PY16

Travis County, Texas

Substantial Amendment #1 to the PY16 Action Plan

Travis County HHS
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I. Introduction

The Community Development Block Grant (CDBG) initiative is a federal grant program administered by the U.S. Department of Housing and Urban Development (HUD). The program provides annual grants to cities and counties to carry out a variety of community development activities aimed at revitalizing neighborhoods, improving affordable housing options, and providing improved community facilities and services. Since 2006, Travis County has received CDBG funds from HUD on an annual basis.

The administration of the CDBG program follows a cycle that includes the drafting of a Consolidated Plan, an Action Plan, and an annual evaluation. The Consolidated Plan identifies the County's community and housing needs and outlines the strategies to address those needs over a five-year period. The Action Plan defines the specific activities and projects to be undertaken during each program year. The annual evaluation assesses yearly accomplishments.

According to Travis County's Citizen Participation Plan as required by HUD rules, a substantial amendment is required if any of the changes represent 1) a change in the location or beneficiaries of a project proposed under the Consolidated Plan or Action Plan; 2) a change in the scope of the project by more than 25%; or 3) a change in the funding of a new project that was not originally subject.

Travis County is proposing to amend its Program Year 2016 (PY16) Action Plan.

II. Public Engagement

During the week of June 5, 2017 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 B* (English and Spanish). Public notices were also posted at the seven 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 attended public hearings previously or who requested to be on the notification list.

Travis County HHS presented the proposed Substantial Amendment projects to the Travis County Commissioners Court on June 6, 2017. The Substantial Amendment was posted for public review and written comments prior to final approval by the Travis County Commissioners Court.

The comment period was held from June 26, 2017 to July 25, 2017. Additionally, public hearings were held at Travis County Commissioners Court on July 11, 2017 and July 25, 2017. The public had the opportunity to submit comments in writing via email or postal mail, or verbally at the public hearing. The draft Substantial Amendment was posted on the Travis County CDBG website (www.co.travis.tx.us/CDBG), and copies of the document were available for review at the seven Travis County Community Centers.

III. Amendment to the PY16 Action Plan

The Program Year 2016 (PY16) Action Plan covers the time period from October 1, 2016 to September 30, 2017. Travis County Commissioners Court approved the PY16 Action Plan on August 9, 2016. Travis County's CDBG allocation for PY16 is $1,087,585.

Deleted Projects

Two approved projects for PY16 did not proceed, requiring the reallocation of $266,053 in PY16 funds to an approved PY16 alternate project. The following projects are being deleted from the PY16 Action Plan.

Figure 4: Deleted PY15 Projects

Project	Allocation
Northeast Feeder Route Bus Service	$56,053
Hillmoore Drive Street Improvements	$210,000
Total	$266,053

Project Details for the Northeast Feeder Route Bus Service

The Northeast Feeder Route (Route 237) is a Capital Metro bus route located in Northeast Austin and unincorporated Travis County. Due to an unforeseen issue related to the subrecipient contract execution, the project will not be paid with CDBG funds and the project is being cancelled.

Project Details for Hillmoore Drive Street Improvements

Hillmoore Drive is a low speed-low volume road that does not meet minimum Travis County standards, so it has not been accepted onto the Travis County maintained roadway system. This project would provide the improvements necessary to bring the roadway up to Travis County standards and be accepted as a County maintained road. The PY16 funds would have funded the construction phase of the project. Purchasing Department procedures were followed to identify a design firm for the project. The proposed bid that was received for the design phase was not reasonable given the total project scope and cost. The project was deemed infeasible and is being cancelled.

Amendment of Approved PY16 Project

The PY16 Action Plan includes an approved Land Acquisition for Affordable Housing project. The project allocates funds for the purpose of developing affordable housing in the CDBG service area. The intention was to amend the project once a subrecipient identified a parcel for purchase and a plan for development.

The project is being amended to reflect both the reallocation of funds from cancelled PY16 projects and the project details including site location, housing units, and project developer.

Project #4: PY16 Land Acquisition for Affordable Housing Development - $512,983

Project Description: This project would provide funds for land acquisition for the purpose of developing affordable rental housing in Southeast Travis County including $19,999 for environmental requirements. The proposed project will provide an estimated 312 units of new rental housing, 296 of which will be set aside for families earning between 50-60% Area Median Income. The site is located on 17.2 acres (18.1du/acre) in unincorporated Travis County at 6609 McKinney Falls Parkway. For additional information see *Attachment C: Maps*. The project developer is AMTEX Multi-Housing LLC.

This is a 4% tax credit project under consideration by the Travis County Housing Finance Corporation as bond issuer and General Partner. The details of which entity will own the land is still under negotiation as the deal firms up, however, a forgivable loan will be provided to the entity for the life of the affordability period.

The CDBG Office has completed a Fair Housing Review and the area is deemed as transitioning. It was an impacted area at the time the Analysis of Impediments to Fair Housing Choice was published and now is not based on more current data. The TCHFC completed additional analysis to help determine if the area was ready for development.

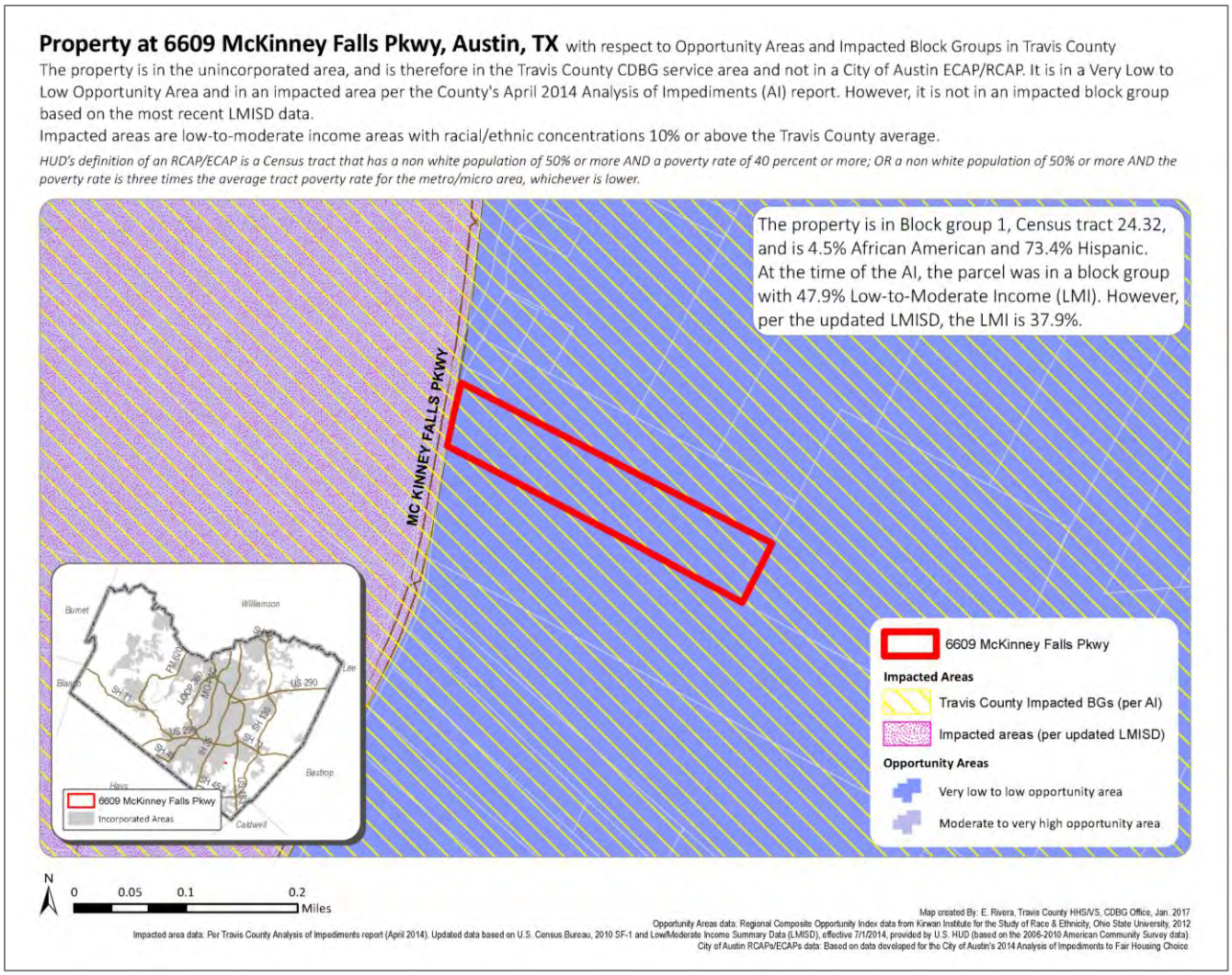
Affordability will be required for a minimum of 30 years or longer dependent up on the requirements of the most stringent funding.

Note: This project is proposed to be substantially amended to increase funding. Original funding amount is $246,930 and was intended to go out for competition to find a Developer.

Figure 5: Project 4 - General Project Information	
CDBG Funding	$512,983
Leverage Funding	$54,481,925
Program Delivery	AMTEX Multi-Housing LLC
Program Oversight	Travis County Health and Human Services
Expected Start/ Completion Date	Purchase of land by July 2018 and estimated project completion by May 2019.

Figure 5: Project 4 - General Project Information	
Location	6609 McKinney Falls Parkway

Figure 6: Project 4 - Priority and Performance Measurement Information (HUD-prescribed)			
Priority Need Category	Housing	**Project**	Land Acquisition for Affordable Housing
Eligible Activity	Land Acquisition	**Outcome Category**	Affordability
Objective Category	Decent Housing	**Specific Objective**	Provide land for development of affordable housing
Citation	§ 570.201 (a)	**Accomplishment**	312 units from PY15 & PY16
Eligibility	LMH	**Matrix Code**	1
Priority in the 2014-2018 Strategic Plan	High	**Travis County SAP #**	TBD



IV. Results of Participation Process

After presentation to Travis County Commissioners Court the draft PY17 Action Plan and the Substantial Amendments to the PY15 and PY16 Action Plans were posted for comment for thirty days prior to the final approval by the Travis County Commissioners Court. Comments could be received in writing via email or regular mail to the Travis County Health and Human Services and Veterans' Service CDBG staff or could be given at the public hearings at Commissioners Court. The drafts were posted on the Travis County website and copies were located at the seven Travis County Community Centers for public review.

The public comment period began on June 26, 2017 and ended on July 25, 2017. The public hearings were held at the Travis County Commissioners Courtroom at 9 am on Tuesday, July 11, 2017 and Tuesday, July 25, 2017. Because the comment period for the substantial amendments was concurrent with the comment period for the PY17 Action Plan, some of the comments received related to both the

substantial amendments and the PY17 Action Plan. The summary below does not include comments that relate only to the PY17 Action Plan.[1]

Summary of Public Comments Received during Public Comment Period

- Two comments were received at the July 11, 2017 hearing at Commissioners Court, three comments were received at the July 25, 2017 hearing at Commissioners Court, and three comments were received in writing via email.

- Two people identified a strong interest in transit in relation to the McKinney Falls land acquisition project and in general.

- Further, a request for the administration and planning budget, more information on how the priorities were created for the PY14-18 Consolidated Plan, more detail on the McKinney Falls Project and clarification on the connection between the Analysis of Impediments to Fair Housing Choice and affordable housing were made.

Summary of Response to the Comments Received for the Draft PY17 Action Plan

- CDBG staff acknowledges the strong interest in transit investment. The Commissioners Court has requested staff work with legal to create a boiler plate that is amenable to all parties prior to investment in transit with CDBG funds. The County's Transportation and Natural Resources Department is currently working with Capital Metro to draw down different Federal dollars for transit outside of Capital Metro's service area. The CDBG Office will provide suggestions for routes based on CDBG projects/needs.

- Information was provided about the administration and planning budget, how the priorities were created for the PY14-18 Consolidated Plan, more detail on the McKinney Falls Project and clarification on the connection between the Analysis of Impediments to Fair Housing Choice and affordable housing.

- Staff are following up on the possibility of transit for McKinney Falls.

For a full transcript of comments received and CDBG responses, please refer to *Attachment A: Public Comments*.

[1] Please refer to the "PY17 Action Plan Appendix A: Public Participation" for a full discussion of comments related to the PY17 Action Plan, available at: https://www.traviscountytx.gov/health-human-services/cdbg/plans-reports

ATTACHMENT A: PUBLIC COMMENTS

Testimonies received during Public Hearings at Commissioners Court

July 11, 2017 Public Hearing

Judge Eckhardt: Let's see if we have anybody in the audience for the public hearing, who would like to give comment. The Commissioner's Court does have a specific item on CDBG later in the agenda that will give us an opportunity to deliberate and ask questions of staff. Ms. Joseph.

Zenobia Joseph: Thank you, Judge, Commissioners. I just had a few questions related to this item. Specifically as it relates to the strategic priorities. I just wanted to know how they came to arrive at business and jobs as a low priority whereas housing is a high priority.

Christy Moffett: It was part of the public engagement process that we went through four years ago. And when you look at high and low priorities when it comes to HUD, it doesn't mean that we don't think business and jobs aren't important. It's that you can't invest in everything. And so a low identification really means that we could invest in business and jobs, but it's not likely that we will. A high designation means that more than likely we will be investing in those types of projects. And really it's just -- HUD requires that we prioritize the different types of categories and so based on the public engagement that's how we came to -- we just didn't have enough public interest around business and jobs. That's not where people felt like we should direct the money.

Judge Eckhardt: And to be clear, this is the priorities for the CDBG federal money.

