

**AGENDA ITEM 12**

Discuss and consider preliminary plat approval of Escalera Ranch, Section 4.

Joe England addressed the Court on Escalera Ranch, Section 4.

Moved: **Commissioner Hays**

Seconded: **Commissioner Boatright**

Motion: To grant preliminary plat approval of Escalera Ranch, Section 4.

Vote: **5 - 0**

**AGENDA ITEM 13**

Discuss and take appropriate action on hiring real estate agent for sale of lot F, Forest North Estates, Phase One. (Proceeds from sale to go to McNeil Road Bond Fund.)

Joe England addressed the Court on the history of this property. **Commissioner Boatright** suggested that Joe Latteo should examine the property as well.

Moved: **Judge Doerfler**

Seconded: **Commissioner Boatright**

Motion: To authorize **Commissioner Curlee** to hire a real estate agent to appraise the real property of Lot F, Forest North Estates, Phase One and the structure on that lot to determine what course of action should be taken, as to the value of making repairs to the structure or selling it in an "as is" condition.

Vote: **5 - 0**

**AGENDA ITEM 14**

Hear presentation from Dave Marsh of CARTS on the Williamson County Public Transportation Planning Study.

Phillip T. Duprey, a member of the steering committee for the Capital Area Rural Transportation System, introduced Dave Marsh to the Court to present a report from the Williamson County Public Transportation Planning Study, which was financed by Williamson County and the Cities of Taylor, Georgetown, Cedar Park, Pflugerville, and Round Rock. Marge Tripp, a member of the board of directors of CARTS also addressed the Court.

**AGENDA ITEM 15**

Hear update and take any appropriate action on HUD Consolidated Plan Public Hearing Outcome, Primary Funding Category Prioritization, and Project Criteria.

Leo Woods and Latrice Hertzler addressed the Court on HUD Consolidated Plan Public Hearing Outcome, Primary Funding Category Prioritization, and Project Criteria. Three action items were brought before the Court to be approved so that the application and the consolidated plan could be submitted in a timely fashion.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Limmer**

Motion: To approve a planning period of five-years as the HUD consolidated plan term which will require an annual evaluation report and an annual action plan, the Primary Funding Category Prioritization for the use of the HUD grant monies as infrastructure, housing rehab, social services, and economic development, and the Proposed Scoring Matrix as criteria for use of HUD grant monies (see attached).

Vote: **5 - 0**

< Attachment >

# **US HOUSING & URBAN DEVELOPMENT (HUD)**

## **PRESENTATION, ACTION & UPDATE**

### **FOR**

## **WILLIAMSON COUNTY "URBAN COUNTY" HUD CONSOLIDATED PLAN**

Prepared and Presented by:  
Leo Wood, Leo Wood & Associates and  
Latrice Hertzler, Future Link Technologies

