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PFLUGERVILLE **T E X A S**

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

2026

Annual Action Plan



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Adopted: TBD

City of Pflugerville
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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Incorporated in 1965, Pflugerville is located in Travis and Williamson Counties just north of the Texas State Capitol. Pflugerville is a fast-growing city, home to over 70,000 residents who enjoy safe streets, a beautiful trail system and share incredible community spirit. Pflugerville combines trails and community with business opportunities and is the place where quality meets life. Pflugerville has experienced a growth rate of 408% over the past 24 years, with a 2000 population of 19,484 growing to a population of 48,356 during the 2010 census and currently at a population of approximately 85,146 (February 2026).

The Community Development Block Grant (CDBG) program aims to serve the needs of the low to moderate income population of the community. While the percentage of low to moderate income households fluctuates depending on the block group, the community overall has a significantly lower percentage of low to moderate income residents than the majority of entitled communities. In some communities, like Pflugerville, there are very few areas in which at least 50 percent of the residents or areas are of low to moderate income. For these grantees the CDBG law authorizes an exception criterion in order for such grantees to be able to undertake area benefit activities. For Pflugerville, the low-moderate income threshold for any area benefit activity is 43.89%.

The PY2026 Action Plan incorporates projects related to infrastructure and park needs identified in the community. The proposed projects include:

- Youth and Senior Scholarship Program
- Construction of Parkway Drive
- Program Administration

2. Summarize the objectives and outcomes identified in the Plan

Three national objectives serve as the overall framework for the use of CDBG funds. The goals are to provide decent housing, create a suitable living environment and expand economic opportunities, to principally benefit extremely low, low and moderate income individuals and families. Income categories are calculated on an annual basis by HUD. Extremely low income households have an income of 0-30% Area Median Income (AMI), low income households have an income of 30-50% AMI and moderate income is 50-80% AMI. All income levels being adjusted based on family size.

In addition, the program must meet one of the following outcomes: availability/accessibility, sustainability or affordability. In addition, HUD has established a listing of Matrix Codes for projects funded with CDBG monies. These codes are prioritized at the local level based on the community needs assessment. Matrix Codes are categorized as either “high” or “low” priorities. High priorities include for the City of Pflugerville include: Infrastructure and Community Service.

The City of Pflugerville in order to meet the national objectives have chosen infrastructure and community service projects that seek to support at least one of these objectives. The City has roadway projects within the census group 18.60 block 1 that help 1,090 LMI residents. The infrastructure projects seeks to improve roadways and sidewalks and related infrastructure such as drainage. The City also offers scholarships to 50 LMI youth and seniors in the community to attend Parks and Recreation programs. These scholarships cover 100% of the tuition of programs, to make programs that may otherwise be inaccessible, accessible to LMI youth.

All projects funded in this action plan support at least one objective and one outcome. The projects chosen for the 2026 Action plan help to realize the following objectives and outcomes:

Public Facilities and Infrastructure Improvements: Street Improvements and Sidewalks

Public Services: Youth Services and Employment Training

3. Evaluation of past performance

Program Year 2026 is the City’s thirteenth year for implementation of the CDBG program. Projects selected for the previous program years focused heavily on mobility improvements and youth recreation. Pflugerville has opted to focus more attention on projects within block groups that greatly exceed the minimum exception requirement of 43.89 percent in order to not place future projects at risk or projects that are focused on infrastructure improvements that benefit the community overall, or are focused on a facility or program that benefits presumed low income clientele, like seniors. Infrastructure projects became key to the program in order to utilize the allocated funding more effectively and in a more timely manner. As of April 2026, the Pflugerville program met all timeliness requirements due in large part to the roadway projects undertaken and is anticipated to maintain that timeliness with the projects anticipated for PY2026. The city has spent all CDBG CV funds that were allocated from the funding provided during the Coronavirus pandemic.