Christy Moffett: Correct.

Judge Eckhardt: That's not to say we aren't heavily investing in jobs and workforce development. We're just not using the CDBG dollars for it. The Mayor and I have an initiative with workforce to hopefully dramatically increase the outcomes for training and job placement for people looking for middle skill jobs and to move up in their careers rather than stay in dead-end jobs, but we're utilizing state funding combined with property tax and sales tax rather than CDBG funding.

Zenobia Joseph: And so I guess my other question would be, judge, specifically as relates to community involvement, which I understand is an essential priority, and she said -- meaning Christy Moffett, that there weren't very many comments about that. I just seem to recollect that not very

many people participate in this process so it just seems like an odd way to prioritize if you only have a handful of people that give input. I mean, am I misstating the number of people that usually give you the input?

Christy Moffett: So over the course -- so we've received CDBG funding since 2006 and through the course of that, through all the public participation, if you did an analysis of all the participation we've received since 2006, business and jobs doesn't tend to fall to the top. It's usually infrastructure, services and housing. And that's the way it's been for 11 years. And we have had a fluctuation of participation throughout that 11 years, but consistently no matter who it is that's, you know, providing input; those three items are really the highest level interest of the people who are responding. And most of those are not social service agencies. Most of it is actually people who are coming to us because they need something in their neighborhood or community.

Zenobia Joseph: Thank you. I won't belabor the point, Judge, but I would just say as it relates to jobs versus the social services, it just seems that the jobs would sustain people a little bit more and I do respect that you are working with the Mayor. My other question is specifically related to the McKinney Falls projects is I realize the northeast bus routes were eliminated from the previous project, but there's approximately $198,000 from the two slides that I looked at. There's -- if you look at the routes that she put up, $142,749,000 on slide 11 and then $56,053 on slide 15. And so I guess my question is as it relates to McKinney Falls specifically, is there transportation related to that project?

Christy Moffett: Transportation is available within a mile of that project.

Zenobia Joseph: And do you -- one mile?

Christy Moffett: Within a mile, yes, yes, ma'am. I can give you more information later.

Zenobia Joseph: That would be helpful, Judge. my last question is specifically related to the pie chart that showed the $221,000 or 20% utilized for planning and I just wondered how much of that funding was specifically for salaries or what it all entails?

Judge Eckhardt: We can get you that breakout, but those numbers are readily available. The federal government requires some pretty hefty accounting and we're more than happy to provide it to you.

Zenobia Joseph: Alright, Thank you so much.

Judge Eckhardt: To the feds. Mr. Garcia.

Gus Peña: Good morning, Judge, Commissioners, Gus Peña.

Judge Eckhardt: Mr. Peña, did you sign up for public communication?

Gus Peña: Oh is it public communication? I'm sorry; I thought it was item number 1.

Judge Eckhardt: Oh item number 1, yes, yes, yes, I'm so sorry.

Gus Peña: I'm new to this, I've been gone. Did you want me to sign up?

Judge Eckhardt: No, No, no, Mr. Peña, please go ahead.

Gus Peña: Thank you

Judge Eckhardt: that was my mistake.

Gus Peña: that's okay. You are forgiven this time. One per day. Judge and Commissioners, my name is Gus Peña and we've been working on affordable housing and I know this is in the unincorporated areas, but nonetheless a lot of Austinites are being outpriced to outlying areas. What I see here, one of the -- PY, like the city council, project development criteria meets the fair housing objective. I'd like to know real true blue definition of fair housing objective. If I could get that also because I just don't believe in this type of verbiage. It's not compatible with the needs of the people. And market surveys are not really a good true evaluation of the needs of the people. Outer laying areas. Is Manor considered unincorporated?

Judge Eckhardt: It is not.

Gus Peña: Okay. but anyway, on the unincorporated areas, I have -- I know people that are being priced out also and I just -- as Ms. Zenobia mentioned transportation you say within a mile of a project, even for a United States Marine Corps veteran like me, I'm I my 60s, that would be tough unless I had my boots on. I don't have boots anymore, I have shoes. The issue she brings -- Zenobia brings a very good point about transportation, is bring in closer. We can talk to Capitol Metro about that. I just don't have the time. I just don't have the time to do that, I'm very other issues. We need to make sure that the transportation issue is heavily addressed because there are senior citizens and I'm sure they live there, senior citizens just like me as younger people and some of them can't walk, like I can. I love hiking and biking, but, you know, my wife says wait a minute, you're not in the 20s like you were in the Marine Corp so settle down. But anyway, we have concerns with this and I hope all of you all -- and I know she's done a good job many, many years, Christy, but the issue is we need to show some more definite, definitive suggestions, definitive objectives. And there's a lot of people complaining to me saying hello, I'm in precinct 4, but anyway, we could reevaluate, not that you're not doing a good job, you are, but there's still some issues that are critical that are not being met. And anyway, Zenobia did a

good job talking about those. I do know this much and you all heard of Ben Carson. Ben Carson is Secretary of what?

Judge Eckhardt: He's the Secretary of Housing.

Gus Peña: HUD, HUD. Yes, ma'am, HUD, not housing, HUD

Judge Eckhardt: Housing and Urban Development.

Gus Peña: Yes, ma'am, HUD. That incorporates everything. Anyway, I have a meeting with him in about three weeks. I still haven't met with the new Secretary Veterans Affairs but we have a lot of veterans out there that have needs of housing but also accessible housing. A lot of them are wounded, et cetera, but as young as I am but thank you very much for the time and I just wanted to raise concerns from our veterans group and all of this will be mentioned to Secretary Carson. He, himself is going to be there. We're still trying to get Secretary Shulkin VA Shulkin to come over here and visit us, and he will, he's promised, but as I told our Mayor "Mayor, we're losing a lot of people to the unincorporated areas. They need all these improvements." Ok, Judge, thank you very much for the time. You are doing a good job and Commissioner Gómez; she's my commissioner, as usual (speaking in Spanish) gracias.

Judge Eckhardt: Mr. Peña, Christy Do we have the impediments to fair housing on the website?

Christy Moffett: Yes.

Judge Eckhardt: That might be really helpful to you. We did some considerable work looking at impediments.

Gus Peña: Sure

Judge Eckhardt: to fair housing in the unincorporated areas and specific issues like transit. Christy do you want to?

Christy Moffett: When we talk about whether or not a project is meeting a fair housing objective, it's actually related to that report. So there were 11 impediments to fair housing choice identified in that report and so we tried to prioritize projects that help address one of those 11 impediments. So that's what the connection is between those two and I'm happy to give you that information.

Gus Peña: There are some impediments that were not incorporated within the report or study and whatever I'm a former IRS Investigator, I do my due diligence before I even speak to you all, city council or the legislature or elsewhere, now at the school board, but yeah there's still some impediments we

need to address also and improve. Anyway, thank you for your time good to be here. Judge, you are doing a good job. Great job.

Judge Eckhardt: Thanks for your work. Is there anyone else here to speak on the CDBG plan year?

Commissioner Gómez: Move the public hearing be closed.

Commissioner Travillion: Second.

Judge Eckhardt: We have a motion and second to close the public hearing. All those in favor? I'm not sure how Gerald voted on that.

Commissioner Daugherty: Can you see? Can you not see me, Judge?

Judge Eckhardt: I'm supposed to have a little block of you on the side -- there you go, all right. That was unanimous. Thank you.

July 25, 2017 Public Hearing

Zenobia Joseph: Good morning, Judge, Commissioners. I'm Zenobia Joseph. May I use the overhead, Judge?

Judge Eckhardt: Yes, ma'am.

Zenobia Joseph: Last week I brought to your attention the 15% cap exception to policy and just wanted to make sure that that was actually on the record as it relates specifically to transportation. I know Mr. Peña mentioned transportation a few minutes ago. I actually wanted to bring your attention, however, to the Americans with Disabilities Act, but I just wanted you to see the source of where I got the information from, it's Nancy Sanchez and she's in the HUD office in San Antonio, the field office. If you look at the yellow handout that I gave you, specifically, it's highlighted in the CDBG guide, which is 2012. You'll see where it specifies outside of the cap and so it's outside of the 15% cap and it does not count against you. If you look towards the bottom of your page, you'll see where it says it does not count against you as relates to the 15% cap and so I would just ask Christy Moffett to find out exactly what that all entails. As it relates specifically to the programs, I just wanted to point out, once again, that I am supportive of the Tenants' Rights amount of money that you have allocated however, it at one point was $50,000 and I would ask you to consider increasing that amount again as it relates to STEM for Girls, I oppose giving the money specifically to the organization that's listed here. Girls, umm, this particular organization, it doesn't show geographic diversity and also does not include diversity as relates to the students. If you look at their home page for Girl Smart, you'll see there is one African-

American leader buried at the bottom of the page behind two yellow balloons and there are maybe two or three African-American girls and so I just want you to recognize that last week you had a presentation on poverty and as it related to the schools in southeast Austin, there is a need there. If you look further down on your page, you'll see that I actually mention the Social Work Expansion last week and the question I have is whether or not the county is actually supplanting the federal dollars for that particular program for your expansion of social workers because you initially had it funded at$75,000 and it went down to $35,000. And then, lastly as it related to the money management under the Family Elder Care, that grant that they received actually came from Texas Veterans' Commission and so it appears that they would already have a case manager managing those funds and it seems like our $65,000 could be better utilized elsewhere. And so my point specifically is that I know that when the public brings concerns to the CDBG Public Hearing that the federal government requires a response and so as it relates specifically to transit, I just want you to recognize that three-fourths of a mile, the bus stop has to be there in order for there to be the para transit service. And so, by this particular bus stop being one mile from the McKinney Falls Project, you effectively disenfranchise people who have disabilities. So I want you to recognize that Ms. Moffett was honest with us when she talked extensively last week, July 11th and July 18th. Basically she is not focused on transit, but I want you to recognize that if you do not have a bus stop within three-fourths of a mile, according to the U. S. Department of Transportation, then those individuals with disabilities will not be able to access the access service or para transit service. And you can in fact as Commissioner Daugherty has asked repeatedly, you can use the CDBG dollars for this particular project. And I recognize, Judge and I won't be much longer, that you are going to look at other funding sources for transportation, but because it is specifically related to this project and there is not a stop within three-fourths of a mile, I would just ask Ms. Moffett to give us a cost benefit analysis. And just from my own analysis, I'll tell you that as relates to bus stops, there is one Cedar Park stop in northwest Austin and that one stop alone is $9,000. It's a $27,000 contract that Capital Metro has with Cedar Park and so you can consider that one stop in that vicinity might cost about $9,000, but then you also have the northeast feeder bus routes that you funded which is approximately $40,000. So it's a span and without the cost benefit analysis, we do not know how much it would cost for a bus stop or for there to be alternative transportation. So I would just ask you to take that into consideration and I have provided my comments to HUD in San Antonio, Ms. Garcia also Mr. Rios and Ms. Sanchez as well. I appreciate your time. Thank you.

Judge Eckhardt: Thank you for yours. Is there anyone else who would like to give testimony, public comment with regard to our CDBG Action Plan? Again, just to put this in context, this is a $1. 1 million allocation. So the predominant expenditures are going to be in housing. But we are looking and do utilize revenue sources for other critical needs. This is one pot of money. Anybody else? All right. Then we will move on to our third public hearing.

Comments Received in Writing

July 13, 2017

Memorandum for David Rios, Senior Community Planning & Development Representative, Housing and Urban Development, San Antonio Field Office, Region VI-Fair Housing and Equal Opportunity <[redacted]>

Subject: Opposition to Travis County's CDBG PY 2017 Plan and 24 CFR § 570.209 Transportation-Jobs 15% Exception Request

1. **Background:** "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 (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 … on an annual basis. Community engagement and participation is an essential goal of this program."[1]

2. **Complaint:** Travis County Health and Human Services & Veteran Services (HHS&VS) Program Year 2017 public comment process is futile. Decisions are already made by staff. Therefore, I write to oppose the PY 2017 CDBG Action Plan. "Housing choice for those with disabilities is further limited by the absence of regular public transit service outside of Austin" (Analysis of Impediments to Fair Housing Choice Travis County, 2013, p. 1). Transit needs to be included in the proposed McKinney Falls Project (family apartments) to get residents to work in accord with Public Services exception, 24 CFR §§ 570.201(e), 570.209.

3. **HHS&VS Staff:** County Executive Sherri Fleming ($169K) and Program Manager Christy Moffett ($80K) briefed the PY 2017 CDBG Plan at Travis County Commissioners Court June 6, 2017 and July 11, 2017. Though Commissioners asked extensively about transit funding, Ms. Moffett never disclosed the 15% cap exception for transportation, jobs, and economic development. Instead, she only noted the 15% Public Services cap. Two issues make the proposed PY 2017 Public Services items problematic.

a. Issue 1: McKinney Falls Project will receive $512,983 CDBG funds, which includes $272,356 reallocated from 3 cancelled projects; two were Northeast buses in PY 2015 ($142,749); PY 2016 ($56,053). Yet no funds were reallocated for transit service.

b. Issue 2/Bias: Ms. Moffett is a social worker. $100K of $154,250 PY 2017 CDBG Public Services funds are for social workers.

