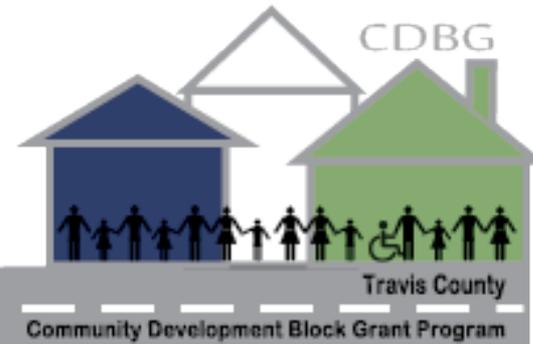


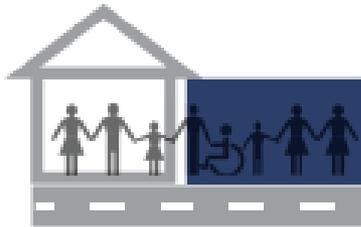
Travis County Community Development Block Grant (CDBG) Program

PY2019-2023 Consolidated Plan Summary

Health & Human Services (HHS) Department

July 3, 2019 (updated 11/05/2019)

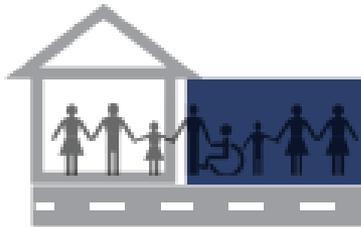




CONSOLIDATED PLAN

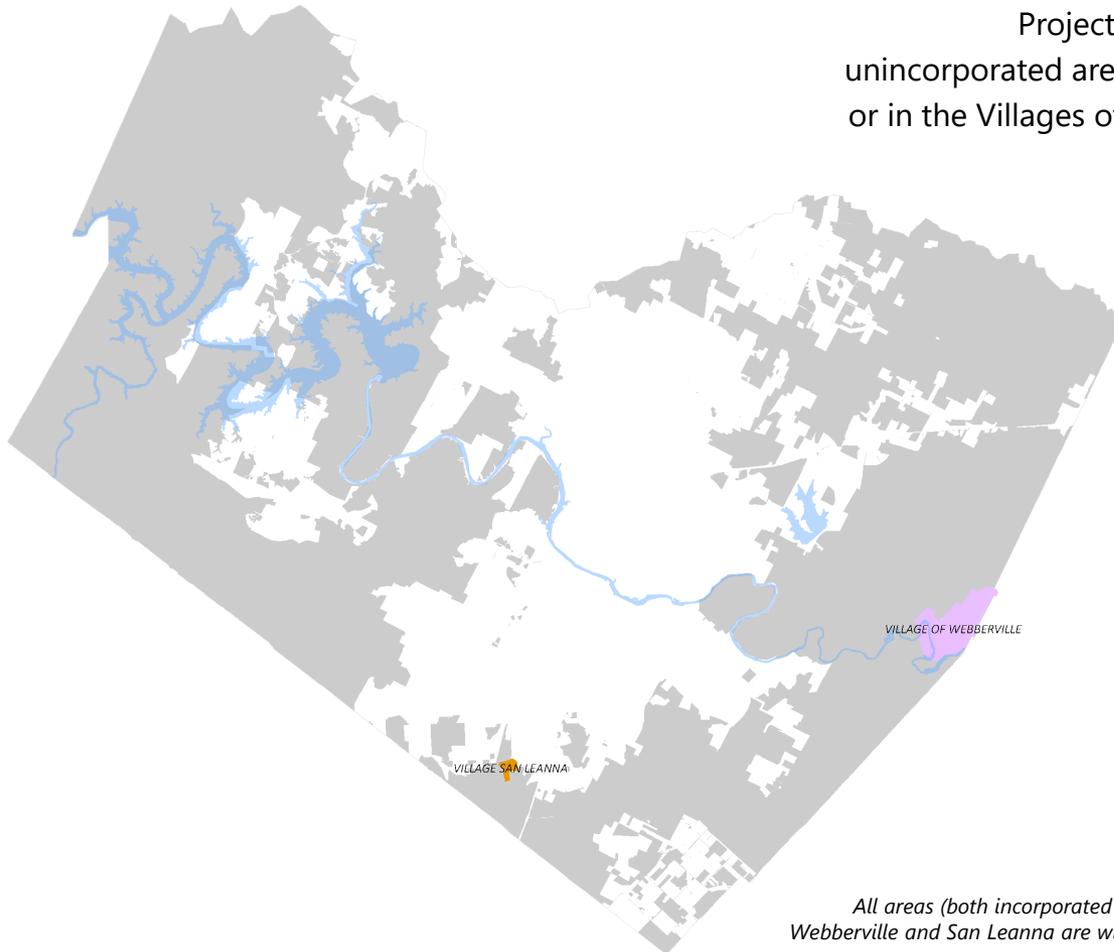
- ❖ Executive Summary
- ❖ Needs Assessment
- ❖ Public Engagement
- ❖ PY19-23 Strategic Plan
- ❖ PY19 Projects

