



Fourth Program Year Action Plan

The CPMP Fourth Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted August 15, 2007	Applicant Identifier B04UC480502	Type of Submission	
Date Received by state	State Identifier 17460009784	Application	Pre-application
Date Received by HUD	Federal Identifier 74600978	<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Construction
		<input checked="" type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information			
Williamson County		TX489491 WILLIAMSON COUNTY	
301 S.E. Inner Loop		76930049	
0		Williamson County, TX	
Georgetown	Texas	Williamson County Commissioners' Court	
78626	Country U.S.A.	0	
Employer Identification Number (EIN):		Williamson County	
74-600978		10/4	
Applicant Type:		Specify Other Type if necessary:	
Local Government: County		Specify Other Type	
Program Funding		U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding			
Community Development Block Grant		14.218 Entitlement Grant	
CDBG Project Titles Cedar Park, Ranchettes Flood Control Project Georgetown, Leander and 22 nd Street Improvements Georgetown Housing Authority, Sierra Ridge Apartments. Jarrell, City Sewer System Liberty Hill, City Sewer System Mobile Outreach Team, Social Service Taylor, Dickey Street Drainage Thrall, Highway 79 Water Line		Description of Areas Affected by CDBG Project(s) Various locations in Williamson County (see included project maps)	
\$CDBG Grant Amount \$1,110,780	\$Additional HUD Grant(s) Leveraged \$0	Describe	
\$Additional Federal Funds Leveraged \$0		\$Additional State Funds Leveraged \$146,181	

\$Locally Leveraged Funds \$22,824,988		\$Grantee Funds Leveraged \$0	
\$Anticipated Program Income \$0		Other (Describe)	
Total Funds Leveraged for CDBG-based Project(s) \$22,971,169			
Home Investment Partnerships Program		14.239 HOME	
HOME Project Titles		Description of Areas Affected by HOME Project(s)	
\$HOME Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOME-based Project(s)			
Housing Opportunities for People with AIDS		14.241 HOPWA	
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			
Emergency Shelter Grants Program		14.231 ESG	
ESG Project Titles		Description of Areas Affected by ESG Project(s)	
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts 31	Project Districts 31		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
		<input type="checkbox"/> No	

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Program has not been selected by the state for review
Total Funds Leveraged for ESG-based Project(s)			

Person to be contacted regarding this application		
Sally	J	Bardwell
Grants Coordinator	512-260-4249	512-260-4284
sbardwell@wilco.org	www.wilco.org	0
Signature of Authorized Representative		Date Signed

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is optional, but encouraged. If you choose to complete it, please provide a brief overview that includes major initiatives and highlights that are proposed during the next year.

Program Year 4 Action Plan Executive Summary:

The Williamson County Community Development Block Grant (CDBG) program currently has ten participating cities. The cities include Cedar Park, Georgetown, Granger, Hutto, Jarrell, Leander, Liberty Hill, Taylor, Thrall and Weir. A five year Consolidated Plan was developed in 2004 in an effort to address needs of low to moderate income persons living within Williamson County.

The County has been awarded CDBG funds in the amount of \$1,110,780 for Fiscal Year 2007. The five year Consolidated Plan was developed to encourage phased projects in an effort to better utilize the CDBG funding. In accordance to the priorities identified and outlined in the County's Consolidated Plan, seven infrastructure projects and one social service project were identified for FY07 allocations. The projects will serve low to moderate income areas and households throughout the County. The Action Plan covers the period of October 1, 2007 through September 30, 2008. The projects meet national goals and supports ongoing efforts in the community to address the growing population.

City of Cedar Park
 Infrastructure/Ranchettes Subdivision Flood Control Project
 Sustainability for the purpose of creating Suitable Living Environments

City of Georgetown (FY06 phased project)
 Infrastructure/Drainage and Street Improvements
 Sustainability for the purpose of creating Suitable Living Environments

Georgetown Housing Authority
 Infrastructure/Sierra Ridge Apartments

Affordability for the purpose of providing Descent Housing

City of Jarrell (FY04 phased project)

Infrastructure/City Sewer System

Affordability for the purpose of creating Suitable Living Environments

City of Liberty Hill (FY04 phased project)

Infrastructure/Sewer for Old Town

Affordability for the purpose of creating Suitable Living Environments

Mobile Outreach Team (Social Service)

Social Service/Williamson County Mobile Outreach Team (MOT)