Public Services (capped at 15% of Total Allocation) ➢ **$100K of $154,250** proposed CDBG Public Services funds are for **social workers** (County case managers and finance case manager). **Bias:** CDBG/Planning Manager Christy Moffett is a social worker. Her request for two-thirds of Public Services dollars in this area is biased, unfairly leveraged towards personal interests. She excluded community input and disregarded Commissioners' transit concerns.
Tenant's Rights and Fair Housing Counseling The funds are allocated for Tenant's Rights and Fair Housing Counseling for residents in the CDBG service area. **$29,250** **Support:** I support funding Tenant's Rights and Fair Housing Counseling because renters have minimal recourse when fighting eviction. Few pro bono resources exist in Austin. I recommend $50K to help more apartment residents than $65K for one case/money manager.
STEM Education for Girls Funds for direct costs of program implementation of after school STEM activities for girls in elementary schools with high number of economically disadvantaged, non-white or at risk students. Provide weekly free activities for students and professional development for teachers and support for science fairs at partner schools. The program would be implemented in three elementary schools located in the unincorporated area: Joe Lee Johnson Elementary; Northwest Branch Elementary, and Wells Branch Elementary. **$25,000** **Opposition:** I oppose funding Girl Smart $25K due to racial and geographic lack of diversity! Girl Smart's homepage does not include any (obvious) Black leaders or girls. Precincts 1 (NE) and 4 (SE) have greater low-income Black and Hispanic student education needs.
Social Work Expansion This program is an internal Travis County Health and Human Services & Veterans Service expansion of existing services. The program increases program capacity to provide **case management**, information and referral, non-clinical counseling, crisis intervention and outreach in all four precincts of the unincorporated areas. The project is targeted to individuals who are at 80% MFI or below. The project will fund the equivalent of .46 FTE social worker; the social workers provide the majority of service provision through home visits. **$35,000** **Opposition:** Ms. Moffett did not consider transportation. Instead, she privileged an internal social worker program over Commissioners' transit funding inquiries. On the record July 11, 2017, it was disingenuous to tell me that priorities came from community engagement.
Money Management Services and Housing Stability Funds would pay for FTE case manager to manage Money Management Services for eligible clients including seniors, disabled individuals and homeless veterans in CDBG service area. Services include intake with comprehensive needs assessment that includes benefits eligibility, medical and behavioral needs, and housing stability. **$65,000** ➢ **Opposition:** I oppose $65K "Money Management Services." It appears duplicative of Travis County and City of Austin taxpayer dollars that fund Ending Community Homelessness Coalition. Executive Director Ann Howard does no direct services to homeless veterans but conducts the annual count and created a case management tool that social services agencies use, ideally, to ensure clients don't "double dip." **I also oppose spending $65K on one case manager** because Travis County gave a $3.3M tax break to Schwab (KXAN, 2014). ➢ **Partners:** Don't Veterans Services Organizations (e.g., VFW, American Legion) and existing partners like Schwab do financial planning? ➢ **Cost-Benefit Analysis:** This $65K item is biased, not the best use of funds. Ongoing funding would likely come from General Revenue. ➢ **Recommendation:** Use a portion of the $65K CDBG funds for transportation (e.g., fixed bus route, van-on-demand, reduced ridesharing costs) to get people to work. Lack of transportation increases the chances of taxpayers having to rely on limited social services dollars.
Source: Travis County Commissioners Court - June 6, 2017: Item 6 (p. 1273) **Public Service total (14%): $154,250** **Weblink: http://traviscountytx.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=1639&Inline=True**

[1] Travis County Commissioners Court (2017, July 11). Click Item 1 - CDBG: Public hearings [Video file]. Retrieved from http://traviscountytx.iqm2.com/Citizens/SplitView.aspx?Mode=Video&MeetingID=1733&Format=Minutes

4. **Travis County Commissioners Court:** July 11, 2017 Item 1, CDBG PY 2017 Action Plan Public Hearing. My concerns follow:
➢ July 11, 2017 (video): http://traviscountytx.iqm2.com/Citizens/SplitView.aspx?Mode=Video&MeetingID=1733&Format=Minutes

9:25 AM **County Judge Sarah Eckhardt:** Let's see if we have anybody in the audience who would like to give public comment. We have an agenda item that will give an opportunity to present questions of staff. Ms.Joseph.

Zenobia C. Joseph: Thank you, Judge, Commissioners. I just have a few questions as relates to strategic priorities. I just wanted to know how they came to arrive at business and jobs as a low priority whereas housing is a high priority.

Christy Moffett: It was part of the public engagement process that we went through four years ago. And when you look at high and low priorities when it comes to HUD, it doesn't mean that we don't think business and jobs aren't important. It's that you can't invest in everything. And so a low identification really means that we could invest in business and jobs, but it's not likely that we will. A high designation means that more than likely we will be investing in those types of projects. And really it's just -- HUD requires that we prioritize the different types of categories and so based on the public engagement that's how we came to -- we just didn't have enough public interest around business and jobs. That's not where people felt like we should direct the money.

9:26 AM **Judge Eckhardt:** And to be clear, this is the priorities for the CDBG federal money.

Christy Moffett: Correct.

Judge Eckhardt: That's not to say we aren't heavily investing in jobs and workforce development. We're just not using the CDBG dollars for it. The mayor and I have an initiative with workforce to hopefully dramatically increase the outcomes for training and job placement for people looking for middle skill jobs and to move up in their careers rather than stay in dead-end jobs, but we're utilizing state funding combined with property tax and sales tax rather than CDBG funding.

9:27 AM **Zenobia C. Joseph:** And so I guess my other question would be, Judge, specifically as relates to community involvement, which I understand is an essential priority, and she said -- meaning Christie Moffett, that there weren't very many comments about that. I just seem to recollect that not very many people participate in this process. So it just seems like an odd way to prioritize if you only have a handful of people that give input. Am I misstating the number of people that usually give you the input?

9:28 AM **Christy Moffett:** We've received CDBG funding since 2006 and through the course of that, through all the public participation, if you did an analysis of all the participation we've received since 2006, business and jobs doesn't tend to fall to the top. It's usually infrastructure, services and housing. And that's the way it's been for 11 years. And we have had a fluctuation of participation throughout that 11 years, but consistently no matter who it is that's, you know, providing input, those three items are really the highest level interest to the people who are responding. And most of those are not social service agencies. Most of it is actually people who are coming to us because they need something in their neighborhood or community.

Zenobia C. Joseph: And, thank you. I won't belabor the point but as relates to jobs versus the social services, it just seems the jobs would sustain people a little bit more. And I do respect that you are working with the mayor. My other question is specifically related to the McKinney Falls Project is: I realize the Northeast bus routes were eliminated from the previous project, but there's approximately $198,000 from the two slides that I looked at. There's -- if you look at the routes that she put up, $142,749 on slide 11 and then $56,053 on slide 15.And so I guess my question is, as it relates to Mckinney Falls specifically, is there transportation related to that project?

9:29 AM **Christy Moffett:** Transportation is available within a mile of that project.

Zenobia C. Joseph: And do you -- one mile?
> **Christy Moffett:** Within a mile, yes, ma'am. I can give you more information later.

Zenobia C. Joseph: That would be helpful. My last question is specifically related to the pie chart that showed the $221,000 or 20% utilized for planning. And I just wondered, how much of that funding was specifically for salaries or what it all entailed?

9:30 AM **Judge Eckhardt:** We can get you that breakout; but those numbers are readily available. The federal government requires some pretty hefty accounting and we're more than happy to provide it to you.

Zenobia C. Joseph: Alright, thank you so much.

Judge Eckhardt: To the feds.

Mr. Gus Peña then made comments and referenced my transportation remarks. He stated concerns for the one-mile distance to the nearest bus stop—too far for senior citizens and disabled veterans in the context of McKinney Falls affordable housing project.

- Judge Eckhardt referred Mr. Peña to the Impediments to Housing Report (11 priorities).

5. **Travis County Commissioners Court:** July 11, 2017 Item 1, CDBG PY 2017 Action Plan Public Hearing. Veteran Gus Peña:

Gus Peña: Good morning, Judge, Commissioners, Gus Peña.

Judge Eckhardt: Mr.Peña, did you sign up for Public Communication?

Gus Peña: Oh, is it Public communication? I'm sorry, I thought it was Item Number 1.

Judge Eckhardt: Oh, Item Number 1. Yes, yes, yes, I'm so sorry.

Gus Peña: I'm new to this. I've been gone. Did you want me to sign up?

Judge Eckhardt: No, no, no, Mr. Peña, please go ahead. That was my mistake.

Gus Peña: Thank you. That's okay. You're forgiven this time. One per day. Judge and Commissioners, **Gus Peña**. We've been working on affordable housing. And I know this is in the unincorporated areas but, nonetheless, a lot of Austinites are being outpriced to outerlaying [*sic*] areas. What I see here, one of the -- PY (not FY like the City Council), project evaluation criteria meets the Fair Housing Objective. I'd like to know real true blue definition of Fair Housing Objective. If I could get that also because I just don't believe in this type of verbiage. It's not compatible with the needs of the people. And market surveys are not really a good true evaluation of the needs of the people, outerlaying [*sic*] areas. Is Manor considered outerlay—unincorporated?

9:31 AM **Christy Moffett:** It is not.

Gus Peña: Okay. But anyway, in the unincorporated areas, I have -- I know people that are being priced out also and I just -- as Ms. Zenobia mentioned transportation, you say, within a mile of a project, (woof!) even for a United States Marine Corps veteran like me, I'm in my 60s, that would be tough unless I had my boots on. The issue she brings -- Zenobia brings the point about transportation—bringing closer. . We can talk to Capital Metro about that. I just don't have the time. I've got other issues. But we need to make sure that the transportation issue is heavily addressed because there are senior citizens and I'm sure they live there, senior citizens just like me as younger people can't walk. I love hiking and biking but, you know, my wife says wait a minute, you're not in your 20s like you were in the Marine Corps. So settle down. We have concerns with this and I hope all of you all -- and I know she's done a good job many, many years, Christy, but the issue is this: We need to show some more definite, definitive suggestions, objectives. And there's a lot of people complaining to me saying: Hey, Hello, I'm in Precinct 4, but anyway, we could reevaluate, not that you're not doing a good job, you are, but there's still some issues that are critical that are not being met. **Zenobia** did a good job talking about those. I do know this much and you all heard of Ben Carson, right? Ben Carson is Secretary of what?

9:33 AM **Judge Eckhardt:** He's the Secretary of Housing.

Gus Peña: HUD. Yes, Ma'am, HUD, not Housing.

Judge Eckhardt: Housing and Urban Development.

Gus Peña: Yes, Ma'am, HUD. So that incorporates everything. Anyway, I have a meeting with him in about three weeks. I still haven't met with the new Secretary of Veterans Affairs, but we have a lot of veterans out there that have needs of housing. But also accessible housing—a. lot of 'em are wounded, etcetera—as young as I am, but anyway, thank you very much for the time and I just wanted to raise concerns from our veterans group and all of this will be mentioned to Secretary Carson. He himself is gonna be there. We're still trying to get Secretary Shulkin, VA Shulkin, to come over here and visit us. He will; he's promised. But, as I told our Mayor: Mayor, we're losing a lot of people to the unincorporated areas. They need all these improvements. Okay Judge, Thank you very much for the time. You are doin' a good time and Commissioner Gómez, she's my Commissioner, gracias.

9:34 AM **Judge Eckhardt: Mr. Peña, Christy,** do we have the Impediments to Fair Housing results on the website?

Christy Moffett: Yes, so—

Judge Eckhardt: That might be really helpful to you. We did some considerable work looking at impediments to fair housing in the unincorporated areas and specificissues like transit.

Christy Moffett: When we talk about whether or not a project is meeting a Fair Housing Objective, it's actually related to that report. So there were 11 impediments to Fair Housing Choice identified in that report. So we try to prioritize projects that help address one of those 11 impediments. So that's what the connection is between those two and I'm happy to give you that information.

9:35 AM **Gus Peña:** And there were some impediments that were not incorporated within the report or study and I'm a former IRS investigator, I do my due diligence before I even speak to y'all, City Council or the Leg or elsewhere, now at the

> School Board, but there's still some impediments we need to improve. Thank you for your time. Judge, you are doing a good job.
>
> **Judge Eckhardt:** Thanks for your work. Is there anyone else here to speak on the CDBG Plan year?
>
> **Commissioner Margaret Gómez:** Move the public hearing be closed.
>
> **Commissioner Jeff Travillion:** Second.
>
> **Judge Eckhardt:** We have a motion and second to close the public hearing. All those in favor? I'm not sure how Gerald [Commissioner Daugherty videoconferencing] voted on that.
>
> **Commissioner Daugherty:** Can you see? Can you not see me, Judge?
>
> **Judge Eckhardt:** I'm supposed to have a little block of you on the side but -- there you go. Alright. That was unanimous. Thank you.

Note: An unedited version of the July 11, 2017 transcripts (above) are part of Travis County Commissioners Court public record.

