

# PY24-28 ConPlan PY24 Action Plan

## Substantial Amendment

- Public Notification Ads Approval – May 12, 2026
- Notification via Newspapers – Week of May 25, 2026
- Mailout to Community Contacts – Completed by June 1, 2026
- Social media, NextDoor, Community Centers, and Email notices – Completed by June 1, 2026
- Public Comment Draft of Substantial Amendment document placed on court's June 16, 2026, agenda for approval.
- 30-day Public Comment Period (June 17 – July 20, 2026)
- Public Hearing – July 14, 2026
- Final Approval – August 4, 2026
- All comments received and the transcript from the public hearing will be included in Section IV. Of this substantial amendment document.

# I. Introduction

Under the provisions of Title 1 of the Housing and Community Development Act of 1974 (42 USC 5301), the Federal government, through the U.S Department of Housing and Urban Development (HUD), sponsors a program that provides Community Development Block Grants (CDBG) to cities and counties to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities for low- and moderate-income persons. Since 2006, Travis County has received CDBG funds from HUD on an annual basis.

Travis County's Consolidated Plan (ConPlan) is on a five-year cycle, which means it is rewritten every five years. The Travis County ConPlan combines, in one report, important information about Travis County demographics, as well as detailed information on housing and other community development needs of its residents, focusing primarily on the Travis County CDBG service area. The Travis County CDBG service area fluctuates and currently includes the unincorporated areas of Travis County along with Bee Cave, Creedmoor, Lago Vista, Lakeway, San Leanna, Webberville, and West Lake Hills. Additionally, for each succeeding year, the County is required to prepare a one-year Action Plan to notify the public and HUD of the County's intended actions during that upcoming fiscal year. The Action Plan for PY24 is included as part of the PY24-28 ConPlan. The subsequent action plans for the remaining four years (PY25 through PY28) of the five-year period will be standalone plans, developed separately each year.

As part of the PY24-28 ConPlan preparation, CDBG staff conducted a series of needs surveys, consultation sessions and citizen participation activities with key stakeholders, including residents, County Departments, and other local and regional agencies. This ConPlan integrates the community needs assessment, market analysis, and recent snapshots of the community and economic development, housing, and housing choice needs, gaps, and investment. Together, these elements create a comprehensive and actionable strategic plan for addressing the community's housing and development needs.

The annual Action Plan is the County's strategy for utilizing CDBG funds to address the community's critical housing and community development needs in the County's CDBG service area for the program year. This Plan is developed under the guidelines established by HUD. The PY24 Action Plan allocates a total of approximately \$1,624,715 in CDBG funds and approximately \$566,563.83 in HOME funds, which will assist low- and moderate-income Travis County households in the County's CDBG service area through a combination of infrastructure improvements, fair housing efforts, community engagement, coordination, planning, and advocacy.

Community engagement and participation are essential components of the ConPlan and Action Plan process and the residents of Travis County are instrumental in their development. For this ConPlan, County staff drew on a variety of data sources to provide a quantitative analysis of

community needs and provided multiple opportunities to collect public input. The draft ConPlan/Annual Action Plan was made available for public review and comment (June 19-July 22, 2024). Public comments could also be accepted at a public hearing during the public comment period. Any public comments received were considered in the preparation of the final ConPlan/Action Plan. For more information about public engagement, see Section 3 (The Process) and Appendix A (Public Engagement). These actions are intended to address those concerns by facilitating the effective deployment of available funds and maintaining continuity of PY24 and PY25 community development projects.

The CDBG Office is substantially amending the PY24–PY28 Consolidated Plan, the PY24 Action Plan, and the PY25 Action Plans to incorporate Emergency Solutions Grants (ESG) funding; expand program priorities to allow for a broader range of eligible activities that address current community needs; remove an infeasible CDBG project and reallocate those funds in accordance with HUD regulations and program requirements; and update a PY25 infrastructure project to shift funding from design and engineering to construction based on the revised scope. The amendments to the PY24–PY28 Consolidated Plan relate to the incorporation of ESG funding and revisions to program priorities. The PY24 Action Plan amendment removes the \$150,000 Northridge Acres Wastewater System Improvements Design and Engineering project after it was determined to be infeasible due to the need for significant financial participation and coordination among multiple stakeholders. Concurrently, a separate amendment to the PY25 Action Plan is being considered as part of this substantial amendment process.

At the end of each fiscal year, the County must also prepare a Consolidated Annual Performance Evaluation Report (CAPER) to provide information to HUD and the public to evaluate the County’s performance and to determine whether the activities undertaken during the program year helped meet the County’s five-year goals and address priority needs identified in the ConPlan and Annual Action Plan. This annual performance report, prepared with public review and comment, must be submitted to HUD annually, no later than December 31<sup>st</sup> of each year following the end of each program year (which runs Oct. 1<sup>st</sup> through Sep. 30<sup>th</sup>).

## Summary of the Objectives and Outcomes Identified in the Plan

### Project Selection

The following table summarizes the priorities for the five-year ConPlan period. For a detailed discussion of priorities and objectives for the ConPlan, please see Section 4. For a detailed discussion of projects, please see Section 7 and Appendix D.

After considering the housing, community development, and public service needs of Travis County’s low- to moderate-income residents summarized in Section IV, and the public engagement efforts outlined in Section 3 and Appendix A, Travis County Commissioners Court identified the following priorities as the focus for the five-year consolidated planning period.

As part of this substantial amendment, Travis County is expanding the priorities identified in the PY24–28 Consolidated Plan to provide additional flexibility in addressing identified community needs and allocating available CDBG resources. The revised priorities are presented in Table 1.1.1 below.