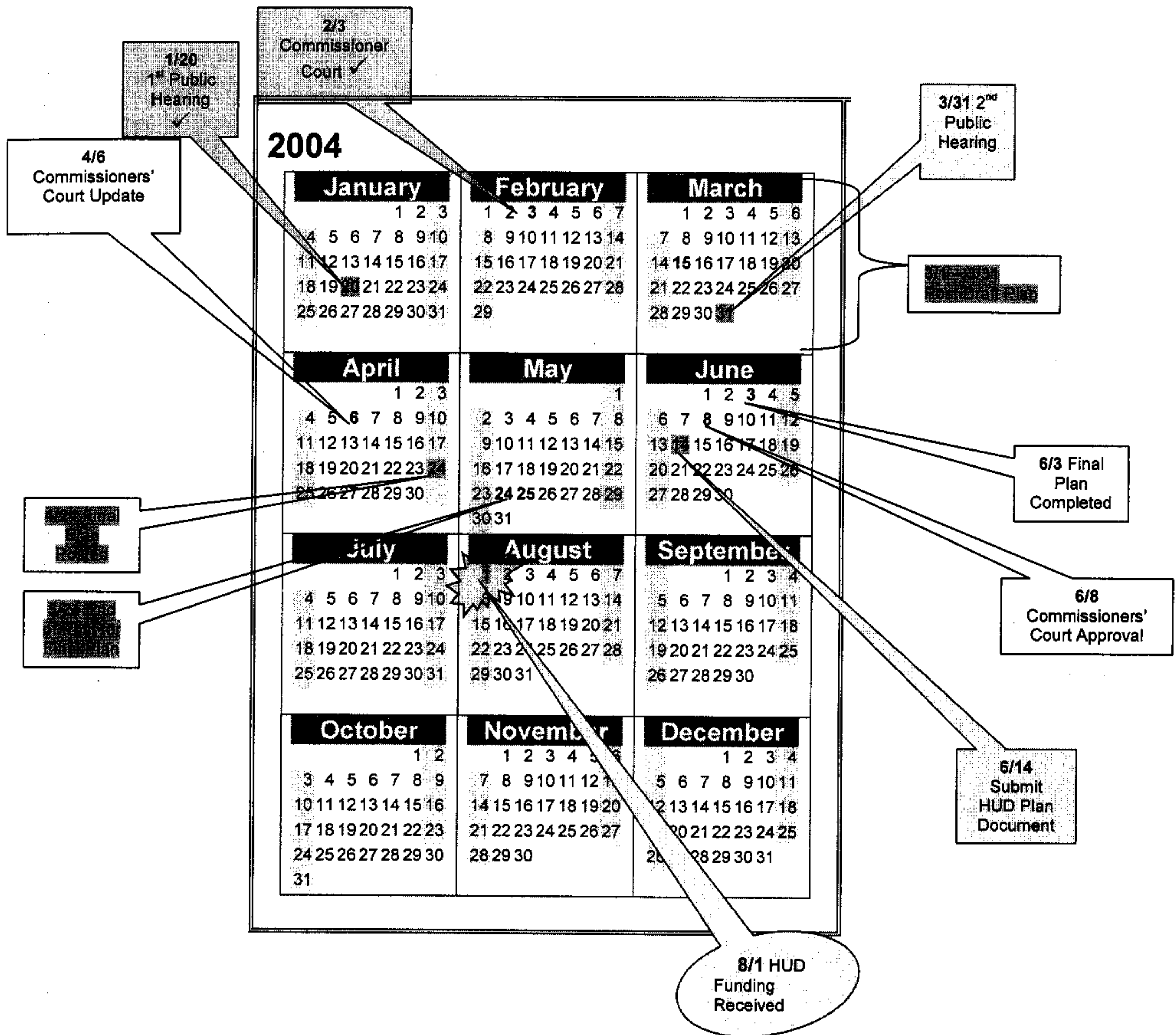
Williamson County Commissioners' Court

February 3, 2004

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February 3, 2003  
Williamson County HUD Update/Action Request

## ❖ PROJECT TIMELINE



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**❖ HEARING OUTCOME**

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- Held January 20, 2004 at 5:30pm to 8:30pm
  - *Presentation & Questions and Answers Format*
- Gaps in Services
- Priorities for Housing, Economic Incentives, Social Services, & Infrastructure
- Ranking of Infrastructure, Housing, Economic Development & Services
- Barriers to Projects
- Review Criteria

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**❖ ACTION ITEMS**

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**❖ HUD Consolidated Plan Term**

- 3 or 5 year Planning period
  - *Funding cycle is annually*
  - *Annual evaluation report and Annual action plan required*
- *Prioritization for County (See below)*
- *Proposed Criteria (See Proposed Scoring Matrix below)*

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**❖ CONSOLIDATED PLAN COMPONENTS**

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- *Executive Summary*
  - *Consolidated Plan Background & Methodology*
  - *Williamson County Entitlement Program*
  - *Housing & Homeless Needs Assessment*
  - *Housing Market Analysis*
  - *Strategic Plan*
  - *Action Plan*
    - *Resources*
    - *Projects & Activities*
    - *Geographic Distribution*
    - *Homeless and other special needs activities*
    - *Public Housing*
  - *Certifications*
  - *Monitoring*
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## ❖ **PROPOSED PROGRAM DESCRIPTION & PRIORITIES**

### **A. HUD Priorities**

☐ **Decent Housing**   ☐ **Suitable Living Environment**   ☐ **Expanded Economic Opportunities**

### **B. County (listed by priority)**

<b>PRIORITY</b>	<b>CATEGORY</b>	<b>DESCRIPTION</b>
<b>1</b>	<input type="checkbox"/> <b>Infrastructure</b>	Examples include water improvements, sewer improvements, flood drainage, sidewalks, streets, and transportation
<b>2</b>	<input type="checkbox"/> <b>Housing rehab</b>	Examples include rehab of owner occupied or rental housing, rehab of rental housing. HOME funding includes construction of single and multi-family dwellings, financial assistance to first time homebuyers and renters, energy efficiency improvements, and rehabilitation.  Subpriorities include: a. New construction (HOME) b. Rehab (CDBG)
<b>3</b>	<input type="checkbox"/> <b>Social Services</b>	Examples include various types of training, social programs, and various social services that address HUD priorities and may link to other projects.
<b>4</b>	<input type="checkbox"/> <b>Economic Development</b>	Examples include job creation

### ❖ **Income Limits**

<b>% Income</b>	<b>Income Definitions</b>
0%-30%	Extremely Low
31% - 50%	Low
51% - 85%	Moderate
86%-95%	Middle

- ❖ **Most requirements insist that at least 51% of residents must be low-moderate income.**
- ❖ **Considered primarily low-moderate income, limited clientele Category includes abused children, battered spouses, elderly persons, adults meeting the Bureau of Census' Current Population Reports definition of "severely disabled," homeless persons, illiterate adults, persons living with AIDS, and migrant farm workers (Section 570.208(a)(2)).**
- ❖ **Special populations include elderly-frail, victims of domestic violence, developmentally disabled, veterans, persons with HIV/AIDS, seriously mentally ill.**