Availability/Accessibility for the purpose of creating Suitable Living Environments

City of Taylor (FY04 phased project)

Infrastructure/Dickey Street Drainage Project

Sustainability for the purpose of creating a Suitable Living Environment

City of Thrall

Infrastructure/Highway 79 Water Line

Accessibility for the purpose of creating Suitable Living Environments

The Grants Coordinator will prepare and submit all required documents that are needed to support the CDBG program. The Coordinator will develop partnerships with community organizations to develop an efficient plan to address the needs of the low and moderate income persons.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

Program Year 4 Action Plan General Questions response:

The 2000 U.S. Census shows that the Williamson County population is 249,967. Population statistics for the County indicate the County grew 79% over the previous ten years. The U.S. Census gives a 2006 estimated population of 353,830. Target areas include low-mod areas throughout the County. See attached maps for specific locations of projects (Attachment A).

City of Cedar Park

Infrastructure/Ranchettes Subdivision Flood Control Project

Recommended Amount to Award: \$131,600 (11.8% of CDBG allocation)

National Objective: Benefits low-mod income persons on an Area Basis

Leveraged Amount: \$232,435

Sustainability for the purpose of creating Suitable Living Environments

Project Description:

The City of Cedar Park is requesting CDBG funding to be used in a flood control project. The recommended amount of \$131,600 will be used for land acquisition in the Ranchettes subdivision of Cedar Park. Homes in the subdivision continuously flood. The acquired land will be used as drainage easements for future channel improvements. This project will take an estimated 2 to 4 years to complete.

City of Georgetown

Infrastructure/Drainage and Street Improvements Phase II (FY06 Phased Project)

Recommended Amount to Award: \$250,000 (22.5% of CDBG allocation)

National Objective: Benefits low-mod income persons on an Area Basis

Leveraged Amount: \$15,000

Sustainability for the purpose of creating Suitable Living Environments

Project Description:

The City of Georgetown is requesting CDBG funding to fund an infrastructure project located on Leander Street from 18th Street to 22nd Street and 22nd Street from Austin Ave to 400 feet east of Leander Street. The proposed project would provide drainage improvements for a 20 house development by Habitat for Humanity and a 100 unit apartment complex that would house approximately 200 low to moderate income adults. The recommended CDBG funding amount of \$250,000 would be used for a portion of the construction costs of this project. The service area of this project is 84% low/mod and would impact approximately 280 persons and 120 households.

Georgetown Housing Authority

Infrastructure/Sierra Ridge Apartments (FY06 Phased Project)

Recommended Amount to Award: \$150,000 (13.5% of CDBG allocation)

National Objective: Benefits low-mod income households

Leveraged Amount: \$21,847,750

Affordability for the purpose of providing Decent Housing

Project Description:

The Georgetown Housing Authority is requesting CDBG funding to be used for the sewer and water infrastructure and sidewalks and road paving for a new residential and commercial complex (Sierra Ridge Apartments). The complex will be on Northwest Boulevard near IH 35 in Georgetown, TX. The recommended amount of \$150,000 will be used to develop the sewer and water infrastructure needed to support such a complex. The project will construct 174 residential rental units for low-mod income households. 100% low-mod.

City of Jarrell

Infrastructure/City Sewer System (FY04 Phased Project)

Recommended Amount to Award: \$146,181 (13.2% of CDBG allocation)

National Objective: Benefits low-mod income households

Leveraged Amount: \$146,181

Affordability for the purpose of creating Suitable Living Environments

Project Description:

The City of Jarrell is requesting CDBG funding to fund first time sewer connections for low to moderate income beneficiaries. The total cost of this project is \$8,450,000. The recommended CDBG funding amount of \$146,181 would be used to pay for connections to seven low/mod income households. The project as a whole will develop a city sewer system and make approximately 106 household connections using CDBG funds upon project completion. CDBG funds can only be used to pay for connection fees of low/mod income households. Income surveys will be used in determining eligible low/mod households. Project benefits 100% low-mod.

City of Liberty Hill

Infrastructure/Sewer for Old Town (FY04 Phased Project)

Recommended Amount to Award: \$125,805 (11.3% of CDBG allocation)

National Objective: Benefits low-mod income households

Leveraged Amount: \$125,805

Affordability for the purpose of creating Suitable Living Environments

Project Description:

The City of Liberty Hill is requesting CDBG funds to assist with household connection fees associated with the new sewer system in an area known as Old Town. The recommended CDBG funding amount of \$125,805 would be used for first time connections for approximately 15 low income households. The project as a whole will develop a city sewer system and make approximately 59 household connections using CDBG funds upon project completion. CDBG funds can only be used to pay for connection fees of low/mod income households. Income surveys will be used in determining eligible low/mod households. Project benefits 100% low-mod.