6. **Public Involvement History:** Two examples FY 2015-FY 2017 show a pattern of Travis County ignoring public concerns.

a. Citizens Communication: Shortly after appointment to Travis County Commissioners Court, Judge Eckhardt took Citizens Communication off of television (Channel 17)—a loophole in current law. On the record, she told me to stop by her office and said she would provide statutory guidelines that supported her decision. She also stated she would share with **Mr. Peña.** Per Judge Eckhardt's comment, I went to her office November 15, 2016. I also previously met with County Attorney John Hille after I cited the need to comply with the First Amendment of the U.S. Constitution and Texas Citizens Participation Act. Texas Open Meetings Act only requires posting proceedings online. Judge Eckhardt's suggestion of openness and honesty while in Court differed when the camera was turned off. Her assistant Maya Reisman e-mailed me after I filled out a sheet to meet with the Judge saying there was no need to meet. Mr. Hille then sent the e-mail below. On May 30, 2017, I requested Commissioners lead by example when they approved their Mission and Vision Statement requesting Public Comments on TV once more. The Judge still engages in viewpoint discrimination, chilling our speech—denying elderly and others without computer from hearing Public Comments. Hence it is necessary for HUD to review concerns herein given the disingenuous response to transparency.

b. $1M Budget (Mis)Appropriation: Specifically related to FY 2015 encumbered funds, Sherri Fleming failed to timely execute a Request for Proposal for $1M of $2M for Social Services in the rural areas. Instead of using the funds for purposes intended, she used $1M like a blank check on items not recommended by the Planning and Budget Office, including upgrading Veterans Office $50K personal computers to laptops. Judge Eckhardt funded $494,248 for 14 drug-dependent mothers and children. The pilot project required ongoing funding. County Attorney David Escamilla's email is dated October 8, 2015; Commissioners approve his budget so there was no oversight. I then submitted information to Texas State Auditor's Office April 29, 2016; there was still no accountability. Despite the Impediments Report, these examples illustrate how written guidelines are ignored by the Court when convenient or outside pet projects. If transit is not included in McKinney Falls Project now, it won't exist in PY 2017 CDBG Plan.

From: John Hille <[redacted]v>
To: Maya Reisman <[redacted]>
Cc: zcjsph <zcjsph@aol.com>
Sent: Tue, Nov 15, 2016 4:38 pm
Subject: Re: Public Communication

There is no requirement to televise Commissioners Court Meetings. There is only a requirement under the Open Meetings Act to rebroadcast over the Internet. The Communications Department meets the statutory requirements.

From: Maya Reisman <[redacted]>
Sent: Tuesday, November 15, 2016 3:35 PM
Subject: Public Communication
To: John Hille <[redacted]
Cc: <[redacted]>

Hi John,
Zenobia Joseph (CC'ed) came to our office this afternoon asking for more information on what text or statute the Judge drew from in order to make her decision no longer televise public communication or if she even has a requirement to justify her decision.

Thank you,

Maya Reisman
Executive Assistant, Office of Travis County Judge Sarah Eckhardt
[redacted]

7. **Opposition Summation:** On June 6, 2017 Sherri Fleming and Christy Moffett justified before Travis County Commissioners Court the reason for increased funding to select projects. Moffett's greatest concern was loss of funding under the new (Trump) administration. While this concern may exist, it should in no way trump openness to receiving and addressing public concerns.

a. **The McKinney Falls Project** is in Precinct 4 (Southeast Austin). Travis County Commissioners Court approved about a quarter million dollars for the McKinney Falls Project, initially. When Ms. Moffett briefed the CDBG Action Plan on July 11, 2017, she had no justification for increasing Travis County's investment to over $500K when Commissioner Brigid Shea asked. The developer needed gap funding and since the County was able to enter into the land acquisition project without a competitive bid process, she stated belief that it was a good project for use of unexpended funds. However, transit was not Ms. Moffett's priority.

b. **Girl Start Opposition:** I oppose funding Girl Start Pflugerville schools $25K CDBG per lack of racial and geographic diversity. Girl Start's homepage has no obvious Black leaders or girls.[2] Even though the CDGB comment period is still open (June 26, 2017-July 25, 2017), HHSVS did not indicate it would consider funding more than one Science, Technology, Engineering, and Mathematics (STEM) non-profit to reach diverse girls (e.g., Black, White, Hispanic). There was also no indication that they had any intentions of considering public comments as it related to changing any recommendations.

1). Elected Officials' Input: All three Girl Start schools benefiting from $25K CDBG funds are in Pflugerville ISD (Precinct 2). Commissioner Jeff Travillion (Precinct 1) asked about funding for girls in STEM in Precincts 1 and 4 "where there's obviously a clear need," Commissioner Brigid Shea (Precinct 2) added. In part, County Executive Sherri Fleming replied: "I would just add Commissioner, this will be a new and different kind of project that we're doing with CDBG. So hopefully we will see good benefit from this investment. And it certainly presents an opportunity to look at how we do these types of projects with CDGB funding."

2) Recommendation: Fund only one Precinct 2 Girl Start school with the greatest need per non-profit criteria. Then seek one or more STEM non-profits that focus on Black and Hispanic girls in Precincts 1 and 4. Evenly distribute $25K CDBG funds. If time does not permit the Request for Proposal process, reject Girl Start and use rollover dollars to fund transportation to work. via CDBG waiver for transportation "***outside*** of the 15 percent cap" for authorized job-related services (Basically CDBG, 2007).

3) Justification: The Girl Start project fails to address Black students' education needs consistently noted in the Community Advancement Network (CAN) Dashboard funded by Travis County taxpayers since Judge Sam Biscoe's tenure. Also, consider Commissioner Shea's Austin ISD "Robin Hood" (Chapter 41) concerns. On March 7, 2017, Austin ISD Associate Superintendent of Elementary Schools Gilbert Hicks gave a presentation to the African-American Resource Advisory Commission, in part, asking for help with Black students. To invest public dollars that exclude our most needy African-American students in Austin ISD would do a disservice. Since Commissioners Court continues to fund printing of CAN's Dashboard, the 2017 data should be used to make informed decisions.[3] Or, defund CAN printing in FY 2018 and invest those dollars ($3500) in direct service to students.[4]

4) Travis County Commissioners Court Agenda Link: You may view the CDGB Hearings/videos and download backup materials from the June 6, 2017 and July 11, 2017 at: http://www.traviscountyclerk.org/eclerk/Content.do?code=Commissioners

9. **Closing:** Thanks for your time and consideration. If you have any question, please feel free to email the undersigned at zcjsph@aol.com

Very respectfully,

Zenobia C. Joseph

Copy Furnished: Nancy E. Sanchez
FOR Elva Garcia, Director
Community Planning & Development
HUD, San Antonio Field Office
[redacted]>

[2] Girl Start (2017). Homepage: Lack of diversity [Images]. Retrieved from http://girlstart.org/
[3] Community Advancement Network (2017). Education and income [p. 5]. Retrieved from http://canatx.org/dashboard/wp-content/uploads/2017/05/2017-CAN-Dashboard-FOR-WEB.pdf
[4] Travis County Commissioners Court (2016, April 26). Community Advancement Network printing [p. 279]. Retrieved from http://traviscountytx.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=1547&Inline=True

Responses to Comments Received During the Public Comment Period

August 1, 2017

Zenobia Joseph
Via email: [redacted]
Re: Response to Verbal and Written Comments Received Related to the Program Year 2017 Action Plan

Ms. Joseph,

Thank you for your feedback regarding the Program Year (PY) 2017 Action Plan. You provided comments at both public hearings as well as written comments. This letter responds to those items.

July 11, 2017 Public Hearing

- Attached is the requested information about the Administration & Planning draft budget.
- More information about the development of the strategic direction can be found in the PY2014-2018 Consolidated Plan located here: https://www.traviscountytx.gov/health-human-services/cdbg/plans-reports
- Attached is the additional information about McKinney Falls.

July 25, 2017 Public Hearing & Written Comments

- You referenced the document you sent to HUD with your written comments about projects. Please find attached a response to the comments.

Respectfully,

Christy Moffett, LMSW
CDBG Planning Manager

attachments

Draft Program Year 2017 CDBG Administration & Planning Project Budget

GL CODE	DESCRIPTION	PY17 HHS ADMIN CDBG
500050	SALARY	125,920
503010	LONGEVITY	550
506010	FICA	7,037
506030	HOSPITALIZATION	29,253
506040	LIFE INSURANCE	258
506050	RETIREMENT	18,556
506055	RETIREMENT - GASB68	2,000
506060	WORKER'S COMPENSATION	182
506020	MEDICARE	1,646
	TOTAL SALARY AND BENEFITS	**185,402**
501220	OFFICE SUPPLIES	800
511550	HARDWARE/SOFTWARE MAINT	279
511640	RENT-EDP EQUIP/SOFTWARE	2,800
511680	ADVERTISING	11,000
511710	CELL PHONE ALLOWANCE	1,200
511850	INTERPREATION/TRANSLATION	1,000
511875	INFORMATION RESEARCH/DATA SERV	1,000
512040	PROFESSIONAL MEMBERSHIP	2,075
512050	REGISTRATION CONFERENCES	3,000
512060	SUBSCRIPTIONS & PUBLICATIONS	1,000
512090	TRAVEL - LODGING, MEALS & OTHER	10,000
512100	ROUTINE MILEAGE	1,300
512110	TRAVEL MILEAGE	400
519040	LICENSES & PERMITS	500
512110	SUBRECIPIENT OTHER	0
	TOTAL OPERATING	**36,354**
	TOTAL CDBG BUDGET	**221,756**

Zenobia Joseph provided comments at the Community Development Block Grant ("CDBG") July 11, 2017 public hearing, which the Travis County CDBG Office will respond to under a separate communication to be included in the Program Year 2017 ("PY17") Action Plan. For the purposes of this communication, we are responding to the U.S. Department of Housing and Urban Development ("HUD"), as per their request, based on the additional written information Ms. Joseph provided to HUD on July 13, 2017. We will consider these additional written comments separately to her verbal comments and include this communication in our PY17 Action Plan as well.

Ms. Joseph's Comment	CDBG Response
Public Services (capped at 15% of Total Allocation) $100,000 of $154,250 proposed CDBG Public Service funds are for social workers (County case manager and finance case manager*)*.	There is one internally funded public service project entitled Social Work Expansion on the chart Ms. Joseph provided for a total of $35,000. This project has been funded since 2007 to help expand services to the unincorporated areas and represents a reduction in funding from Program Year 2016. CDBG staff explained at the public hearing on July 11, 2017 the recommendation is to phase out this project by Program Year 2018. The Money Management program is not an internally funded program, but will be implemented by Family Eldercare.
Bias: CDBG/Planning Manager Christy Moffett is a social worker. Her request for two-thirds of Public Services dollars in this area is biased unfairly towards personal interests.	CDBG staff reviewed project proposals submitted for Program Year 2017 consideration, reviewed the proposals and recommended proposals for funding consideration. The recommended projects for the PY2017 Action Plan were evaluated based on the merits of the proposal. Proposals by agencies requesting CDBG funds are available here: https://www.traviscountytx.gov/health-human-services/cdbg/participate all throughout the year.
She (Ms. Moffett) excluded input and disregarded Commissioners' transit concerns.	The PY17 Action Plan public comment period is ongoing until July 25, 2017. All public comments during the public hearings from the public and written comments will be contained within the document, and responses made. No input has been excluded.
Tenant's Rights & Fair Housing Counseling Support: I support funding Tenant's Rights and Fair Housing Counseling because renters have minimal recourse when fighting eviction. Few pro bono resources exist in Austin. I recommend $50K to help more apartment residents than $65K for one case/money manager	The recommended funding level is based on the spending of the contract over the last couple of years. The services are specific to geographic location – meaning the dollars can only assist those living in the unincorporated areas and the Village of Webberville. Based on past performance, Travis County CDBG staff believes $29,250 is a reasonable amount of funding for the services requested.

Ms. Joseph's Comment	CDBG Response
STEM Education for Girls *Opposition: I oppose funding Girlstart $25K due to racial and geographic diversity. Girlstart's homepage does not include an (obvious) Black leaders or girls. Precincts 1 (NE) and 4(SE) have greater low-income Black and Hispanic student education needs.* *Recommendation: Fund only one Precinct 2 Girl Start school with the greatest need per non-profit criteria. Then seek one more STEM non-profits that focus on Black and Hispanic girls in Precincts 1 and 4. Evenly distribute $25K CDBG funds. If times does not permit the Request for Proposal process, reflect Girlstart and use rollover dollars to fund transportation to work via CDBG waiver for transportation "outside of the 15% cap" for authorized job related services (Basically CDBG, 2007).*	Girlstart submitted a proposal for three specific schools. Based on Commissioners Court discussion when they approved the projects for consideration in the PY17 Action Plan, CDBG staff will consider this a test year to see if expansion into other school districts is possible with Girlstart. CDBG staff also reviewed data about each school through the publically available Texas Education Agency ("TEA") School Report Cards. Below is an example of the demographics of one of the three schools to be assisted. Northwest Elementary: 24.5% African American, 44.1% Hispanic, 15.8% White, 10.9% Asian, 3.9% Two or More Races, 68% Economically Disadvantaged, 25.3% English Language Learners ("ELL") and 13.3% Special Education. CDBG staff has requested information about Girlstart's training to review how Girlstart ensures cultural competency in the provision of services. CDBG staff recommends we provide Girlstart the opportunity to provide services and re-evaluate next year to determine whether or not to continue the program and/or request expansion into other school districts in Precincts 1 & 4. CDBG staff acknowledges the strong interest in transit investment. The Commissioners Court has requested staff work with legal to create a boiler plate that is amenable to all parties prior to investment in transit with CDBG funds. The County's Transportation and Natural Resources Department is currently working with Capital Metro to draw down different Federal dollars for transit outside of Capital Metro's service area. The CDBG Office will provide suggestions for routes based on CDBG projects/needs.