4. Summary of Citizen Participation Process and consultation process

The City adopted and published a Citizens Participation Plan (CPP) in 2014 outlining the efforts required for citizen participation within the City's CDBG program. In consultation with the CPP the City published notice in the Pflugerville Pflag newspaper in both English and Spanish, on the City's website as well as the City's media blasts to solicit input from residents and social service providers on the needs in Pflugerville. Opportunities for public input on the 2026 Action Plan will be available during the 30-day

public review period from April 29, 2026 to May 29, 2026. A public hearing was held on February 24, 2026 and a second will be held on May 26, 2026. Additionally, the City consults with the Planning and Zoning Commission, which serves as the community's CDBG Advisory Board. This meeting will be held on June 1, 2026. The public is invited to comment on the 2026 Action Plan during this meeting as well.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Pending

6. Summary of comments or views not accepted and the reasons for not accepting them

Pending

7. Summary

As the City continues to grow the needs of the population do as well. The Consolidated Plan identified those needs specifically for the very low, low and low to moderate income population of Pflugerville. The projects proposed within the 2026 Action Plan address the needs identified in the Consolidated Plan and provide focus in areas and on citizens within very low to moderate income areas of the community.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for the administration of each grant program and funding source.

| Agency Role | Name | Department/Agency |
|--------------------|--------------|---------------------|
| CDBG Administrator | PFLUGERVILLE | Planning Department |

Table 1 – Responsible Agencies

Narrative (optional)

The City of Pflugerville is the Lead Agency for the CDBG Program. The Planning and Development Services Department manages the CDBG program and oversees the development of the Consolidated Plan, the Annual Action Plan, and all projects associated with CDBG, any related amendments, and reporting into IDIS. Other departments within the City that will aid in facilitating the CDBG program are the Engineering Department, Parks and Recreation Department and the Finance Department. Where needed, a memorandum of agreement between departments has been created.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Pflugerville consulted with stakeholders in an effort to assess the housing and community development needs and priorities within the community. The primary source of information received is from the Travis County Health and Human Services/Veteran Affairs local department, Ending Community Homelessness Coalition (ECHO) and local leaders including City Council, Planning and Zoning Commission, Pflugerville ISD and city staff. From these consultations and assessments, the 2026 Action Plan was created and serves as the plan for projects that are anticipated to be funded during the 2026 Program Year.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

In order to obtain input from public agencies and community organizations staff met with one of the primary service providers within the community, Travis County Health and Human Services and Veterans Affairs to discuss the needs they address and where the insufficiencies appear to be for the citizens they serve. These meetings are vital in developing an understanding of housing, employment, transportation and basic necessities within the community.

These conversations aid greatly in the understanding of needs within the community, from housing to community needs, and help to guide the selection of projects and afford staff on both sides the opportunity to forge a relationship that helps to build the community beyond the realm of CDBG. In the development of the 2026 Action Plan, comments were received from Travis County Health and Human Services regarding the mobility needs of our community and the improvements needed, specifically in the block groups with the higher percentage of low to moderate-income residents. There is also a disproportionate need for rental and food assistance within this area of the community.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

City Staff works with Ending Community Homelessness Coalition (ECHO), which serves as a Continuum of Care for the area, to obtain a better understanding of the services they provide the homeless population not only within Pflugerville but also in the region. Since entering the CDBG program the City has maintained contact with ECHO and receives information on the demographics of homeless in our region as well as opportunities on how to participate with their program, such as the annual homelessness survey. The City utilizes resources provided by Travis County and ECHO for informational purposes as well as providing guidance to available services and resources. The City is working on

providing education information to the community regarding housing and regional services that will be made available to the public through information provided at the public library as well as an online resource.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Not Applicable