Williamson County Mobile Outreach Team

Social Service/Williamson County Mobile Outreach Team (MOT)
(FY06 Continued Project)

Recommended Amount to Award: \$79,194 (7.1% of CDBG allocation)

National Objective: Benefits low-mod income persons Limited Clientele

Leveraged Amount: \$273,998

Availability/Accessibility for the purpose of creating Suitable Living Environments

Project Description:

The recommended CDBG funding amount of \$79,194 will be used to pay for services rendered to low-income residents in various participating cities in the County and in unincorporated County locations. The MOT received FY06 funding that is currently being used in this same manner. The proposed amount will allow the MOT to maintain this level of service.

City of Taylor

Infrastructure/Dickey Street Drainage Project
(FY04 Phased Project (Phases III and IV))

Recommended Amount to Award: \$100,000 (9% of CDBG allocation)

National Objective: Benefits low-mod income persons on an Area Basis

Leveraged Amount: \$220,000

Sustainability for the purpose of creating Suitable Living Environments

Project Description:

The City of Taylor is requesting CDBG funding to fund the construction of a storm drainage system that will alleviate street and home flooding in the Dickey Street area. The recommended CDBG funding amount of \$100,000 would be used for a portion of construction costs. The service area of this project is 75.7% low/mod and would impact approximately 675 households.

City of Thrall

Infrastructure/Highway 79 Water Line

Recommended Amount to Award: \$128,000 (11.5% of CDBG allocation)

National Objective: Benefits low-mod income persons on an Area Benefit

Leveraged Amount: \$110,000

Sustainability for the purpose of creating Suitable Living Environments

Project Description:

Due to the expansion of Highway 79, the City of Thrall must relocate its water line. The water line is currently located in the Highway 79 right of way. The City is requesting funds to be used in the relocation process. The recommended \$128,000 would be used for a portion of the engineering and/or construction costs of this project. The area being served by the water line is 69.2% low-mod.

Program Administration

Due to carry-over administration funds from previous years, no program admin will be allocated from FY07 funding.

Allocations are based on needs of communities within the County, scoring results, budget details, and specific needs of the projects. Priorities determined in the development of the five year Consolidated Plan identify public facility and infrastructure projects as high needs and public service and economic development as medium needs. Please see Table 2B (Attachment B)

The Consolidated Plan was developed through the collaborative efforts of County businesses, non-profit organizations, city governments, and citizens' participation. Projects for fiscal year 2007 were chosen in accordance to these priorities.

The Grants Coordinator is working with a collaboration of social service organizations that represent various areas of the County to develop the Williamson County Homeless Task Force. The consortium is working to implement a more efficient use of services, better collaboration, and is working with the Austin/Travis County Continuum of Care to develop a plan that will better serve the central Texas area and residents of Williamson County. Utilizing the expertise and experience of the Austin/Travis County Continuum of Care will assist Williamson County in accessing additional funds to be used for the County's low income residents.

Williamson County will continue to work with the agencies serving the community in an effort to better coordinate services and to address obstacles that may arise when attempting to assist the underserved. The County will utilize CDBG funds to address the projects outlined in this plan. The entities receiving the funds (subrecipients) have leveraged the CDBG funds with \$22,971,169.

Attachment A - Project Maps

Attachment B - Williamson County HUD Table 2B

Attachment C - FY07 Summary of Proposed Project Budgets

Attachment D - City Applications

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 4 Action Plan Managing the Process response:

The Williamson County Auditor's Office is designated by the County as the single point of contact and lead agency for the U.S. Department of Housing and Urban Development (HUD) Entitlement program. Three departments that comprise the office include procurement, financial, and internal audit.

The County Auditor's Office will be responsible for fiscal oversight regarding monitoring of projects funded under this program. The Grants Coordinator will be responsible for program and contracting compliance. All contracts will provide guidelines, documentation and tracking methods to meet federal, state, and local requirements.

