

NOTICE OF PUBLIC POSTING AND PUBLIC HEARING FOR
WILLIAMSON COUNTY/HUD CDBG GRANT
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

Williamson County was awarded a Community Development Block Grant (CDBG) FY22 (October 2022-September 2023) funding allocation of \$1,712,437 to successfully support community development and affordable housing efforts for low and moderate income areas throughout the County.

A public hearing will be held by the Williamson County CDBG office on Tuesday, December 12, 2023 at 5:00pm at the Williamson County Courthouse located at 710 Main Street, Georgetown, TX 78626. The purpose of the hearing is to receive public comments concerning the 2022 CAPER. Please use the 8th Street (south) entrance to the Courthouse.

In accordance with HUD regulations, the County encourages public participation to review and comment on the CAPER. Direct written comments by December 18, 2023 to the following address:

Honorable Bill Gravell, County Judge
710 Main Street
Georgetown, TX 78626

The report will be available for review from December 4 – December 18, 2023 at the following locations:

Williamson County Courthouse and Website at www.wilco.org

Georgetown Housing Authority

Jarrell City Hall

Granger City Hall

Granger Housing Authority

Taylor City Hall

Taylor Housing Authority

Cedar Park City Hall

Georgetown City Hall

Leander City Hall

Liberty Hill City Hall

Weir City Hall

Coupland City Hall

Hutto City Hall

Comments received on or before the December 18, 2023 deadline will be considered for inclusion in the final report.

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

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

Williamson County is committed to compliance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, as amended. Reasonable modifications and equal access

to communications will be provided upon request. Please call 512-943-3757 (voice) or Relay Texas at 1-800-735-2989 (TDD) for assistance.

Bill Gravell, County Judge

AVISO DE LA FIJACIÓN PÚBLICA Y AUDIENCIA PÚBLICA PARA
WILLIAMSON COUNTY / HUD CDBG GRANT
RENDIMIENTO ANUAL CONSOLIDADO Y INFORME DE EVALUACIÓN
(CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT-CAPER)

El Condado de Williamson recibió una Subvención del Bloque para el Desarrollo Comunitario (Community Development Block Grant (CDBG), FY22 (octubre 2022 a septiembre 2023) la asignación de fondos de 1,712,437 dólares para sostener exitosamente el desarrollo de la comunidad y esfuerzos de vivienda razonable para áreas bajas y de ingresos moderados a través del Condado.

Una audiencia pública se llevará a cabo por la oficina de CDBG del Condado de Williamson el martes, 12 de diciembre 2023 a las 5:00 pm en el Palacio de Justicia del Condado de Williamson ubicado en 710 Main Street, Georgetown, TX 78626 . El propósito de la audiencia es para recibir los comentarios del público acerca de CAPER 2022. Por favor, use la entrada Calle Ocho (8th Street) (al sur) del Palacio de Justicia.

De conformidad con las regulaciones de HUD, el Condado fomenta la participación del público a revisar y comentar sobre el CAPER. Enviar los comentarios por escrito en o antes del 18 de diciembre 2023 a la siguiente dirección:

Honorable Bill Gravell, Juez del Condado
710 Main Street
Georgetown , TX 78626

El informe estará disponible para la revisión del 4 diciembre 2023 hasta 18 diciembre 2023 en los siguientes lugares:

Williamson County Courthouse y Sitio Web en www.wilco.org
Georgetown Housing Authority (Autoridad de Vivienda)
Jarrell City Hall
Granger City Hall
Granger Housing Authority
Taylor City Hall
Taylor Housing Authority
Cedar Park City Hall
Georgetown City Hall
Leander City Hall
Liberty Hill City Hall
Weir City Hall
Coupland City Hall
Hutto City Hall

Los comentarios recibidos en o antes del 18 de diciembre 2023 serán consideradas para su inclusión en el informe final.

El Condado de Williamson también ofrece, a todas las personas que no hablen inglés y previa solicitud por escrito, versiones traducidas de todos los documentos públicos y avisos de audiencia pública. Las personas que no hablen inglés que deseen documentos públicos traducidos o avisos públicos deben solicitar estos artículos formalmente en la Oficina de CDBG del Condado de Williamson durante el horario comercial normal.

Se realizarán adaptaciones razonables para personas con discapacidades y para poblaciones que no hablen inglés a pedido y según corresponda. Llame al 512-943-3757 o escriba a la dirección a continuación para solicitar información, documentos, registros o adaptaciones.

