### 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 376 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. 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	Housing Authority	Municipality	Inspection Score
Cushing Center	Round Rock Housing Authority	Round Rock	96
Avery Apartments	Taylor Housing Authority	Taylor	78
Mary Olson Apartments	Taylor Housing Authority	Taylor	87
Stonehaven	Georgetown Housing Authority	Georgetown	91
Granger Housing Authority	Granger Housing Authority	Granger	83

**Table 37 - Public Housing Condition**

HUD Multifamily Housing	Municipality	Inspection Score
Georgetown Place Apts-UA Only	Georgetown	97
Georgetown Square	Georgetown	93
Liberty Trails Townhomes	Liberty Hill	92
GATEWAY NORTHWEST APARTMENTS	Georgetown	92
The Heritage at Hunters Chase	Austin	90
Anatole at Westinghouse	Georgetown	92
Shady Oaks Apartments	Georgetown	85

**SUPPLEMENTAL TABLE: Physical Inspection Scores for HUD Multifamily Housing in Williamson County's HUD Jurisdiction.**

### 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. In FY 2024, electrical upgrades and plumbing for kitchens and bathrooms for housing units are planned.

### 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**

	<b>Emergency Shelter Beds</b>		<b>Transitional Housing Beds</b>	<b>Permanent Supportive Housing Beds</b>	
	<b>Year Round Beds (Current &amp; New)</b>	<b>Voucher / Seasonal / Overflow Beds</b>	<b>Current &amp; New</b>	<b>Current &amp; New</b>	<b>Under Development</b>
Households with Adult(s) and Child(ren)	30				
Households with Only Adults			2		
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

**Table 38 - 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
- Hope Alliance
- Hill Country Community Ministries
- Texas Baptist Children's Home
- Shepherd's Heart Food Pantry
- Yesterday's Gone
- Impact Counseling Services
- Bluebonnet Trails Community Services
- Community Transformation Foundation
- Operation Liberty Hill

*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). The WilCo Homeless Coalition was established in 2019 to create a collaborative approach to planning and funding services related to homelessness. The county's reinitiated its Point-in-Time (PIT) Count in 2020, which was last conducted in 2011. The 2024 Point-in-Time Count was conducted in January 2024 and identifies 83 homeless individuals consisting of 65 households. Most households in the count consisted of single-person adults (92.3%). For the 32 individuals whose racial and ethnic information were collected, 13 identified as White, 9 identified as Black, 10 identified as Hispanic, 1 as Asian.

Based on the 2023 Housing Inventory Count, there are two shelters in Williamson County: Hope Alliance and Texas Baptist Children's Home. Hope Alliance assists those whose lives have been affected by domestic violence. Their shelter program provides 30 year-round beds for domestic violence survivors and their children. Barrier for entry is minimal, requiring only an intake session, consent forms, and client rights. Services and resources provided to clients include food, clothing, safety planning, case management, counseling, legal advocacy, hospital and court accompaniment, tutoring for children, and assistance with crime victim compensation and protective orders. Hope Alliance is expected to expand their capacity with the construction of a

new facility, expecting to break ground in July 2024 and open by July 2025. The facility expects to provide 96 year-round beds.

Texas Baptist Children's Home (TBCH) focuses on providing a safe living environment for vulnerable children. While the Housing Inventory Count (HIC), which provides an inventory of beds and units for provider programs within a CoC, only mentions two transitional housing beds, TBCH offers two residential programs on its Round Rock Campus: Family Care and Home Base. Family Care provides long-term transitional housing to children and their single mothers. Facilities include 16 group residences and 155 apartments, with a capacity for up to 55 adults and 110 children. Services offered through this program include case management, no-cost counseling, life skills training, tangible & financial assistance, scholarships, resource referrals, and aftercare.

Home Base provides transitional housing for up to 10 young adults, age 18 to 24, aging out of the foster care system. Clients receive case management, no-cost counseling, life skills training, and scholarships to create stability while they continue education or enter the workforce.

Stakeholders mention that there are an increasing number of children facing homelessness in and around Williamson County. For example, according to Bartlett ISD's PEIMS, 11% of students currently enrolled are homeless and it is expected that 6% are considered homeless for the 2023-2024 school year. This has resulted in a rise in mental health issues and can be associated with emotional and social distress from substandard housing conditions and additional financial burdens stemming from the COVID-19 pandemic.

## ***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 AARP Foundation Senior Community Service Employment Program (SCESP) provides elderly services to help low-income, unemployed individuals aged 55+ find work. A representative from AARP serving Williamson County noted that social security and fixed income is not keeping up with cost of living as it relates to utilities and taxes. As a result, many are returning to the labor force. Additionally, there has been a rise in the number of seniors living with their children.

The Area Agency on Aging of the Capital Area (AAACAP) provides a number of services for elderly and frail elderly households, including home-delivered meal programs; ombudsman services that help advocate for older adults living in long-term care and assisted-living facilities; and health and wellness programs,

Bluebonnet Trails Community Services provides services to adults and children with serious mental illness and developmental disorders. Programs they administer address autism, behavioral health, crisis services, early childhood intervention, employment assistance, health care, justice involved services, substance use services, veterans' services, and supportive housing. The supportive housing program focuses on helping individuals overcome barriers that interfere with their ability to maintain affordable housing. This includes finding and applying for affordable housing and financial assistance, job and life skills training, and financial literacy courses.

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.

Many stakeholders emphasized that there is major need to provide wraparound services to allow individuals facing mental health issues to maintain their homes. Additionally, reasonable

accommodations and home repairs may be necessary for allow for elderly persons to age in place.

**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)**

In the first year of the five-year plan, the County will support public service activities for families with children and domestic violence survivors. Some of the funded projects include \$60,000 to Impact Counseling Services for mental health services for students, families and staff during the school day at no cost, \$50,000 to Hope Alliance for lifesaving support and intervention services for domestic violence survivors, and \$20,000 to Yesterday's gone for medical and counseling support for domestic violence survivors. Public service activities that have addressed housing and supportive services for persons with special needs have included childcare, therapy, crises intervention, psychiatric care, healthcare services, and emergency assistance.

**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))**

Williamson County has a stated goal to provide public services. As stated, above, in the first year of the five-year plan, the County will support public service activities to address the needs of persons who are not homeless but who have other special needs. . Some of the funded projects include \$60,000 to Impact Counseling Services for mental health services for students, families and staff during the school day at no cost, \$50,000 to Hope Alliance for lifesaving support and intervention services for domestic violence survivors, and \$20,000 to Yesterday's gone for medical and counseling support for domestic violence survivors. These projects are under the goal of Provide Public Services.

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Many stakeholders mention difficulties developing affordable housing and shelters in cities throughout Williamson County. While it is not necessarily a public policy issue, negative public perception of affordable has been a barrier to developing new affordable housing. It may be more feasible to develop in unincorporated areas of Williamson County. However, development costs, including land and utility connections, along with lack of access to public transit may hinder access to necessary services for residents.

The Central Texas Assessment of Fair Housing was finalized in August 2019. Barriers identified in the assessment include:

- 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.
  - State law prohibits Source of Income from being included as a protected class, limiting options for voucher holders.
  - However, it should be noted that more rural areas of Williamson County are more affordable, with rents lower than what HUD is able to pay.
- 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.
  - Mortgage loan 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.

Additionally, Williamson County was noted to have a lack of nearby job opportunities at the time. However, this may be turning around with the county attracting new employers, such as Samsung and Apple.