Purchasing will be handled by the individual cities and non-profits using County bidding processes with validation occurring through regular desk audits by the Grants Coordinator. The Williamson County Grants Office and the Procurement Office will work closely with entities who are less familiar with the procurement process. Monitoring and compliance will include a review for completeness and accuracy, administrative desk audits, and on-site reviews.

Subrecipients will manage the day to day operations of the individual projects outlined in this plan. The Williamson County Grants Coordinator will work closely with each subrecipient to ensure compliance of federal and local regulations for projects utilizing CDBG funds.

The County developed the Consolidated Plan to promote phased activities. This allows for better monitoring of progress and allows for a more efficient disbursement of funding. Following these actions along with collaborating with participating cities will ensure that obstacles to meeting the needs of the underserved will be overcome.

Letters notifying each participating city and Williamson County Commissioners of the amount of CDBG funds available were mailed in an effort to generate funding requests. This information was also posted on the Williamson County CDBG website. Submitted proposals were reviewed and projects were proposed to Commissioners' Court based on priorities outlined in the Consolidated Plan, scoring results, budget details, timelines and specific needs of the project. Two public hearings were held during this process in an effort to gather input from citizens and organizations.

The County encourages enhanced coordination of public and private housing, health, and social service organizations. Comprised of several organizations, various County departments, and public housing authorities, the Williamson County Homeless Task Force is collaborating with the Austin/Travis County Continuum of Care program. Doing this allows for the possibility of receiving additional funds to assist low-mod income residents. The expertise of the consortium members is vital in determining the needs of the low-mod income residents of the County and comprising a plan to better meet those needs.

The County is utilizing 7.1% of its CDBG allocation to assist the Mobile Outreach Team (social service). The mission of the MOT is to link persons in crisis with mental health, social service, or medical providers and prevent the escalation of a crisis or interaction with law enforcement and other first responders and thus reducing costs by more efficiently assisting the clients. The County also supports the Capital Area Rural Transportation Systems, the Williamson County Crisis Center the Children's Advocacy Center and the Williamson-Burnet County Opportunities. A complete list of agencies financially supported utilizing County general funds can be found in Attachment E. Dollar amounts shown on the attachment are recommendations only. Williamson County Commissioners' Court approval will be requested during the County's budgetary process.

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 4 Action Plan Citizen Participation response:

The CDBG citizen participation plan indicates that all federal regulations regarding public comment periods and participation will be followed by the Williamson County Grants Office. The Grants Office encourages the public to review documents concerning the CDBG program and provide feedback when desired and needed.

Notification of funding was mailed to representatives of participating cities, County Commissioners, and posted on the Williamson County web site at www.wilco.org. Notification was also posted in local newspapers. A public hearing was held on February 21, 2007 to gather input regarding the CDBG program and potential projects.

The first draft project proposal was approved by the Williamson County Commissioners' Court on May 8, 2007. It was then made available for public comment at the libraries and city halls of the cities in which projects were proposed to take place. A second public hearing was held on June 6, 2007. An announcement of the approval of the first draft proposal and the notice of a 30-day comment period were published in local newspapers in both English and Spanish. It was also published that approval of the final Annual Action Plan for FY07 would be requested at the June 19, 2007 Commissioners' Court. This date was delayed by one week. Final approval was requested on June 26, 2007.

The final draft of the Annual Action Plan was approved by Commissioners' Court on June 26, 2007. The approval and notice of the public comment period were announced to the public through the local newspapers. The Action Plan was then made available for 30 days for public comment.

The first draft proposed plan was made available for review and public comment from May 17 – June 15, 2007. The final draft was made available July 5 – August 3, 2007. All documents were made available at the following locations:
Williamson County Inner Loop Annex and Website at <http://wcportals.wilco.org/HUD/>
City Halls and Public Libraries of the following:
City of Cedar Park
City of Georgetown
City of Jarrell
City of Liberty Hill
City of Taylor
City of Thrall

Notices were published in the following newspapers:

Williamson County Sun
Round Rock Leader
Austin American-Statesman
Hill Country News
Taylor Daily Press
Liberty Hill Independent

To date, no public comments have been received.

Appendix F - Newspaper Articles, Publishers' Affidavits and Commissioners' Court Meeting Minutes showing approval of proposals

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 4 Action Plan Institutional Structure response:

The County will continue to work with local school districts, social service organizations and local businesses to identify needs of low- and moderate-income persons and devise appropriate plans that will meet those needs. The Grants Coordinator will continue to work with the various social service organizations and public housing authorities to develop a Continuum of Care for the County. The

consortium is currently collaborating with the Austin/Travis County Continuum of Care in an effort to secure funds for a County wide project that will assist low-income residents with rental vouchers, provide guidance to services available throughout the County and aid them in obtaining permanent housing and self sufficiency.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 4 Action Plan Monitoring response:

The Grants Coordinator will conduct on-site monitoring as well as receive monthly reports indicating progress submitted by the project cities and organizations.