**Table 1.1.1 Priorities for the PY24-28 Consolidated Plan Substantial Amendment (2026)**

Program	Category	Ranking
CDBG	Infrastructure	High
	Housing Needs (Home Rehab)	High
	Community Services/Public Services	<del>Low</del> Moderate
	Disaster Recovery, Resiliency, Emergency Management	<del>Low</del> Moderate
	Public Buildings and Facilities	<del>Low</del> Moderate
	Populations with Specialized Needs	<del>Low</del> Moderate
	Business and Jobs	Low
	Planning & Capacity Building Activities	Low
HOME	Affordable Housing (for purchase)	High
	Homeowner Assistance	High
	Affordable Housing (for rent)	<del>Low</del> Moderate
	Transitional/Supportive Housing	Low
	Home Energy Efficiency Improvements	Low
	Mobile Home Rehab	Low
	Lead-Based Paint Hazards	Low
	Foreclosure Prevention Assistance	Low
Mold Removal/Remediation	Low	
ESG	Street Outreach	High
	Emergency Shelter	High
	Homelessness Prevention	High
	Rapid Re-Housing	High
	Homeless Management Information System (HMIS)	High

## **Rationale for Revisions to CDBG, HOME, and ESG Priorities**

As part of this Substantial Amendment to the PY24–28 Consolidated Plan, Travis County reviewed the priorities established during development of the Consolidated Plan and considered more recent community input gathered through the PY26 Community Needs Survey. Overall, the PY26 survey findings were generally consistent with the needs and priorities identified in the PY24–28 Consolidated Plan.

The revised priorities presented in Table 1.2 are intended to better align program activities with current community needs, expand the range of eligible activities available to address those needs, and provide flexibility to respond to emerging opportunities and challenges.

### **CDBG Priorities**

Infrastructure and Housing Needs remain High Priority activities. Community Services/Public Services, Disaster Recovery, Resiliency, and Emergency Management, Public Buildings and Facilities, and Populations with Specialized Needs have been elevated to Moderate Priority to expand the range of eligible activities available to address identified community needs.

Community Services/Public Services continues to rank among the County's highest community needs. However, Travis County also invests substantial local resources in community-based social services through its annual funding programs. Accordingly, this category is designated as Moderate Priority, providing flexibility to address community needs while maintaining the County's primary investment focus on Housing and Infrastructure activities.

Business and Jobs and Planning and Capacity Building Activities remain Low Priority, consistent with their lower rankings in both the PY24–28 Consolidated Plan and the PY26 Community Needs Survey.

### **HOME Priorities**

Affordable Housing for Purchase and Homeowner Assistance remain High Priority activities. Affordable Housing (for Rent) has been elevated to Moderate Priority to better reflect housing needs identified through the PY2026 Community Needs Survey, where affordable rental housing ranked among the highest housing needs identified by residents and service providers. All other HOME priority rankings remain unchanged.

### **ESG Priorities**

Program Year 2027 represents the first year that Travis County is eligible to receive ESG funding directly from HUD. Because the County has not previously administered ESG funds, ESG-specific activities were not evaluated during development of the PY24–28 Consolidated Plan or the PY26 Community Needs Survey. Accordingly, all ESG-eligible activities are designated as High Priority to provide flexibility in addressing homelessness needs as they arise.

Travis County intends to incorporate ESG-specific questions and priorities into future community engagement efforts, including the PY27 Community Needs Survey, and may refine ESG priorities

based on future assessment results and community input.

**Table 1.2.1 PY24 Projects (2026)**

PY24 Projects	Budget
<b>CDBG Funding</b>	
<b>Estimated CDBG Grant (HUD Allocation)</b>	<b>\$1,624,715</b>
<i>CDBG Planned Expenditures</i>	
Cardinal Hill Estates R.O.W. Improvements D&E	\$150,000
Cardinal Hill Estates R.O.W. Improvements Construction	\$850,000
<del>Northridge Acres Wastewater System Improvements D&amp;E</del> Unspent funds available for reallocation	\$150,000
Infrastructure General	\$149,772
Administration & Planning (20% cap)	\$324,943
<b>HOME Funding</b>	
A. Estimated HOME Grant (HUD Allocation)	\$426,703.83
B. TDHCA 1 <sup>st</sup> year gap assistance	\$139,860
<i>Subtotal A+B</i>	<i>\$566,563.83</i>
C. Plus 25% required match contribution from a non-federal source	\$141,640.96
<b>Total Estimated HOME funds (with gap assistance &amp; match): A+B+C</b>	<b>\$708,204.79</b>
<i>HOME Planned Expenditures</i>	
Housing (New Construction & Homeowner Assistance)	\$637,384.31
Administration & Planning (10%)	\$70,820.48

Note: The reallocated funds may be used for one or more eligible CDBG activities consistent with the revised priorities established through this substantial amendment. All activities must be eligible under the CDBG program, serve the Travis County CDBG/HOME service area, and meet a HUD national objective.

**REASON FOR SUBSTANTIAL AMENDMENT:**

1. Per 24 CFR 576.200(b), the recipient, Travis County, must amend its approved Consolidated Plan in accordance with 24 CFR 91.505 in order to make a change in its allocation priorities and incorporate Emergency Solutions Grants (ESG) funding.
2. The reallocation of unspent funds exceeding \$24,999 requires a substantial amendment under the Citizen Participation Plan in order to be reallocated to other eligible projects.
3. This amendment revises CDBG, HOME, and ESG program priorities and also permits the reallocation of available funds among eligible activities consistent with the revised priorities. For CDBG, funds may be reallocated among eligible infrastructure, housing, public services, disaster recovery, resiliency, emergency management, public facilities, and activities benefiting populations with specialized needs. For HOME, funds may be reallocated among Affordable Housing (for Purchase), Homeowner Assistance, and Affordable Housing (for Rent) activities. These revisions provide flexibility to allocate future cost savings, unspent funds,

recaptured funds, and other available resources among eligible activities that address identified community needs and emerging priorities.

**CPP PROVISION THAT REQUIRES SUBSTANTIAL AMENDMENT FOR THE REALLOCATION OF FUNDS:**

**Section B.6 of the Citizen Participation Plan (CPP) – August 2021 (See pages 10)**

IV. Participation Opportunities

B. Consolidated Plan (ConPlan)

6. Substantial Amendments A substantial amendment to the Consolidated Plan will occur when an unforeseen need arises during the ConPlan period, which influences the strategic plan and the investment of resources. The amendment process shall include: a. Public notice, b. A thirty (30) day public comment period, and c. One (1) public hearing at Travis County Commissioners Court during the public comment period. Amendments to the Consolidated Plan may take place at any time during the program year. Travis County will document and report all public comments from citizens, public agencies, and other interested parties in preparing its final submissions. Public comments will be considered when feasible and beneficial, preceding final approval of Travis County Commissioners Court.

