



# CONSOLIDATED PLAN

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2024 ANNUAL ACTION PLAN

2024-2028



Prepared for:

**THE CITY OF PFLUGERVILLE, TEXAS**  
Planning and Development Services

# **2024-2028 Consolidated Plan & 2024 Annual Action Plan**

**For**

**Planning and Development Services  
City of Pflugerville, Texas**

**Draft Report  
May 2024**

**Prepared by**



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# Executive Summary

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

### 1. Introduction

Every five years, the U.S. Department of Housing and Urban Development (HUD) requires the development of a Consolidated Plan to assist the City of Pflugerville in determining community needs and further provide a community-wide dialogue regarding affordable housing and community development priorities. This Consolidated Plan covers the period of October 1, 2024 to September 30, 2028. These plans serve as the application for funding for the Community Development Block Grant (CDBG), a federal entitlement programs that serve low-income individuals and/or families in the City of Pflugerville:

The City's Five-Year Consolidated Plan identifies the community's affordable housing, community development, and homelessness needs and outlines a comprehensive and coordinated strategy for addressing them. This document includes narrative responses to specific questions that grantees must respond to in order to be compliant with the Consolidated Planning Regulations. All funds must assist low-moderate income (LMI) individuals and families. Entitlement funds must focus on at least one of the following objectives for low-and-moderate income persons: increase the availability/accessibility, affordability, and sustainability of decent housing, create suitable living environments, and/or expand economic opportunities.

The City of Pflugerville has contracted with WFN Consulting for the production of these planning documents.

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City of Pflugerville has developed priorities and goals to address community needs over the next five years. The plan outlines housing and community development needs in the City. This plan relies on data from the U.S. Census, the 2022 1-Year American Community Survey (ACS), and a special tabulation of ACS data known as Comprehensive Housing Affordability Strategy (CHAS) data that estimates the number of households with one or more housing needs. Local data regarding homeless and assisted housing is also included. Finally, public input gathered through interviews, focus groups, meetings, and the community survey are coupled with data analysis to identify priority needs related to affordable housing, homelessness, assisted housing, community development, and economic development in the City of Pflugerville.

#### FY2024-2028 Consolidated Plan Priorities

- Public Infrastructure Improvements
- Access to Community Services
- Affirmatively Furthering Fair Housing

- Planning and Administration

### **3. Evaluation of past performance**

CDBG funds received during 2019-2023 Consolidated Plan period enabled the City of Pflugerville to strengthen neighborhoods, and provide necessary services for low- and moderate-income residents. Each year, the City of Pflugerville reports its progress in meeting the five-year strategic and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). Listed below are some of the accomplishments from the City's 2022 CAPER. Last year, the City of Pflugerville Planning and Development Services department oversaw projects that expanded residents' opportunities and made improvements to public infrastructure and facilities.

Last year, sixteen (16) children living in low to moderate households received youth recreation scholarships, which allowed them to participate in eligible recreation programs such as the Pflugerville Summer Pfun Camp, including swimming lessons. The program was also expanded to include scholarships for seniors 62 and older.

Additionally, the City of Pflugerville partnered with Workforce Solutions to provide funding for City residents to pursue workforce training. These trainings help these residents gain the knowledge and skills needed to obtain jobs in many growing industries. This program is managed by the Workforce solutions staff with city staff support.

### **4. Summary of citizen participation process and consultation process**

The City of Pflugerville conducted significant consultation through interviews and focus groups with citizens, municipal officials, non-profit agencies, public housing agencies, private developers, governmental agencies, and the Continuum of Care in preparing this plan. City staff and its consultants presented at each of the City of Pflugerville's City Council Workshop to commence the consolidated planning process. The City also held one virtual public meeting and two in-person public meetings prior to the development of the plan to solicit feedback from stakeholders and the general public. These meetings are further outlined in the consultation section below.

A community needs survey was also conducted to solicit input from residents and stakeholders in the City. Respondents were informed that the City was updating the Consolidated Plan for federal funds that primarily serve low- to moderate-income residents and areas. The questionnaire polled respondents about the level of need in their neighborhood for various types of improvements that can potentially be addressed by the use of Consolidated Plan funds. The survey was made available in hard copy format, as well as electronic format via Survey Monkey. Electronic responses were possible via smartphone, tablet, and web browsers. The survey was available online and offline in English. Spanish translations were available upon request. The City received 346 survey responses and the responses are included in the Appendix of this document.

To solicit citizen input on the draft Consolidated Plan 2024-2028, Planning and Development Services presented at a Planning & Zoning meeting to present proposed priorities, goals, and activities identified in the plan. Additionally, the City held one additional public meeting and one public hearing to receive public comments on the draft document.

## **5. Summary of public comments**

Comments will be included at the end of the public comment period.

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

All comments were accepted.

## **7. Summary**

The Proposed Consolidated Plan 2024-2028 established strategic priorities as a product of extensive consultation with community stakeholders, combined with data from the U.S. Census and other sources, which indicate specific housing and community development needs in the City of Pflugerville. Combined with a needs assessment survey, under the Citizen Participation Plan, the City identified the following strategic priorities to address utilizing CDBG funds in conjunction with leveraging other public and private investments:

- Public Infrastructure Improvements
- Access to Community Services
- Affirmatively Furthering Fair Housing
- Planning and Administration

Over the next five years, the City will continue to focus on expanded opportunity for City residents with low-income and making improvements to public infrastructure and facilities in low-income neighborhoods.



# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	PFLUGERVILLE	Planning and Development Services

Table 1 – Responsible Agencies

### Narrative

The City of Pflugerville is the Lead Agency for the CDBG Program. Planning and Development Services 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 for reporting into IDIS. The Other departments within the City that will aid in facilitating the CDBG program will be the Engineering Department, Parks and Recreation Department and the Finance Department aids in ensuring activities are carried out.