Reviews will be conducted by the County on a routine interval established at the beginning of each project. The number of site visits will be dependent on the project timeline and will be in accordance with industry accepted project management standards and risk management practices. The on-site review will include a scheduled site visit which will review consistency with project scope, timeline and budget. Other reviews will verify adequate and accurate on-site record keeping and documentation and validate the use of appropriate general management and financial management practices. Finally, the review will ensure consistency with national, County and overall plan objectives. The funds will also be reviewed by the County's outside audit firm for compliance with single audit and other auditing guidelines.

Completeness and accuracy checks will be performed by the County Grants Coordinator to ensure the following: 1) consistency with Action Plan specifications, 2) availability of funding, 3) environmental review, 4) data entry of project into Integrated Disbursement Information System (IDIS), and 5) project validation.

Payment processing will be coordinated between the Grants Coordinator and the Williamson County Auditors' staff. Payments for work performed on each funded project will be processed through the Federal HUD IDIS system in accordance with HUD requirements.

Williamson County coordination between the Auditors' Office and the Purchasing Department provides the structure, validation and responsibility necessary to assist each city/organization with bidding projects and ultimately processing invoices submitted for payment by any subrecipients. Subrecipients follow the Williamson County Procurement Guidelines.

Attachment G - Williamson County Monitoring Standards

The following are the Williamson County Disbursement procedures for the CDBG Program:

Purpose: To promote the prudent exercise of judgment when spending County and/or Community Development Block Grant (CDBG) dollars. These policies will provide accountability and consistent Accounts Payable procedures in the issuance of checks for Williamson County obligations. The responsibility to observe these guidelines rests with the Subrecipient Authorized Personnel and the Grants Coordinator of Williamson County who certify conformance to these guidelines by approving the expenditure.

1. Checks for payment of County obligations are issued no later than 30 days after the date the invoice is received in the Accounts Payable department, pursuant with Vernon's Texas Civil Statute, Subtitle F, Chapter 2251.021.
2. Drawdown Request Forms and Invoices received in the Grants Office by 5pm on Tuesdays will be processed and forwarded to the Accounts Payable office by Wednesday at 5pm. The Accounts Payable office will complete the payment process. Checks are cut and approved approximately 13-20 days following submission. Submissions made after the Tuesday 5pm deadline will be processed the following week.
3. Checks are issued every Tuesday. When an issuance date falls on a holiday, checks are issued on either the first working day before or after the holiday.
4. Any invoice and Drawdown Request Form requiring additional review or signatures may cause delays in processing.
5. Manual checks are issued in emergency situations only. Emergency is defined as the occurrence of an unforeseen circumstance which may result in harm to the public good.
6. Payments will be made from an invoice submitted with a Drawdown Request Form that has an original approval signature.
7. Approval signatures should not be made on the remittance portion of the invoice. Attach a Drawdown Request Form with approval signature.
8. Some suppliers require payment at the time an order is placed. Subrecipients must complete a purchase requisition and send the relevant backup documentation to the Grants Office for processing and submittal to Accounts Payable for approval.

Any questions or extenuating circumstances should be directed to the Grants Office. 512-260-4249 or sbardwell@wilco.org

Attachment H - Drawdown Request Form and Instructions

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families.

Program Year 4 Action Plan Lead-based Paint response:

The five year goal regarding the removal of lead-based paint states that the County will attempt, where possible, to conduct desk audits and inventory of approximately 1300 homes built before 1978 to determine an accurate number of homes that require lead screening. Williamson County will then identify costs and funding sources that will support the planning and removal of lead-based paint for applicable units. Until a program is developed, the Grants Coordinator will attempt to assist those with lead base paint concerns by directing them to services that can assist.