**Section C.7 of the Citizen Participation Plan (CPP) – August 2021 (See pages 14-15)**

IV. Participation Opportunities

C. Annual Action Plan

7. Substantial Amendments When the location or beneficiaries of a project proposed under the Action Plan are changed, the CDBG service area is changed, the scope of the project is increased or reduced by more than 25%, or a new project is funded that was not originally subject to public review, Travis County HHS shall substantially amend its plan.

Use of an alternate project by the process defined in Section III.C.6 of this plan, will not require a Substantial Amendment. Approval by the Travis County Commissioners Court will be necessary to replace a funded project with an alternate or to fund an alternate with cost savings from a completed project regardless of whether or not the increase or decrease exceeds 25%.

If, upon the completion of a project, there are cost savings not exceeding \$24,999, Travis County may reallocate the cost savings for the same project type, in a future

annual Action Plan, without substantially amending the impacted Action Plan. The following actions shall be required to reallocate cost savings up to \$24,999:

- Reallocated funds shall be clearly documented in the future annual Action Plan within which funds are reprogrammed/reallocated. The Action Plan shall include a full description of the program and the amount of funds that were not expended, and which are being reprogrammed for a new purpose, and the original program year for the funds.
  - For example: PY20 Project A’s budget was \$30,000. Only \$17,000 was spent. \$13,000 can be reprogrammed without a substantial amendment. The reallocation of the remaining \$13,000 must clearly state in the future Action Plan, “PY22 Project B, will be funded partially or fully with \$13,000 in cost savings from PY20 Project A.”
- The Action Plan must specify the intended use of the reallocated funds.
- The reallocation proposal must be tied to the delivery of priorities outlined in the applicable Travis County five-year ConPlan.

Because the reallocation of cost savings will be included in the annual action planning process, the public will have a reasonable opportunity to provide feedback on the reallocation proposal, during the annual 30-day Action Plan public comment period. The reallocation of funds more than \$24,999 is subject to a substantial amendment, unless remaining cost savings are connected to a perpetual project, which would allow existing unspent funds to be spent first, prior to expending current year program funds.

If a project which is replaced by an alternate is deleted permanently, a substantial amendment will be completed in the summer during the next Annual Action Plan process to allow for public comment on the deletion of the project. Consideration of any project that was not identified as an alternate will go through the normal substantial amendment process.

The amendment process shall include:

- a. Public notice,
- b. A thirty (30) day public comment period, and
- c. One (1) public hearing at Travis County Commissioners Court during the public comment period.

As necessary, such notice may also include a public hearing in the precinct in which the project has been changed or added. Amendments to the Action Plan may take place at any time during the program year.

Travis County will document and report all public comments from citizens, public agencies, and other interested parties in preparing its final submissions. Public

comments will be considered when feasible and beneficial, preceding final approval of Travis County Commissioners Court.

On June 16, 2026, the Travis County CDBG Office submitted a substantial amendment to the PY24–28 Consolidated Plan, PY24 Action Plan, and PY25 Action Plan. The following actions are included in this amendment:

1. Incorporation of anticipated ESG funding as required by section 24 CFR 576.200(b), including Street Outreach, Emergency Shelter, Homelessness Prevention, Rapid Re-Housing, and Homeless Management Information System (HMIS), and Administrative Activities;
2. Expansion of program priorities to support a broader range of eligible activities; and
3. Removal of the infeasible PY24 CDBG project and reallocation of associated funds to eligible uses.

Action Plan Program Year	IDIS Activity ID	Project Activity	Original Project Type	New Project Type	Cost-Saving (Unspent Funds)	Reason for Substantial Amendment per CPP Section C.7
2024 (PY24)	N/A	Northridge Acres Wastewater System Improvements D&E	Infrastructure	Any one or more of the eligible activities*	\$150,000	Total PY24 reallocation exceeds \$24,999 and/or involves a different project type.

\* Eligible activities may include one or more of the following: Infrastructure; Home Rehabilitation/Septic System; Public Services/Community Services; Disaster Recovery; Resiliency; Emergency Management; and Activities Serving Populations with Specialized Needs.

## II. Public Engagement

During the week of May 25, 2026, Travis County published a Public Notice announcing the availability of the draft Substantial Amendment, the public comment period, and the public hearings at Travis County Commissioners Court. The notice appeared in several area newspapers of general circulation. Copies of the notices may be found in *Attachment A* (English and Spanish). Public notices were also posted at the six Travis County Community Centers, on the Travis County Website, the HHS Department webpage, the CDBG website (English and Spanish.) Email and postal mail notices were provided to people who requested them to be on the notification list.

The Substantial Amendment will be posted for public review and written comments prior to final approval by the Travis County Commissioners Court.

The 30-day public comment period was held from June 17, 2026 to July 20, 2026. A public hearing will be conducted during Travis County Commissioners Court on July 14, 2026, which typically begins at approximately 9:00 a.m. The public will have the opportunity to submit comments in writing via email or postal mail, or verbally at the public hearing. The draft Substantial Amendment will be posted on the Travis County CDBG website (<https://www.traviscountytexas.gov/health-human-services/cdbg>), and copies of the document will be available for review at the six Travis County Community Centers.

## III. First(1<sup>st</sup>) Amendment to the CDBG PY24-28 ConPlan and PY24 Action Plan

The PY24–28 ConPlan covers the five-year period from October 1, 2024, through September 30, 2029. The PY24 Action Plan covers the period from October 1, 2024, through September 30, 2025. Travis County Commissioners Court approved the PY24–28 Con Plan and PY24 Action Plan on August 6, 2024. Travis County's PY24 Community Development Block Grant (CDBG) allocation was \$1,624,715.

This first substantial amendment to the PY24–28 Consolidated Plan and PY24 Action Plan updates program priorities to address current community needs and incorporates ESG-related priorities in accordance with 24 CFR 576.200(b). The amendment also removes the Northridge Acres Wastewater System Improvements Design and Engineering project from the PY24 Action Plan after it was determined to be infeasible due to the need for significant financial participation and coordination among multiple stakeholders. As a result, approximately \$150,000 in PY24 CDBG

funds will be reallocated to eligible activities consistent with the priorities established in the PY24–28 Consolidated Plan and applicable HUD requirements.