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

### **Introduction**

In determining priorities for the allocation of federal funds, the County 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	1,629	1,102	1	1	0
Arts, Entertainment, Accommodations	19,126	10,176	12	14	2
Construction	12,086	9,228	8	13	5
Education and Health Care Services	23,015	12,805	15	17	3
Finance, Insurance, and Real Estate	11,268	4,524	7	6	-1
Information	4,961	941	3	1	-2
Manufacturing	13,303	5,652	9	8	-1
Other Services	6,013	3,557	4	5	1
Professional, Scientific, Management Services	19,768	5,746	13	8	-5
Public Administration	0	0	0	0	0
Retail Trade	19,715	11,874	13	16	3
Transportation and Warehousing	3,602	1,272	2	2	-1
Wholesale Trade	10,571	2,233	7	3	-4
Total	145,057	69,110	--	--	--

**Table 39 - Business Activity**

**Data** 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

**Source:**



## Labor Force

Total Population in the Civilian Labor Force	339,813
Civilian Employed Population 16 years and over	325,008
Unemployment Rate	4.4%
Unemployment Rate for Ages 16-24	6.6%
Unemployment Rate for Ages 25-65	2.6%

**Table 40 - Labor Force**

Data 2018-2022 ACS  
Source:

Occupations by Sector	Number of People
Management, business and financial	68,432
Farming, fisheries and forestry occupations	432
Service	41,629
Sales and office	71,340
Construction, extraction, maintenance and repair	20,732
Production, transportation and material moving	26,874

**Table 41 – Occupations by Sector**

Data 2018-2022 ACS  
Source:

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	148,886	56.1%
30-59 Minutes	96,072	36.2%
60 or More Minutes	19,905	7.5%
Total	264,863	100%

**Table 42 - Travel Time**

Data 2018-2022 ACS  
Source:

## 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	7,604	458	4,882
High school graduate (includes equivalency)	31,010	1,589	10,248
Some college or Associate's degree	52,305	2,560	11,934
Bachelor's degree or higher	76,345	2,659	11,847

**Table 43 - Educational Attainment by Employment Status**

Data 2016-2020 ACS  
Source:

#### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	274	763	1,627	3,422	2,434
9th to 12th grade, no diploma	3,268	1,706	1,844	3,595	2,281
High school graduate, GED, or alternative	11,102	11,758	11,216	19,910	12,067
Some college, no degree	11,083	13,031	13,216	20,679	12,628
Associate's degree	1,013	4,166	6,059	9,781	3,235
Bachelor's degree	3,036	15,342	19,696	26,870	12,798
Graduate or professional degree	135	5,752	10,474	13,158	8,496

**Table 44 - Educational Attainment by Age**

Data 2016-2020 ACS  
Source:

#### Educational Attainment – Median Earnings in the Past 12 Months

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	514,637
High school graduate (includes equivalency)	822,978
Some college or Associate's degree	1,110,405
Bachelor's degree	1,616,292
Graduate or professional degree	1,825,209

**Table 45 – Median Earnings in the Past 12 Months**

Data 2016-2020 ACS  
Source:

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

The largest employment sectors in Williamson County are Education and Health Care Services (17% of jobs), Retail Trade (16%), Arts, Entertainment, Accommodations (14%), and Construction (13%). According to the Williamson County Economic Development Partnership, the largest employers in Williamson County are: Dell, Inc (13,000 employees), Sears Teleserv (1,500) and Emerson Process Management (875).

#### Describe the workforce and infrastructure needs of the business community:

Most Williamson County residents work in Education and Health Care Services; Professional, Scientific, Management Services; Retail Trade; and Arts, Entertainment, Accommodations occupations.

Representatives from cities such as Leander and Liberty Hill are looking at revitalizing their downtowns, including attracting and maintaining small businesses. Improvements to downtown areas will help create job opportunities for low-income residents near and within downtown and increase foot traffic to stimulate the local economy. Infrastructure needs to include widening roads and sidewalks, streetscape improvements, artwork, and parking.

**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.**

Williamson County is seeing a rise in manufacturing and production facilities from large companies. Examples include Samsung constructing a semiconductor manufacturing facility in Taylor in 2022 and is expected to begin operations in 2024. Additionally, Tesla submitted plans in December 2023 to obtain an industrial building Hutto. This has attracted companies in adjacent sectors, such as Hanwha, a vehicle liners producer that works closely with Tesla, looking to establish a production facility north of Georgetown off of I-35.

While this will help stimulate the local economy, many stakeholders are concerned with the wear and on the roads and water/sewer systems that this growth is expected to bring with it. This is especially a concern for southeastern Williamson County, where Hutto and Taylor are located.

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

While the workforce largely outnumbers the number of jobs in Williamson County, the largest sectors are seeing many workers coming from outside of the county. The exceptions are Professional, Scientific, and Management Services occupations.

According to the Business Activity table, the local workforce is able to meet current demand for manufacturing jobs. However, the growth in this industry, many stakeholders felt that there may be a need for job trainings for specific skills.

Nearly 40% of Williamson County residents have a Bachelor's degree or higher, which is higher than that of Texas as a whole (30.7%). Higher educational attainment rates are associated with lower levels of unemployment. This is supported by the county's high labor force participation and low unemployment rates relative to the rest of the state.

**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 East Williamson County Higher Education Center provides citizens of Hutto, Taylor and the surrounding areas access to highly specialized and advanced technical education that can lead to great career opportunities. This is especially important given the number of new industries and

companies coming to the area. Institutions that are a part of this collaboration include Texas State Technical College, Temple College, and Texas A&M Central Texas. Programs focus on engineering and manufacturing, computer and information technology, construction and maintenance and hospitality. These programs address the largest employment sectors in the county along with industries expected to see high growth.

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

Williamson County is part of the Capital Area Council of Governments' 2020-2025 Comprehensive Economic Development Strategy (CEDS). The CEDS was developed in 2020 to address challenges that the region is facing despite the economic success the area has recently seen. Challenges include overreliance on a few large employment sectors, the lack of affordable housing, stressed transportation infrastructure, a need for small business development in more rural communities, and disparities in education between racial and ethnic groups. For Williamson County, the CEDS notes that while housing prices are rising more slowly than other counties in the region, it is also seeing a large amount of population growth.

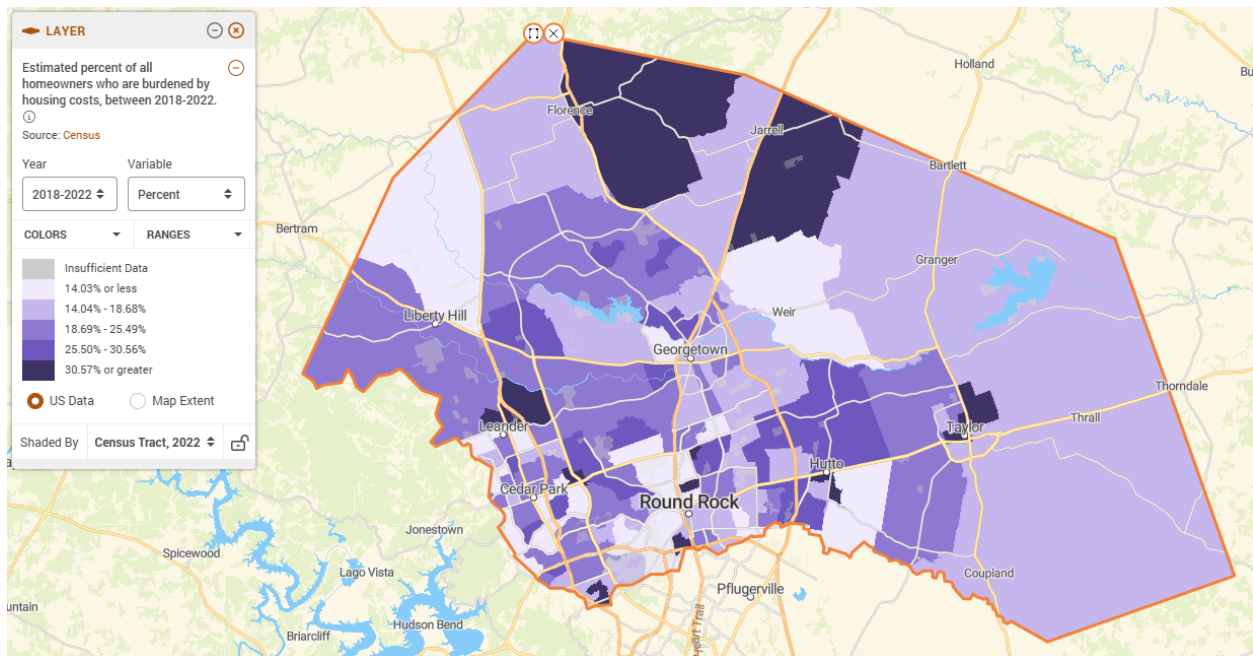
**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The CEDS identifies four themes to emphasize the region's strength and address its economic weaknesses and challenges: workforce development, entrepreneurship and innovation, infrastructure, and resiliency. All of these initiatives may be coordinated with the Consolidated Plan and considered for funding. Williamson County stakeholders have already expressed concern for developing skills for the local workforce and providing assistance for local businesses. Improvements on transportation infrastructure and water and sewer systems have been funded in the past and remain a concern for stakeholders currently.