PY19-23 Consolidated Plan covers a five-year period from October 1, 2019 to September 30, 2024. PY19 covers the first year period of the ConPlan period from October 1, 2019 to September 30, 2020.



TRAVIS COUNTY CDBG SERVICE AREA

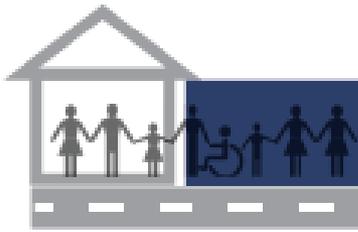
Projects must be located within the unincorporated areas of the county (gray areas) or in the Villages of Webberville or San Leanna.



All areas (both incorporated and unincorporated) within the Villages of Webberville and San Leanna are within the Travis County CDBG Service Area.

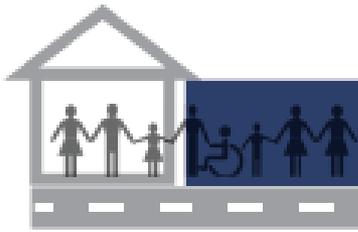
PY19-23 Consolidated Plan: Needs Assessment Highlights





NEEDS HIGHLIGHTS

- ❖ Travis County overall, including Austin, grew by 50 percent between 2000 and 2017. Median income increased by 56 percent and is now at \$72,884.
- ❖ Growth was considerably stronger outside of City of Austin boundaries, increasing nearly 5 times outside the City of Austin and doubling in CDBG service areas.
- ❖ Income growth in these areas was much slower than the county overall: median income rose by 21 and 25 percent respectively.
- ❖ Household income in Travis County is rising, but at a slower pace than increasing costs of housing and living.
- ❖ The poverty rate of both Hispanics (21%) and Black or African Americans (19%) is more than twice the poverty rate of Non-Hispanic Whites (8%).
- ❖ Housing cost burden is the top need of renters and owners across income categories.
- ❖ Severe cost burden is highest for African American and Hispanic households in the county's CDBG Service Areas: 21 and 19 percent of these households are cost burdened, respectively, compared to 12 percent of Non-Hispanic White households. By household type, non-related and single households have the highest rates of severe cost burden (21%), followed by large families (15%).



NEEDS HIGHLIGHTS CONTINUED

- ❖ In the 2019 Point in Time (PIT) homeless count, 47 people were counted in the CDBG Service Area up from 6 in the 2018 PIT count. Homelessness initiatives need an additional investment of nearly \$38 million in 2019.
- ❖ African Americans are disproportionately likely to experience homelessness in the Austin/Travis County region even after adjusting for poverty. This is true of both adults, youth, and families.
- ❖ An assessment of the housing and supportive service needs of special needs residents in the county found the largest number of need for elderly households and households with disabilities. For CDBG service areas, 3,600 elderly and 3,960 households with disabilities have housing needs.
- ❖ Based on the housing market analysis, the housing types most needed in the CDBG Service Area of Travis County include:
 - ❖ Affordable rentals for renters earning \$25,000 and less, renting at less than \$625 per month.
 - ❖ Starter homes, including attached products, for renters who want to buy.
 - ❖ Housing that is located in closer proximity to services, potentially onsite or integrated into master planned communities.



NEEDS HIGHLIGHTS CONTINUED

- ❖ To date, the Travis County CDBG office has received public requests for \$19 million in water infrastructure projects and \$12 million in wastewater infrastructure projects.
- ❖ In particular, residents in economically disenfranchised areas communicated that they lacked access to running water and were without infrastructure and/or funding to access the area water utility.
- ❖ Many of these residents rely on onsite septic systems that need costly repairs to be brought to current standards. Travis County currently has records for 41,114 septic systems, but that number is approximate.
- ❖ The state of existing septic systems is a bigger concern, however, because failed septic systems can present a public health hazard. If even 20% of the existing systems need assistance to pay for the repair or replacement, the estimated costs will be over \$100 million.
- ❖ Travis County residents were most likely of all residents in the region to disagree that grocery stores with fresh and healthy food choices are convenient to where they live. A 2014 study found that 17 percent of Travis County households were food insecure.
- ❖ Between 1991-2016, unincorporated areas of Travis County experienced 196 flood events that resulted in 22 deaths and 171 injuries, along with \$137.6 million in property damage and \$317,000 in crop damage.