❖ **PROPOSED SCORING MATRIX**

Scoring Items		CDBG			HOME
	Infrastructure (70 Points Max)	Housing Rehab (55 Points Max)	Public Service/ Facilities (70 Points Max)	Economic Development (70 Points Max)	Housing (55 Points Max)
Project Impact	No. of Household units impacted. Points allocated for housing units in groups of 10, i.e., 1pt= 1-10 2pt= 11-20 3pt=21-30... 10pt=91-100+. (10 Points Max)	No. of Household units served. Pts. allocated for units- groups of 10 i.e., 1pt= 1-10 2pt= 11-20 3pt=21-30... 10pt=91-100+. (10 Points Max)	No. of Individuals Served Points allocated for people in groups of 100, i.e., 1pt =1 – 100, 2pt =101-200 3pt=201-201... 1000+. (10 Points Max)	% of Jobs Created 5 points - 51%-75%, 10 points - 76% - 101%	No. of Household units served. Points allocated for units in groups of 10 from 1-101. (10 Points Max)
Benefit to Low-Mod Income Persons (Limited Clientele Receive maximum points.)	Income assessment may be necessary. 51% low-mod income persons. 5 points 51%-75%, 10 points 76% - 101% (10 Points Max)	Requirements: must assure 100% low-mod impact.  (Not scored- see below)	Requirements: must assure 100% low-mod impact.  (Not scored -- see below)	Jobs will be made available to or held by 51% low-mod income persons. 5 points 51%-75%, 10 points 76% - 101% (10 Points Max)	Requirements: must assure 100% low-mod impact.  (Not scored – see below)
Priority Activities, e.g., FY 2003 Projects	Based upon County 4 priorities Priority 1= 4 pts Priority 2 = 3 pts Priority 3 = 2 pts Priority 4 = 1 pt (4 Points Max)	Based upon County 4 priorities Priority 1= 4 pts Priority 2 = 3 pts Priority 3 = 2 pts Priority 4 = 1 pt (4 Points Max)	Based upon County 4 priorities Priority 1= 4 pts Priority 2 = 3 pts Priority 3 = 2 pts Priority 4 = 1 pt (4 Points Max)	Based upon County 4 priorities Priority 1= 4 pts Priority 2 = 3 pts Priority 3 = 2 pts Priority 4 = 1 pt (4 Points Max)	Based upon County 4 priorities Priority 1= 4 pts Priority 2 = 3 pts Priority 3 = 2 pts Priority 4 = 1 pt (4 Points Max)

Scoring Items		CDBG			HOME
	Infrastructure (70 Points Max)	Housing Rehab (55 Points Max)	Public Service/ Facilities (70 Points Max)	Economic Development (70 Points Max)	Housing (55 Points Max)
Matching Contribution	1 point per 10% match. (10 Points Max)	HOME Funds require 25% Match. (1 point per 10% match.) (10 Points Max)	1 point per 10% match. (10 Points Max)	1 point per 10% match. (10 Points Max)	HOME Funds require 25% 1 point per 10% match. (10 Points Max)
New Applicant/Past Recipient	10 points if new project; 5 points if continuation of current project (10 Points Max)	10 points if new project; 5 points if continuation of current project (10 Points Max)	10 points if new project; 5 points if continuation of current project (10 Points Max)	10 points if new project; 5 points if continuation of current project (10 Points Max)	10 points if new project; 5 points if continuation of current project (10 Points Max)
Participating City	1 extra point if participating City. (1 Point Max)	1 extra point if participating City. (1 Pt Max)	1 extra point if participating City. (1 Point Max)	1 extra point if participating City. (1 Pt Max)	1 extra point if participating City. (1 Pt. Max)
Phased Project	Range of 1-5 points possible if phased project. (5 Points Max)	Range of 1-5 points possible if phased project. (5 Points Max)	N/A	Range of 1-5 points possible if phased project. (5 Points Max)	Range of 1-5 points possible if phased project. (5 Points Max)
Collaborative Effort	Range of 1-5 points possible if Collaborative effort. (5 Points Max)	Range of 1-5 points possible if Collaborative effort. (5 Points Max)	Range of 1-5 points possible if Collaborative effort. (5 Points Max)	Range of 1-5 points possible if Collaborative effort. (5 Points Max)	Range of 1-5 points possible if Collaborative effort. (5 Points Max)
Project Cost	Overall Costs (The lower the project cost, the higher the points) (15 Points Max)	Cost per Unit (Based Upon Grant Funding) (10 Points Max)	Cost/Benefit - Lower administrative cost = more points. - Lower delivery cost = more points (15 pt Max)	Cost/Benefit per job. (10 Points Max)	Cost Per Unit (Based upon Grant Funding) (10 Points Max)
Other			Location of Service (15 points Max)	Location of Jobs (5 points max)	