El Condado de Williamson se compromete al cumplimiento de la Ley de Americanos con Discapacidades (ADA) y la Sección 504 del Acta de Rehabilitación de 1973, según enmendada. Modificaciones razonables e igual acceso a comunicaciones se puede proporcionar a petición. Por favor llame a 512-943-3757 (voz) o Relay Texas al 1-800-735-2989 (TDD) para obtener ayuda.

Bill Gravell, Juez del Condado

Williamson County, TX

Community Development Consolidated Annual Performance and Evaluation Report Fiscal Year 2022

Sally Bardwell

Williamson County Community Development

512-943-3757

sbardwell@wilco.org

Williamson County

710 Main Street

Goals and Outcomes

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

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

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

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

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

Public Facility and Infrastructure Improvements

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

Increase Access to Affordable Housing

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

Decrease Homelessness

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

Public Services

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

Affirmatively Further Fair Housing

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

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

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

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

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

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

Habitat for Humanity of Williamson County Home Repair Program

Activity 135

Project will assist approximately twenty eligible households who are in need of home repairs within CDBG participating cities or the unincorporated areas of the County. Homeowners will meet CDBG defined income qualifications. Home repairs can include, but are not limited to, roofing, siding, weatherization (windows), energy efficiency/conservation (plumbing, electrical), accessibility and/or safety. Project is underway.

FY22: \$150,000

CDBG Funds Utilized to Date: \$136,795.86

Income Qualified Households

City of Georgetown Home Repair Program

Project will assist approximately twenty eligible households who are in need of home repairs within Georgetown city limits, including the San Jose and TRG neighborhoods. Homeowners will meet CDBG defined income qualifications. The program will be administered by Habitat for Humanity of Williamson County. Home repairs can include, but are not limited to, roofing, siding, weatherization (windows), energy efficiency/conservation (plumbing, electrical), accessibility and/or safety. Program is utilizing prior funding.

FY22: \$150,000

CDBG Funds Utilized to Date: \$0

Income Qualified Households

Helping Hands of Georgetown/Social Service Food Pantry

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

FY22: \$30,000

CDBG Funds Utilized to Date: \$0

Limited Clientele, Location and Nature

Key2Free/Social Service Medical Services

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

FY22: \$78,200

CDBG Funds Utilized to Date: \$0

Limited Clientele

Impact Counseling Services/Social Service

Provide individual and group therapy, small and large group presentations, crises intervention, psychiatric care, medication monitoring and family therapy to participating schools in Eastern Williamson County. Funding will allow the program to maintain and potentially increase the number of clients served. Program under new management and is underway.

FY22: \$50,000

CDBG Funds Utilized to Date: \$0

Limited Clientele

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

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

FY22: \$96,000

CDBG Funds Utilized to Date: \$82,100

Census Tract 213 (Block Groups 2 and 3)

Percent Low-Mod: 50.50%

Percent Minority: 39.51%

Georgetown Housing Authority

Project amended and recently approved. Updated project description:

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

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

Improvements to HVAC system and removing gas heaters.

FY21: \$330,000

FY22: \$300,000

CDBG Funds Utilized to Date: \$0

100% Low Mod

Georgetown 21st Street Project

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

FY20: \$97,000

FY22: \$121,712

CDBG Funds Utilized to Date: \$40,872.40

Income Qualified Households

Granger Housing Authority Rehab

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

FY22: \$121,330

CDBG Funds Utilized to Date: \$0

100% Low Mod

Hutto Resource Center/Social Service Mortgage Assistance

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

FY22: \$50,000

CDBG Funds Utilized to Date: \$0

Income Qualified Households

Jarrell Water System Improvements

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

FY22: \$347,195

CDBG Funds Utilized to Date: \$0

Census Tract 216.03 (Block Group 2)

Percent Low-Mod: 50.74%

Percent Minority: 25.3%

Program Administration

FY22: \$218,000

CDBG Funds Utilized to Date: \$144,031.42

Previously Funded Project Information

Habitat for Humanity of Williamson County Home Repair Program

Activity 123

Accomplishments: Project will assist approximately ten eligible homeowners who are in need of home repairs within CDBG participating cities or the unincorporated areas of the County. Homeowners will meet CDBG defined income qualifications. Home repairs can include, but are not limited to, roofing, siding, weatherization (windows), energy efficiency/conservation (plumbing, electrical), accessibility and/or safety. This is the final time this project will be reported in a CAPER.

FY21 \$150,000

CDBG Funds Utilized to Date: \$150,000

25 Income Qualified Households

City of Georgetown Home Repair Program

Activity 124

Accomplishments: Project will assist approximately fifteen eligible homeowners who are in need of home repairs within Georgetown city limits. Homeowners will meet CDBG defined income qualifications. The program will be administered by Habitat for Humanity of Williamson County. Home repairs can include, but are not limited to, roofing, siding, weatherization (windows), energy efficiency/conservation (plumbing, electrical), accessibility and/or safety. Project is underway.