## ***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 in Williamson County is cost burden, with 14.5% of households considered cost burdened. 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. Areas of concentrated cost burden include portions of Leander, Cedar Park, Hutto, Taylor, Florence, and Jarrell. The following map 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")**

Excluding Round Rock and Austin, which are their own HUD Entitlements, portions of Leander, Taylor, Cedar Park, and in and around Hutto show relatively high concentrations of Black households. Asian households can be found in Cedar Park, Brushy Creek, and in unincorporated Williamson County between Leander, Georgetown and Round Rock.

Low-income households were concentrated in 35 block groups in Williamson County’s jurisdiction. A concentration of low-income households is defined as a block group where at least 51 percent of the residents are low- and moderate-income persons. The cities of Georgetown and Taylor have a relatively large number of LMI block groups in their jurisdictions.

Block Group	% LMI	Jurisdiction
Block Group 4, Census Tract 214.02	97.5%	Georgetown
Block Group 3, Census Tract 214.02	85.6%	Georgetown
Block Group 2, Census Tract 212.01	79.5%	Taylor
Block Group 1, Census Tract 212.03	78.6%	Unincorporated
Block Group 1, Census Tract 210	78.1%	Taylor
Block Group 1, Census Tract 214.01	74.9%	Georgetown
Block Group 3, Census Tract 205.04	74.8%	Unincorporated
Block Group 1, Census Tract 213	74.0%	Unincorporated
Block Group 2, Census Tract 210	70.0%	Unincorporated
Block Group 2, Census Tract 211	69.2%	Taylor
Block Group 2, Census Tract 204.10	66.4%	Unincorporated
Block Group 1, Census Tract 201.14	66.0%	Georgetown
Block Group 1, Census Tract 202.01	64.5%	Unincorporated
Block Group 3, Census Tract 212.03	64.1%	Taylor
Block Group 1, Census Tract 204.06	62.2%	Unincorporated
Block Group 2, Census Tract 203.25	62.2%	Cedar Park
Block Group 2, Census Tract 213	61.7%	Unincorporated
Block Group 3, Census Tract 201.14	61.7%	Georgetown
Block Group 1, Census Tract 211	61.3%	Taylor
Block Group 2, Census Tract 203.27	60.7%	Cedar Park
Block Group 1, Census Tract 203.21	60.3%	Leander
Block Group 3, Census Tract 203.12	59.4%	Leander
Block Group 1, Census Tract 202.04	58.2%	Unincorporated
Block Group 2, Census Tract 208.08	57.5%	Unincorporated
Block Group 1, Census Tract 216.02	56.9%	Unincorporated
Block Group 2, Census Tract 214.03	56.4%	Georgetown
Block Group 4, Census Tract 214.01	54.6%	Georgetown
Block Group 2, Census Tract 212.03	54.1%	Taylor
Block Group 2, Census Tract 201.14	53.8%	Georgetown
Block Group 1, Census Tract 208.08	53.7%	Unincorporated
Block Group 2, Census Tract 206.04	52.9%	Unincorporated
Block Group 2, Census Tract 209	51.9%	Unincorporated
Block Group 1, Census Tract 214.02	51.8%	Georgetown
Block Group 2, Census Tract 212.02	51.7%	Taylor
Block Group 1, Census Tract 204.08	51.4%	Unincorporated

SUPPLEMENTAL TABLE: Low- and Moderate Income Block Groups in Williamson County, TX; Source: HUD LMISD, 2011-2015

### 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. However, the majority of these communities have limited access to local and regional public transportation.

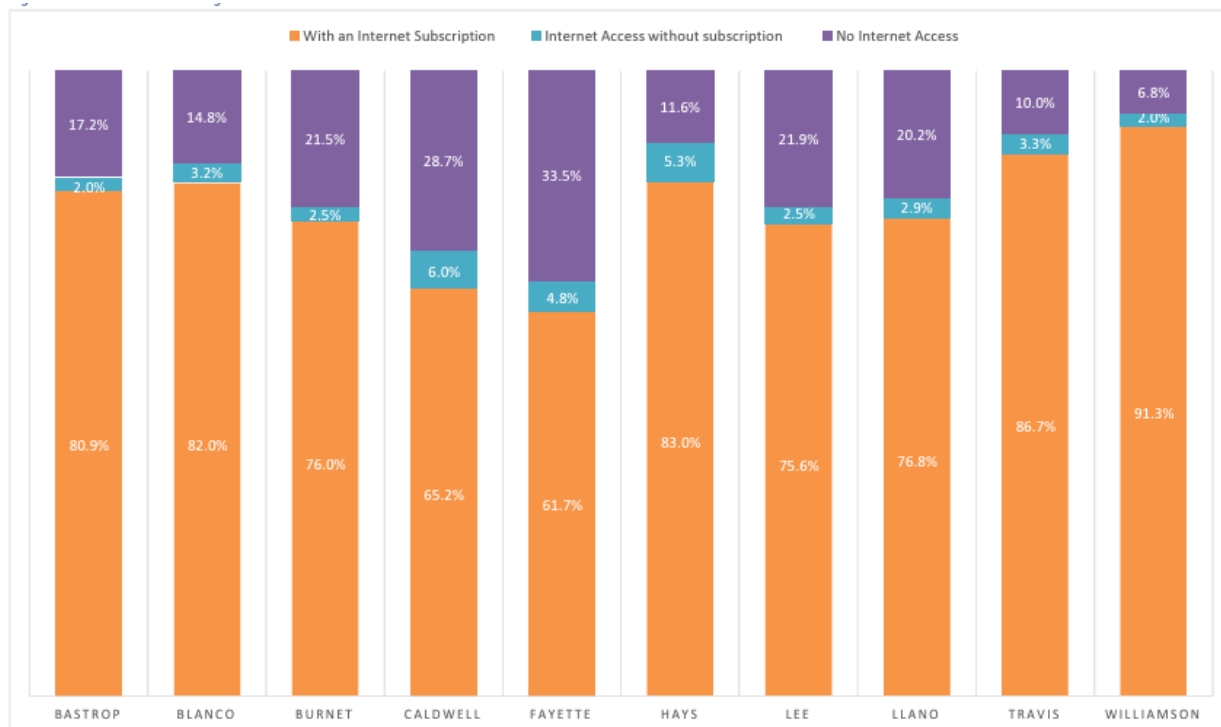
**Are there other strategic opportunities in any of these areas?**

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

## ***MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)***

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

As part of the CEDS, provision of reliable, high-speed internet is important for the region, especially for more rural areas of the county. Compared the rest of Central Texas, Williamson County residents have the highest access to broadband services. Improving access to high-speed internet will take a joint effort between public and private sectors through collaboration and partnerships.



Source: US Census ACS 5-Year Estimates 2014-2018 via CAPCOG CEDS

According to Williamson County Technology Services, the county is running fiber around the County with CARES Act funding. There may be future opportunities for infrastructure and cost-sharing with broadband providers, but there is not currently an associated broadband plan for a project. A broadband study was considered using CARES Act funding, but ultimately did not come to pass.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Williamson County has access to 16 residential internet providers. The county will continue to support the need for increased competition to ensure that Internet access remains affordable and



accessible to low-income households and have the ability to consider other options if the quality of service is inadequate for their homes.

## ***MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)***

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Williams County's Hazard Mitigation Plan was last updated in January 2017. The plan is currently in the process of being updated with a planned completion date of December 2024.