The table below identifies projects that are being removed, modified, or reallocated as part of the first (1st) substantial amendment to the PY24 Action Plan. The Northridge Acres Wastewater System Improvements Design and Engineering project has been determined to be infeasible and is proposed for removal. Projects shown with strikethrough text are being adjusted or removed as part of this substantial amendment. Stricken content has been retained to document the originally approved activity and the proposed amendment.

Action Plan Program Year	IDIS Activity ID	Project Activity	Original Project Type	New Project Type	Cost-Saving (Unspent Funds)	Reason for Substantial Amendment per CPP Section C.7
2024 (PY24)		Northridge Acres Wastewater System Improvements D&E	Infrastructure	Any one or more of the eligible activities*	\$150,000	Total PY24 reallocation exceeds \$24,999 and/or involves a different project type.

Note: The reallocated funds may be used for one or more eligible CDBG activities consistent with the revised priorities established through this substantial amendment. All activities must be eligible under the CDBG program, serve the Travis County CDBG/HOME service area, and meet a HUD national objective.

### Projects

The following projects for PY24 were approved by Travis County Commissioners Court on May 21, 2024:

Cardinal Hills Estates R.O.W. Improvements: Street/R.O.W. improvements on Lawrence Drive from Lariat Trail to Sutton Drive in the Cardinal Hill Estates subdivision. The improvements would pave Lawrence Drive to Sutton Drive since the paving stops currently stops at Lariat Trail. Furthermore, the project would pave the short area of Lariat trail along the soccer/sports fields at Hudson Bend Middle School to improve access to parking during sporting events (depending upon eligibility and tieback to area benefit analysis and overall project scope and cost). This

project may evolve to include additional Travis County TNR substandard roads taskforce projects, if eligible for CDBG funding.

~~Northridge Acres Wastewater System Improvements: Improvements to the wastewater system in Northridge Acres.~~

**Substantial Amendment #1 (2026):** The Northridge Acres Wastewater System Improvements Design and Engineering project has been determined to be infeasible due to the need for significant financial participation and coordination among multiple stakeholders. Accordingly, the project is removed from the PY24 Action Plan. The associated \$150,000 in PY24 CDBG funds may be reallocated to one or more eligible CDBG activities consistent with the revised priorities established through this substantial amendment, applicable HUD regulations, and the Travis County Citizen Participation Plan.

For a full description of projects, including relevant maps, please see Appendix D. The map below shows the location of these two projects with respect to the Travis County PY24 CDBG Service Area, the low-to-moderate income (LMI) areas, and the Travis County Commissioner Precincts. Other maps in Appendix C show project locations with respect to LMI, race and ethnicity, impacted block groups, and RECAPs in Travis County.

**Table 7.4 Project Information**

#	Funding Source	Project Name	Approval Date
1	CDBG	Cardinal Hills Estates R.O.W. (Street) Improvements	May 21, 2024
2	CDBG	<del>Northridge Acres Wastewater System Improvements</del>	May 21, 2024
3	CDBG	PY24 Administrative & Planning (20%) CDBG	August 6, 2024
4	CDBG	Alternate Project #1: Disaster Response Interim Assistance	August 6, 2024
5	CDBG	Alternate Project #2: Home Rehab (General)	August 6, 2024
6	CDBG	Alternate Project #3: Infrastructure (General)	August 6, 2024
7	HOME	Affordable Housing Construction (single-family affordable housing)	August 6, 2024
8	HOME	Homeowner Assistance (Downpayment & Affordability Gap)	August 6, 2024
9	HOME	PY24 Administrative & Planning (10%) HOME	August 6, 2024

**Note:** The Northridge Acres Wastewater System Improvements project was removed as part of the First Substantial Amendment to the PY24 Action Plan.

**Table 7.5 Project Summary**

2	<b>Project Name</b>	<del>(CDBG) PY24 Northridge Acres Wastewater System Improvements</del>
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	Infrastructure
	<b>Needs Addressed</b>	<del>Wastewater System Improvements (Improve quality of public infrastructure for predominantly low to moderate income persons)</del>
	<b>Funding</b>	CDBG: \$150,000 <del>(D&amp;E)</del>  Unspent funds available for reallocation through the first PY24 CDBG Action Plan substantial amendment to eligible CDBG activities consistent with the revised priorities.
	<b>Description</b>	<del>Northridge Acres subdivision needs a wastewater system. The improvements are expected to impact 2,002 people. The project is located in a block group that is 61.72% low to moderate income (LMI). The project will be completed in two phases. The first phase, funded with PY24 grant funds, includes design services and environmental assessment. Construction and, if needed, acquisition of right of way will be completed with funds from future program years, depending upon future allocations, estimated costs to complete, and prioritization of construction projects.</del>
	<b>Target Date</b>	<del>October 1, 2024-September 30, 2025</del>
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 2,002 people
	<b>Location Description</b>	Travis County CDBG Service Area
	<b>Planned Activities</b>	<del>Wastewater System improvements including acquisition and construction. The first phase, which will include design and environmental review, will be funded with PY24 funds. The construction phase will be funded with future CDBG funds.</del>

## IV. Results of Participation Process

This section will be completed following the conclusion of the 30-day public comment period as well as the July 14, 2026 public hearing.

# PY25 Action Plan Substantial Amendment

- Public Notification Ads Approval – May 12, 2026
- Notification via Newspapers – Week of May 25, 2026
- Mailout to Community Contacts – Completed by June 1, 2026
- Social media, NextDoor, Community Centers, and Email notices – Completed by June 1, 2026
- Public Comment Draft of Substantial Amendment document placed on court’s June 16, 2026, agenda for approval.
- 30-day Public Comment Period (June 17 – July 20, 2026)
- Public Hearing – July 14, 2026
- Final Approval – August 4, 2026
- All comments received and the transcript from the public hearing will be included in Section IV. Of this substantial amendment document.