### Consolidated Plan Public Contact Information

Jeremy Frazzell, Director  
City of Pflugerville  
Planning and Development Services  
100 W. Main Street  
Pflugerville, Texas 78660  
Direct Phone: 512-990-6304  
Main Phone: 512-990-6300  
Email: [jeremyf@pflugervilletx.gov](mailto:jeremyf@pflugervilletx.gov)

## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The City of Pflugerville conducted substantial consultation through interviews and focus groups with citizens, municipal officials, non-profit agencies, public housing agencies, private developers, governmental agencies, and the Continuum of Care in preparing this plan. City staff and its consultants presented at a City Council Workshop to commence the consolidated planning process. The City also held one virtual public meeting and two in-person public meetings prior to the development of the plan to solicit feedback from stakeholders and the general public. These meetings are summarized in the sections below.

#### **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)).**

The Travis County Housing Authority is the local public housing agency and was consulted in the preparation of this plan. This agency provided data on tenant and housing choice voucher holder characteristics, waiting lists, and future plans for development. In addition to the public housing agencies, the City consulted with other private and governmental agencies, mental health, and service agencies were instrumental in developing priorities and the preparation of this plan. These agencies also provided input during the charrette process.

#### **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**

Ending Community Homelessness Coalition (ECHO) serves as the lead agency for the Continuum of Care. The Coalition is comprised of an alliance of people representing nonprofits; faith community; federal, state, and local governments; businesses; and other community advocates. The coalition works to resolve homelessness by identifying and addressing barriers to permanent housing, coordinating resources including applying for grant funding from the U.S. Department of Housing and Urban Development (HUD).

The City used published data from the Coalition before the development of this plan to obtain input from the coalition. The City also coordinates with the local Coalition on the annual Point in Time Count (PIT) which counts the homeless population over a 24-hour period. The city provides volunteers to assist in counting and interviewing homeless persons. The City recognizes the importance of the PIT because the data helps to make informed decisions and measure the progress of their work. Additionally, the City collaborates with the Veterans Administration

through the Travis County Health and Human Services and Veterans Affairs, and other local mental health programs to provide permanent housing opportunities chronically homeless persons. The Coalition fosters collaboration by regularly meeting with these groups to discuss issues encountered, as well as discussing referrals to low demand services and permanent housing programs for the chronically homeless placed directly from the street.

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

The City of Pflugerville does not receive Emergency Solutions Grant (ESG) funds.

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

Representatives from the broad community, community councils, social service agencies, businesses, housing agencies, community development corporations and other government agencies took the online survey from March 23, 2024 to May 18, 2024. Stakeholder Meetings were also held and included representatives from the following organizations:

Agency/Group/Organization	Travis County Health and Human Service & Veterans Affairs
<b>Agency/Group/Organization Type</b>	Housing Needs, Services – Housing, Services – Children, Services – Elderly Persons, Services- Persons with Disabilities, Services-Homeless, Services-Employment, Health Agency, Other Government- County
<b>1 What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment, Lead Based Paint Strategy, Public Housing Needs, Homelessness Strategy, Homeless Needs – Chronically Homeless, Homeless Needs – Families with Children, Non-Homeless Special Needs, Anti-Poverty Strategy
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of requested input from this organization regarding services provided, statistical data and/or specific actions currently underway or being implemented as it pertains to the Consolidated Plan.

2	<b>Agency/Group/Organization</b>	<b>Ending Community Homelessness Coalition (ECHO)</b>
	<b>Agency/Group/Organization Type</b>	Services - Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied Youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of requested input from this organization regarding services provided, statistical data and/or specific actions currently underway or being implemented as it pertains to the Consolidated Plan.
3	<b>Agency/Group/Organization</b>	<b>Travis County Housing Authority</b>
	<b>Agency/Group/Organization Type</b>	Public Housing Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of requested input from this organization regarding services provided, statistical data and/or specific actions currently underway or being implemented as it pertains to the Consolidated Plan.
4	<b>Agency/Group/Organization</b>	<b>Pflugerville Chamber of Commerce</b>
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-Poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of requested input from this organization regarding services provided, statistical data and/or specific actions currently underway or being implemented as it pertains to the Consolidated Plan.

**Table 2 – Agencies, groups, organizations who participated**

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

The City did not exclude any agency type or agency during this process.

**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	The Strategic Plan and Continuum of Care complement each other as both seek to identify permanent solutions for vulnerable families.
Aspire Pflugerville 2040 Comprehensive Plan	City of Pflugerville	This long-range planning document was utilized to help inform needs and goals related to land use decisions and master planning efforts.
Central Texas Assessment of Fair Housing	City of Austin and Regional Partners including the City of Pflugerville	The plan helped to inform the needs related to housing and provided resident perspectives from not only a local but regional perspective

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

As the City of Pflugerville implements this 5-Year Consolidated Plan, the City will continue to work with other local public and private entities, regional organizations, Travis County, the state of Texas, and local educational institutions. The City works closely with neighboring cities and the County to ensure that open communication facilitate better outcomes and services for LMI residents.

**Narrative (optional):**

Not Applicable.

## PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation

#### Summarize citizen participation process and how it impacted goal-setting

A community needs survey was conducted to solicit input from residents and stakeholders in the City. Respondents were informed that the City was updating the Consolidated Plan for federal funds that primarily serve low- to moderate-income residents and areas. The questionnaire polled respondents about the level of need in their neighborhood for various types of improvements that can potentially be addressed by the use of Consolidated Plan funds. In order to give as many people as possible the chance to voice their opinion, emphasis was placed on making the survey widely available and gathering a large number of responses rather than administering the survey to a controlled, statistically representative pool. Therefore, the survey results should be viewed as an indicator of the opinions of the respondents, but not as representing the opinions of the City population as a group. The survey was distributed through a number of channels in order to gather responses from a broad sample. It was made available in hard copy format, as well as electronic format via Survey Monkey. Electronic responses were possible via smartphone, tablet, and web browsers. The survey was available online and offline in English. Spanish translations were available upon request.