FY21 \$100,000

CDBG Funds Utilized to Date: \$63,540.18

Income Qualified Households

Granger Colorado Street Wastewater Line Replacement

Activity 89

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

FY18 \$55,400

FY21 \$344,050

CDBG Funds Utilized to Date: \$55,400

Census Tract 213 (Block Groups 2 and 3)

Percent Low-Mod: 50.50%

Percent Minority: 39.51%

Liberty Hill Sidewalk Project

Activity 131

Accomplishments: Design and installation of approximately 5800 linear feet of sidewalk with ADA accessible curb ramps at street intersections, and erosion and sedimentation control during and immediately after construction. Project will also include approximately 3600 linear feet of drainage improvements to mitigate existing drainage issues. Project will be located on portions of Hillcrest Lane and Loop 332 and on Lynn Lane, Panther Path and Barrington Drive. Engineering and design are

underway for this project. Delayed due to new city management for this project. Construction to begin early 2024.

FY21 \$488,000

CDBG Funds Utilized to Date: \$0

Low Mod Area determined by survey

Jarrell Water System Improvements

Activity 127

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

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

FY21 \$467,000

CDBG Funds Utilized to Date: \$227,895.46

Census Tract 216.03 (Block Group 2)

Percent Low-Mod: 50.74%

Percent Minority: 25.3%

Habitat for Humanity 21st Street Project

Activity 112

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

Project is nearing completion.

FY20 \$133,500

CDBG Funds Utilized to Date: \$116,927.00

Income Qualified Households

Jarrell Water System Improvements

Activity 114

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

FY20 \$355,520

CDBG Funds Utilized to Date: \$355,520

Census Tract 216.03 (Block Group 2)

Percent Low-Mod: 50.74%

Percent Minority: 25.3%

City of Taylor Water System Improvements Old Coupland Road

Activity 115

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

FY20 \$160,000

CDBG Funds Utilized to Date: \$83,276.27

Census Tract 210 (Block Group 2)

Percent Low-Mod: 70%

Percent Minority: 81.34%

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

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

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

Program delayed in getting started. Will begin early 2024.

FY20 \$35,000

CDBG Funds Utilized to Date: \$0

Limited Clientele

Taylor Housing Authority Home Ownership Program
Activity 79

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

FY16 \$100,000

CDBG Funds Utilized to Date: \$75,000

Percent Low-Mod: 100%

Percent Minority: 100%

City of Granger Sewer Project
Activity 80

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

FY17 \$294,350

CDBG Funds Utilized to Date: \$44,501.31

Census Tract 213 (Block Groups 2 and 3)

Percent Low-Mod: 49.83%

Percent Minority: 39.51%

Georgetown Housing Authority FY18
Activity 92

Accomplishments: Modernization of 134 dwelling buildings, office/community building, management/maintenance buildings, gazebos and fences. Rehab of entries by removing deteriorated wood on fascia boards, trim, soffits, wood siding, wood fencing and paint exterior surfaces. Project to take place at the Georgetown Housing Authority Stonehaven location. 2019: Stonehaven Apartments experiences critical levels of persistent sewage back-up within its dwelling units. Old, corroding and disintegrating sanitary sewer lines are continually failing, creating sewage blockage and subsequent back-ups into the residential units. It has also been discovered through testing by Terracon Consultants,

Inc. that asbestos exists within the VCT flooring and adhesive, the undercoating of the kitchen sinks and the drywall. The asbestos materials will be significantly disturbed while remedying the sewage issues, therefore will need to be abated in accordance with the National Emission Standards for Hazardous Air Pollutants, 40 CFR Part 61, Subpart M, Asbestos, Demolitions and Renovations. Project is complete. This is the final time this project will be reported in a CAPER.

FY18 \$282,603

FY19 \$300,000

CDBG Funds Utilized to Date: \$582,603

Housing Authority Rehab 100% low-mod

The Key2Free/Social Service

Activity 95

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

FY19 \$59,000

CDBG Funds Utilized to Date: \$48,865.19

Percent Low-Mod: Limited Clientele

Williamson County CDBG-CV CARES funding

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

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

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

CDBG Funds Utilized to Date: \$280,182.96

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

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

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

CDBG Funds Utilized to Date: \$143,834.78

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

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

CDBG Funds Utilized to Date: \$352,795.26

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

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

CDBG Funds Utilized to Date: \$262,175.75

Program Administration: \$50,010

CDBG Funds Utilized to Date: \$12,368.41