Natural hazard risks associated with climate change that are pertinent to Williamson County include extreme heat, drought, wildfires, and flooding. Drought conditions may result in reliance on groundwater, which may result in changes in rates of subsidence and soil erosion. This is especially important as the county's population continues to grow, as there will be increased competition for available water, more strain on aging water infrastructure, and potential groundwater overdraft.

Based on previous events and historical records, wildfires remain a likely event for Williamson County. With increased risks including extreme heat and drought due to climate change, wildfire events are expected to intensify. Recent wildfire events include the 37-acre Parmer Lane brushfire in Cedar Park that occurred in August 2023.

High frequency flood events are expected to increase with a changing climate. An extreme precipitation event occurred in May 2015 that caused a rise in Lake Granger and Lake Georgetown, but no dam releases occurred. Additionally, while Williamson County is 200 miles inland, there is concern for increased exposure to hurricanes from the Gulf Coast as it relates to climate change.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Individual households are expected to use private resources to some extent to prepare for, respond to, and recover from disasters. This means that households living in poverty are automatically disadvantaged when confronting hazards. Additionally, lower income households are more likely to live in inadequately maintained housing, a concept supported by stakeholders.

With vulnerability to extreme heat and flooding events, low-income household may be financially challenged when it comes to utility and insurance costs related to these events.

# Strategic Plan

## *SP-05 Overview*

### **Strategic Plan Overview**

Williamson County anticipates receiving approximately \$2,115,309 annually in CDBG, funding over the next five years. The purpose of the Strategic Plan is to guide the use of these funds over the next five years. The plan is guided by three overarching goals that are applied according to the Williamson County's needs. The goals are:

- To provide decent housing by preserving the affordable housing stock in both the rental and homeowner markets, increasing the availability of affordable housing by reducing barriers, and increasing the number of accessible units.
- To improve the quality of life and living conditions for low- and moderate-income persons through improvements in public facilities and infrastructure and the removal of slum/blighting influences.
- To expand economic opportunities through more jobs paying self-sufficient wages, homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low- and moderate- income persons to achieve self-sufficiency.

Williamson County developed this plan using citizen participation and stakeholder input generated by several stakeholder consultations and public meetings.

Based on these items Williamson County established the following list of priorities:

- Access to Affordable Housing
- Improve Public Facilities
- Improve, Maintain and Expand Public Infrastructure
- Provide Public Services

***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
City of Liberty Hill	Other
City of Coupland	Other
City of Weir	Other
City of Jarrell	Other
City of Hutto	Other

**Table 46 - 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 Low-Income Housing Tax Credit (LIHTC) projects.
- Extend the useful life of existing affordable housing through weatherization, repair, and rehabilitation programs.

#### **Decrease Homelessness**

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

#### **Public Services**

- Fund projects that provide supportive services to low- and moderate-income 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 Participating Cities and Unincorporated Areas of the County
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	Rents and home values have outpaced income growth in the past five years in Williamson County. 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 CDBG Participating Cities and Unincorporated Areas of the County
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	<b>PUBLIC FACILITIES AND INFRASTRUCTURE IMPROVEMENTS</b>
Priority Level	High
Population	Extremely Low Income Low Income Moderate Income Non-housing Community Development
Geographic Areas Affected	Countywide CDBG Participating Cities and Unincorporated Areas of the County
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. Additionally, areas expecting large growth are looking to maintain their transportation and water infrastructure from increased strain. This includes southeastern Williamson County, where many large companies are constructing large manufacturing facilities.
Priority Need Name	<b>PUBLIC SERVICES</b>
Priority Level	High

Population	Extremely Low Income Low Income Moderate Income Elderly Frail Elderly Persons with mental, physical and developmental disabilities Victims of domestic violence Persons with HIV/AIDS and their Families Homeless (including chronic, individuals, families with children, mentally ill, substance abuse, veterans, persons with HIV/AIDS, victims of domestic violence and unaccompanied youth) Families with children Non-housing Community Development
Geographic Areas Affected	Countywide CDBG Participating Cities and Unincorporated Areas of the County
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. Mental health services and life skills training were mentioned by stakeholders as ways to ensure vulnerable populations can maintain their housing. Training programs to ensure the workforce meets future demand and economic development assistance to maintain local businesses are also considered with the creation of a large number of jobs in the county expected in the next five years.
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 CDBG Participating Cities and Unincorporated Areas of the County
Associated Goals	Planning and administration Fair Housing Activities
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, especially given the negative public perception and connotation that appears to be common throughout the county.

**Table 47 – Priority Needs Summary**

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

**Influence of Market Conditions**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	As subsidized units, including LIHTC units about to expire, lack of affordable housing and rents has increased, the need for TBRA has increased. 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, smaller households may have trouble finding housing that fits within their budget. Elderly persons living alone and on fixed income were mentioned by stakeholders as a vulnerable group facing this issue.
Rehabilitation	While there are not many housing units in Williamson County that meet the definition of substandard housing, lower-income households may not be able to afford maintaining their homes to make necessary upgrades to keep housing 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 48 – 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	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$2,115,309	\$0	\$0	\$2,115,309	\$8,461,236	The expected amount for the remainder of the Con Plan assumes the same allocation in each subsequent year.

**Table 49 - 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**

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.

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
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 50 - Institutional Delivery Structure**

### **Assess of Strengths and Gaps in the Institutional Delivery System**

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

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 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.

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

**Table 51 - 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. Three Williamson County and Cities Health District (WCCHD) clinics have the capacity to provide health and prevention services for risks related to HIV/AIDS in Cedar Park, Georgetown, Round Rock, and Taylor. Additionally, 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.



Many local homeless service providers, such as Hope Alliance and Bluebonnet Trails Community Services, provide nearly all the listed homeless prevention and supportive services to their clients and the general community. This helps ensure that clients are able to overcome initial barriers to finding housing and needed services and maintain independent living.

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 BoS 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**

Many stakeholders expressed a need to collaborate and pull resources together to provide services more efficiently. With the establishment of the WilCo Homeless Coalition in 2019 and continuation of activities such as the Point-in-Time Count, it is evident that many homeless service providers are expecting to continue this collaborative network to ensure efficient service delivery. However, stakeholders also cited negative perception of homeless shelters as a barrier to expanding their services. Collaboration and education to raise awareness with local city governments would help improve service delivery at a more targeted, local scale.

**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	Goal Outcome Indicator
1	Housing Rehabilitation	2024	2028	Affordable Housing	Countywide  CDBG Participating Cities and Unincorporated Areas of the County	Increase Access to Affordable Housing	\$1,450,000	Homeowner Housing Rehabilitated: 175 housing units (35 annually)
2	Home-ownership Assistance	2024	2028	Affordable Housing	Countywide  CDBG Participating Cities and Unincorporated Areas of the County	Increase Access to Affordable Housing		
3	Affordable Rental Housing	2024	2028	Affordable Housing	Countywide  CDBG Participating Cities and Unincorporated Areas of the County	Increase Access to Affordable Housing	\$100,000	Public Services activities for Low/Moderate Income Housing Benefit: 250 households (50 annually)
4	Provide housing/services to the homeless/at risk of homelessness	2024	2028	Non-Housing Community Development	Countywide	Decrease Homelessness	\$125,000	Homeless Person Overnight Shelter: 250 persons

## 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	Goal Outcome Indicator
5	Improve public facilities and infrastructure	2024	2028	Non-Housing Community Development	Countywide  CDBG Participating Cities and Unincorporated Areas of the County	Public Facility and Infrastructure Improvements	\$7,413,290	Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit: 90,000 persons  Public Facility or Infrastructure for Low/Moderate Income Housing Benefit: 390 households
6	Provide public services	2024	2028	Non-Housing Community Development	Countywide	Public Services	\$650,000	Public Service activities other than Low/Moderate Income Housing Benefit: 950 persons
7	Planning and Administration and Fair Housing Activities	2024	2028	Admin and Planning	Countywide	Planning and Administration and Fair Housing	\$838,255	Other: 5 Other

Table 52 – 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	Homeownership 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 and facilities
	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. 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.
6	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.
7	Goal Name	Planning and Administration and Fair Housing Activities
	Goal Description	Planning and administrative activities to efficiently and successfully manage the CDBG program. Education and outreach to the public, real estate professionals, landlords, and property managers regarding fair housing laws and activities related to the Analysis of Impediments to Fair Housing Choice and other plans and documents.