Attachment I - Williamson County Housing Information

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 4 Action Plan Specific Objectives response:

The City of Georgetown and the Georgetown Habitat for Humanity have collaborated in an effort to revitalize the area of Old Mill Village in Georgetown to develop affordable housing. The County funded Georgetown Habitat for Humanity with 2004 CDBG funds for the purpose of constructing water and wastewater lines for 20 Habitat Homes that will be built in 2004-2009. CDBG funding for 2005 was awarded to the City of Georgetown to complete a portion of the infrastructure of the Old Mill Village project. Currently, there are five Habitat for Humanity homes completed. FY2006 and FY2007 funding was awarded to the City of Georgetown for the second phase of the Old Mill Village Neighborhood revitalization. This phase will allow for additional development in the area and provide for a suitable living environment and decent, affordable housing.

FY07 CDBG funds were awarded to Habitat for Humanity of Georgetown for a new development, Smith Branch Park Habitat, where 15 new affordable homes will be built. The County also supports Habitat Georgetown and Round Rock with County general fund allocations. It has been recommended that \$18,000 and \$6000 be awarded to Habitat Georgetown and Round Rock respectively. Habitat Georgetown funds will be used for the slabs and flatwork for four to five new homes in the Old Mill Village neighborhood.

Habitat Round Rock funds will be used towards the foundation of the Women Build Home. Funds will be directed toward those services requiring professional assistance rather than volunteers.

A second phase of CDBG funds will be contributed to the Georgetown Housing Authority to assist in the development of the Sierra Ridge Apartment complex. The complex will provide approximately 174 affordable rental units to low-mod income citizens. The development combats the insufficient availability of decent, affordable housing faced by Williamson County residents.

Williamson County will continue to work with the Community Housing Development Organizations (CHODO) and other non-profits to facilitate the development of low- and moderate-income housing in low- and moderate-income areas of the County.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 4 Action Plan Public Housing Strategy response:

The Grants Coordinator is participating in the Williamson County Homeless Task Force. One of the goals of this collaboration is to develop a system that will better support Williamson County citizens with finding and sustaining affordable housing. The consortium is discussing how best to devise a plan that will eliminate barriers to affordable housing, eliminate homelessness, and how best to access additional funds to assist in these endeavors.

Williamson County Housing Authorities indicated that it is necessary for a review of the public housing situation be conducted and areas of concerns be addressed. Specifically, inconsistencies regarding available programs within the County, limited information regarding the current status of available subsidized housing, and lengthy waiting lists are concerns.

The County will collaborate with the public housing authorities and other social organizations to compile accurate information regarding public housing and distribute the information to current residents and others who are eligible for assistance. The County will also continue to support organizations that promote affordable and decent housing.

The County will work with the public housing authorities within the County in an effort to improve programs and assistance for the residents. PHAs will be encouraged to request citizen participation in the management of the Housing Authorities. The County will work with the PHAs to determine the most appropriate route to take in order to accomplish solid citizen participation.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 4 Action Plan Barriers to Affordable Housing response:

The County will support and assist the development of programs to aid first time home buyers with financial preparation and/or assistance for the purchase of a new home. The Grants Coordinator is currently participating in the Williamson County Homeless Task Force to develop a centralized comprehensive method for tracking and monitoring the status of public housing and subsidized units throughout the County.

The County will continue to support The Capital Area Housing Finance Corporation (CAHFC) which aids Williamson County residents of low- and moderate-income status with down payment assistance for first time home purchasing, beneficial lending options, and ten year deferred, forgivable loans in the form of a second or third lien at zero percent interest. CAHFC will continue to support multi-housing projects to ensure housing needs are met for low and moderate income residents and seniors of Williamson County. The organization also supports social programs that provide individuals with the skills to remain independent and successful.

A large barrier identified is the availability of affordable homes for low-mod income individuals and/or families. The County is supporting organizations such as Habitat for Humanity of Greater Round Rock and Georgetown, and the Georgetown Housing Authority to increase availability of affordable housing throughout the County. Specific objectives are previously outlined in the section titled as such.

Another barrier identified is the lack of centralized social service agencies and lack of transportation to the services that are available. Several Williamson County residents live in rural areas of the County and thus could have difficulties finding transportation to needed services. The County supports the Capital Area Rural Transportation Systems (recommended FY07 general fund amount of \$20,000) in an effort to provide reliable and safe transportation to those who require it.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.

- f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 4 Action Plan HOME/ADDI response:
Williamson County does not receive ADDI funds.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 4 Action Plan Special Needs response:

The County will continue to support efforts to end chronic homelessness by supporting social service organizations such as Habitat for Humanity of Greater Georgetown and Greater Round Rock. The County also supports the Round Rock Area Serving Center which operates a Fresh Food for Families program, coordinates a Coats for Kids program and provides financial assistance for utilities, rents, prescriptions, temporary lodging and gasoline. Programs such as these have the ability to give low-income residents of Williamson County the support needed to improve quality of life.