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

| | | |
|---|--|---|
| 1 | Agency/Group/Organization | Travis County Health and Human Services & Veterans Affairs |
| | Agency/Group/Organization Type | Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Health Agency Child Welfare Agency Other government - County |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans |

| | | |
|---|--|---|
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Staff meets to obtain data and understanding of the services provided by the County and the needs of the populations within the City of Pflugerville. Consultation with the Travis County HHS/VA continues to be a beneficial source of information and knowledge in the needs of the low to moderate income population in Pflugerville. Needs identified ranged from transportation improvements and senior needs to keeping youth healthy and active contributes greatly to the actions chosen for the 2026 Action Plan. While housing is not a high priority within the Pflugerville Consolidated Plan housing needs are discussed and included rental and utility assistance. |
| 2 | Agency/Group/Organization | Community Action Network (CAN) |
| | Agency/Group/Organization Type | Regional organization |
| | What section of the Plan was addressed by Consultation? | Socio Economic Indicators |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | The City participates as a board member of this organization. Staff reviewed and analyzed data provided by Community Advancement Network (CAN)(formerly Community Action Network) related to the socioeconomic indicators for Greater Austin and Travis County. The City of Pflugerville is a member of this diverse organization that is a partnership of governmental, non-profit, private and faith-based organizations which leverage mutual resources to collectively improve social, health, educational and economic opportunities in our community. |
| 3 | Agency/Group/Organization | Pflugerville ISD |
| | Agency/Group/Organization Type | Services-Children Services-Education |
| | What section of the Plan was addressed by Consultation? | Youth Programming |

| | |
|---|--|
| <p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>The City continues to work with the ISD to receive data for the facilitation of community service projects.</p> |
|---|--|

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|--|---|---|
| Continuum of Care | Ending Community Homelessness Coalition | Awareness of issues regarding homelessness in the community |
| Citizen Participation Plan | City of Pflugerville | The CPP helped guide the community engagement and public outreach process. |
| 2040 Comprehensive Plan and related Master Plans | City of Pflugerville | This is a long-range planning document that serves the City as a policy guide for land use decisions and master planning efforts. The master plans for transportation, water, and wastewater are subsets of the Comprehensive Plan, which were also considered. All were utilized to help inform needs and goals. |
| Capital Improvement Program Project | City of Pflugerville | This is a five-year program that outlines infrastructure needs from roadway to water, wastewater, and facilities. It was utilized to help inform needs and goals. |

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Pflugerville consulted with stakeholders in an effort to assess the housing and community development needs and priorities within the community. The primary source of information received is from the Travis County Health and Human Services/Veteran Affairs local department, Ending Community Homelessness Coalition (ECHO) and local leaders including City Council, Planning and Zoning Commission, Pflugerville Community Development Corporation (PCDC), Pflugerville ISD and city staff. From these consultations and assessments, the 2026 Action Plan was created and serves as the plan for projects that are anticipated to be funded during the 2026 Program Year.

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|------------------|------------------------------|--|--|--|---------------------|
| 1 | Public Meeting | Non-targeted/broad community | A public hearing was held on February 24, 2026, at the City Council meeting. During this meeting, staff received feedback from City council members. There were no members of the public who signed up to speak. | Councilmembers provided feedback on including the construction of Parkway Drive within the Watson Park subdivision. Councilmember Rogers asked about providing scholarships for the local community college classes. | All comments were accepted. | |
| 2 | Public Meeting | Non-targeted/broad community | A public hearing is being held on May 26, 2026. | Pending | Pending | |

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|------------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 332,849.00 | 0.00 | 347,221.00 | 680,070.00 | 569,395.00 | CDBG funds will be used to address priority needs such as public service and public infrastructure. The City does expect to receive additional funds from the 2024-2028 Consolidated Action Plan. |

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Pflugerville will use a combination of public, including City general funds and private funding, to carry our activities identified in this plan.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Projects selected will be constructed on property already owned by the City of Pflugerville. Proposed community services will take place within existing facilities owned and operated by the City of Pflugerville.