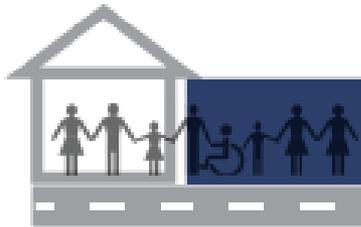


NEEDS HIGHLIGHTS CONTINUED

- ❖ The growing numbers of people who live in outlying and unincorporated areas of Travis County—especially those with low-incomes—are further impacted due to gaps in transit service.
- ❖ Local and regional transportation agencies agree that planning new development, transportation infrastructure, and transit service around geographic “centers” will ease the movement of people throughout the region, but they have so far not been able to keep up with rising demand.
- ❖ A 2015 assessment of the criminal background screening policies of local publicly subsidized housing, *Locked Out: Criminal History Barriers to Affordable Rental Housing in Austin & Travis County, Texas*, found that properties:
 - ❖ Had a lack of transparency and compliance with the Texas Property Code;
 - ❖ Had unreasonable lookback periods for considering criminal backgrounds;
 - ❖ Failed to consider mitigating circumstances;
 - ❖ Equated arrests with convictions; and
 - ❖ Had overbroad categories of criminal activity.

PY19-23 Consolidated Plan: Public Engagement Highlights





PUBLIC PARTICIPATION SUMMARY

Public Hearing:

- ❖ **3** people provided public testimony

Needs Survey:

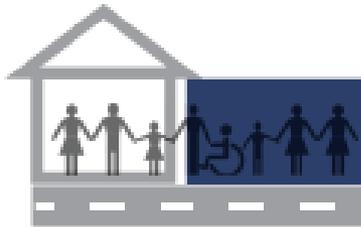
- ❖ **444** residents and **16** providers completed a survey
- ❖ **666** residents completed the Fair Housing survey

Community Meetings:

- ❖ Met with **6** neighborhood/community groups

Consultations:

- ❖ **21** Consultations completed by CDBG staff
- ❖ **7** focus groups by the Consultant



RESIDENT & PROVIDER RANKINGS

Five-year Rankings

By residents

1. Infrastructure
2. Community Services
3. Business & Jobs
4. Public Buildings & Facilities
5. Housing
6. Populations with Specialized Needs

By providers

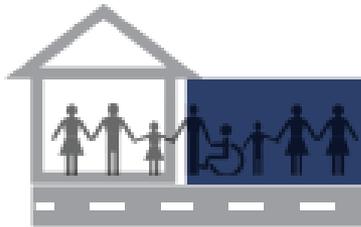
1. Housing
2. Community Services
3. Populations with Specialized Needs
4. Business & Jobs
5. Infrastructure
6. Public Buildings & Facilities



COMMUNITY ENGAGEMENT HIGHLIGHTS

Response to Survey Open-ended Question:

- ❖ Street Improvements
- ❖ Other Infrastructure Improvements (sidewalks, curb and gutter, etc.)
- ❖ Grocery Stores
- ❖ Health Care
- ❖ Crime/Law Enforcement
- ❖ Neighborhood or Community Centers
- ❖ Parks
- ❖ Transportation Services
- ❖ Youth Support or Programs
- ❖ Small Business Loans
- ❖ Repair or Creation of Single Family and Multi-family housing



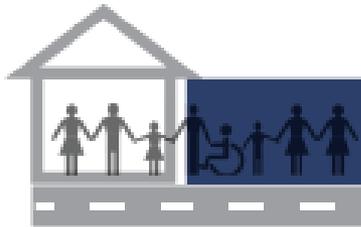
COMMUNITY ENGAGEMENT HIGHLIGHTS

Consultations:

- ❖ Access to services and jobs is more difficult in the CDBG Service area
- ❖ Gaps in transit, quality medical services, healthy food, primary employment, affordable housing options, mental health services, homeless services, and home repair
- ❖ Issues with aging and unlicensed septic systems and water infrastructure
- ❖ Mobile homes that need to be replaced rather than repaired
- ❖ Need quality, affordable housing, permanent supportive housing, and transitional housing which welcomes people with criminal histories
- ❖ Data gaps for the CDBG service area
- ❖ A variety of planning, pilot, and new projects being considered related to health and public health access in the eastern parts of Travis County
- ❖ Need improved inter-departmental communication, coordination, and planning around resiliency planning and disaster response. Focus on reducing risk, ensuring infrastructure is resilient, and supporting community conversations about preparedness and resiliency
- ❖ Assistance with roads and the gap funds needed for application to the substandard road program