Ms. Joseph's Comment	CDBG Response
Social Work Expansion *Opposition: Ms. Moffett did not consider transportation. Instead, she privileged an internal social worker program over Commissioners' transit funding inquiries. On the record July 11, 2017, it was disingenuous to tell me that priorities came from community engagement.*	The Social Work Expansion project submitted a proposal for funding. Neither Capital Metro, Capital Area Rural Transportation System (CARTS), nor any other transit provider provided a request for funding. After a lengthy conversation about transit on July 11, 2017, the County Judge suggested an item specifically about transit (not specifically tied to CDBG) be placed on a future Travis County Commissioners Court ("Commissioners Court") agenda. Commissioners Court set priorities during the development of the Program Year 2014-2018 (PY14-18) Consolidated Plan. Every five years, Travis County goes through a process to plan for the next five-year cycle, including a needs assessment, public engagement and an updated strategic plan that blends the needs identified through data and the needs identified by the public. The documents for the PY14-18 Consolidated Plan may be found here: https://www.traviscountytx.gov/health-human-services/cdbg/plans-reports
Money Management Services and Housing Stability Funds *Opposition: I oppose $65,000 Money Management Services. It appears duplicative of Travis County and City of Austin taxpayer dollars that fund Ending Community Homelessness Coalition. Executive Director Ann Howard does no direct services to homeless veterans but conducts the annual count and created a case management tool that social services agencies use, ideally, to ensure clients don't double dip. I also oppose spending $65K on one case manager because Travis County gave a $3.3 million tax break to Schwab (KXAN, 2014).*	The Money Management Services project resulted out of a project proposal submitted by Family Eldercare. It was reviewed by CDBG staff and approved for funding consideration. Family Eldercare is the grantee for these funds. The project assists Populations with Specialized Needs who need assistance with daily money management, not an investment portfolio. This project will focus in expanding services in the unincorporated areas of the county and the Village of Webberville. This project is not about managing an investment portfolio for clients; therefore, any tax break to Schwab is not related to this project nor has any influence on it. Neither Capital Metro, CARTS, nor any other transit provider provided a request for funding consideration this year.

Ms. Joseph's Comment	CDBG Response
McKinney Falls Project is in Precinct 4 (Southeast Austin). Travis County Commissioners approved about a quarter of a million dollars for the McKinney Falls Project. Initially, when Ms. Moffett briefed the CDBG Action Plan on July 11, 2017, she had not justification for increasing Travis County's investment over $500K when Commissioner Brigid Shea asked. The developer needed gap funding and since the County was able to enter into the land acquisition project without a competitive bid process, she stated belief that it was a good project for use of unexpended funds. However, transit was not Ms. Moffett's priority.	In Program Year 2014, Travis County identified a multi-family project which did not make it out of the planning stage. In the PY14-18 Consolidated Plan are housing goals which include the option of funding an alternate multi-family project. In the Program Year 2016 Action Plan, funds were set aside for land acquisition for affordable housing development. The substantial amendment to the Program Year 2015 & Program Year 2016 Action Plans provide project savings to land acquisition for this project as well as provides more specifics for the original Program Year 2016 project. Developers typically look for land within the boundaries of a city so unincorporated development opportunities are few and far between. Transit for unincorporated projects is typically outside the Capital Metro or CARTS service area. CDBG staff review housing development projects for a variety of factors, including development in the area, transit proximity, connectivity (road), school performance, proximity to amenities, etc. This project is within four miles of I-35, is on the boundary of increased development by approved projects with the City of Austin, and is approximately one mile from transit. The CDBG Office has completed a Fair Housing Review and the area is deemed as transitioning. It was an impacted area at the time the Analysis of Impediments to Fair Housing Choice was published and now is not impacted based on more current data. The Travis County Housing Finance Corporation ("TCHFC") completed additional analysis to help determine if the area was ready for development. Based on the changing characteristics of the area, the CDBG staff believes it is important to develop affordable housing now before the area becomes too expensive for development. Based on Ms. Joseph's comments about transit for the project, CDBG staff has requested information from Capital Metro to find out if para transit services are available to the property and the cost of a fixed route to the property.

6601 McKinney Falls Parkway Site

The subject site is in an area in transition, so we are providing more information on the site for decision making purposes.

Subject Site

The site is located directly across from the southern part of McKinney Falls State Park and less than a mile from Springfield Park. The site is approximately 0.5 miles north of the William Cannon Drive and McKinney Falls Parkway intersection and is approximately 1.7 miles from Hwy 183. Development in the area will be heavily influenced by the continued build out of Easton Park and the extension of William Cannon Drive. The subject site will aggregate several parcels, one of which has a single-family home that will be demolished. Currently, the site is only served by well water and septic. Construction of the subject development will improve infrastructure as the developer will connect the site to city water and sewer.

Transportation

The site is not in Easton Park, but is on the northwestern edge of the development. Part of the Easton Park development is pushing William Cannon Drive through to Hwy 183, which will provide the area with even greater access to transportation and jobs. The extension has already begun and is slated to end in two to three years – a precise construction completion date will not be available for six months. When it is completed, residents at the property would have access to Hwy 183 via McKinney Falls Parkway, William Cannon Drive and Dee Gabriel Collins Road, as well as access to IH 35 from William Cannon (less than four miles from the site.) There are surface street connections to Hwy 71 via South Pleasant Valley Road and East Stassney Lane in addition to connections via IH 35 and Hwy 183. Also, Hwy 183 is undergoing an improvement project between Hwy 290 and Hwy 71 to expand mobility and increase access to the east side of Travis County.

The closest Capital Metro bus stop to the site is 1.1 miles away on Salt Springs Drive near William Cannon Drive. To our knowledge, there are no immediate plans to expand bus service to this area, but that may change as Easton Park is built out.

Education

There are several schools that the site currently feeds into the Del Valle School System. The following table shows the existing schools in the area that serve the site as well as their state ranking and Children at Risk Rating.

School	Type	School Report Card	Distinguished	Children at Risk Rating 2016
Baty Elementary School	Elementary	Met Standard	Yes - Science	F
Del Valle HS	High School	Met Standard	Yes - Science, Social Studies, Postsecondary Readiness	C
Hillcrest Elementary School	Elementary	Met Standard	Yes - Top 25% Student Progress	D+
John P. Ojeda Junior HS	Middle School	Met Standard	No	F

The Children at Risk ratings and the TEA report cards diverge widely. The TEA report cards indicate that State standards are met and most schools show some area(s) of distinction. However, the Children at Risk rating are average to low. It should be noted that Newton Collins Elementary School on Cotton Bluff is the newest area elementary school in Easton Park. It will open in the fall of 2017 and could also potentially service the site. While we have listed only public schools with guaranteed enrollment, it is also worth noting that Wayside Schools/REAL Learning Academy has a charter school at William Cannon Drive and IH 35, approximately 3.1 miles west of the site. This school opened at this site in 2013.

Retail, Amenity and Grocery Store Access

As previously mentioned, the site is located directly across from the southern part of McKinney Falls State Park and less than a mile from Springfield Park. When built out, Easton Park will also include over 300 acres of pathways, parks, and greenspace including a 13.1 mile trail system. The McKinney Falls site is also approximately a mile from the Onion Creek Soccer Complex. In terms of retail and commercial amenities, there are significant concentrations at William Cannon Drive and IH 35 (approximately 3.1 miles west) including an HEB grocery store, Burlington Coat Factory, family practice doctor's office, dollar store, an Academy, Big Lots and other retailers. Also, the next phase of Easton Park, Union Park, will offer retail and commercial space less than 1 mile from the site. There are no details available yet on the businesses that will locate there. The closest access to groceries, including fresh meat and produce as well as a bakery, is JDs Supermarket on FM 812 approximately 2.2 miles from the site.

Job Access and Expansion

Current job access is considered reasonable with high business concentrations along the IH 35 and Hwy 71 corridors. The site is also less than 2.5 miles from the Airport and roughly 6.5 miles from the edge of the CBD. More job opportunities are continuing to develop in close proximity to the site including the commercial space in Easton Park. Also, the new 390 acre mixed use development called Velocity Crossing at 71 and 130 will include another HEB, 2 million square feet of office space, 1.5 million square feet of industrial space, a 10-screen movie theater, 1,200 hotel rooms and other businesses. Also, construction is continuing on new businesses that support ABIA including Park and Zoom facilities and Bark and Zoom, a 5 acre pet boarding facility, and a Hyatt Place Hotel. South of Velocity Crossing, ACC will be adding a new

campus, and the City of Austin is also hoping to establish an industrial park focusing on businesses that work in green and renewable energy and recycling technologies and services at their (re)Manufacturing Hub near FM 812 and FM 973. These are only a few of the developments in the works in the area, but clearly demonstrate the transition in the area.

Conclusion

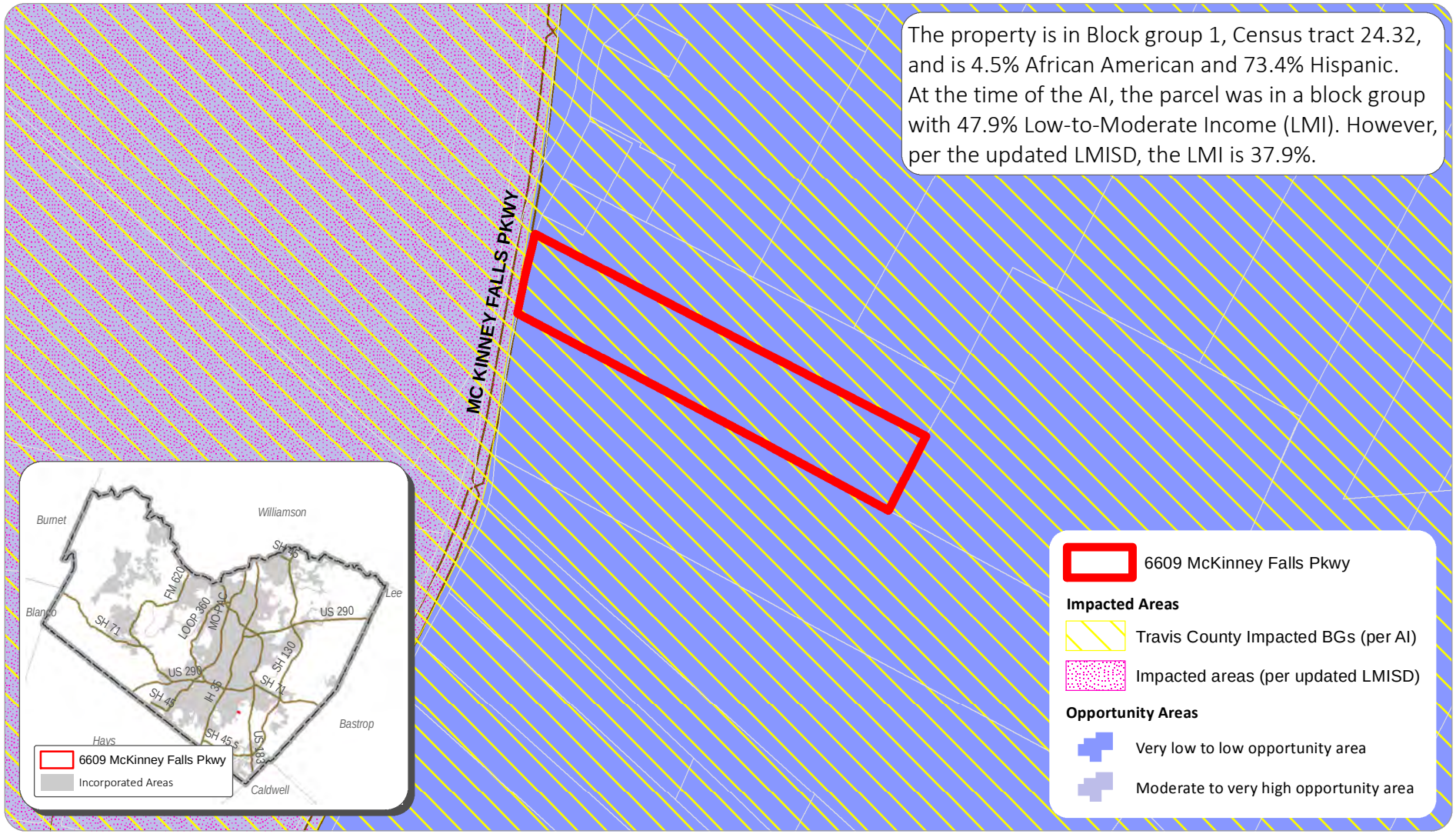
The site is in an area that is transitioning. While current educational opportunity is average to low, a new elementary school will be opening in the fall of 2017 which may improve that opportunity. Access to jobs in close proximity to the site is expanding as commercial and retail growth demonstrates. The site is close to parks and schools; it is also within a reasonable distance of groceries and medical offices. The closest transit stop is just over a mile away – not ideal - but as Easton Park is within the city limits. It is possible that Capital Metro will expand service to cover the area more thoroughly as the development builds out. The units proposed by the developer would assist in justifying the expansion of service as well. The connectivity to thoroughfares and highways is good and will improve with the completion of the William Cannon extension. Based on all of this information, it is clear the area around the Subject is transitioning to be a more dense, urban area with greater access to amenities and retail options as well as job centers. The development of the subject site will further this transition and will improve area infrastructure by providing access to city water and sewer.

Property at 6609 McKinney Falls Pkwy, Austin, TX with respect to Opportunity Areas and Impacted Block Groups in Travis County

The property is in the unincorporated area, and is therefore in the Travis County CDBG service area and not in a City of Austin ECAP/RCAP. It is in a Very Low to Low Opportunity Area and in an impacted area per the County's April 2014 Analysis of Impediments (AI) report. However, it is not in an impacted block group based on the most recent LMISD data.

Impacted areas are low-to-moderate income areas with racial/ethnic concentrations 10% or above the Travis County average.

HUD's definition of an RCAP/ECAP is a Census tract that has a non white population of 50% or more AND a poverty rate of 40 percent or more; OR a non white population of 50% or more AND the poverty rate is three times the average tract poverty rate for the metro/micro area, whichever is lower.