Discussion

The Strategic Plan focuses on projects funded through CDBG funds provided to the City by HUD on an annual basis. Based on the City's annual allocation of \$300,748 for Program Year 2024, the City is expected to receive approximately \$1.3 million over the five-year Consolidated Plan period. The City's allocation has generally increased each year, but this plan has been developed assuming a flat level of funding from HUD over the five-year period, with no reduction for administrative costs, but it is possible that reductions or additions could occur in future project years.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|-----------------------------------|-------------------|-----------------------------------|--------------------|---|
| 1 | Improve Public Infrastructure | 2024 | 2028 | Non-Housing Community Development | Pflugerville CDBG | | CDBG: \$257,849.00 | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted |
| 2 | Improve access to recreation & enrichment service | 2024 | 2028 | Non-Housing Community Development | Pflugerville CDBG | Improve Access to Public Services | CDBG: \$10,000.00 | Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted |
| 3 | Program Administration | 2024 | 2028 | Non-Housing Community Development | Pflugerville CDBG | Planning and Administration | CDBG: \$65,000.00 | |

Table 6 – Goals Summary

Goal Descriptions

| | | |
|----------|-------------------------|--|
| 1 | Goal Name | Improve Public Infrastructure |
| | Goal Description | The project is expected to help approximately 100 households located along Parkway Drive. |
| 2 | Goal Name | Improve access to recreation & enrichment service |
| | Goal Description | This project is expected to help approximately 50 youth and seniors attend activities through the parks and recreation center. |
| 3 | Goal Name | Program Administration |
| | Goal Description | This portion of the grant helps offset the administrative costs of the program, such as newspaper postings. |

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects selected reflect the highest priorities as identified within the Pflugerville Consolidated Plan.

Projects

| # | Project Name |
|---|---|
| 1 | Parkway Drive Phase 1 Construction |
| 2 | Recreation Scholarships for Youth & Seniors (62+) |
| 3 | Administration & Planning |

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The projects selected address the highest priority needs as identified in the 2024-2028 Consolidated Action Plan.

AP-38 Project Summary

Project Summary Information

| | | |
|---|---|--|
| 1 | Project Name | Parkway Drive Phase 1 Construction |
| | Target Area | Citywide |
| | Goals Supported | Infrastructure Improvements |
| | Needs Addressed | Public Infrastructure Improvements |
| | Funding | \$257,849 |
| | Description | To assist with the construction of approximately 3,100 linear feet of roadway into an urban section including pavement, curb, gutter, drainage, sidewalk, and streetlights with local road cross section with potential for a traffic calming improvement. |
| | Target Date | 09/30/2027 |
| | Estimate the number and type of families that will benefit from the proposed activities | 100 Households living along Parkway Drive |
| | Location Description | Citywide |
| | Planned Activities | This project will begin reconstruction of Parkway Drive to address items such drainage while providing connectivity to the residents to trail and pedestrian access to commercial along W Pecan St. |
| 2 | Project Name | PY26-Recreation Scholarships for Youth & Seniors (62+) |
| | Target Area | Citywide |
| | Goals Supported | Improve access to recreation and enrichment services for youth and seniors. |
| | Needs Addressed | Access to Community Services |
| | Funding | \$10,000.00 |
| | Description | Provide financial assistance to qualifying Pflugerville youth and seniors for participation in City sponsored youth activities and programs such as Pfun Camp, swim lessons, and various sports, arts, and dance programs. |
| | Target Date | 09/30/2027 |
| | Estimate the number and type of families that will benefit from the proposed activities | 50 LMI Youth and Seniors |

| | |
|---|--|
| Location Description | Citywide |
| Project Name | PY26 Program Administration |
| Target Area | Citywide |
| Goals Supported | Program Administration |
| Needs Addressed | Planning & Administration |
| Funding | \$65,000.00 |
| Description | Program Administration, Fair Housing, Oversight & Compliance |
| Target Date | 09/30/2027 |
| Estimate the number and type of families that will benefit from the proposed activities | N/A |
| Location Description | Citywide |
| Planned Activities | This project covers the administrative portion of the grant, such as required public notices, bid postings, and other studies that are required as part of the grant administration. This year, the Analysis of Impediments is required to be updated. Staff will work with a consultant to update the 2019 Fair Housing Study and Analysis of Impediments, completed as part of the broader Austin Metro collaboration. |

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Projects were not solely selected based on a specific geographic area of the city however, infrastructure projects are located within areas that meet the low and moderate income areas where more than 43.89 percent of the households are living at or below 80 percent of the median income otherwise the project serves presumed low income citizens while other projects serve a city wide program for low to moderate income youth.