Public meetings were also held in order to provide forums for residents of the study area and other interested parties to contribute to this Consolidated Plan and Annual Action Plan. Morning and evening meetings were held in various locations across the City, providing a variety of options for residents and stakeholders to attend. Public notices of the meetings were displayed in local newspapers and through email notifications to stakeholder contacts. Meetings were held at the times and locations shown in the following table throughout the City. A summary of comments received at the meetings is included in the Appendix to this document and a list of meeting times and locations is shown on the next page.

#### Citizen Participation Outreach

	Field	Description
1	Mode of Outreach	Public Meeting
	Target of Outreach	Non-targeted/broad community
	Summary of Response	Planning and Development Services presented at a City Council Workshop during the consultation phase of the plan. The meeting was open to the public to attend. There were city councilmembers,

		city staff, and residents in attendance for this meeting. The meeting was held on Tuesday, March 26, 2024 at the Pflugerville Municipal Court located at 1611 Pfening Lane in Pflugerville, TX.
	<b>Summary of Comments Received</b>	Support for infrastructure projects. There was also support for using the grants in more creative ways.
	<b>Summary of Comments Not Accepted and Reasons</b>	All comments were accepted.
	<b>URL if Applicable</b>	Not Applicable
2	<b>Mode of Outreach</b>	Public Meeting
	<b>Target of Outreach</b>	Non-targeted/broad community
	<b>Summary of Response</b>	<p>Three public meetings were held to receive citizen input from residents on community development, housing, and homeless needs. There were two general public meetings and one meeting that focused on community stakeholders ,nonprofits, and city departments. There was a total of 16 residents including nonprofit stakeholders in attendance for these meetings. The meetings were held as follows:</p> <ul style="list-style-type: none"> <li>• Stakeholders Public Forum – March 26, 2024 at Pflugerville Library</li> <li>• General Public Forum #1 – March 27, 2024 at Windemere Homeowners Association</li> <li>• General Public Forum #2 – April 19, 2024 - Virtual</li> </ul>
	<b>Summary of Comments Received</b>	<p>The public was informed of the upcoming needs assessment process to prepare the 5-year consolidated plan, educated on the estimated allocation of funding from HUD and eligible activities. The top needs identified were the increase in families who are not able to meet basic needs for their families to include housing and food costs. There is a rise in the population of families who may not qualify for federal benefits but also don't earn enough to afford the cost of living in Pflugerville. It was stated that in some instances families are having to choose between feeding their families or keeping a roof over their heads. A burgeoning homelessness problem is growing in the hidden homeless population with many families "couch surfing" as their nighttime residence.</p> <p>Stakeholders mentioned that assistance eligibility should be expanded to include many families who are just over the threshold. There was also a strong desire for public and private partnerships to bridge the gaps and supplement the city's efforts. Nonprofits expressed interest in support to local</p>

		<p>food service agencies to allow expansion of services.</p> <p>The group also noted that there are not enough services for seniors including housing services since many seniors are being priced out of their homes. Interest was also expressed in Seniors having internet access beyond the library.</p> <p>Pflugerville is a small city with many grassroots organizations serving vulnerable members of the community. However, the network of service providers is not connected and could use more coordination to maximize benefit of limited resources. Most providers work in individual silos. It was stated that it's easier to get the mission done without the nuisances of collaborating with organizations that's focused on brand recognition. The group agreed that the community center, the Food Fairness program, Circle of Hope, and Backpack Friends were assets in the community that should be supported.</p> <p>Economic Development is flourishing in the City of Pflugerville; however, the negative effects are food insecurities. There is a rise in juvenile crimes where teens are breaking in cars and stealing to assist their families.</p>
	<b>Summary of Comments Not Accepted and Reasons</b>	All comments were accepted.
	<b>URL if Applicable</b>	Not Applicable
<b>3</b>	<b>Mode of Outreach</b>	Surveys
	<b>Target of Outreach</b>	Non-targeted/broad community
	<b>Summary of Response</b>	The survey received 346 responses.
	<b>Summary of Comments Received</b>	The survey was used to capture comments. The survey analysis is attached.
	<b>Summary of Comments Not Accepted and Reasons</b>	All comments were accepted.



	URL if Applicable	Not Applicable
4	Mode of Outreach	Social media promotion and direct email will add additional citizen participation outreach as process continues.
	Target of Outreach	Non-targeted/broad community
	Summary of Response	The public was notified of the public meetings via a social media, flyers, and email .
	Summary of Comments Received	No public comments were received.
	Summary of Comments Not Accepted and Reasons	All comments were accepted.
	URL if Applicable	Not Applicable
5	Mode of Outreach	Public Meeting
	Target of Outreach	Non-targeted/broad community
	Summary of Response	Planning and Development Services presented at a City of Pflugerville Planning and Zoning Board meeting to solicit feedback on the draft plan. The meeting will be open to the public to attend. The meeting will be attended by planning and zoning members, and city staff in attendance for this meeting.
	Summary of Comments Received	TBD
	Summary of Comments Not Accepted and Reasons	All comments were accepted.
	URL if Applicable	Not Applicable
7	Mode of Outreach	Public Hearing
	Target of Outreach	Non-targeted/broad community
	Summary of Response	Planning and Development Services presented the draft plan at a City of Pflugerville City Council meeting to solicit feedback on the draft plan. The meeting was open to the public to attend. The meeting will be attended by city council members, and city staff in attendance for this meeting
	Summary of Comments	To be included following the Public Hearing

Received	
Summary of Comments Not Accepted and Reasons	All comments were accepted.
URL if Applicable	Not Applicable

**Table 4 – Citizen Participation Outreach**

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# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The City of Pflugerville—Planning and Development Services office facilitates the development and preservation of quality housing and suitable living environments for persons of low- and moderate-income through the Consolidated Planning process. The Needs Assessment is based on analyzing housing problems among renters and owners across Pflugerville. The following data indicates the number and percentage of renters and homeowners who may be subject to housing problems based on income level.