# I. Introduction

Under the provisions of the Housing and Community Development Act of 1974 (42 USC 5301) and the National Affordable Housing Act of 1990 (42 USC 12701), the Federal government, through the U.S. Department of Housing and Urban Development (HUD), sponsors the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs. CDBG provides funds from HUD to cities and counties to develop viable urban communities, which includes offering decent housing, a suitable living environment, and expanding economic opportunities for low- and moderate-income individuals. The HOME Program, the largest federal block grant dedicated exclusively to affordable housing, provides formula grants from HUD to support the development, rehabilitation, and rental assistance for low-income households. Since 2006, Travis County has received CDBG funds from HUD on an annual basis, and since 2024, we have also been receiving HOME funds from HUD.

Designated as the lead agency by the Travis County Commissioners Court, the Health and Human Services Department (HHS) prepares and submits this annual Action Plan to HUD every year. HHS is responsible for the public notification process, approval of projects, and the administration of these grants.

The Action Plan for Program Year 2025 (PY25) is the County's strategy for addressing the community's critical housing and community development needs in the Travis County CDBG/HOME service area. The PY25 service area includes all of unincorporated Travis County; the cities of Bee Cave, Creedmoor, Lago Vista, Lakeway, Manor, Sunset Valley, and West Lake Hills; and the Villages of San Leanna, and Webberville.

PY25 is the second year of the five-year Consolidated Plan that spans PY24-PY28. Both the Consolidated Plan (ConPlan) and Action Plan are developed under the guidelines established by HUD. The Action Plan allocates a total of approximately \$1,787,382 in CDBG funds and \$478,126.94 in HOME funds, which will assist low- and moderate-income Travis County households in the County's CDBG service area through a combination of infrastructure improvements, fair housing efforts, community engagement, coordination, planning, and advocacy.

Community engagement and participation is an essential goal of this program. CDBG/HOME staff drew on a variety of data sources to provide a quantitative analysis of community needs and provided multiple opportunities to collect public input. The draft Annual Action Plan will be made available for public review from Mon, June 18<sup>th</sup>, 2025 thru Mon, July 21<sup>st</sup>, 2025 and a public hearing will be held on Tuesday, July 15<sup>th</sup>, 2025.

**The CDBG Office is substantially amending the PY25 Action Plan to update the Creedmoor R.O.W. Improvements Project by shifting \$500,000 in CDBG funding from design and engineering activities to construction activities based on the revised project scope and project needs. This**

amendment reflects the project's progression from the design phase to the construction phase and does not increase the total amount of funding allocated to the project.

Concurrently, the CDBG Office is processing a separate substantial amendment to the PY24–28 Consolidated Plan and PY24 Action Plan to incorporate ESG-related priorities, expand program priorities to support a broader range of eligible activities, and remove the infeasible Northridge Acres Wastewater System Improvements Design and Engineering project and reallocate the associated funds.

At the end of each fiscal year, the County must also prepare a Consolidated Annual Performance Evaluation Report (CAPER) to provide information to HUD and the public. The CAPER serves to evaluate the County's performance and to determine whether the activities undertaken during the program year helped to meet the County's five-year goals and address priority needs identified in both the ConPlan and the Action Plan. This annual performance report, prepared with public review and comment, must be submitted to HUD annually, no later than December 31<sup>st</sup> of each year following the end of each program year (which runs October 1<sup>st</sup> through September 30<sup>th</sup>).

Effective with Program Year 2025, all applicable federally-funded infrastructure projects are subject to full compliance with the Build America, Buy America Act (BABA) requirements under Title IX of the [Infrastructure Investment and Jobs Act \(IIJA\), Pub. L. 117-58](#) and [2 CFR 184](#). This requirement—referred to as the **Buy America Preference (BAP)**—mandates that, unless a waiver is granted, all iron, steel, manufactured products, and construction materials used in these projects be produced in the United States, in accordance with [OMB Memorandum M-24-02](#) and [HUD Notice CPD-2025-01](#). The Travis County CDBG/HOME Office will ensure BABA compliance for all applicable infrastructure projects included in the PY25 Action Plan.

## Summary of the Objectives and Outcomes Identified in the Plan

After considering the housing, community development, and public service needs of Travis County’s low- to moderate-income residents, along with public engagement efforts, the Travis County Commissioners Court identified priorities for the five-year consolidated planning period as reflected in Table 1.1 below. Based on these priorities and the results of the PY25 Community Needs Assessment, the Commissioners Court approved projects for PY25, as summarized in Table 1.2. For a detailed discussion of the projects, refer to the “Projects” subsection within Section IV (Annual Action Plan) and Appendix B (PY25 Projects & Alternate Projects). See also Appendix C, which includes maps showing project locations (as applicable), low-to-moderate income (LMI) areas, and block groups with racial and/or ethnic concentrations.

In conjunction with this PY25 Action Plan substantial amendment, a substantial amendment to the PY24–28 Consolidated Plan is also being considered. The priorities proposed through the Consolidated Plan substantial amendment are reflected in Table 1.1.1 below.

**Table 1.1.1 Priorities for the PY24-28 Consolidated Plan Substantial Amendment (2026)**

Program	Category	Ranking
CDBG	Infrastructure	High
	Housing Needs (Home Rehab)	High
	Community Services/Public Services	<del>Low</del> Moderate
	Disaster Recovery, Resiliency, Emergency Management	<del>Low</del> Moderate
	Public Buildings and Facilities	<del>Low</del> Moderate
	Populations with Specialized Needs	<del>Low</del> Moderate
	Business and Jobs	Low
	Planning & Capacity Building Activities	Low
HOME	Affordable Housing (for purchase)	High
	Homeowner Assistance	High
	Affordable Housing (for rent)	<del>Low</del> Moderate
	Transitional/Supportive Housing	Low
	Home Energy Efficiency Improvements	Low
	Mobile Home Rehab	Low
	Lead-Based Paint Hazards	Low
	Foreclosure Prevention Assistance	Low
	Mold Removal/Remediation	Low
ESG	Street Outreach	High
	Emergency Shelter	High
	Homelessness Prevention	High
	Rapid Re-Housing	High
	Homeless Management Information System (HMIS)	High