**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 three 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**

The Central Texas Assessment of Fair Housing was finalized in August 2019. Barriers identified in the assessment include:

- 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 and rents have significantly increased over the last five years.
  - State law prohibits Source of Income from being included as a protect class, limiting options for voucher holders.
- 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.
  - Mortgage loan 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%).
  - Increases in mortgage rates over the last 2 years has made homeownership more difficult.
- 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.

Additionally, Williamson County was noted to have a lack of nearby job opportunities at the time. However, this may be turning around with the county attracting new employers, such as Samsung.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The County's current 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.

Action items that are specific to Williamson County include:

- 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.

The following action items were included in the AI, but are not feasible for Williamson County to execute:

- 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
- 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. The county will also continue to support local homeless service providers providing emergency shelter, such as Hope Alliance, which is expecting to expand their capacity in the near future in terms of both beds and services.

#### **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 to assist homeless person with transitional and permanent housing. Local organizations helping homeless persons transition to permanent housing and independent living include Texas Baptist Children's Home, which focuses on providing housing and supportive services for single mothers and their children and children aging out of the foster care system.

#### **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. Recent efforts include continued support for the county's Transformative Justice Program and support for local organizations that provide mental health and justice involved services, such as Bluebonnet Trails Community Services.

### ***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 relatively lower exposure to LBP hazards compared to the state due to its newer housing stock. Williamson County will continue to support the efforts of the Williamson County and Cities Health Districts to address lead-based paint (LBP) hazards. Additionally, housing rehabilitation efforts for rental households will help alleviate exposure to LBP hazards as more than half of all renter households with children live in housing units built before 1980.

#### **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 2018-2022 ACS, 6.3% of the Williamson County is living below the poverty line; this is down from 7.0% in the 2017 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

#### 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	Public-federal	CDBG Eligible activities including public services, housing-related activities, public facilities and infrastructure	\$2,115,309	0	0	\$2,115,309	\$8,461,236	The expected amount for the remainder of the ConPlan is four times the first year allocation.
ESG	Public-federal	Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$162,125	0	0	\$162,125	\$648,500	Funds for homeless services potentially including Centralized Intake, transitional housing/ Rapid Rehousing, emergency shelters, and in-house supportive services.

**Table 53 - 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 publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Williamson County does not intend to 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	2024	2028	Affordable Housing Public Housing	CDBG Participating Cities and Unincorporated Areas of the County	Increase access to affordable housing	CDBG: \$290,000	Homeowner Housing Rehabilitated: 37 housing units
2	Homeownership assistance	2024	2028	Affordable Housing	CDBG Participating Cities and Unincorporated Areas of the County	Increase access to affordable housing		
3	Provide housing/services to the homeless/at risk of homelessness	2024	2028	Non-Housing Community Development	Countywide	Decrease homelessness	CDBG: \$20,000 ESG: \$162,125	Homeless Person Overnight Shelter: 50 persons Tenant-based rental assistance/Rapid Rehousing: 75 households
4	Affordable rental housing	2024	2028	Affordable Housing Public Housing	CDBG Participating Cities and Unincorporated Areas of the County City of Georgetown City of Granger	Increase access to affordable housing	CDBG: \$25,000	Public Services activities for Low/Moderate Income Housing Benefit: 50 households
5	Improve public facilities and infrastructure	2024	2028	Non-Housing Community Development	CDBG Participating Cities and Unincorporated Areas of the County	Public facility and infrastructure improvements	CDBG: \$1,482,658	Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit: 18350 persons  Public Facility or Infrastructure for Low/Moderate Income Housing Benefit: 78 households

6	Provide public services	2024	2028	Non-Homeless Special Needs	Countywide	Public services	CDBG: \$130,000	Public Service activities other than Low/Moderate Income Housing Benefit: 190 persons
7	Planning and administration	2024	2028	Other	CDBG Participating Cities and Unincorporated Areas of the County	Planning and Administration and Fair Housing	CDBG \$167,651	Other: 1 Other

**Table 54 – 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. Extend the useful life of existing affordable housing through weatherization, repair, and rehabilitation programs.	
2	Homeownership assistance
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	Affordable rental housing
Provide financial assistance to LMI households to increase access to affordable housing. Fund activities that expand the supply and improve the condition of housing affordable to lower income households. Fund activities that leverage other public and private resources such as Low-Income Housing Tax Credit Projects.	
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. 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	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. 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	Improve public facilities and infrastructure
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. 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	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
Education and outreach to the public, real estate professionals, landlords, and property managers regarding fair housing laws and activities related to the Analysis of Impediments to Fair Housing Choice and other plans and documents.	
9	Planning and administration
Administrative and planning costs to operate the CDBG program successfully.	

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

#### Projects

#	Project Name
1	City of Georgetown Home Repair Program
2	Georgetown Housing Authority Rehab Project
3	City of Georgetown Sidewalk Project
4	Granger Housing Authority Plumbing
5	City of Granger Wastewater
6	Habitat for Humanity of Williamson County Home Repair Program
7	Hill Country Community Ministries/Social Service Rental and Utility Assistance
8	Williamson County Crisis Center dba Hope Alliance/Social Service to Victims of Domestic Violence
9	Impact Counseling Services/Social Service
10	Operation Liberty Hill/ Social Service Homeless Emergency Shelter
11	City of Taylor Water Line Improvements
12	Yesterday's Gone/Social Service to Victims of Domestic Violence
13	CDBG Program Administration
14	ESG 2024

**Table 55 – 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

1	<b>Project Name</b>	<b>City of Georgetown Home Repair Program</b>
	<b>Target Area</b>	City of Georgetown
	<b>Goals Supported</b>	Increase Access to Affordable Housing
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Home repairs for income-eligible households in Georgetown.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeowner Housing Rehabilitated: 7 households
	<b>Location Description</b>	Georgetown city limits
2	<b>Planned Activities</b>	Project will assist approximately 7 eligible households 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.
	<b>Project Name</b>	<b>Georgetown Housing Authority Rehab Project</b>
	<b>Target Area</b>	City of Georgetown
	<b>Goals Supported</b>	Improve public facilities and infrastructure
	<b>Needs Addressed</b>	Public facilities and Infrastructure Improvements
	<b>Funding</b>	CDBG: \$440,158
	<b>Description</b>	Electrical upgrades to Stonehaven, Georgetown Housing Authority's only public housing property.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Facility or Infrastructure for Low/Moderate Income Housing Benefit: 52 households