Comprehensive Housing Affordability Strategy (CHAS) data demonstrates the number of households needing housing assistance. HUD’s CHAS data set is a “special tabulation” of 2013-2017 American Community Survey (ACS) data from the Census Bureau. This “special tabulation” data provides counts of the number of households’ problems that fit certain combinations of HUD-specified criteria, such as housing needs. HUD-defined income limits (primarily 30, 50, and 80% of Area Median Income) and household types of particular interest to planners and policymakers. Since CHAS data requires the Census Bureau to calculate estimated housing problems at a micro level further, CHAS data often lags behind more recent ACS data.

For this Consolidated Plan period, the majority of this data is from a HUD-prepared tabulation of U.S. Census and American Community Survey data from the years 2013 to 2017. For this analysis, the City is using the most updated data provided by HUD to illustrate housing problems in the City of Pflugerville. The most updated data available is 2013-2017 Comprehensive Housing Affordability Data (CHAS) due to increased disclosure avoidance protections instituted by Census and have resulted in some previously included estimates being suppressed, starting with the 2014-2018 ACS custom tabulations.

Therefore, some information may seem out of date given the rapid changes in the Pflugerville population and housing market since the most recent data was collected. To accommodate for the rapid change, the latest U.S. Census and American Community Survey have been added manually as an alternative data source, where appropriate.

Assessing the specific housing needs of Pflugerville is critical to creating a realistic and responsive affordable housing strategy. As such, an assessment of the affordable rental and single-family homes was conducted based on available demographic, economic, and housing data for the city. The assessment utilized HUD’s new eCon Planning Suite within the Integrated Disbursement and Information System (IDIS). The eCon Planning Suite pre-populates the most up-to-date housing and economic data available to assist jurisdictions in identifying funding priorities in the Consolidated Plan and Annual Action Plan.

The Needs Assessment concludes with a review of non-housing community development needs, including the need for public facilities, public improvements, and public services. Highlights of the assessment are provided in the sections below.

Assessing Pflugerville's specific housing needs is critical to creating a realistic and responsive affordable housing strategy. As such, the affordable rental and single-family homes were assessed based on available demographic, economic, and housing data for the city. The assessment utilized HUD's new eCon Planning Suite within the Integrated Disbursement and Information System (IDIS). The eCon Planning Suite pre-populates the most up-to-date housing and economic data available to assist jurisdictions in identifying funding priorities in the Consolidated Plan and Annual Action Plan.

The Needs Assessment concludes with a review of non-housing community development needs, including the need for public facilities, improvements, and services. The sections below provide highlights of the assessment.

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# NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

## Summary of Housing Needs

The following data provide an analysis of housing problems in the City of Pflugerville as measured by HUD’s unique Comprehensive Housing Affordability Strategy (CHAS) data. There are four housing problems reflected in the CHAS data: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened. A household is identified as having a housing problem if they have any 1 or more of these problems.

- Overcrowding – More than 1 person per room
- Cost burden – Monthly housing costs (including utilities) exceeding 30% of monthly income.
- Lacking complete kitchen facilities
- Lacking complete plumbing facilities

In extreme cases, a household is identified as having a severe housing problem if they have one or more of these problems.

- Severe overcrowding – More than 1.5 persons per room
- Severe cost burden – Monthly housing costs (including utilities) exceeding 50% of monthly income.

According to the 2022 American Community Survey, the City of Pflugerville’s population grew to 64,528 consisting of 24,091 household units with a median income of \$111,956 per year compared to the City’s population in 2012 of 47,602 consisting of 16,013 households with a median income of \$75,119. There were significant increases in population (35.5%) over the last 10 years and a significant increase (49%) in the City’s median household income annually.

Demographics	Base Year: 2012	Most Recent Year: 2022	% Change
Population	47,602	64,528	35.5%
Households	16,013	24,091	50.4%
Median Income	\$75,119	\$111,956	49.0%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2012 Census (Base Year), 2022 ACS (Most Recent Year)

Cost burden and severe cost burden, for both renter and owner households, are the most common housing problem in the City of Pflugerville. According to the data in the tables below, approximately 22.83 percent of all households experience cost burden comprised of 2,230 renter households and 2,840 owner households. Of the households that experience cost burden (1,900), approximately 37.47 percent experience severe cost burden comprised of 760 renter households and 1,140 owner households. Households experiencing cost burden use more than 30 percent of their household income for housing related expenses and those experiencing severe cost burden

use more than 50 percent of their income. According to feedback received during consultation with service providers, residents of the City often go without basic needs to pay for housing costs, using credit when available, and seeking additional employment.

Housing Cost Burden Overview	2013-2017			2016-2020		
	Owner	Renter	Total	Owner	Renter	Total
Cost Burden <=30%	12,280	2,255	14,535	13,840	3,255	17,095
Cost Burden >30% to <=50%	1,795	1,150	2,945	1,700	1,470	3,170
Cost Burden >50%	1,135	1,005	2,140	1,140	760	1,900
Cost Burden not available	20	10	30	0	45	45
Total	15,235	4,430	19,665	16,680	5,530	22,210

Data Source: 2013-2017 & 2016-2020 CHAS

### Number of Households Table

The most common household type in Pflugerville is small-family households, which are households with at least two non-elderly members and up to four members. Small families remain the most common type even when controlled for income. Families with incomes above the median family income ranked the highest in the city, followed by families earning between 50-80% of the Area Median Family Income (AMFI).