PY19-23 Consolidated Plan: PY19-23 Strategic Plan





PY19-23 STRATEGIC PLAN PRIORITIES

CDBG High Priorities:

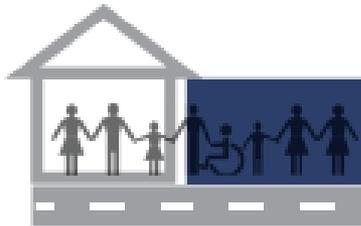
1. Infrastructure
2. Housing

CDBG Low Priorities:

1. Public Buildings & Facilities
2. Business & Jobs
3. Community Services
4. Populations with Specialized Needs

CDBG Focus:

1. Infrastructure (Roads, Water/Wastewater, Drainage, Resiliency & Disaster Response)
2. Housing (Primarily Home Repair and Septic Repair)
3. Fair Housing & Opportunity
4. Collaboration, Connection & Planning



PY19-23 & CARRYOVER GOALS

Community Development: 13,000 people
Infrastructure: Streets/Roads & Drainage
Infrastructure: Water/Wastewater

Housing: 40 units
Owner Housing: Home Repair
Owner Housing: Septic Repair & Installation

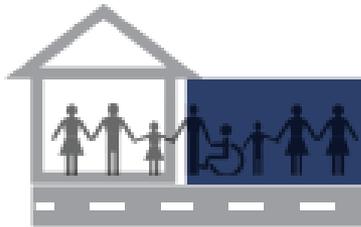
Carryover Goals from PY14-18

Housing:
McKinney Falls Apartments 279 units
Home Repair/Septic Repair (tentative) 8 units

Public Facilities/Populations with Specialized Needs:
All Inclusive Park at Southeast Metro 27,000 people
Austin's Colony, Phase 1 6,555 people

PY19-23 Consolidated Plan: PY19 Projects & Alternate Projects

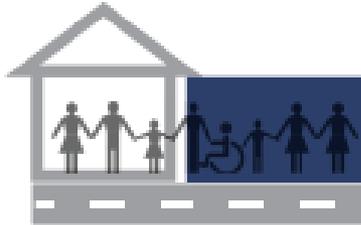




PY19 PROJECTS

Proposed Projects for PY19 Action Plan:

| Project | Funding Amount |
|---------------------------------------|----------------|
| Austin's Colony Street Improvements | \$641,392 |
| Forest Bluff Street Improvements | \$135,000 |
| Kennedy Ridge Wastewater Improvements | \$155,000 |
| Administration & Planning | \$232,848 |
| Total | \$1,164,240 |



PY19 PROJECTS

Austin's Colony Street Improvements

Description: Removal and replacement of existing sidewalks, driveways, intersection sidewalk ramps and pavement overlay to achieve ADA compliance, and repair roadway to acceptable standards for County maintenance. This project is phased over multiple program years. PY19 funding will provide the remaining construction costs.

Proposed Funding: \$641,392

Priority: High (Infrastructure)

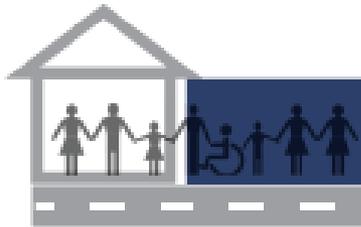
Feasibility: 12 Months

Impact: 6,555 Individuals

Low/Mod benefit: 57.13%

Leverage: N/A

Fair Housing: Investment in low to moderate income area



PY19 PROJECTS

Forest Bluff Street Improvements

Description: Removal and replacement of existing sidewalks, driveways, intersection sidewalk ramps and pavement overlay to achieve ADA compliance, and repair right-of-way to acceptable standards for County maintenance. This project will be phased over multiple program years. PY19 funding would include design and environmental clearance.

Proposed Funding: \$135,000

Priority: High (Infrastructure)

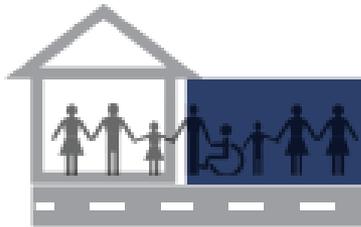
Feasibility: 12 Months

Impact: 2,875 Individuals

Low/Mod benefit: 80.70%

Leverage: N/A

Fair Housing: Investment in low to moderate income area



PY19 PROJECTS

Kennedy Ridge Wastewater Improvements

Description: Improvements to divert a portion of the wastewater system with a new low pressure sewer main which would avoid the high elevations of the Kennedy Ridge Estates Subdivision Sections 1 and 2, reducing static pressure at the individual sewer services. This project will be phased over multiple program years. PY19 funding would include design and environmental clearance.

