

## **Williamson County Five-Year Consolidated Plan**

### **Proposed Priorities for FY 2009 through FY 2013**

#### **Overview**

In light of the limited amount of CDBG funds available to Williamson County, not all of the County's housing and community development needs can be addressed over the next five years. Therefore, priorities must be established to ensure that scarce resources are directed to the most pressing housing and community development needs in the County.

A multi-step process was used to establish the priorities for the County. First, data relative to each need was collected and grouped into one of four major categories: housing needs, homeless needs, non-homeless special needs, and non-housing community development needs. (The data describing the need within each category will be provided in its corresponding narrative section of the Five-Year Consolidated Plan document.)

Second, the County consulted with a diverse group of public agencies, nonprofit organizations and community development entities to determine the needs as perceived by the consumers of these groups. (A complete listing of the entities consulted and the responses received will be included in the Five-Year Consolidated Plan document.)

During the public outreach process, six underlying themes were repetitively voiced by the participants in the interviews and focus group sessions. These themes included the following:

- The recession has substantially impacted contributions to local nonprofit organizations. Resources are at an all-time low. The ability of these organizations to provide supportive services to their clientele is substantially impaired. However, consumers are dependent upon these public services as a safety net now more than ever.
- There is a diverse and highly motivated nonprofit community in Williamson County that collectively possesses the organizational capacity to provide housing, services and facilities to lower income households and persons. However, adequate funding to fully finance their programs and initiatives is lacking.
- There is a need for affordable housing for extremely low income and very low income households and persons. This need has increased recently due to employment layoffs, cutback in hours, and rising fuel and food prices.
- The relative absence of public transportation throughout Williamson County impedes the movement of people to employment centers.
- The needs of homeless persons and families in Williamson County are not being adequately served.
- Public infrastructure improvements such as roads, public water and public sewers continue to be needed in residential areas, especially in the rural and unincorporated areas of the County.

Finally, the data were analyzed and priorities were established using the following definitions:

- **High priorities** are those activities that **WILL** be funded with CDBG funds
- **Medium priorities** are those activities that **MAY** be funded with CDBG funds, but only after high priorities have been funded.
- **Low priorities** are those activities that will **NOT** be funded with CDBG funds by the County; however, the County will consider providing certifications of consistency and supporting applications submitted for non-County funds by other entities.

Medium and low priority activities are not unimportant or are not to be understood as being unnecessary in Williamson County. Rather, it is perceived that those needs may have other, more appropriate funding sources. For example, housing rehabilitation funds could conceivably be secured through the State's HOME Program.

Williamson County has identified a limited number of priorities to provide a focus for activities that will be funded. If a high priority proposal is not received during the local CDBG application process, a medium priority project may be funded. There are a sufficient number of medium priority needs to ensure that funds can be spent in a timely manner.

The Consolidated Plan ensures that an adequate performance evaluation system is in place to monitor progress toward accomplishing each priority. The County is committed to tracking its progress in addressing each of the high priority needs. The complete Consolidated Plan will include established goals and benchmarks for each identified priority need.

## **Funding Guidelines**

Williamson County will utilize the following guidelines to prioritize the use of funds:

- Focus funding on those households with the greatest need (i.e., extremely low income households at 0-30% of median income and very low income households at 30%-50% of median income).
- Fund activities that expand the supply of housing affordable to low and moderate income households, especially when these projects are undertaken in conjunction with public infrastructure improvements. Housing production allows for units to be added to the market under the assumption that they will provide long-term assistance. Carrying out infrastructure improvements (such as sidewalk, curb, drainage, water, sewer and/or street improvements) in the immediate vicinity of new housing production will capitalize on the housing investment and add value to a larger residential area.
- Give preference to housing proposals that include a mandatory home ownership counseling and financial management component.
- Fund public facility proposals that benefit extremely low income and very low income households and persons, and persons with special needs.

- Fund projects that leverage other public and private resources.
- Fund projects that provide housing and supportive public services to extremely low income and very low income households and persons, as well as persons with special needs. (15% of the County's non-administrative CDBG budget can be used for public services).
- Fund non-housing community development proposals that eliminate a threat to public health and safety. An example of this type of activity might involve the extension of a water line to an area served by lower income households whose private wells have been contaminated.
- Fund activities that revitalize residential neighborhoods and stabilize business districts that are located within walking distance of residential neighborhoods.

The following charts reflect the County's priorities for CDBG funding over the next five years.

HOUSING NEEDS		
Extremely Low Income (0% up to 30% of MFI)		
		2009-2013 Funding Priority
Renters	Elderly	Medium
	Small Related	Medium
	Large Related	Medium
	All Other	Medium
Owners	Elderly	High
	Small Related	High
	Large Related	High
	All Other	Medium
Very Low Income (30% up to 50% of MFI)		
		2009-2013 Funding Priority
Renters	Elderly	Medium
	Small Related	Medium
	Large Related	Medium
	All Other	Medium
Owners	Elderly	High
	Small Related	High
	Large Related	High
	All Other	Medium
Low Income (50% up to 80% of MFI)		
		2009-2013 Funding Priority
Renters	Elderly	Medium
	Small Related	Medium
	Large Related	Medium
	All Other	Medium
Owners	Elderly	High
	Small Related	High
	Large Related	High
	All Other	Medium

HOMELESS NEEDS		
Families	<b>Housing Type</b>	2009-2013 Funding Priority
	Emergency Shelters	Medium
	Transitional Housing	Medium
	Permanent Supportive Housing	Medium
Individuals	<b>Housing Type</b>	2009-2013 Funding Priority
	Emergency Shelters	Medium
	Transitional Housing	Low
	Permanent Supportive Housing	Low

NON-HOMELESS SPECIAL NEEDS		
	<b>Special Needs Population</b>	2009-2013 Funding Priority
Housing Needs	Frail Elderly	Low
	Persons w/ Mental Illness	Medium
	Developmentally Disabled	Medium
	Physically Disabled	Medium
	Alcohol/Other Addiction	Medium
	Persons w/ HIV/AIDS	Low
	Public Housing Residents	Low
Supportive Services Needs	<b>Special Needs Population</b>	2009-2013 Funding Priority
	Frail Elderly	High
	Persons w/ Mental Illness	High
	Developmentally Disabled	High
	Physically Disabled	High
	Alcohol/Other Addiction	High
	Persons w/ HIV/AIDS	Medium
	Public Housing Residents	High

NON-HOUSING COMMUNITY DEVELOPMENT NEEDS	
<b>Public Facilities and Improvements</b>	2009-2013 Funding Priority
Handicapped Centers	Low
Homeless Facilities	Medium
Youth Centers	Medium
Neighborhood Facilities	High
Parks, Recreational Facilities	Low
Parking Facilities	Low
Solid Waste Disposal Improvements	High
Flood Drain Improvements	High
Water/Sewer Improvements	High
Street Improvements	High
Sidewalks	High
Child Care Centers	Medium
Tree Planting	Low
Fire Stations/Equipment	Low
Health Facilities	Medium
Abused and Neglected Children Facilities	Medium
Asbestos Removal	Low
Facilities for AIDS Patients	Low
Operating Costs of Homeless/AIDS Patients Programs	Low
<b>Economic Development</b>	2009-2013 Funding Priority
Commercial/Industrial Rehabilitation	Medium
Commercial/Industrial New Construction	Low