The table below describes these households in three separate categories (0-30%HAMFI, >30-50%HAMFI, and >50-80% HAMFI); however, these families often face similar housing problems such as overcrowding and cost burden. For the purposes of this plan and HUD's focus on low-income populations, we will focus on families with incomes less than 80% AMFI. Additionally, this plan will identify families with more than five members as large families.

For this analysis, the City is using the most updated data provided by HUD to illustrate the household types based on income category. The most updated data available is 2013-2017 Comprehensive Housing Affordability Data (CHAS) due to increased disclosure avoidance protections instituted by Census have resulted in some previously included estimates being suppressed, starting with the 2014-2018 ACS custom tabulations. Therefore, we have used the most recent data available to meet HUD's requirements for reporting.

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
<b>Total Households</b>	<b>1,360</b>	<b>1,335</b>	<b>2,815</b>	<b>2,350</b>	<b>11,805</b>
Small Family Households	485	540	1,335	1,465	7,170
Large Family Households	210	100	215	125	1,315
Household contains at least one person 62-74 years of age	335	295	545	335	1,630

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Household contains at least one-person age 75 or older	205	200	130	130	645
Households with one or more children 6 years old or younger	255	225	800	330	1,800

**Table 6 - Total Households Table**

**Data** 2013-2017 CHAS  
**Source:**

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## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

In the table below, 4,880 households face at least one housing problem according to 2013-2017 CHAS Data. That means that 44.67% of Renters and 55.33% of Owners face housing problems, with housing cost burden being their most pressing problem.

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	20	0	0	20	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	10	0	0	10	15	0	10	0	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35	15	35	0	85	75	0	30	0	105
Housing cost burden greater than 50% of income (and none of the above problems)	495	305	190	0	990	530	320	230	0	1,080
Housing cost burden greater than 30% of income (and none of the above problems)	55	230	645	135	1,065	15	200	690	565	1,470
Zero/negative Income (and none of the above problems)	10	0	0	0	10	20	0	0	0	20

**Table 7 – Housing Problems Table**

Data Source: 2013-2017 CHAS



2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

According to the table below, 7,865 households face at least one of the four housing problems according to 2013-2017 CHAS Data. That means 29.56% of households have one or more housing problems, 70.06% have none of the four housing problems, and 0.38% of households has negative income.

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	535	345	225	0	1,105	625	320	275	0	1,220
Having none of four housing problems	160	230	940	355	1,685	15	440	1,375	1,995	3,825
Household has negative income, but none of the other housing problems	10	0	0	0	10	20	0	0	0	20

**Table 8 – Housing Problems 2**

Data Source: 2013-2017 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	225	170	415	810	160	205	475	840
Large Related	45	30	40	115	95	70	65	230
Elderly	230	230	110	570	220	180	115	515
Other	50	150	270	470	125	70	285	480

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	550	580	835	1,965	600	525	940	2,065

**Table 9 – Cost Burden > 30%**

Data Source: 2013-2017 CHAS

#### 4. Cost Burden > 50%

The data in Table 10 indicates that 2,160 households in Pflugerville pay half or more of their income for housing costs (1,015 renter households and 1,145 owner-occupied households).

Below is a breakdown of the family income of renters experiencing a cost burden of over 50 percent of family income:

- 51.15% have incomes under 30% AMI
- 33.44% have incomes between 30-50% AMI
- 15.42% have incomes between 50-80% AMI.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	215	80	125	420	160	135	80	375
Large Related	45	10	0	55	80	50	0	130
Elderly	210	180	0	390	220	70	30	320
Other	30	55	65	150	125	70	125	320
Total need by income	500	325	190	1,015	585	325	235	1,145

**Table 10 – Cost Burden > 50%**

Data Source: 2013-2017 CHAS

### 5. Crowding (More than one person per room)

HUD defines overcrowding as homes that have more than one person per room. Additionally, there are classifications of severe overcrowding where there are more than 1.5 persons per room. Cost burden occurs when housing costs, including utilities, cost more than 30% of monthly income. Severe cost burden occurs when monthly housing costs exceed 50% of monthly income. The current housing stock poses a challenge for working-class families with two or more children who find themselves gravitating to surrounding jurisdictions to find affordable family housing.

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	35		35	0	95	55	0	30	0	85
Multiple, unrelated family households	0	0	0	0	0	35	0	10	0	45
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	35	25	35	0	95	90	0	40	0	130

**Table 11 – Crowding Information – 1/2**

Data 2013-2017 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	105	295	270	670	45	250	415	710

**Table 12 – Crowding Information – 2/2**

**Describe the number and type of single-person households in need of housing assistance.**

The current CHAS data does not provide an exact number of single-person households needing housing assistance; however, single-person households occupied by a person 65 years and older will likely need housing assistance if the occupant is also cost-burdened

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and disabled. Such services may include housing repairs, accessibility modifications, and rental assistance. In reviewing the HUD data for non-family households and applying the percentages to the most current ACS data, it is assumed that low- to moderate-income with a housing cost burden of greater than 30% are in greater need of housing assistance. There is also a need for transitional housing programs for homeless people. To meet the needs of homeless individuals, the level of services available for single individuals must be significantly increased. These individuals will need more intensive case management services that support individual development.

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking.**

Domestic violence is any criminal offense resulting in physical injury or death of one family or household member by another family or household member, including assault, battery, sexual assault, sexual battery, stalking, kidnapping, or false imprisonment.

The City of Pflugerville, TX does not collect data that can estimate the needs of victims of domestic violence, dating violence, stalking, and /or sexual assault. The local domestic violence shelter/agency elected not to participate in meetings, the planning process or to supply data on the number and needs of their clients.