**Table 1.2.1 PY25 Projects (2026)**

<b>PY25 Projects</b>	<b>Budget</b>
<b>CDBG Funding</b>	
<b>Estimated CDBG Grant (HUD Allocation)</b>	<b>\$ 1,787,382.00</b>
<i>CDBG Planned Expenditures</i>	
Creedmoor R.O.W Improvements <del>D&amp;E</del> <b>Construction</b>	\$ 500,000.00
Home Rehabilitation Program	\$ 300,000.00
General Infrastructure	\$ 629,905.60
Administration & Planning (20% cap)	\$ 357,476.40
<b>HOME Funding</b>	
A. Estimated HOME Grant (HUD Allocation)	\$ 478,126.94
B. Plus 25% required match contribution from a non-federal source	\$ 89,648.80
<b>Total Estimated HOME funds (with match)</b>	<b>\$ 567,775.74</b>
<i>HOME Planned Expenditures</i>	
Housing (New Construction and/or Homeowner Assistance)	\$ 448,244.01
CHDO Set-asides (15%)	\$ 71,719.04
Administration & Planning (10% cap)	\$ 47,812.69

**REASON FOR SUBSTANTIAL AMENDMENT:**

1. Changes to the scope of a previously approved project require a substantial amendment under the Citizen Participation Plan.
2. This amendment reallocates \$500,000 in previously approved CDBG funding for the Creedmoor R.O.W. Improvements Project from design and engineering activities to construction activities based on the revised project scope and project needs.

**CPP PROVISION THAT REQUIRES SUBSTANTIAL AMENDMENT FOR THE REALLOCATION OF FUNDS:**

Section C.7 of the Citizen Participation Plan (CPP) – August 2021 (See pages 14-15)

IV. Participation Opportunities

C. Annual Action Plan

7. Substantial Amendments When the location or beneficiaries of a project proposed under the Action Plan are changed, the CDBG service area is changed, the scope of the project is increased or reduced by more than 25%, or a new project is funded that

was not originally subject to public review, Travis County HHS shall substantially amend its plan.

Use of an alternate project by the process defined in Section III.C.6 of this plan, will not require a Substantial Amendment. Approval by the Travis County Commissioners Court will be necessary to replace a funded project with an alternate or to fund an alternate with cost savings from a completed project regardless of whether or not the increase or decrease exceeds 25%.

If, upon the completion of a project, there are cost savings not exceeding \$24,999, Travis County may reallocate the cost savings for the same project type, in a future annual Action Plan, without substantially amending the impacted Action Plan. The following actions shall be required to reallocate cost savings up to \$24,999:

- Reallocated funds shall be clearly documented in the future annual Action Plan within which funds are reprogrammed/reallocated. The Action Plan shall include a full description of the program and the amount of funds that were not expended, and which are being reprogrammed for a new purpose, and the original program year for the funds.
  - For example: PY20 Project A's budget was \$30,000. Only \$17,000 was spent. \$13,000 can be reprogrammed without a substantial amendment. The reallocation of the remaining \$13,000 must clearly state in the future Action Plan, "PY22 Project B, will be funded partially or fully with \$13,000 in cost savings from PY20 Project A."
- The Action Plan must specify the intended use of the reallocated funds.
- The reallocation proposal must be tied to the delivery of priorities outlined in the applicable Travis County five-year ConPlan.

Because the reallocation of cost savings will be included in the annual action planning process, the public will have a reasonable opportunity to provide feedback on the reallocation proposal, during the annual 30-day Action Plan public comment period. The reallocation of funds more than \$24,999 is subject to a substantial amendment, unless remaining cost savings are connected to a perpetual project, which would allow existing unspent funds to be spent first, prior to expending current year program funds.

If a project which is replaced by an alternate is deleted permanently, a substantial amendment will be completed in the summer during the next Annual Action Plan process to allow for public comment on the deletion of the project. Consideration of

any project that was not identified as an alternate will go through the normal substantial amendment process.

The amendment process shall include:

- a. Public notice,
- b. A thirty (30) day public comment period, and
- c. One (1) public hearing at Travis County Commissioners Court during the public comment period.

As necessary, such notice may also include a public hearing in the precinct in which the project has been changed or added. Amendments to the Action Plan may take place at any time during the program year.

Travis County will document and report all public comments from citizens, public agencies, and other interested parties in preparing its final submissions. Public comments will be considered when feasible and beneficial, preceding final approval of Travis County Commissioners Court.

On June 16, 2026, the Travis County CDBG Office submitted substantial amendments to the PY24–28 Consolidated Plan, PY24 Action Plan, and PY25 Action Plan. This amendment pertains to the PY25 Action Plan and updates the Creedmoor R.O.W. Improvements Project by shifting previously approved CDBG funding from design and engineering activities to construction activities based on the revised project scope and project needs.

Action Plan Program Year	IDIS Activity ID	Project Activity	Original Project Type	New Project Type	Funding Amount	Reason for Substantial Amendment per CPP Section C.7
2025 (PY25)	N/A	Creedmoor R.O.W. Improvements Project	Infrastructure Activity: Design & Engineering	Infrastructure Activity: Construction	\$500,000	Changes to the scope of a previously approved project.

## II. Public Engagement

During the week of May 25, 2026, Travis County published a Public Notice announcing the availability of the draft Substantial Amendment, the public comment period, and the public hearings at Travis County Commissioners Court. The notice appeared in several area newspapers of general circulation. Copies of the notices may be found in *Attachment A* (English and Spanish). Public notices were also posted at the six Travis County Community Centers, on the Travis County

Website, the HHS Department webpage, the CDBG website (English and Spanish.) Email and postal mail notices were provided to people who requested them to be on the notification list.

The Substantial Amendment will be posted for public review and written comments prior to final approval by the Travis County Commissioners Court.

The 30-day public comment period was held from June 17, 2026 to July 20, 2026. A public hearing will be conducted during Travis County Commissioners Court on July 14, 2026, which typically begins at approximately 9:00 a.m. The public will have the opportunity to submit comments in writing via email or postal mail, or verbally at the public hearing. The draft Substantial Amendment will be posted on the Travis County CDBG website (<https://www.traviscountytexas.gov/health-human-services/cdbg>), and copies of the document will be available for review at the six Travis County Community Centers.