N

0 0.05 0.1 0.2 Miles

Map created By: E. Rivera, Travis County HHS/VS, CDBG Office, Jan. 2017

Opportunity Areas data: Regional Composite Opportunity Index data from Kirwan Institute for the Study of Race & Ethnicity, Ohio State University, 2012

Impacted area data: Per Travis County Analysis of Impediments report (April 2014). Updated data based on U.S. Census Bureau, 2010 SF-1 and Low/Moderate Income Summary Data (LMISD), effective 7/1/2014, provided by U.S. HUD (based on the 2006-2010 American Community Survey data).

City of Austin RCAPs/ECAPs data: Based on data developed for the City of Austin's 2014 Analysis of Impediments to Fair Housing Choice

August 1, 2017

Gus Pena
To be hand delivered due to no address
Re: Response to Verbal Comments Received Related to the Program Year 2017 Action Plan

Mr. Pena,

Thank you for your feedback regarding the Program Year (PY) 2017 Action Plan. You provided comments at both public hearings. This letter responds to those items.

July 11th & 25th Public Hearings

- Important of Transit: CDBG staff acknowledges the strong interest in transit investment. The Commissioners Court has requested staff work with legal to create a boiler plate that is amenable to all parties prior to investment in transit with CDBG funds. The County's Transportation and Natural Resources Department is currently working with Capital Metro to draw down different Federal dollars for transit outside of Capital Metro's service area. The CDBG Office will provide suggestions for routes based on CDBG projects/needs.

- Impediments to Fair Housing Choice vs. Affordable Housing: Fair Housing Choice encompasses more than just affordable housing. The concept of housing choice includes 1) geographically disbursed housing throughout the county at all levels of affordability, 2) investing in areas to improve opportunity, and 3) ensuring that discriminatory practices do not impede protected classes' ability to live in housing they can afford. Affordability intersects housing choice in many different ways, however, CDBG funds are limited and are not the only resource needed to address the affordability and fair housing issues that exist in the County.

- Impediments Missing: The next study, renamed the Assessment of Fair Housing, will occur next year. Please feel free to participate in the public engagement portions so that you can provide feedback on what you feel was missing.

Respectfully,

Christy Moffett, LMSW
CDBG Planning Manager

ATTACHMENT B: PUBLIC NOTICES

INVITATION TO COMMENT ON THE PY17 ACTION PLAN AND SUBSTANTIAL AMENDMENTS TO THE PY15 AND PY16 ACTION PLANS

Travis County is eligible to receive an estimated $1,087,585 in Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) to benefit Travis County low- to moderate-income residents who live in the unincorporated areas of the county or the Village of Webberville. The funds are for Program Year 2017 (PY17), October 1, 2017 to September 30, 2018. An Annual Action Plan has been drafted detailing how the funds will be spent in PY17.

Additionally, Travis County is proposing to substantially amend the PY15 and PY16 Action Plans to delete cancelled projects, amend two existing projects and add an additional project.

You can comment on the proposed PY17 Action Plan and the proposed Substantial Amendments by attending one of two public hearings or by sending your comments in writing via postal mail or e-mail.

Comment Period and Draft Document

Comments will be accepted for 30 days beginning June 26, 2017 at 8:00 a.m. and ending July 25, 2017 at 5:00 p.m. Beginning June 26, 2017, drafts of the proposed Action Plan and related summaries will be available for download on the Travis County CDBG webpage at: https://www.traviscountytx.gov/cdbg or available for review at any of the seven Travis County Community Centers:

Public Hearings

The public can provide comments by attending one of the Public Hearings scheduled for **Tuesday, July 11, 2017 at 9:00 AM** or **Tuesday, July 25, 2017 at 9:00 AM** at Travis County, Commissioners Courtroom, 700 Lavaca, Austin, TX.

Travis County Community Center at Del Valle	3518 FM 973 S, Del Valle, TX 78617
Travis County Community Center at Pflugerville	15822 Foothill Farms Loop, Bldg. D, Pflugerville, TX 78660
Travis County Community Center at Oak Hill	8656 Hwy 71 W., Austin, TX 78735
Travis County Community Center at Jonestown	18649 FM 1431, Ste. 6A, Jonestown, TX 78645
Travis County Community Center at Manor	600 W. Carrie Manor St., Manor, TX 78653
Travis County Community Center at Palm Square	100 N. IH-35, Suite 2000, Austin, TX 78701
Travis County Community Center at Post Road	2201 Post Road, Suite 101, Austin, TX 78704

Mailing Your Comments

The public can also mail their comments to: CDBG Program, Travis County, HHS, P.O. Box 1748, Austin, TX 78767 or e-mail them to the CDBG program at cdbg@traviscountytx.gov.

Travis 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 512-854-3460 for assistance.

INVITACIÓN PARA COMENTAR SOBRE El PLAN DE ACCIÓN DE AP17 Y ENMIENDAS SUBSTANCIALES A LOS PLANES DE ACCIÓN DE AP15 Y AP16

El Condado de Travis está calificado para recibir una suma estimada de $1,087,585 en fondos del Programa de Subsidio Globales para el Desarrollo Comunitario (CDBG) del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) destinados a beneficiar residentes de ingresos bajos o medianos que residen en las áreas no incorporadas del condado o en la Villa de Webberville. Los fondos son para el año programático de 2017 (AP17), el cual cubre desde el 1 de octubre de 2017 al 30 de septiembre de 2018. Un plan de acción anual ha sido redactado detallando cómo se usarán los fondos durante el AP17.

Adicionalmente, el Condado de Travis está proponiendo una enmienda substancial a los Planes de Acción de AP15 y AP16 para remover proyectos cancelados, enmendar dos proyectos actuales, y añadir un proyecto.

Usted puede comentar sobre el Plan de Acción propuesto para AP17 y sobre las Enmiendas Substanciales propuestas atendiendo una de las dos audiencias públicas o sometiendo sus comentarios por escrito por correo postal o através de correo electrónico (e-mail).

Período de Comentario y Documento Preliminar

Los comentarios públicos se aceptarán por un período de 30 días a partir del 26 de junio de 2017 a las 8:00 a.m. hasta el 25 de julio de 2017 a las 5:00 p.m. A partir del 26 de junio de 2017, borradores del plan de acción, de las rectificaciones substanciales, y resúmenes relacionados serán disponibles para descargar en la página de internet de CDBG del Condado de Travis en: https://www.traviscountytx.gov/health-human-services/cdbg, o en uno de los siguientes siete centros comunitarios del Condado de Travis:

Travis County Community Center at Del Valle	3518 FM 973 S, Del Valle, TX 78617
Travis County Community Center at Pflugerville	15822 Foothill Farms Loop, Bldg. D, Pflugerville, TX 78660
Travis County Community Center at Oak Hill	8656 Hwy 71 W., Austin, TX 78735
Travis County Community Center at Jonestown	18649 FM 1431,Ste. 6A, Jonestown, TX 78645
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Travis County Community Center at Palm Square	100 N. IH-35, Suite 2000, Austin, TX 78701
Travis County Community Center at Post Road	2201 Post Road, Suite 101, Austin, TX 78704

Audiencia Pública

El público puede presentar sus comentarios asistiendo a cualquiera de dos audiencias públicas planificadas para el **martes, 11 de julio de 2017 a las 9:00 AM** y el **martes, 25 de julio de 2017 a las 9:00 AM** en la sala de justicia de los Comisionados del Condado de Travis, ubicada en 700 Lavaca, Austin, TX.

Envío de Comentarios

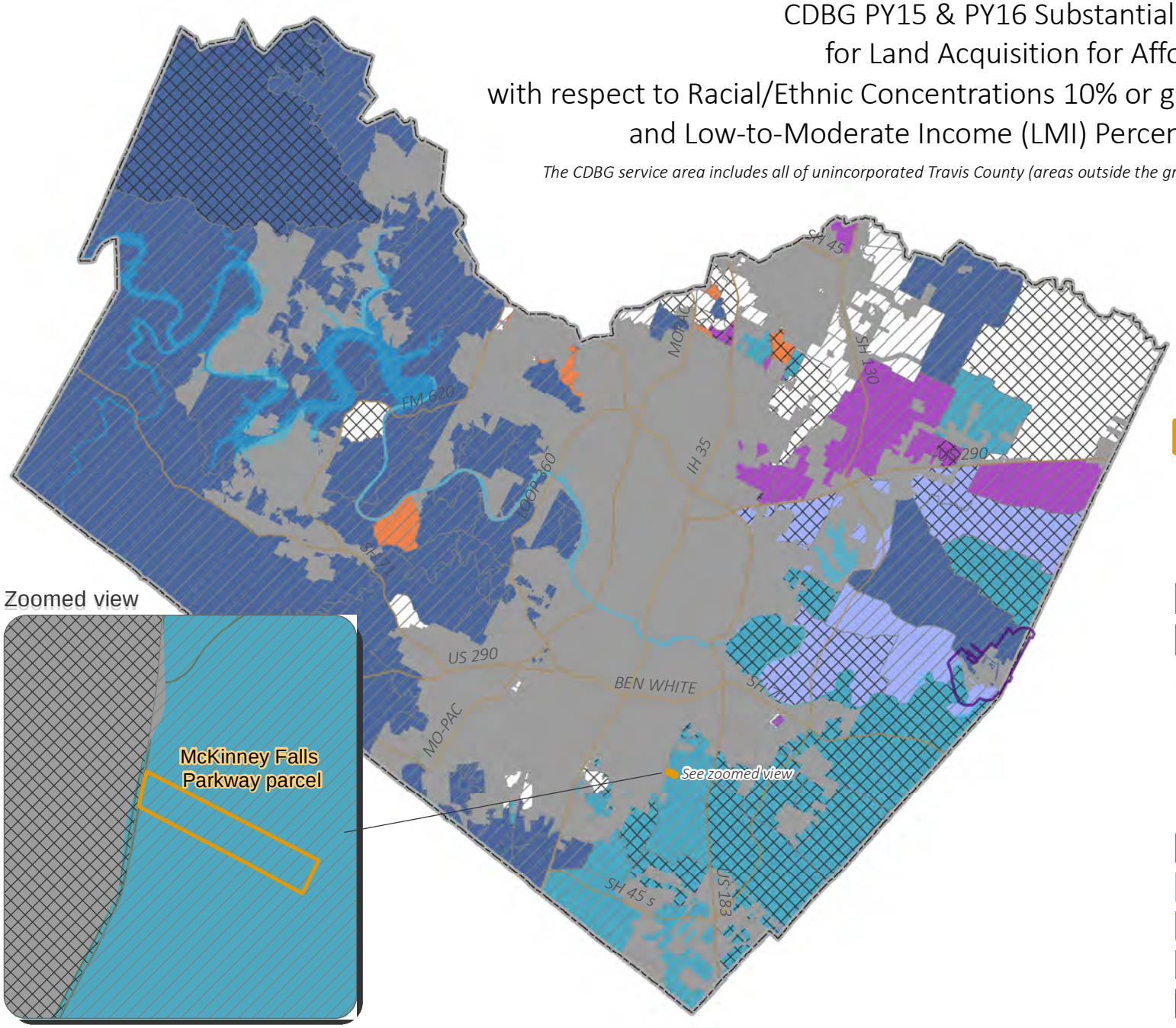
El público puede enviar sus comentarios por correo postal a la dirección: CDBG Program, Travis County HHS P.O. Box 1748, Austin, TX 78767 o por e-mail a: cdbg@traviscountytx.gov.

El Condado de Travis está comprometido a cumplir con la Ley de Americanos con Discapacidades (ADA) y con la Sección 504 de la Ley de Rehabilitación de 1973, según su enmienda. Al solicitarlo, se proporcionarán modificaciones razonables e igual acceso a comunicaciones. Si necesita ayuda, por favor llame al 512-854-3460.

ATTACHMENT C: MAPS

CDBG PY15 & PY16 Substantial Amendment Project Location for Land Acquisition for Affordable Housing Development with respect to Racial/Ethnic Concentrations 10% or greater above County averages and Low-to-Moderate Income (LMI) Percentages by Census block groups

The CDBG service area includes all of unincorporated Travis County (areas outside the gray areas on the map) and the Village of Webberville.