Geographic Distribution

| Target Area | Percentage of Funds |
|--------------------|----------------------------|
| Pflugerville CDBG | 100 |

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

In order to meet the 43.89 percent criteria, research found that the projects are generally limited to three block groups that can consistently meet the threshold for projects. The projects selected for consideration focused on infrastructure needs for low to moderate income areas and greater benefit to the community overall by incorporating youth programs.

Discussion

The infrastructure project for this year's Action Plan is anticipated to work with the block groups that consistently meet the 43.89 percent criteria. The proposed project within the City of Pflugerville specifically the Watson Park subdivision. A previous project reconstructed a small street that is located along the length of Parkway Dr.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Recognizing that a diversity of housing types and affordability is important to the community as a whole, planning staff continues to review housing types available in the community to ensure workforce housing is accommodated within the community and participates in planning efforts that aid in the development of affordable projects within Pflugerville.

| One Year Goals for the Number of Households to be Supported | |
|---|---|
| Homeless | 0 |
| Non-Homeless | 0 |
| Special-Needs | 0 |
| Total | 0 |

Table 9 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|---|---|
| Rental Assistance | 0 |
| The Production of New Units | 0 |
| Rehab of Existing Units | 0 |
| Acquisition of Existing Units | 0 |
| Total | 0 |

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

For the five-year period covered by the Consolidated Plan, Pflugerville does not intend to target CDBG funds toward efforts to aid in housing needs. The City of Pflugerville does not have a Public Housing Authority and residents seek assistance from Travis County for housing vouchers and other types of housing assistance.

Actions planned during the next year to address the needs to public housing

Due to limited resources, Pflugerville does not anticipate undertaking any housing projects within the time frame of the Consolidated Plan. Planning staff recently wrapped up a code diagnostic of the Unified Development Code, and from this document, will be researching and proposing code amendments to better support housing options.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Due to limited resources, Pflugerville does not anticipate undertaking any housing projects within the time frame of the Consolidated Plan. As previously stated, the City of Pflugerville does not have a Public Housing Authority and residents seek assistance from Travis County for housing vouchers and other types of housing assistance. Pflugerville is working in a regional partnership with two other cities, two counties and five Public Housing Authorities on Fair Housing and working to gain a better understanding of the needs for housing, including public, within our region.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable

Discussion

Recognizing that a diversity of housing types and affordability is important not only to the individual citizen but the community as a whole, staff continues to review housing types available in the community to ensure workforce housing is accommodated within the community and participate in planning efforts that aid in the development of affordable projects within Pflugerville. Additionally, the City utilizes services provided by Travis County for housing aid as well as public housing. The City will continue to work with Travis County as well as entities that propose local developments offering housing vouchers or other types of financial aid for housing.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

For the five-year period covered by the Consolidated Plan, Pflugerville does not intend to target CDBG funds toward efforts to aid in housing needs of the homeless. Pflugerville works in conjunction with Travis County to ensure that resources outside of CDBG are made available to Pflugerville residents.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Due to limited resources Pflugerville does not anticipate undertaking any projects regarding homelessness within the time frame of the Consolidated Plan. The City utilizes data and services offered by ECHO and Travis County HHS/VS to aid in our knowledge of homeless issues as well as the needs of addressing the homeless population and to reach that specific population in our area, which has seen a 22 percent drop since 2011. The City is also a member of CAN (Community Action Network) a partnership of governmental, non-profit, private and faith-based organizations which leverage mutual resources to collectively improve social, health, educational and economic opportunities in our community. This partnership aids in the knowledge of not only the homeless populations but a variety of issues effecting the community and provides for opportunities to reach various populations and find services for the varying needs.