### III. First(1<sup>st</sup>) Amendment to the CDBG PY25 Action Plan

The PY25 Action Plan covers the period from October 1, 2025, through September 30, 2026. Travis County Commissioners Court approved the PY25 Action Plan on August 5, 2026. Travis County's PY25 Community Development Block Grant (CDBG) allocation was \$1,787,382.

This first substantial amendment to the PY25 Action Plan updates the Creedmoor R.O.W. Improvements Project to reflect the transition from the design and engineering phase to the construction phase based on the revised project scope and project needs.

The table below identifies project modifications proposed as part of the first (1st) substantial amendment to the PY25 Action Plan. The Creedmoor R.O.W. Improvements Project is being revised to update the project activity from design and engineering to construction and to reflect refinements to the project scope identified during the design process. Projects shown with strikethrough text are being modified as part of this substantial amendment. Stricken content has been retained to document the originally approved activity and the proposed amendment.

Action Plan Program Year	IDIS Activity ID	Project Activity	Original Project Type	New Project Type	Funding Amount	Reason for Substantial Amendment per CPP Section C.7
2025 (PY25)	N/A	Creedmoor R.O.W. Improvements Project	Infrastructure Activity: Design & Engineering	Infrastructure Activity: Construction	\$500,000	Changes to the scope of a previously approved project.

## Expected Resources

In PY25, Travis County expects to receive a HUD allocation of approximately \$1,787,382 in CDBG funds and \$478,126.94 in HOME funds. Additionally, the following projects will continue to be implemented using prior year funds:

- Cardinal Hills Estates R.O.W. Improvements
- Northridge Acres Wastewater System Improvements
- Home Rehabilitation

## Projects

**Table 4.5 Project Summary**

1	Project Name	(CDBG) PY25 Creedmoor R.O.W Improvements
	Target Area	N/A
	Goals Supported	Infrastructure
	Needs Addressed	Right-of-way Improvements (Improve quality of public infrastructure for predominantly low-to-moderate income persons)
	Funding	CDBG: \$500,000 <del>(D&amp;E)</del> (Construction)
	Description	<p>The City of Creedmoor is in significant need of road improvements due to increasing traffic from residents and neighboring communities. The roads, previously marked by patchwork repairs and uneven lanes, need renovations to ensure safer commutes. The project will include improvements to Williamson Road, <del>Wright Road, and</del> Turnersville Road, <b>Creede Lane, Miller Lane, and Evelyn Road</b>. <del>This list of road segments may change based on availability of funds among other variables within the City of Creedmoor.</del> Due to the city's rapid growth, these improvements are critical for enhancing the driving experience and addressing road deterioration, which is currently posing a risk to daily commutes. The improvements are expected to impact 1,997 people. The project is located in a block group that is 77.20% low- to moderate-income (LMI). <del>The project will be completed in two phases. The first phase, funded with PY25 grant funds, includes design services and environmental assessment. Construction will be completed during the second phase of the project with PY26 grant funds. The final scheduling of street construction will be based on the results of the design work for the project.</del></p>
	Target Date	October 1 <sup>st</sup> , 2025-September 30 <sup>th</sup> , 2027
	Estimate the number and type of families that will benefit from	Approximately 1,997 people. Of those, 1,690 are LMI.

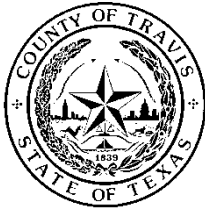
the proposed activities	
Location Description	Travis County CDBG/HOME Service Area
Planned Activities	<del>The first phase of the project, funded with PY24 funds, will focus on design and engineering work.</del> The project will focus on construction activities for roadway and right-of-way improvements within the City of Creedmoor. The City of Creedmoor’s request currently includes improvements to <del>Turnsville, Williamson, and Wright Road</del> Williamson Road, Turnersville Road, Creede Lane, Miller Lane, and Evelyn Road. Due to the large scale of the project, implementation will occur in phases and may <del>expand to incorporate additional projects identified by the Travis County TNR Substandard Roads Taskforce</del> be adjusted based on final design, project needs, and available funding, provided all activities remain eligible for CDBG funding.

#### IV. Results of Participation Process

This section will be completed following the conclusion of the 30-day public comment period as well as the July 14, 2026 public hearing.

Attachment A - Public Notice

Invitation to Comment on Substantial Amendments  
to the PY24-28 ConPlan, the PY24 Action Plan and  
the PY25 Action Plan



## Travis County Health and Human Services

P.O. Box 1748, Austin, Texas 78767

(512) 854-3460 Fax (512) 854-7140

### TRAVIS COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

#### Invitation to Comment on Substantial Amendments to the PY24-PY28 ConPlan and PY24 Action Plan and PY25 Action Plan

Travis County receives federal funding from the U.S. Department of Housing and Urban Development (HUD), including Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds, to benefit low- to moderate-income residents within the Travis County CDBG/HOME service area.

Travis County is proposing a Substantial Amendment to the PY24–PY28 Consolidated Plan, the PY24 Action Plan, and the PY25 Action Plan. The amendment includes incorporating Emergency Solutions Grant (ESG) funding as required per 24 CFR 576.200(b); expanding program priorities to allow for a broader range of eligible activities that address current community needs; removing an infeasible CDBG project and reallocating those funds in accordance with HUD regulations and program requirements; and updating a PY25 infrastructure project to shift funding from design and engineering to construction based on the revised scope.

In accordance with Sections IV.B.6 and IV.C.7 of the Travis County Citizen Participation Plan, a substantial amendment is required when an unforeseen need arises or when funds are reallocated to a different project type or in an amount exceeding \$24,999. This process includes a public notice published at least fourteen (14) days before the start of the public comment period, a 30-day public comment period, and a public hearing. All public comments will be documented and considered prior to final approval by the Travis County Commissioners Court.