	<b>Location Description</b>	210 West 18th Street Georgetown, TX 78626
	<b>Planned Activities</b>	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. Install GFCI's. Replace riser pipes to meter cans. Replacement of Exterior pad-mounted fused distribution panels.
<b>3</b>	<b>Project Name</b>	<b>City of Georgetown Sidewalk Project</b>
	<b>Target Area</b>	City of Georgetown
	<b>Goals Supported</b>	Increase Access to Affordable Housing
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$240,000
	<b>Description</b>	Sidewalk improvements.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit: 1,795 persons
	<b>Location Description</b>	Old Town Southwest area of Georgetown
	<b>Planned Activities</b>	Sidewalk improvements to the Old Town Southwest area. Furnish and install concrete sidewalk consisting of approximately 23,260 linear feet of 5-foot-wide sidewalk measuring 4" thick.
<b>4</b>	<b>Project Name</b>	<b>Granger Housing Authority Plumbing</b>
	<b>Target Area</b>	City of Granger
	<b>Goals Supported</b>	Improve public facilities and infrastructure
	<b>Needs Addressed</b>	Public facilities and Infrastructure Improvements
	<b>Funding</b>	CDBG: \$62,500
	<b>Description</b>	Rehabilitation of public housing units.
	<b>Target Date</b>	9/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Facility or Infrastructure for Low/Moderate Income Housing Benefit: 26 households
	<b>Location Description</b>	City of Granger
	<b>Planned Activities</b>	Rehabilitating and improving the condition of housing affordable to lower-income households through reconfiguring and replacing kitchen sink drains in each of 13 public housing units and bathtub drains in 26 public housing units.
5	<b>Project Name</b>	<b>City of Granger Wastewater</b>
	<b>Target Area</b>	City of Granger
	<b>Goals Supported</b>	Improve public facilities and infrastructure
	<b>Needs Addressed</b>	Public facilities and Infrastructure Improvements
	<b>Funding</b>	CDBG: \$81,000
	<b>Description</b>	Wastewater lines.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit: 715 persons
	<b>Location Description</b>	City of Granger
	<b>Planned Activities</b>	Surveying, inspection, engineering design, and construction of approximately 1,000 linear feet of wastewater line to identify infiltration and inflow locations.
6	<b>Project Name</b>	<b>Habitat for Humanity of Williamson County Home Repair Program</b>
	<b>Target Area</b>	CDBG Participating Cities and Unincorporated Areas of the County
	<b>Goals Supported</b>	Increase Access to Affordable Housing
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$240,000
	<b>Description</b>	Home repairs within CDBG participating cities or unincorporated Williamson County.
	<b>Target Date</b>	9/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeowner Housing Rehabilitated: 30 households
	<b>Location Description</b>	CDBG Participating Cities and Unincorporated Areas of the County
	<b>Planned Activities</b>	Project will assist approximately 30 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.
<b>7</b>	<b>Project Name</b>	<b>Hill Country Community Ministries/Social Service Rental and Utility Assistance</b>
	<b>Target Area</b>	CDBG Participating Cities and Unincorporated Areas of the County
	<b>Goals Supported</b>	Affordable rental housing
	<b>Needs Addressed</b>	Increase Access to Affordable Housing
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Rental and utility assistance to income qualified households.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Services activities for Low/Moderate Income Housing Benefit: 50 households
	<b>Location Description</b>	Western Williamson County.
	<b>Planned Activities</b>	Rental and utility assistance to income qualified households.
<b>8</b>	<b>Project Name</b>	<b>Williamson County Crisis Center dba Hope Alliance/Social Service to Victims of Domestic Violence</b>
	<b>Target Area</b>	CDBG Participating Cities and Unincorporated Areas of the County
	<b>Goals Supported</b>	Provide public services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$50,000

	<b>Description</b>	Support and intervention services.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Service activities other than Low/Moderate Income Housing Benefit: 68 persons
	<b>Location Description</b>	Undisclosed
	<b>Planned Activities</b>	Hope Alliance is requesting funds to provide lifesaving support and intervention services in Williamson County. Assistance to victims of family and sexual violence in breaking the cycles of abuse through individualized, trauma-informed, and hope-centered direct services. Services, offered at no cost, include Hotline Assistance, Crisis Chat, Crisis Intervention, Intake, Safety Planning, Court Accompaniment, Hospital Accompaniment, Law Enforcement Accompaniment, Legal Assistance, Peer Support, Adult Counseling, Child Counseling, Family Counseling, Support Groups, Therapeutic Group, Community Education, Expert Witness Testimony, and Nights of Safety, which provide food, clothing, toiletries, and transportation.
9	<b>Project Name</b>	<b>Impact Counseling Services/Social Service</b>
	<b>Target Area</b>	CDBG Participating Cities and Unincorporated Areas of the County
	<b>Goals Supported</b>	Provide public services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	Counseling and social services to students, families, and school staff.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Service activities other than Low/Moderate Income Housing Benefit: 88 persons
	<b>Location Description</b>	CDBG Participating Cities and Unincorporated Areas of the County

	<b>Planned Activities</b>	To provide access to mental health services to students, families, and school staff during the school day. Students, families, and school staff will have access to licensed mental health professionals to support with individual, group, and family counseling services, crisis support, case management, and psychiatry services. This is at no cost to the students, families, and staff.
10	<b>Project Name</b>	<b>Operation Liberty Hill/ Social Service Homeless Emergency Shelter</b>
	<b>Target Area</b>	CDBG Participating Cities and Unincorporated Areas of the County
	<b>Goals Supported</b>	Provide housing/services to the homeless/at-risk of homelessness
	<b>Needs Addressed</b>	Decrease Homelessness
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Temporary housing in the event of extreme weather.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeless Person Overnight Shelter: 50 persons
	<b>Location Description</b>	CDBG Participating Cities and Unincorporated Areas of the County
	<b>Planned Activities</b>	Temporarily house in local hotels (1-2 weeks depending on the situation) when the weather is extremely cold or extremely hot; for people living in a place not meant for human habitation; for people coming out of an emergency shelter; for people who need transitional or supportive housing for homeless persons who originally came from the streets or emergency shelters; for people who had been in any of the previous three places but is spending 30 days or less in a hospital or other institution; for people who are being evicted within a week from a private residence and they have nowhere else to go nor the resources or support to get housed; for people who are being discharged from an institution where they resided for more than 30 consecutive days and have nowhere else to go nor the resources or support to get housed; and, people fleeing a domestic violence situation with nowhere else to go nor the resources or support to get housed.

11	<b>Project Name</b>	<b>City of Taylor Water Line Improvements</b>
	<b>Target Area</b>	City of Taylor
	<b>Goals Supported</b>	Improve public facilities and infrastructure
	<b>Needs Addressed</b>	Public facilities and Infrastructure Improvements
	<b>Funding</b>	CDBG: \$659,000
	<b>Description</b>	Water line improvements.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit: 15,840 persons
	<b>Location Description</b>	5th Street and Murphy Street
12	<b>Planned Activities</b>	The proposed water line improvements would replace existing undersized, 2-inch water mains, which do not meet current standards. These water mains also break often and require frequent repairs. The new line waterline will be approximately 1,100 linear feet (LF) of 8" waterline. The project would improve conditions to benefit households in the project vicinity, 5th and Murphy in Taylor TX.
	<b>Project Name</b>	<b>Yesterday's Gone/Social Service to Victims of Domestic Violence</b>
	<b>Target Area</b>	CDBG Participating Cities and Unincorporated Areas of the County
	<b>Goals Supported</b>	Provide public services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Services for survivors of domestic violence.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Service activities other than Low/Moderate Income Housing Benefit: 34 persons
	<b>Location Description</b>	CDBG Participating Cities and Unincorporated Areas of the County

	<b>Planned Activities</b>	To provide medical and counseling support to abused and neglected victims of domestic violence in Williamson County, Texas. Specifically, CBDG funds are requested to provide Williamson County domestic violence victims – women and their children - with intake services, emergency counseling services including transportation to appointments, coaching, and referral coordination.
<b>13</b>	<b>Project Name</b>	<b>CDBG Program Administration</b>
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Planning and administration
	<b>Needs Addressed</b>	Planning/Administration and Fair Housing
	<b>Funding</b>	CDBG: \$167,651
	<b>Description</b>	Program administration.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Other: 1
	<b>Location Description</b>	County-wide
	<b>Planned Activities</b>	Effective and efficient administration and planning activities associated with the CDBG program, fair housing education and outreach.
<b>14</b>	<b>Project Name</b>	<b>ESG 2024</b>
	<b>Target Area</b>	County-wide
	<b>Goals Supported</b>	Provide housing/services to the homeless/at risk of homelessness
	<b>Needs Addressed</b>	Decrease Homelessness
	<b>Funding</b>	ESG: \$162,125
	<b>Description</b>	Assistance to shelters and/or service providers to assist homeless individuals and families.
	<b>Target Date</b>	9/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	75 households assisted through Rapid Re-Housing.