The Grants Coordinator will continue to attend the Williamson County Homelessness Task Force meetings in an effort to coordinate with County social services and school districts on homelessness issues. Developing and implementing a Continuum of Care Plan will take place as time permits.

The Georgetown Housing Authority with the support of other social service organizations and the County has applied through the Austin/Travis County Continuum of Care for funds to assist the Williamson County Leasing Assistance Program. The program would assist low-mod income individuals and families throughout the County by providing rental vouchers for transitional housing. The program will also include a case management component that will allow households to receive the life skills necessary to live independently and no longer require housing assistance. The funds applied for total \$190,200 from the Continuum of Care Homeless Assistance Program. The participating service organizations have committed services and resources exceeding a 200% leveraging match. Participating service organizations include:

The Caring Place
United Way of Williamson County
Round Rock Serving Center
Life Steps
Lone Star Circle of Care
Interagency Support Council of East Williamson County
Hope Alliance
Williamson-Burnet County Opportunities
Hill Country Ministries
Williamson County Mobile Outreach Team
Rural Capital Area Workforce Development Board
Georgetown Housing Authority

The County also supports organizations such as the Williamson County Crisis Center (recommended FY07 general fund amount of \$67,000) to support victims of domestic abuse with transitional housing among other services. The Round Rock Area Serving Center (recommended FY07 general fund amount of \$5000) provides food vouchers and financial assistance for utilities, rent and prescriptions. Capital IDEA (recommended FY07 general fund amount of \$5000) provides training and education to low-mod income citizens so that they can move out of poverty and into the high-skill workforce. Similarly, the Literacy Council of Williamson County (recommended FY07 general fund amount of \$25,000) provides tutoring in English as a Second Language, basic literacy, and GED preparation. These programs assist individuals and families with transitional housing and developing the skills and education needed to obtain jobs and begin to live independently.

The County will continue to support efforts to prevent homelessness through public services. For example, the County will work with local school districts and social service organizations to assist in the prevention of homelessness and chronic homelessness.

The Grants Coordinator is working with the Williamson County Homeless Task Force to devise a plan to end homelessness. While the plan is still in its infancy, the coordination of services, public housing authorities and the County is proving to make strides in developing an efficient and effective plan. There are multiple options the task force is discussing and hopes to move forward once more details are collected and the consortium can thoroughly review the options.

Accurately identifying the number of homeless in the County will be difficult. Again, the County will collaborate with local school districts and social service organizations to determine these numbers and a viable solution.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 4 Action Plan ESG response:
Williamson County does not receive ESG funds.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 4 Action Plan Community Development response:
The County's top non-housing community development need is infrastructure. Improvements in the County's infrastructure will address health related hazards in flood prone areas, provide safe walks for citizens, provide sewage and water lines improvements or installations, and road repair.

Projects chosen for fiscal year 2007 funding as described in the General Questions section of this document address infrastructure improvements and a social service (Mobile Outreach Team) for Williamson County.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 4 Action Plan Antipoverty Strategy response:

Williamson County will work collaboratively with its cities to reduce the number of poverty level families. The County is dedicated to locating financial assistance for affordable housing. This will be accomplished by working with area lending institutions and public service organizations to monitor the development of financial assistance options and possible funding sources. Additional financial assistance provided by social service organizations can be utilized to aid with utilities, rent, food, and/or shelter.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 4 Action Plan Specific Objectives response:

The County will continue to work with local social service organizations to provide assistance for elderly to address housing needs including transitional and other shelter assistance for the elderly population. The County will also strive to give assistance to address emergency housing placement, disability services, job training, and life skills training for persons who receive mental health screening and assessments, adults and children with mental health disorders and persons with co-occurring substance abuse and mental disorders. These services will be provided to chronic substance abusers, persons with serious mental illness, persons with dual-diagnosis, and persons with HIV/AIDS. The County will provide assistance where possible to increase affordable housing to veterans.

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.

2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on the accomplishments under the annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 4 Action Plan HOPWA response:
Williamson County does not receive HOPWA funds.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 4 Specific HOPWA Objectives response:
Williamson County does not receive HOPWA funds.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.