### **What are the most common housing problems?**

Cost Burden is the most common housing problem in Pflugerville. A cost burden is when a household pays more than 30% of the household's income for housing, and a severe housing cost burden is when a household pays more than 50% for housing costs. According to the 2013-2017 CHAS data report, the housing cost burden is the most common problem in Pflugerville, affecting an estimated 27,840 low- and moderate-income households. When considering the total number of low- and moderate-income households paying more than 30-50% of their monthly income towards housing, the housing trend reflects renters are much more likely to have housing problems than homeowners and higher-income households. This housing problem is experienced by all income levels but is more common among renters.

### **Are any populations/household types more affected than others by these problems?**

Housing problems are prevalent across the entire population, however, families at less than 80 percent AMFI are most affected by higher housing expenses and lack of decent, affordable housing. The elderly community, often living on fixed incomes, face cost burdens that are often amplified when they have a disability that diminishes their mobility and community integration. The current real estate market has hurt elderly renters, which causes them to face homelessness and displacement. These income thresholds tend to coincide with the racial and ethnic minority populations in Pflugerville. These households are disproportionately affected by these problems, particularly the Hispanic population. Pflugerville must consider language barriers and cultural

sensitivities as factors that pose barriers to equal access to housing information, gentrification, and displacement.

**Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also, discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.**

The City of Pflugerville currently does not receive Rapid Rehousing funds; however, these are the key needs for individuals who are currently receiving Rapid Rehousing and are nearing the termination of housing assistance. The primary need of these individuals, as it is for all very low- to extremely low-income individuals, is an increased supply of affordable housing. The location of affordable housing is also important.

HUD defines very low income as 50% of the area median income (AMI) and extremely low income as 30% AMI. Homelessness is linked to a shortage of housing for individuals and families with very low- and extremely low incomes. The high cost of housing and low local employment wages creates a financial burden on low- and moderate-income families who live in Pflugerville. There is a need for more financial assistance, affordable childcare, transitional housing, and other supportive services, especially for the first six months to a year after a person leaves a shelter environment.

Additional barriers to housing include:

- Poor credit
- Recent criminal history
- Poor rental history, including prior eviction and money owed to property managers
- Active substance use disorder
- Lack of availability of subsidized housing
- Aging housing stock being converted to higher-end homes
- Rents continue to rise faster than incomes

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The City of Pflugerville pulls data for its at-risk population through the Austin/Travis County Point in Time Count. The Austin/Travis County prepares a point-in-time count to estimate the number of people who are considered at-risk. The data for this measure was reported to the City of Austin by the Ending Community Homelessness Coalition (ECHO). Each year, ECHO, as the

homeless Continuum of Care Lead Agency (CoC Lead), aggregates and reports community-wide data (including this measure) to the Department of Housing and Urban Development (HUD). This data is referred to as System Performance Measures, designed to examine how well a community responds to homelessness at a system level.

### **Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Many households in Pflugerville, TX, pay more than half of their gross monthly income for housing costs. Increased costs (due to inflation) for food, transportation, healthcare, utilities, and other expenditures potentially make these households vulnerable to eviction and homelessness. Households are considered cost-burdened when their housing costs exceed 30 percent of their gross income and severely cost-burdened when their housing costs exceed 50 percent of their gross income. Consequently, a household can be more vulnerable to unexpected life issues like illness. The need for emergency rent/mortgage/utility assistance due to a temporary unforeseen crisis is a major characteristic that can be linked with instability and an increased risk of homelessness. These households are at the greatest level of instability and risk of homelessness. Limited or lack of income can be linked to instability and the risk of becoming homeless. The lack of affordable housing units for those who earn very low- and extremely low incomes is linked with an increased risk of becoming homeless. Severe cost burden is the greatest predictor of homelessness risk, with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI. Housing characteristics that have been linked with instability and increased risk of homelessness include:

- Inflation
- Housing Costs
- Quality of Housing Stock
- Overcrowding

### **Discussion**

The lack of affordable rental housing is the primary housing problem in Pflugerville, TX. Over one-third of the rental housing inventory is single-family homes, which are rented for more than apartments or mobile homes. While single-family homes typically have more bedrooms than other rentals, the rents and ancillary costs are higher. In addition, most rental units are over 30 years old, resulting in higher utility bills and minor maintenance and repairs, which falls on the tenant. Additionally, the high vacancy rate, particularly for vacant units not in the housing market, has produced a housing shortage for lower-income people.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Housing needs are based primarily on the condition of existing homes and on the ability of residents to maintain and repair their homes, as well as on their ability to afford the costs of rental or home mortgage payments. HUD defines disproportionately greater need as persons of racial or ethnic minority groups that have problems at rate of 10% or more of the entire income group. For the purposes of this analysis, HUD’s definition of disproportionately greater need will apply. The four housing problems are as follows:

1. Lacks complete kitchen facilities.
2. Lacks complete plumbing facilities.
3. Overcrowding (more than one person per room); and
4. Cost Burden greater than 30%.

The 2013-2017 CHAS data tables below summarize the percentage of each racial and ethnic group experiencing housing problems by HUD Adjusted Median Income (AMI) levels. The tables are separated into four ranges of 0% - 30% of Area Median Income, 30% - 50% of Area Median Income, 50% - 80% of Area Median Income, and 80% - 100% of Area Median Income.