6609 McKinney Falls Pkwy

Percent of Residents at LMI

- 0.00 - 49.35%
- 49.36 - 100.00%

LMI = low-to-moderate income

Racial/ethnic concentrations 10% or more above County averages

- African American
- African American & Hispanic
- Asian
- Hispanic
- White

Travis County, TX | Major waterbodies | Incorporated Areas of Travis County | Village of Webberville

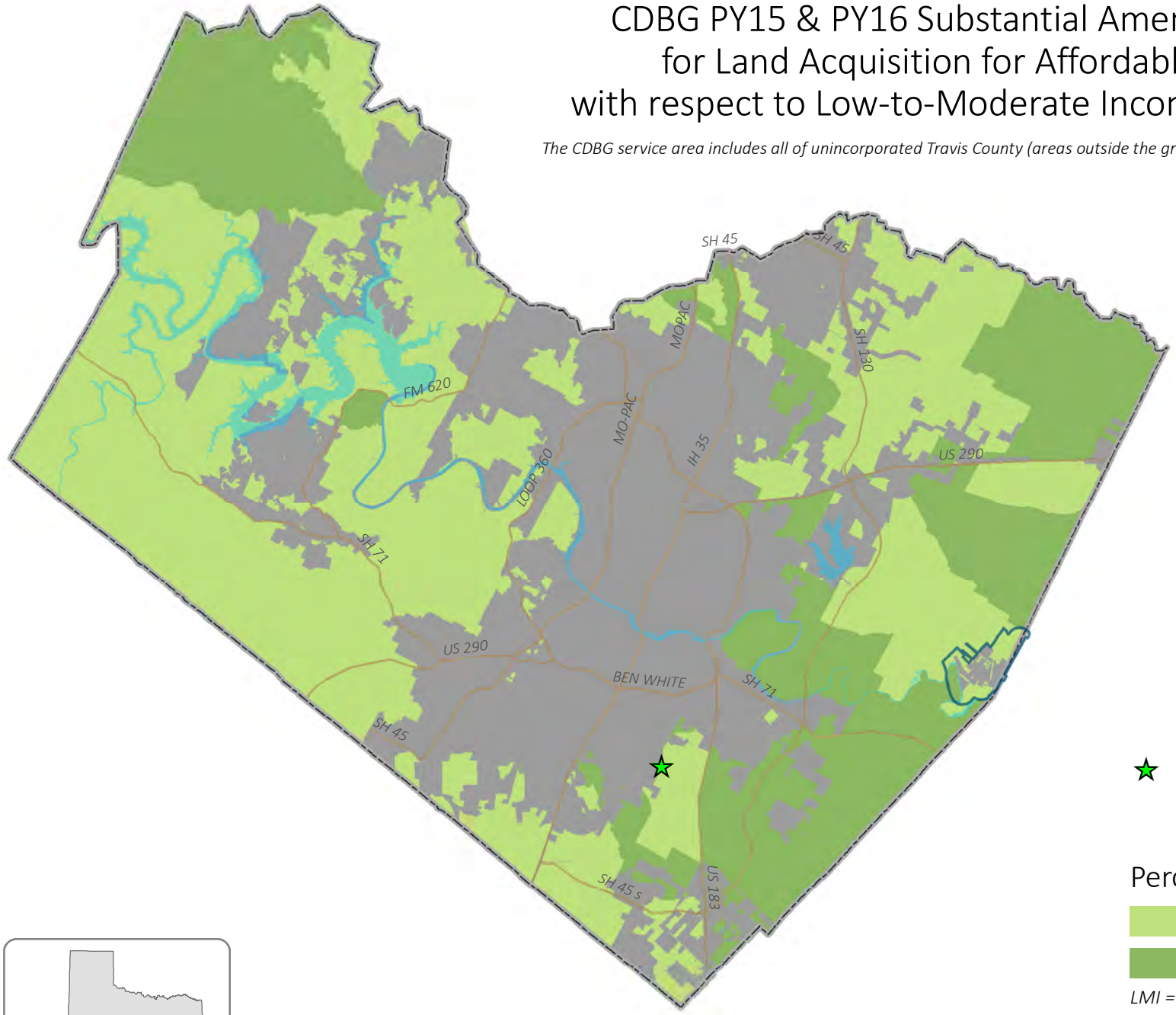
Map by: E. Rivera, Travis County HHS/VS, CDBG Office, 2017. Source: U.S. Census Bureau, 2010 SF-1 for Race and Ethnicity data, and Low/Moderate Income Summary Data (LMISD) provided by U.S. HUD (based on the 2006-2010 American Community Survey data).

0 2.5 5 10 Miles

N

CDBG PY15 & PY16 Substantial Amendment Project Location for Land Acquisition for Affordable Housing Development with respect to Low-to-Moderate Income (LMI) Concentrations

The CDBG service area includes all of unincorporated Travis County (areas outside the gray areas on the map) and the Village of Webberville.



★ 6609 McKinney Falls Pkwy

Percent of Residents at LMI

0.00 - 49.35%

49.36 - 100.00%

LMI = low-to-moderate income

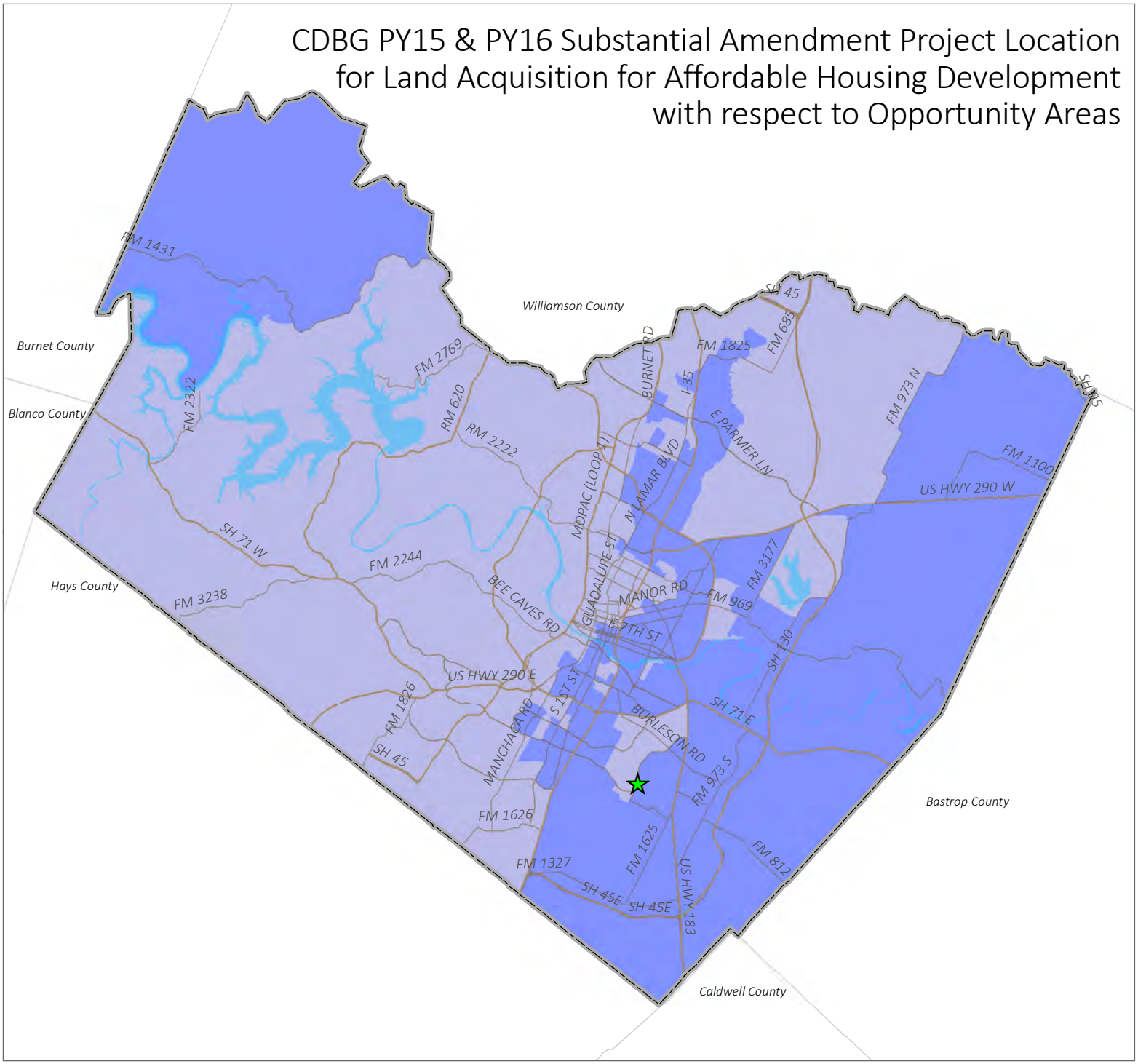
Travis County, TX | Major waterbodies | Incorporated Areas of Travis County | Village of Webberville

0 2.5 5 10 Miles

N

Map by: E. Rivera, Travis County HHS, CDBG Office, 2017. Source: Low/Moderate Income Summary Data (LMISD) provided by U.S. HUD (based on the 2006-2010 American Community Survey data)

CDBG PY15 & PY16 Substantial Amendment Project Location for Land Acquisition for Affordable Housing Development with respect to Opportunity Areas



★ 6609 McKinney Falls Pkwy

Opportunity Areas

- Very Low to Low
- Moderate to Very High

Travis County, TX Major waterbodies

0 2.5 5 10 Miles

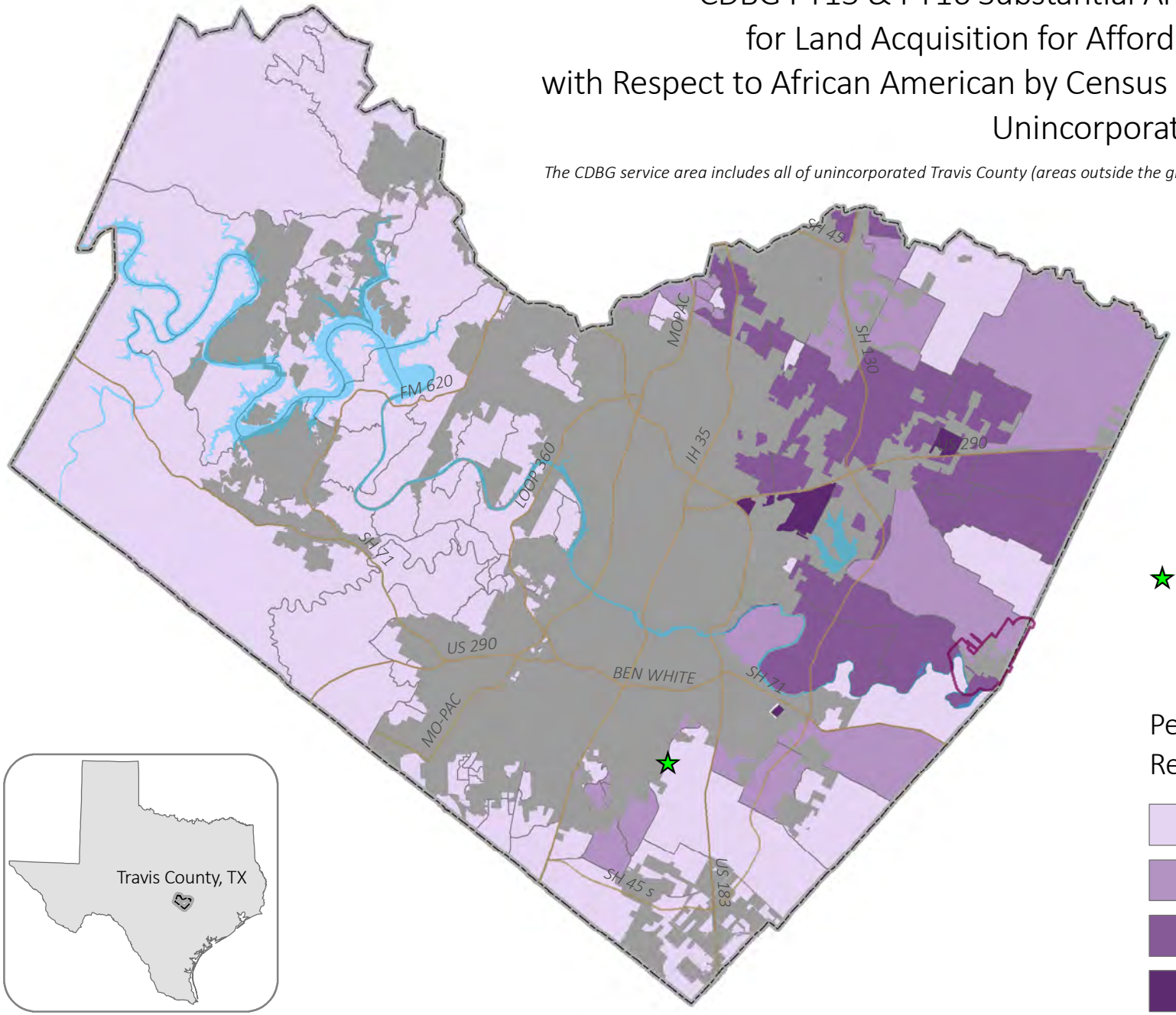
N

Map by: Elena Rivera, Travis County HHS/VS, CDBG Office, 2017.

Source of Opportunity Area data: Regional Composite Opportunity Index data from Kirwan Institute for the Study of Race and Ethnicity, The Ohio State University, 2012.

CDBG PY15 & PY16 Substantial Amendment Project Location for Land Acquisition for Affordable Housing Development with Respect to African American by Census Block Group (2010 Census) Unincorporated Areas, Travis County, TX

The CDBG service area includes all of unincorporated Travis County (areas outside the gray areas on the map) and the Village of Webberville.