The 2025 point in time count was completed in January 2025, this count is completed every other year. The City of Pflugerville falls within Precinct 1 which had a 28 % decrease from the previous count in 2023 in unsheltered homelessness. This precinct, though, includes a large area of eastern Travis County, which is not specific to just the city of Pflugerville. The 78660 zip code, which includes the City of Pflugerville, also shows a 25% decrease in the number of unsheltered individuals identified. While this ZIP code includes the City of Pflugerville, it also includes a portion of Travis County and the City of Austin. We work to identify the homeless within our community by taking additional steps through our scholarship program by identifying those who are homeless or those who might be close to becoming homeless and then assisting with identifying available resources available to them through Travis County. City staff will also use their best efforts to provide a source of information for these services available online as well as within our public facilities (i.e. Recreation Center and Library). Through the City's Public Library, care items are given to those who are identified as homeless. Through this effort staff has identified several homeless individuals and have provided resources to these persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

Due to limited resources Pflugerville does not anticipate undertaking any projects regarding

homelessness within the time frame of the Consolidated Plan. However, as stated previously, we will work to identify homeless within our community by taking additional steps through our scholarship program by identifying those who are homeless or those that might be close to becoming homeless and then assist with identifying available resources available to them through Travis County. We will also use our best efforts to provide a source of information for these services available online as well as within our public facilities (i.e. Recreation Center and Library).

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Due to limited resources Pflugerville does not anticipate undertaking any projects regarding homelessness within the time frame of the Consolidated Plan. However, as stated previously, we will work to identify homeless within our community by taking additional steps through our scholarship program by identifying those who are homeless or those that might be close to becoming homeless and then assist with identifying available resources available to them through Travis County. We will also use our best efforts to provide a source of information for these services available online as well as within our public facilities (i.e. Recreation Center and Library).

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Due to limited resources Pflugerville does not anticipate undertaking any projects regarding homelessness within the time frame of the Consolidated Plan. However, as stated previously, we will work to identify homeless within our community by taking additional steps through our scholarship program by identifying those who are homeless or those that might be close to becoming homeless and then assist with identifying available resources available to them through Travis County. We will also use our best efforts to provide a source of information for these services available online as well as within our public facilities (i.e. Recreation Center and Library).

Discussion

Due to limited resources Pflugerville does not anticipate undertaking any projects regarding homelessness within the time frame of the Consolidated Plan. However, as stated previously, we will

work to identify homeless within our community by taking additional steps through our scholarship program by identifying those who are homeless or those that might be close to becoming homeless and then assist with identifying available resources available to them through Travis County. We will also use our best efforts to provide a source of information for these services available online as well as within our public facilities (i.e. Recreation Center and Library).

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Based on the Analyses of Impediments that Pflugerville participated in, Pflugerville has been identified as affordable with few barriers to housing. The city continues to work to with surrounding communities to ensure to better affordable housing in Central Texas. Staff also continues to review housing types available in the community to ensure workforce housing is accommodated within the community and participate in planning efforts that aid in the development of affordable projects within Pflugerville. The efforts produced from the implementation of the 2040 Aspire Comprehensive Plan that was adopted in 2022 are anticipated to further to the City's goal of maintaining affordable housing by addressing the missing middle in regards to housing options.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City's Unified Development Code, provides for a set of ordinances regulating development within the City, and the City continues to be diligent in review of the land use ordinances affecting housing and housing types and the opportunities for growth throughout the community that provides for a mix of housing types in every area of the community.

The 2040 Comprehensive Plan was adopted in April 2022 and city staff has started the process to update policy to help achieve the goals and action items outlined in the Comprehensive Plan.

The City has partnered with the cities of Austin and Round Rock as well as Williamson and Travis counties and 5 public housing authorities to collaborate on a regional four housing study. The results of this study were completed in 2019. Pflugerville continues to work with its regional partners on housing issues as a result of the Analysis of Impediments completed in 2019. The City is actively working to maintain this connection to our regional partners in efforts to further goals outlines in the report. The group has recently come back together to further work that previously produced the Analysis of Impediments and make meaningful impacts through policy changes. The City of Pflugerville is also planning with the PY 26 Annual Action Plan to update the Analysis of Impediments to reestablish goals and help guide the goals and identify needs in the 2029-2033 Consolidated Plan that city staff will work on in 2028.

Discussion:

In addition to allowing for a mix of housing types, the City has passed three resolutions in support of tax credit housing, providing more dwelling units available to residents at 60% of the area median income or below.