### 0%-30% of Area Median Income

Table 13 shows that 1,355 households with less than 30% AMI have at least one of the four identified housing problems. Of those households that experienced one or more housing problems, 32.10% were Hispanic, 39.48% were White, 18.82% were Black/African American, and 9.59% were Asian, American Indian, Alaska Native, or Other. This number shows that Hispanics and Whites have the greatest number of housing problems racially and ethnically.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,220	105	30
White	515	0	20
Black / African American	240	15	0



Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	120	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	335	90	10

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2013-2017 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**30%-50% of Area Median Income**

Table 14 shows that 1,335 households have one or more of the four housing problems with incomes between 30-50% AMI. Hispanic households have the highest housing problems at 40.45%, Whites at 36.70%, Black/African American at 18.73%, and Asian, American Indian, Alaska Native and Others at 2.25%.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,095	240	0
White	395	95	0
Black / African American	250	0	0
Asian	30	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	395	145	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2013-2017 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**50%-80% of Area Median Income**

Table 15 shows that 2,815 households have one or more of the four housing problems and incomes between 50-80% AMI. The demographic group that experiences the most housing problems are Whites (46.18%), Hispanics (32.15%), Black/African Americans (15.28%), and Asian, American Indian, Alaska Native, and other households (4.09%).

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,835	980	0
White	700	600	0
Black / African American	300	130	0
Asian	90	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	725	180	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2013-2017 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## 80%-100% of Area Median Income

The 80%- 100% AMI group is the only group with more households without housing problems. A total of 70.09% of all households in this group experience no housing problems. In this income classification, every racial and ethnic demographic group saw a dramatic reduction in the frequency of households experiencing housing problems.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	700	1,640	0
White	405	615	0
Black / African American	140	275	0
Asian	0	70	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	155	650	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

**Data Source:** 2013-2017 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## Discussion

Efforts to reduce the deterioration of housing through repairs to kitchens and plumbing will provide residents with access to basic needs while also helping to lower their cost burden. The tables above illustrate the disparities in housing problems experienced by different racial or ethnic groups and incomes. An overall assessment shows that Hispanics at all income levels have the greatest need with one or more housing problems. Whites are the second-highest category. This is not just a concern for residents who qualify as low-income. There are many residents qualified as moderate to higher income who still experience housing problems. The four housing problems identified are all major concerns that prevent households from functioning adequately and from providing affordable residences.

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## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Hispanics and Whites are more likely to live in such housing, while elderly persons are also a substantial portion of those suffering from severe housing problems as well. The data indicate Hispanics have a disproportionate number of housing units to have one or more of the four housing problems, followed closely by Whites. The HUD CHAS data points to the fact that housing problems related to overcrowding, severe cost burden, lack of kitchen facilities, and lack of complete plumbing are borne by those who are poor and working poor. A disproportionately greater need exists when the percentage of persons in a category of need who are members of a racial or ethnic group is at least 10 percentage points higher than those in the category.

The data in the tables below is based on special tabulations of the Comprehensive Housing Affordability Strategy (CHAS) provided by HUD and shows that more low-income households face housing problems. The Housing Needs Tables below display these numbers on housing problems, income, and race for Pflugerville. Severe housing problems include:

- More than 1.5 persons per room
- Cost Burden over 50%

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,160	175	30
White	515	0	20
Black / African American	200	60	0
Asian	120	0	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	325	105	10

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2013-2017 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**30%-50% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	665	670	0
White	250	240	0
Black / African American	175	80	0
Asian	4	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	210	325	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2013-2017 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**50%-80% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	500	2,315	0
White	75	1,225	0
Black / African American	60	370	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	15	100	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	330	580	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2013-2017 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	0	2,350	0
White	0	1,010	0
Black / African American	0	415	0
Asian	0	70	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	0	805	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2013-2017 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**Discussion:** Not Applicable

## **NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)**

Assess the needs of any racial or ethnic group that has disproportionately greater needs in comparison to the needs of that category of need as a whole.

### **Introduction:**

Per HUD definitions, a “disproportionate need” exists when any group has a housing need that is 10% or higher than the jurisdiction as a whole. Examination of the given data shows that for those with lower incomes ( $\leq 30\%$  MFI), the housing cost burden is a major barrier. Although the housing cost burden takes a greater percentage of household income, more White and African American households suffer due to this factor. Regular income plays an important role in determining how much money a household needs to budget for housing expenses, such as a mortgage/rent payment and utilities, compared with income the household may need to maintain their individual standard of living. Regular income is also a strong indicator for mortgage lenders and landlords in determining their potential buyers’ or tenants’ capacity to maintain the affordability of their future residence. While budgeting priorities differ for each household, a standard of 30% of household income is utilized as a threshold for housing cost burdens that have evolved over time from rent limits originally established in the United States National Housing Act of 1937. After 1937, the Brooke Amendment (1969) of the 1968 Housing and Urban Development Act adjusted rent limits for low-income subsidized households again.

Examination of the given data shows that for those with lower incomes ( $\leq 30\%$  MFI), the housing cost burden is a major barrier. HUD states that a “disproportionate need” exists when any group has a housing need that is 10% or higher than the jurisdiction as a whole. Although the housing cost burden takes a greater percentage of household income, more Hispanic and White households suffer due to this factor.

### **Housing Cost Burden**

The data provided below displays household demographics in relation to the number of households that spend 30% or less of their income on housing costs and compares this population to the number of households with increased housing cost burdens over 30% of their income. Many households faced a lack of employment and an inability to fill available positions due to a lack of education, inappropriate skill set, or lack of transportation. In all but one of the income categories, the racial/ethnic group with disproportionately greater needs within the categories of severe housing problems is Whites.

In all the income categories, the racial/ethnic group with disproportionately greater needs within the categories of severe housing problems is Whites. Table 21 reported that 10,085 White households (51.30%), 3,490 Black/African American households (17.75%), 1,300 Asian households (6.77%), 45 American Indian/Alaskan Native, Pacific Islander, and Other households (0.23%), and 4,385 of Hispanic households (22.30%) are estimated to have housing cost burdens



at 30% or less.