★ 6609 McKinney Falls Pkwy

Percentage of African American Residents by Block Groups

- 0.00-5.70%
- 5.71-14.20%
- 14.21-30.10%
- 30.11-63.20%

Travis County, TX | Major waterbodies | Incorporated Areas of Travis County | Village of Webberville

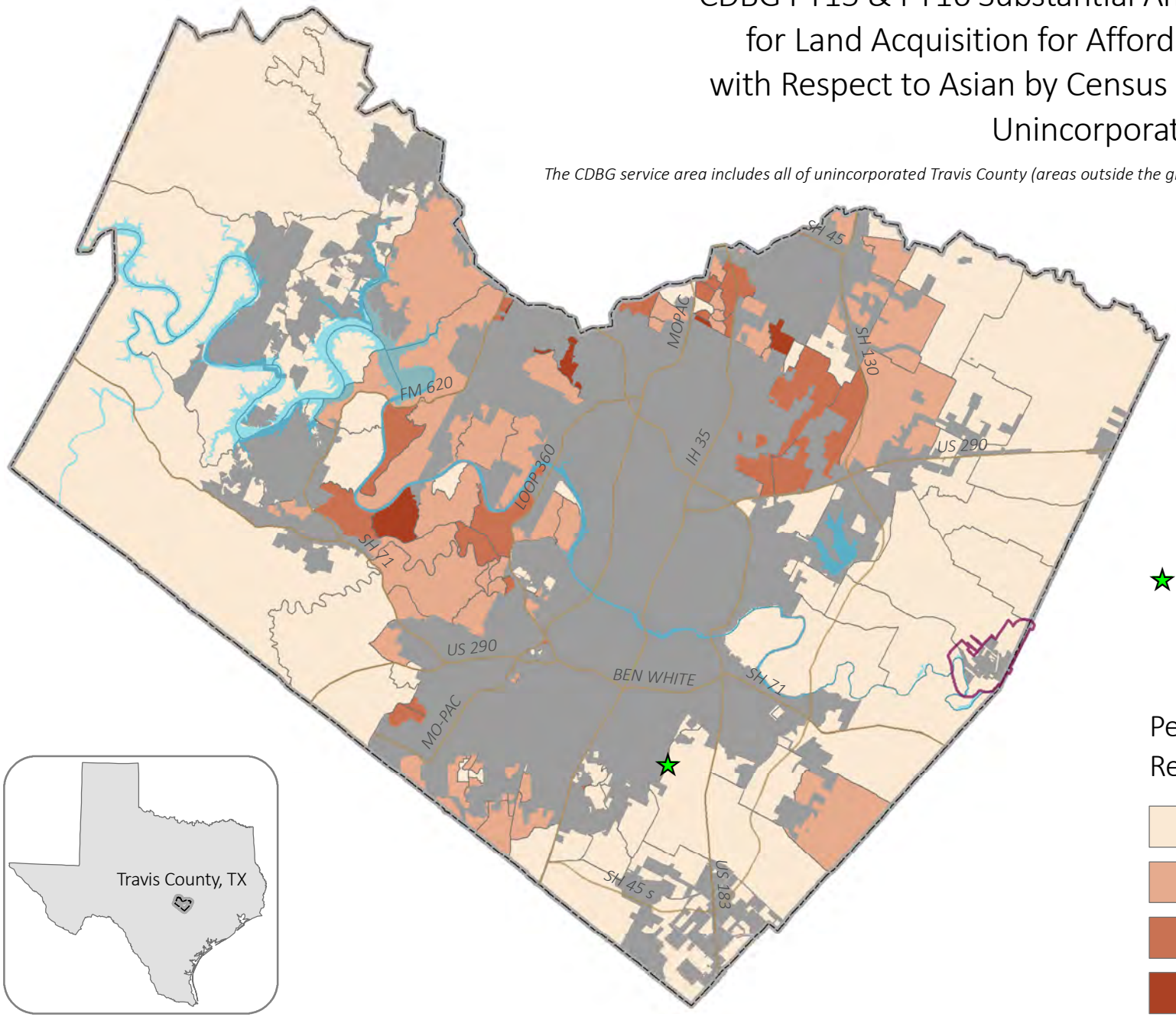
Map by: E. Rivera, Travis County HHS/VS, CDBG Office, 2017. Source: U.S. Census Bureau, 2010 SF-1 for Race and Ethnicity data, and Low/Moderate Income Summary Data (LMISD) provided by U.S. HUD (based on the 2006-2010 American Community Survey data).

0 2.5 5 10 Miles

N

CDBG PY15 & PY16 Substantial Amendment Project Location for Land Acquisition for Affordable Housing Development with Respect to Asian by Census Block Group (2010 Census) Unincorporated Areas, Travis County, TX

The CDBG service area includes all of unincorporated Travis County (areas outside the gray areas on the map) and the Village of Webberville.



★ 6609 McKinney Falls Pkwy

Percentage of Asian Residents by Block Groups

- 0.00-3.80%
- 3.81-9.30%
- 9.31-18.30%
- 18.31-49.50%

Travis County, TX | Major waterbodies | Incorporated Areas of Travis County | Village of Webberville

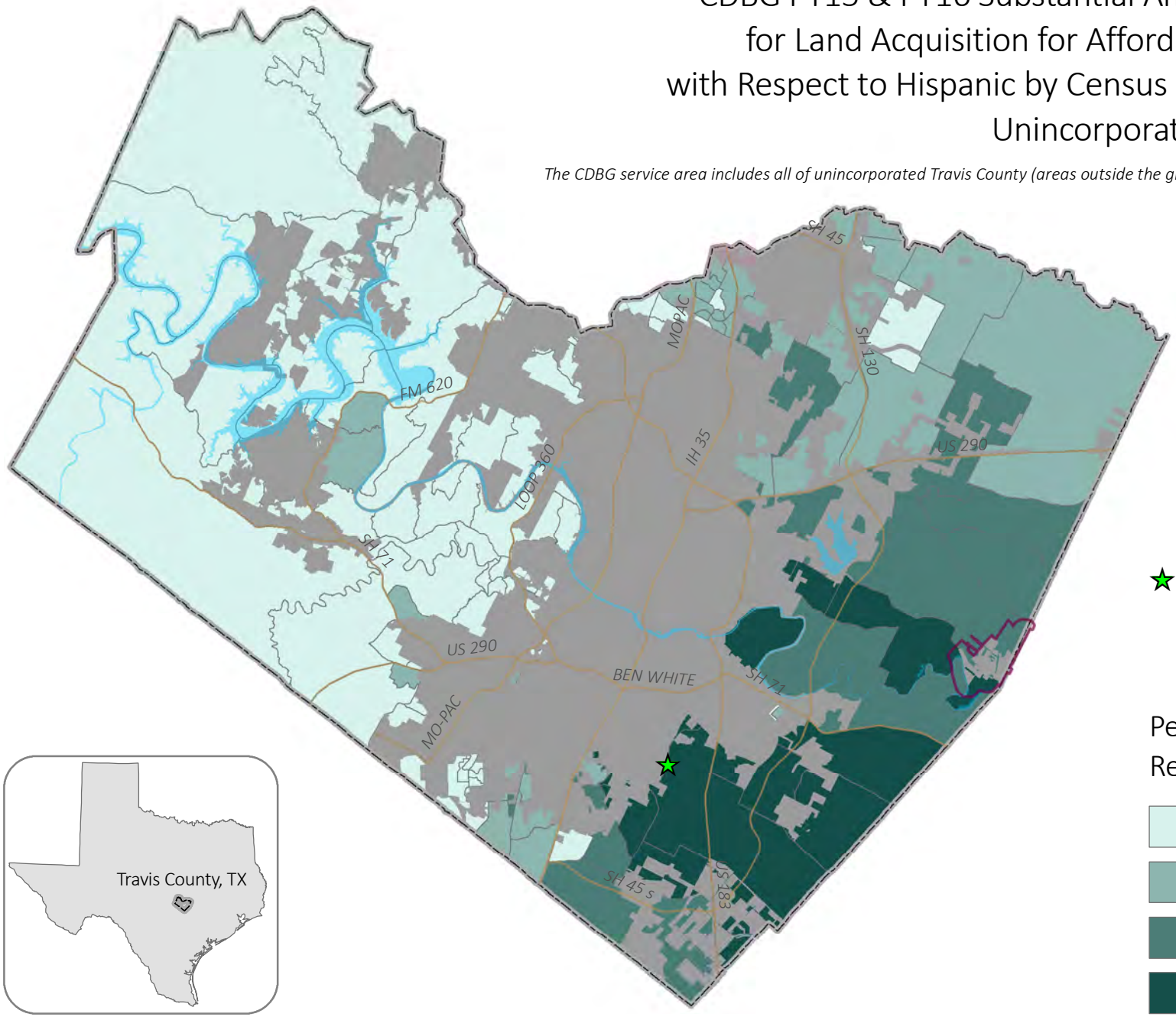
Map by: E. Rivera, Travis County HHS/VS, CDBG Office, 2017. Source: U.S. Census Bureau, 2010 SF-1 for Race and Ethnicity data, and Low/Moderate Income Summary Data (LMISD) provided by U.S. HUD (based on the 2006-2010 American Community Survey data).

0 2.5 5 10 40 Miles

N

CDBG PY15 & PY16 Substantial Amendment Project Location for Land Acquisition for Affordable Housing Development with Respect to Hispanic by Census Block Group (2010 Census) Unincorporated Areas, Travis County, TX

The CDBG service area includes all of unincorporated Travis County (areas outside the gray areas on the map) and the Village of Webberville.



★ 6609 McKinney Falls Pkwy

Percentage of Hispanic Residents by Block Groups

- 1.56-20.64%
- 20.65-40.18%
- 40.19-61.91%
- 61.92-90.52%

Travis County, TX | Major waterbodies | Incorporated Areas of Travis County | Village of Webberville

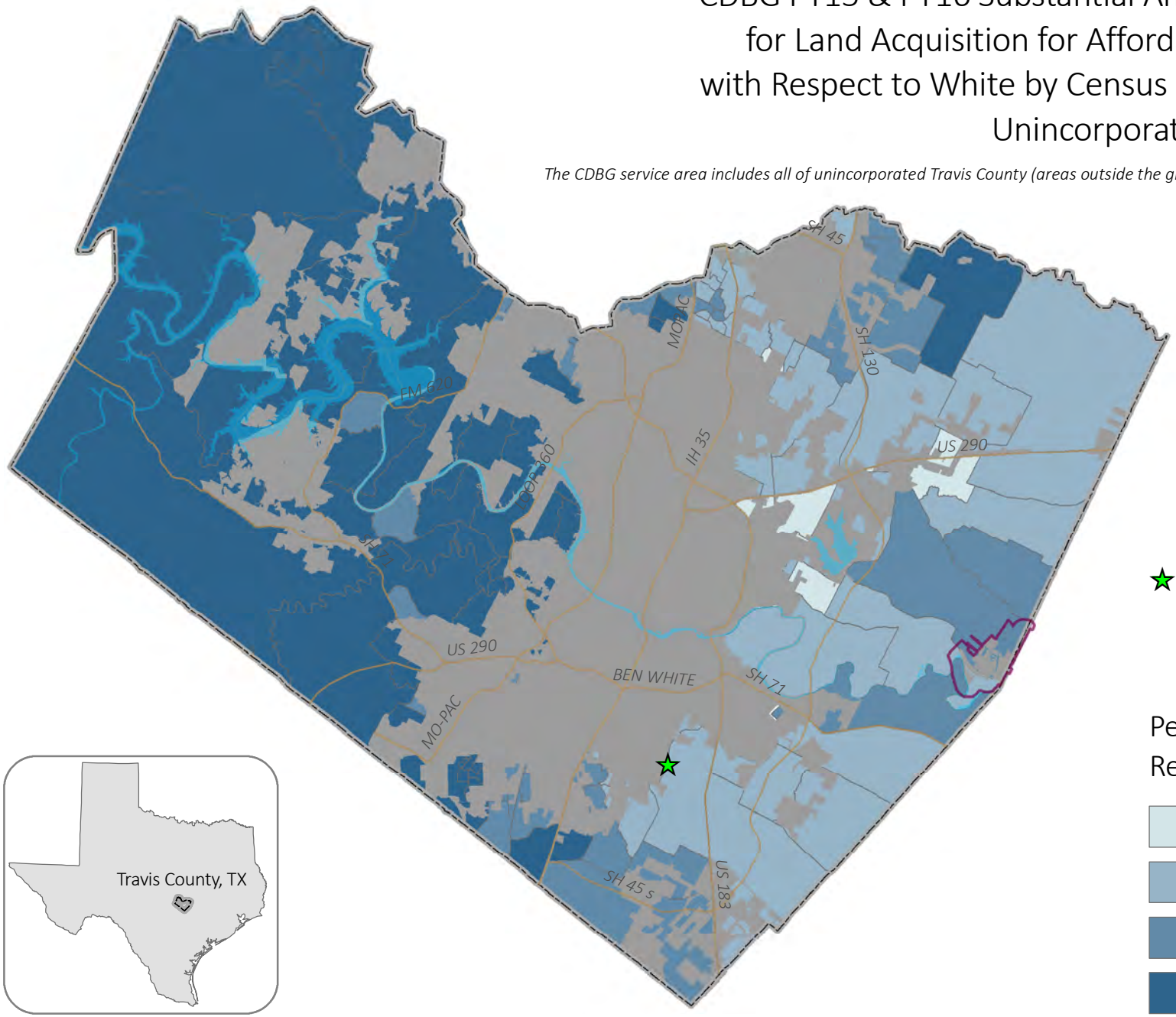
Map by: E. Rivera, Travis County HHS/VS, CDBG Office, 2017. Source: U.S. Census Bureau, 2010 SF-1 for Race and Ethnicity data, and Low/Moderate Income Summary Data (LMISD) provided by U.S. HUD (based on the 2006-2010 American Community Survey data).

0 2.5 5 10 Miles

N

CDBG PY15 & PY16 Substantial Amendment Project Location for Land Acquisition for Affordable Housing Development with Respect to White by Census Block Group (2010 Census) Unincorporated Areas, Travis County, TX

The CDBG service area includes all of unincorporated Travis County (areas outside the gray areas on the map) and the Village of Webberville.



★ 6609 McKinney Falls Pkwy

Percentage of White Residents by Block Groups

- 22.90-46.60%
- 46.61-64.00%
- 64.01-80.90%
- 80.91-99.00%

Travis County, TX | Major waterbodies | Incorporated Areas of Travis County | Village of Webberville

Map by: E. Rivera, Travis County HHS/VS, CDBG Office, 2017. Source: U.S. Census Bureau, 2010 SF-1 for Race and Ethnicity data, and Low/Moderate Income Summary Data (LMISD) provided by U.S. HUD (based on the 2006-2010 American Community Survey data).

0 2.5 5 10 Miles

N