	<b>Location Description</b>	County-wide
	<b>Planned Activities</b>	<p>Bluebonnet Trails Community Services (BTCS) will focus on behavioral, medical, housing and employment support along with care coordination through the BTCS Diversion Center in Georgetown connecting persons with appropriate supports in the community. The BTCS crisis respite program offers temporary residential care for persons recovering from mental illness in need of housing. A partnership with Community First! Village in Austin offers permanent housing options and a partnership with Pecan Gardens, the newest program in Williamson County, will provide housing for individuals exiting homelessness.</p>

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

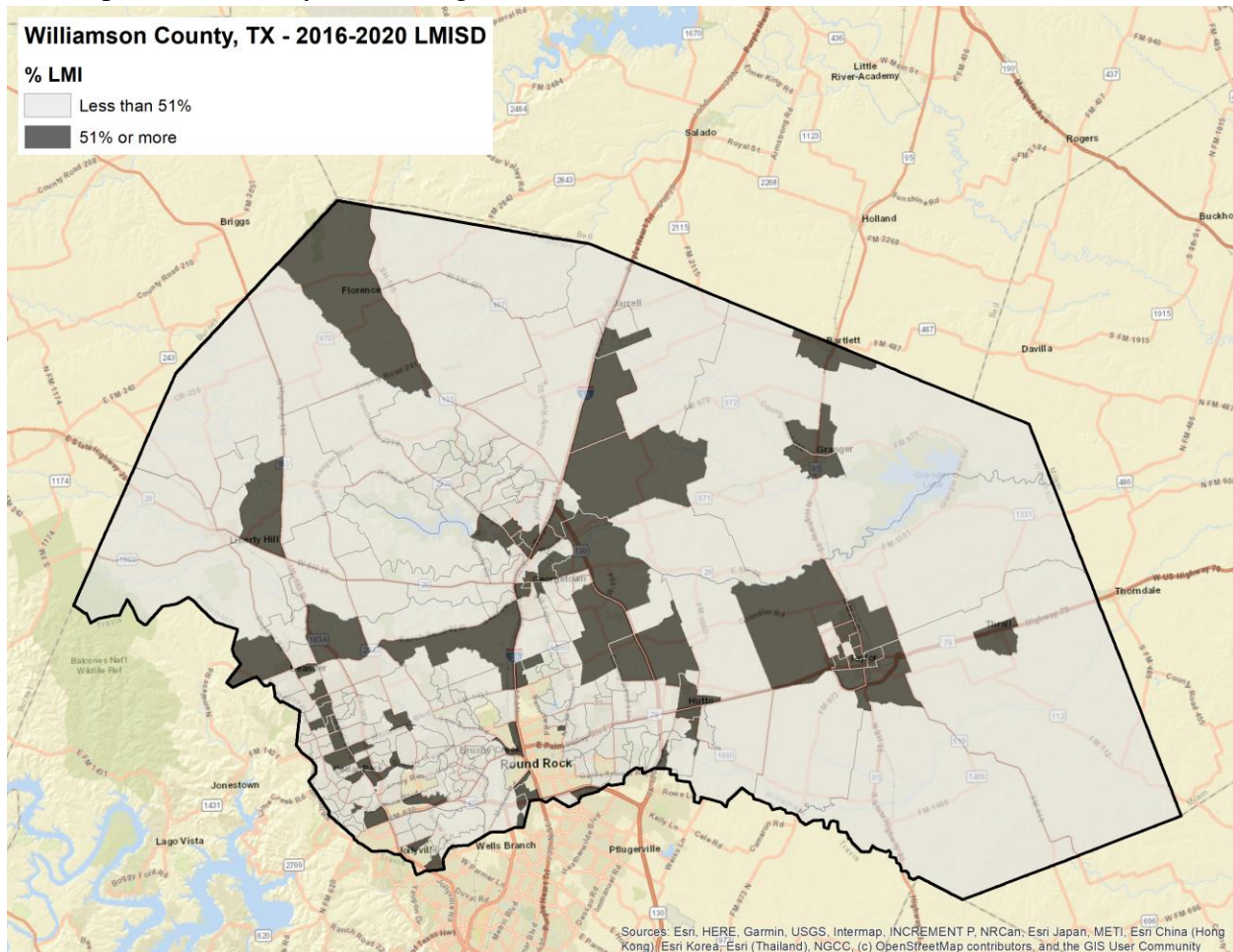
Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

### Geographic Distribution

Target Area	Percentage of Funds
CDBG Participating Cities and Unincorporated Areas of the County	19.62%
Countywide	7.93%
City of Taylor	31.15%
City of Georgetown	34.52%
City of Granger	6.78%

Table 56 - Geographic Distribution

Priority CDBG funding areas in Williamson County include areas where the percentage of low to moderate income (LMI) persons is 51% or higher. Note that previously, Williamson County was an exception community but no longer has this status as of 2023.



Within Williamson County, 44.1% of the population is considered non-White according to the 2022 American Community Survey. 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 42 census tracts meet these criteria:

Census Tract	% Nonwhite
Census Tract 203.11	61.1%
Census Tract 203.21	52.2%
Census Tract 203.33	55.2%
Census Tract 203.39	54.5%
Census Tract 203.41	51.1%
Census Tract 203.42	51.9%
Census Tract 203.45	56.9%
Census Tract 203.46	60.1%
Census Tract 203.55	58.4%
Census Tract 204.08	51.4%
Census Tract 205.07	57.5%
Census Tract 205.08	51.7%
Census Tract 205.11	75.2%
Census Tract 205.12	56.8%
Census Tract 205.13	82.4%
Census Tract 205.16	75.7%
Census Tract 207.01	72.9%
Census Tract 207.04	69.6%
Census Tract 207.07	58.6%
Census Tract 207.10	61.2%
Census Tract 207.12	62.2%
Census Tract 208.10	55.7%
Census Tract 208.11	56.8%
Census Tract 208.12	57.7%
Census Tract 208.17	53.4%
Census Tract 208.18	56.0%
Census Tract 208.20	55.2%
Census Tract 208.21	54.5%
Census Tract 210	83.2%
Census Tract 211	62.0%
Census Tract 214.07	58.9%
Census Tract 215.02	71.6%
Census Tract 215.03	61.6%
Census Tract 215.06	53.6%

Census Tract	% Nonwhite
Census Tract 215.09	63.9%
Census Tract 215.10	55.2%
Census Tract 215.13	59.8%
Census Tract 215.14	56.8%
Census Tract 215.16	55.9%
Census Tract 215.17	53.4%
Census Tract 215.18	64.2%
Census Tract 216.01	55.4%

### **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 County 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	87
Special-Needs	
<b>Total</b>	<b>87</b>

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	
Rehab of Existing Units	37
Acquisition of Existing Units	
<b>Total</b>	<b>87</b>

Table 58 - 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 2024, Williamson County will fund several projects to address the needs to public housing. This includes:

- Funding to Georgetown Housing Authority (\$440,158) to provide electrical upgrades to bring a public housing property up to code; and
- Funding to Granger Housing Authority (\$62,500) to reconfigure and replace kitchen sink drains in each of 13 public housing units and bathtub drains in 26 public housing units.

### **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**

The WilCo Homeless Coalition was established in 2019 to create a collaborative approach to planning and funding services related to homelessness. The coalition represents the county in the Texas Homeless Network, the host agency for the Texas Balance of State Continuum of Care. While outreach is not funded in FY 2024, participating homeless service providers in the coalition will continue to conduct outreach activities, including Point-In-Time counts, awareness campaigns, surveys, and local assessments.

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

Operation Liberty Hill is expected to provide emergency shelter for a period of 1-2 weeks for 50 people in FY 2024. Use of the emergency shelter includes a number of situations, such as:

- Extreme weather events
- Living in a place not meant for human habitation
- Exit from emergency shelter
- A need transitional or supportive housing
- Discharge from a hospital or other institution without housing
- Eviction
- Fleeing domestic violence

Additionally, Bluebonnet Trails Community Services (BTCS) will provide Rapid Re-Housing through behavioral, medical, housing and employment support along with care coordination through the BTCS Diversion Center in Georgetown connecting persons with appropriate supports in the community. The BTCS crisis respite program offers temporary residential care for persons recovering from mental illness in need of housing. A partnership with Community First! Village in Austin offers permanent housing options and a partnership with Pecan Gardens, the newest program in Williamson County, will provide housing for individuals exiting

homelessness.