Proposed Funding: \$155,000

Priority: High (Infrastructure)

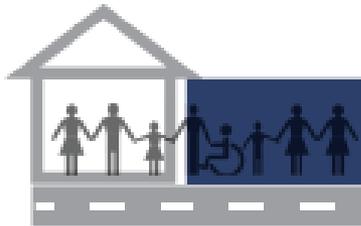
Feasibility: 12 Months

Impact: 2,875 Individuals

Low/Mod benefit: 80.70%

Leverage: N/A

Fair Housing: Investment in low to moderate income area



CDBG Administration and Planning

Description:

The project funds grant administration, partially funds two CDBG senior planners and one administrative position, fair housing activities, policy, planning, and related operating costs.

Proposed Funding: \$232,848

Priority: N/A

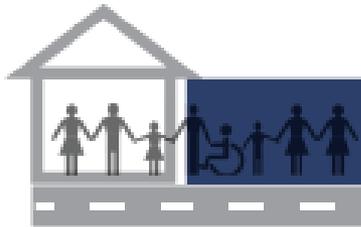
Feasibility: 12 Months

Impact: N/A

Low/Mod benefit: N/A

Leverage: Approximately \$120,000

Fair Housing: Implements the fair housing plan



PY19 PROJECTS

Proposed Alternate Projects:

| Project | Funding Amount |
|---|-----------------|
| Disaster Response Interim Assistance | Up to \$100,000 |
| Forest Bluff Street Improvements | \$900,000 |
| Kennedy Ridge Wastewater Improvements | \$875,000 |
| Owner Occupied Home Repair & Septic Repair and Installation Program | Up to \$270,000 |
| Land Acquisition for Affordable Housing Development | Up to \$500,000 |



PY19 OTHER ACTIONS

- ❖ Execute the Fair Housing Implementation Plan
- ❖ Complete Fair Housing Reviews & Opportunity Analysis for a variety of projects
- ❖ Develop an affordable housing strategy based on the Fair Housing Plan and Comprehensive Housing Market Study
- ❖ Develop a Travis County Homelessness Investment Strategy across multiple Departments
- ❖ Collaborate with Emergency Services and TNR to address gaps/needs for Disaster Recovery & Resilience and implement 2015 Flood CDBG-DR funding
- ❖ Collaborate and coordinate with internal and external partners around investments which improve opportunity across the CDBG service area
- ❖ Oversee the HHS Housing Continuum competition for general fund dollars

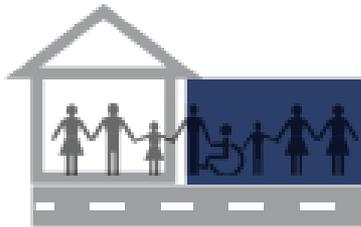


PY19 OTHER ACTIONS

- ❖ Work with internal and external partners to coordinate engagement opportunities and set up times to meet with different HOAs , community, and faith-based groups.
- ❖ Collaborate with the City of Austin to create policy alignment and efficiencies for development and permitting in its Extraterritorial jurisdiction (ETJ).
- ❖ Evaluate and update the effectiveness of the Public Improvement District (PID) policy to meet the County's affordable and fair housing goals.
- ❖ Review and evaluate policies related to septic systems to determine what, if any, actions can be taken to reduce the issues preventing repair or installation of systems.
- ❖ Review and clarify the County's policy, authority and actions taken to ensure that accessibility standards and requirements of the Americans with Disabilities Act (ADA) and Fair Housing Amendments Act (FHAA) are achieved.

PY19-23 Consolidated Plan: Steps Completed





STEPS COMPLETED

| MARCH | APRIL | MAY | JUNE | JULY | AUGUST |
|---|--|-----|--|--|--|
| Public hearing, needs survey, community meetings seeking input on community needs and uses of funds | TCCC approved Strategic Direction on 4/30/19 | | TCCC approved PY19-23 Goals AND PY19 Projects on 6/18/19 | Draft Plan published on 7/3/19 | Consolidated Plan and Action Plan approved by TCCC on 8/13/19 and submission to HUD by 8/15/19 |
| | | | | One (1) public hearing held on 7/9/19 | |
| | | | | 30-day Comment Period held to comment on proposed CDBG uses & draft plan 7/3/19-8/2/19 | |