AP-85 Other Actions – 91.220(k)

Introduction:

Pflugerville’s Program Year 2026 (PY26) Action Plan lists the projects and activities the City intends to undertake beginning October 1, 2026, to meet the goals and objectives outlined in the 2024-2028 Consolidated Plan. The Action Plan details how the City will use the CDBG funds and describes how the City will address housing and non-housing community development needs.

Actions planned to address obstacles to meeting underserved needs

Potential obstacles to meeting underserved needs include: rapid population growth, need for transportation to existing services, access to affordable recreation facilities and programs, and rising cost of housing. While population growth will occur, Pflugerville has worked through various planning processes to help manage that growth over time, addressing water, wastewater, roadways, parks, trails, land use, housing and a multitude of other issues that coincide with a rapidly growing city. The projects selected are to complement the long-term plans for a growing city that aid in meeting the underserved needs of the low to moderate population.

Actions planned to foster and maintain affordable housing

For the five-year period covered by the Consolidated Plan, Pflugerville does not intend to target CDBG funds toward efforts to aid in housing needs. However, recognizing that a diversity of housing types and affordability is important not only to the individual citizen but the community as a whole, staff will continue to review housing types available in the community to ensure workforce housing is accommodated within the community and participate in planning efforts that aid in the development of affordable projects within Pflugerville.

Actions planned to reduce lead-based paint hazards

The City utilizes community services provided by Travis County for the remediation of lead-based paint in Pflugerville’s housing supply. Approximately 226 homes within the City of Pflugerville were constructed during the time when lead based paint was accepted for use. The City will continue to utilize Travis County Health and Human Services and Veterans Services, which receive funds through State grants and the Travis County General Fund, to provide limited lead-based paint remediation on houses built before 1978.

Actions planned to reduce the number of poverty-level families

Approximately 4.8% of Pflugerville residents live in poverty (2020 American Community Survey 5-year estimate). Female headed households with children are particularly affected by poverty. The City’s anti-poverty strategy is based on attracting a range of businesses and providing workforce development and

a mix of uses throughout the community that are supportive of each other, reducing or eliminating the need to find housing, employment, or services outside of the community. The economic development division of the City, the Pflugerville Community Development Corporations, works daily to attract businesses and employment opportunities to the city.

Actions planned to develop institutional structure

Effective implementation of the Consolidated Plan involves a variety of agencies. Coordination and collaboration within the City of Pflugerville and between agencies helps to ensure that the needs in the community are addressed. The key departments and agencies that are involved in the implementation of the Plan are described below.

City of Pflugerville, Planning and Development Services Department

The Planning Department is responsible for the administration of the City's programs funded by CDBG money. This office has primary responsibility for managing and implementing the City's Consolidated Plan programs and related documents.

Other City departments are also involved in providing services, including the Engineering Department, Parks and Recreation Department, and the Public Works Department.

City of Pflugerville, Finance Department

The City Finance Department manages the CDBG procurement processes for commodities, professional services and construction. Expertise in the area of federal standards has been created within the department. The department submits all financial reports, including the SF-425.

Travis County Health & Human Services and Veterans Services Department (TCHHS/VS)

TCHHS/VS offers a variety of services to Pflugerville and Travis County residents including:

- Utility, Rent and Mortgage Assistance
- Family Assistance
- Children's Services
- Senior Services
- Public Health Services
- Emergency Services
- Food Assistance

Actions planned to enhance coordination between public and private housing and social service agencies

The City is committed to continuing its participation and coordination with federal, state, county and local agencies as well as with the private and non-profit sector, to serve the needs of target income individuals and families in the community. The City will continue to work with the area service providers as well as the building industry to address housing and community needs.

Discussion:

The City of Pflugerville works year-round to provide services to address the needs of the residents and utilize CDBG funds where the anticipated funding is sufficient to complete a project that can meet the goals as provided for within the Consolidated Plan while working in other areas to address identified needs not otherwise prioritized by CDBG.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

| | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

| | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 95.00% |