**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**

Stakeholders noted a rise in homelessness among school-age youth and a large need for housing and services for survivors of domestic violence. Impact Counseling Services will provide mental health services at no cost to students, families and school staff during the school day at no cost. Hope Alliance expects to provide a myriad of support and intervention services throughout Williamson County for 68 people at no cost. Similarly, Yesterday's Gone will provide medical and counseling support to 34 survivors of domestic violence throughout the county. Services include intake services, emergency counseling services including transportation to appointments, coaching, and referral coordination.



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

### **Introduction:**

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

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. These issues have only been exacerbated since the COVID-19 pandemic occurred. It is a priority of Williamson County to acquire land for affordable housing. Stakeholders discussed that public perception of affordable housing and political will are major barriers in developing affordable housing in addition to development costs.

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.

### **Discussion:**

## **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. In FY 2024, Williamson County has committed CDBG funds for home repairs to Habitat for Humanity to assist 7 income-eligible homeowners in Georgetown (\$50,000) and 30 in the rest of the county (\$240,000). Additionally, rehabilitation and improvements will be made in public housing units in Georgetown (\$440,158) and Granger (\$62,500). Financial assistance for rent and utilities (\$25,000 for 50 households) will also be funded in FY 2024.

#### **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**

Impact Counseling Services is expected to assist 88 students, families, and school staff in need of mental health services at no cost. Beneficiaries will have access to mental health professionals to support with individual, group, and family counseling services, crisis support, case management,

and psychiatry 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(I)(1,2,4)

#### Introduction:

#### Community Development Block Grant Program (CDBG)

#### Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
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#### Emergency Solutions Grant (ESG)

#### Reference 91.220(I)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

As a new ESG HUD Entitlement, Williamson County will work with the Texas Homeless Network, the host agency for the Texas Balance of State Continuum of Care (TX BoS CoC), to ensure that subrecipients that receive funding through the ESG program comply with 24 CFR §576.400.

2. If the Continuum of Care has established a centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The TX BoS CoC has developed a coordinated entry process in accordance with requirements established by HUD. Each ESG-funded program or project within the Continuum of Care is required to use the assessment system. The county and all subrecipients are members of the Continuum of Care and will ensure the screening, assessment and referral of program participants are consistent with the written standards

adopted.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

As the first year in which Williamson County is accepting ESG funds, sub-awards were determined in consultation with stakeholders and the Williamson County Commissioners Court. Future funding years will consider utilizing a Notice of Funding Availability (NOFA) to seek eligible applicants.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Williamson County will work to ensure that a homeless individual or formerly homeless individual will participate in the decision-making process regarding any facilities, services, or other assistance that receive funding under ESG. Additionally, several homeless service providers were contacted for input during the planning process.

5. Describe performance standards for evaluating ESG.

**Performance Standards:** The performance standards for evaluating ESG activities are as follows:

- a. All activities are funded based on specific expected accomplishments (goals) of the annual number of people to be served.
- b. All accomplishments are reported in HMIS and sub grantees are required to report back to the county on their usage of funds.
- c. The actual accomplishments are measured against the goal to evaluate the effectiveness of the program

## SF424s and Certifications

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

---

Signature of Authorized Official

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Date

---

Title

## Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) \_\_\_\_\_ [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.



**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** -- It will comply with applicable laws.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

**OPTIONAL Community Development Block Grant Certification**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy layering** -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

**Major rehabilitation/conversion/renovation** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

**Matching Funds** – The recipient will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

**Discharge Policy** – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

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Signature of Authorized Official

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Date

---

Title

## Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

#### **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

## Application for Federal Assistance SF-424

**\* 1. Type of Submission:**

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

**\* 2. Type of Application:**

- ☒ New  
☐ Continuation  
☐ Revision

**\* If Revision, select appropriate letter(s):**

**\* Other (Specify):**

**\* 3. Date Received:**

**4. Applicant Identifier:**

**5a. Federal Entity Identifier:**

**5b. Federal Award Identifier:**

B-24-UC-48-0502

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

**\* a. Legal Name:** Williamson County

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

74-6000978

**\* c. UEI:**

C4BDCBLYNND6

**d. Address:**

**\* Street1:**

710 Main Street

**Street2:**

**\* City:**

Georgetown

**County/Parish:**

**\* State:**

TX: Texas

**Province:**

**\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:**

78626-5703

**e. Organizational Unit:**

**Department Name:**

Williamson County Judge

**Division Name:**

Community Development

**f. Name and contact information of person to be contacted on matters involving this application:**

**Prefix:**

**\* First Name:**

Sally

**Middle Name:**

**\* Last Name:**

Bardwell

**Suffix:**

**Title:** Community Development Administrator

**Organizational Affiliation:**

**\* Telephone Number:** 512-943-3757

**Fax Number:**

**\* Email:** sbardwell@wilco.org



## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Department of Housing and Urban Development

### 11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant

### \* 12. Funding Opportunity Number:

CPD-24-01

\* Title:

Guidance on Submitting Consolidated Plans and Annual Action Plans for FY 2024

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Community Development Block Grant (CDBG) funds to assist Williamson County with housing and community development activities.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant TX-31

\* b. Program/Project TX-31

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date: 10/01/2024

\* b. End Date: 09/30/2025

**18. Estimated Funding (\$):**

* a. Federal	2,115,309.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	2,115,309.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix: Mr. \* First Name: Bill

Middle Name:

\* Last Name: Gravell

Suffix:

\* Title: Williamson County Judge

\* Telephone Number: 512-943-1665 Fax Number: 

\* Email: bgravell@wilco.org

\* Signature of Authorized Representative:



\* Date Signed:



## Application for Federal Assistance SF-424

**\* 1. Type of Submission:**

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

**\* 2. Type of Application:**

- ☒ New  
☐ Continuation  
☐ Revision

**\* If Revision, select appropriate letter(s):**

**\* Other (Specify):**

**\* 3. Date Received:**

**4. Applicant Identifier:**

**5a. Federal Entity Identifier:**

**5b. Federal Award Identifier:**

E-24-UC-48-0502

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

**\* a. Legal Name:** Williamson County

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

74-6000978

**\* c. UEI:**

C4BDCBLYNND6

**d. Address:**

\* Street1: 710 Main Street

Street2:

\* City: Georgetown

County/Parish:

\* State: TX: Texas

Province:

\* Country: USA: UNITED STATES

\* Zip / Postal Code: 78626-5703

**e. Organizational Unit:**

**Department Name:**

Williamson County Judge

**Division Name:**

Community Development

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:

\* First Name:

Sally

Middle Name:

\* Last Name: Bardwell

Suffix:

Title: Community Development Administrator

**Organizational Affiliation:**

\* Telephone Number: 512-943-3757

Fax Number:

\* Email: sbardwell@wilco.org

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Department of Housing and Urban Development

### 11. Catalog of Federal Domestic Assistance Number:

14.231

CFDA Title:

Emergency Solutions Grant Program

### \* 12. Funding Opportunity Number:

CPD-24-01

\* Title:

Guidance on Submitting Consolidated Plans and Annual Action Plans for FY 2024

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

ESG activities for 2024 Annual Action Plan to assist Williamson County with emergency homeless services, facilities, rapid rehousing, and related activities within eligible target areas.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant TX-31

\* b. Program/Project TX-31

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date: 10/01/2024

\* b. End Date: 09/30/2025

**18. Estimated Funding (\$):**

* a. Federal	162,125.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	162,125.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix: Mr. \* First Name: Bill

Middle Name:

\* Last Name: Gravell

Suffix:

\* Title: Williamson County Judge

\* Telephone Number: 512-943-1665 Fax Number: 

\* Email: bgravell@wilco.org

\* Signature of Authorized Representative:



\* Date Signed:



## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

<b>SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL</b> 	<b>TITLE</b> <div data-bbox="898 1344 1510 1381">Williamson County Judge</div>
<b>APPLICANT ORGANIZATION</b> <div data-bbox="95 1486 868 1516">Williamson County</div>	<b>DATE SUBMITTED</b> 