#### COMMENT PERIOD AND DRAFT DOCUMENT

Comments will be accepted for 30 days **beginning June 17, 2026, at 8:00 a.m. and ending July 20, 2026, at 5:00 p.m.** Beginning June 17, 2026, the draft Substantial Amendment to the PY24–PY28 Consolidated Plan and PY24 Action Plan, along with a summary, will be available for public review and download at: <https://www.traviscountytexas.gov/health-human-services/cdbg>, and will also be available for review at the six Travis County Community Centers listed below:

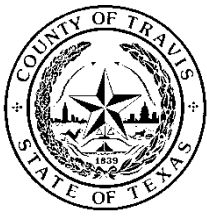
Travis County Community Center at Del Valle	3518-D FM South 973, Del Valle, TX 78617
Travis County Community Center at Pflugerville	15822 Foothills Farm Loop, Bldg. D, Pflugerville, TX 78660
Travis County Community Center at Oak Hill	8656-A Hwy 71 W., Suite A, Austin, TX 78735
Travis County Community Center at Jonestown	18649 FM 1431, Jonestown, TX 78645
Travis County Community Center at Manor	600 W. Carrie Manor, Manor, TX 78653
Travis County Community Center at Central Austin	5325 Airport Boulevard, Austin, Texas 78751

#### PUBLIC HEARING

The public may provide comments by participating in a Public Hearing scheduled for **Tuesday, July 14, 2026**, during a regular Travis County Commissioners Court session, which typically begins at approximately 9:00 a.m., at the Travis County Commissioners Courtroom, 700 Lavaca St., First Floor, Austin, Texas 78701. Members of the public who wish to participate may appear in person or register in advance to speak remotely. Registration instructions, including deadlines, are available on the Commissioners Court webpage: <https://www.traviscountytexas.gov/commissioners-court>. The public may view the public hearing online at: <https://traviscotx.civicclerk.com/web/home.aspx>. The link will be active at the time the Commissioners Court session begins.

#### MAILING COMMENTS

The public may also submit comments by mail or email to: CDBG/HOME Program, Travis County HHS, P.O. Box 1748, Austin, TX 78767; [cdbg@traviscountytexas.gov](mailto:cdbg@traviscountytexas.gov).



## Travis County Health and Human Services

P.O. Box 1748, Austin, Texas 78767

(512) 854-3460 Fax (512) 854-7140

### TRAVIS COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

#### Invitación a Comentar sobre las Enmiendas Sustanciales al Plan Consolidado AP24–AP28 y a los Planes de Acción AP24 y AP25

El Condado de Travis recibe fondos federales del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD, por sus siglas en inglés), incluidos los programas Community Development Block Grant (CDBG) y HOME Investment Partnerships Program (HOME), para beneficiar a las personas de ingresos bajos y moderados dentro del área de servicio de CDBG/HOME del Condado de Travis. El Condado de Travis propone una Enmienda Sustancial al Plan Consolidado AP24–AP28, al Plan de Acción AP24 y al Plan de Acción AP25. La enmienda incluye la incorporación de fondos del Programa de Soluciones de Emergencia (ESG, por sus siglas en inglés), según lo requerido por 24 CFR 576.200(b); la ampliación de las prioridades del programa para permitir una gama más amplia de actividades elegibles que respondan a las necesidades actuales de la comunidad; la eliminación de un proyecto de CDBG considerado inviable y la reasignación de dichos fondos de conformidad con las regulaciones de HUD y los requisitos del programa; y la actualización de un proyecto de infraestructura del AP25 para trasladar fondos de diseño e ingeniería a construcción según el alcance revisado.

De conformidad con las Secciones IV.B.6 y IV.C.7 del Plan de Participación Ciudadana del Condado de Travis, se requiere una enmienda sustancial cuando surge una necesidad imprevista o cuando los fondos se reasignan a un tipo de proyecto diferente o en un monto que exceda \$24,999. Este proceso incluye un aviso público publicado al menos catorce (14) días antes del inicio del período de comentarios públicos, un período de comentarios públicos de 30 días y una audiencia pública. Todos los comentarios del público serán documentados y considerados antes de la aprobación final por el Tribunal de Comisionados del Condado de Travis.

#### PERÍODO DE COMENTARIOS Y DOCUMENTO BORRADOR

Se aceptarán comentarios **durante 30 días a partir del 17 de junio de 2026 a las 8:00 a.m. y hasta el 20 de julio de 2026 a las 5:00 p.m.** A partir del 17 de junio de 2026, el borrador de la Enmienda Sustancial al Plan Consolidado PY24–PY28 y al Plan de Acción PY24, junto con un resumen, estará disponible para revisión pública y descarga en: <https://www.traviscountytexas.gov/health-human-services/cdbg>, y también estará disponible para revisión en los seis Centros Comunitarios del Condado de Travis que se indican a continuación:

Travis County Community Center at Del Valle	3518-D FM South 973, Del Valle, TX 78617
Travis County Community Center at Pflugerville	15822 Foothills Farm Loop, Bldg. D, Pflugerville, TX 78660
Travis County Community Center at Oak Hill	8656-A Hwy 71 W., Suite A, Austin, TX 78735
Travis County Community Center at Jonestown	18649 FM 1431, Jonestown, TX 78645
Travis County Community Center at Manor	600 W. Carrie Manor, Manor, TX 78653
Travis County Community Center at Central Austin	5325 Airport Boulevard, Austin, Texas 78751

#### AUDIENCIA PÚBLICA

El público puede proporcionar comentarios participando en una audiencia pública programada para el **martes 14 de julio de 2026**, durante una sesión regular del Tribunal de Comisionados del Condado de Travis, que generalmente comienza aproximadamente a las 9:00 a.m., en la Sala del Tribunal de Comisionados del Condado de Travis, 700 Lavaca St., Primer Piso, Austin, Texas 78701. Los miembros del público que deseen participar pueden asistir en persona o registrarse con anticipación para hablar de manera remota. Las instrucciones de registro, incluidos los plazos, están disponibles en la página web del Tribunal de Comisionados: <https://www.traviscountytexas.gov/commissioners-court>. El público puede ver la audiencia pública en línea en: <https://traviscotx.civicclerk.com/web/home.aspx>. El enlace estará activo al inicio de la sesión del Tribunal de Comisionados.

#### ENVÍO DE COMENTARIOS POR CORREO

El público también puede enviar comentarios por correo postal o electrónico a: CDBG/HOME Program, Travis County HHS, P.O. Box 1748, Austin, TX 78767; [cdbg@traviscountytexas.gov](mailto:cdbg@traviscountytexas.gov).