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	14,540	2,940	2,150	30
White	7,795	1,445	825	20
Black / African American	2,460	640	390	0
Asian	1,090	100	110	0
American Indian, Alaska Native	35	10	0	0
Pacific Islander	20	0	0	0
Hispanic	2,840	745	790	10

**Table 21 – Greater Need: Housing Cost Burdens AMI**

**Data** 2013-2017 CHAS  
**Source:**

**Discussion:**

An overall assessment shows that all racial or ethnic groups have housing cost burdens in various income levels. According to 2013-2017 CHAS data, Pflugerville has an estimated 19,660 households that spend 30% or less of their household income on housing-related costs. In conjunction with previous CHAS analysis, the most economically disadvantaged are also the most vulnerable. Since low-income residents are clearly identified as most likely to suffer from housing cost burdens, it is difficult for them to afford high-priced homes in higher economic opportunity areas or rents that go above fair market value. They pay the highest percentage of their income toward housing. People earning the state minimum wage, which is higher than the federal minimum wage, must work 95 hours per week to afford the median rent in their community of residence. This limits housing choice and perpetuates the problems that already exist.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

The data supports that Hispanic and White households, particularly the elderly, with less than 30 percent AMFI, are disproportionately represented. In general, for Pflugerville, high housing cost burdens have been associated with lower economic income, the prevalence of housing problems, and the concentration of ethnicity, race, and senior residents within the specific locations of the city's geography. Regarding housing, it is, again, low-income, very low-income, and extremely low-income households in which at least one of the four housing problems is most likely to occur. Housing problems are tied to ethnic/racial groups, and different groups emerge within different categories of problems, such as cost burden, crowding, and severe housing problems. The greatest need is reflected by the cost burden at specific income levels within various demographics.

In general, high housing cost burdens have been associated with lower economic income, the prevalence of housing problems, and the concentration of ethnicity, race, and senior residents within the specific locations of Pflugerville's geography. This disparity in income causes a significantly greater need for housing, transportation, and services for African Americans than other racial/ethnic groups and a slighter greater need for Hispanics. Those households with less than 30 percent AMFI are disproportionately represented. The data supports that African American households and the elderly are disproportionately represented. Regarding housing, it is, again, low-income, very low-income, and extremely low-income households in which at least one of the four housing problems is most likely to occur. Housing problems are tied to ethnic/racial groups, and different groups emerge within different categories of problems, such as cost burden, crowding, and severe housing problems. The greatest need is reflected by the cost burden at specific income levels within various demographics.

### **If they have needs not identified above, what are those needs?**

Households that experience a disproportionately greater need may be faced with other needs, such as affordable rentals in areas of opportunity (e.g., in proximity to public transit) and access to additional supportive services. Additionally, housing problems and severe housing problems can affect persons with disabilities. This group includes people with mental illness and those with physical, intellectual, and developmental disabilities. These individuals have some of the lowest incomes and worst-case housing needs. Income disparity is also reflected in:

- Children in low-income families
- Individuals with disabilities receiving Supplemental Security Income (SSI)
- Seniors on fixed incomes
- Single-parent-headed families and households
- Households headed by seasonal or temporary workers
- Individuals with low educational levels

- Individuals with limited English proficiency

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

According to HUD's 2023 R/ECAPs database<sup>1</sup>, there were no Racially and Ethnically Concentrated Areas of Poverty (R/ECAP) in the City of Pflugerville. The presence of R/ECAP areas represent more concentrated areas of poverty and fewer opportunities for communities of color living below the poverty threshold. While 70 percent of the population in Census Tract 484530444 and 484530470 are Hispanic and White, respectively, neither community meets the threshold of being impoverished.

DRAFT

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<sup>1</sup> HUD Racially and Ethnically Concentrated Area of Poverty (R/ECAP) [https://hudgis-hud.opendata.arcgis.com/datasets/56de4edea8264fe5a344da9811ef5d6e\\_15/about](https://hudgis-hud.opendata.arcgis.com/datasets/56de4edea8264fe5a344da9811ef5d6e_15/about)

## NA-35 Public Housing – 91.205(b)

### Introduction

The City of Pflugerville is covered under the Housing Authority of Travis County (HATC) which provides quality housing services to low-income families. HATC currently operates and maintains 105 HUD Project Based Rental Assistance (PBRA) units, and authorizes the issuance of 632 Housing Choice Vouchers and special purpose vouchers. In addition, HATC receives Continuum of Care grants from HUD to provide rental assistance to homeless individuals with disabilities and their families, alongside supportive services funded through other sources. HATC owns an affordable family development (non-subsidized housing) and an affordable seniors' development (non-subsidized housing) with 16 and 33 units, respectively.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	105	632	17	615	0	0	1

**Table 22 - Public Housing by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Data Source:** PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	11,713	13,376	11,348	13,380	0	0
Average length of stay	0	0	4	6	2	6	0	0
Average Household size	0	0	2	2	1	2	0	0
# Homeless at admission	0	0	1	20	0	19	0	0
# of Elderly Program Participants (>62)	0	0	15	81	10	71	0	0
# of Disabled Families	0	0	18	166	6	159	0	0
# of Families requesting accessibility features	0	0	104	563	17	543	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	34	175	10	164	0	0	0
Black/African American	0	0	68	380	7	371	0	0	1
Asian	0	0	2	5	0	5	0	0	0
American Indian/Alaska Native	0	0	0	3	0	3	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	25	85	0	84	0	0	0
Not Hispanic	0	0	79	478	17	459	0	0	1

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

The Housing Authority of Travis County provides compliance with 504 as required and reviewed by HUD independently. The HATC does not operate any project-based housing in Pflugerville. The HATC identified that improvement of wellness/quality of life essentials for persons with disabilities as a focus area in its most recent consolidated plan. Currently, 3 of 5 project-based housing developments have openings and the Housing Choice Voucher waiting list is currently closed.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

There is no public housing in the City of Pflugerville and residents with Housing Choice Vouchers are able to use vouchers provided that they can secure housing that accepts public assistance. The 2022-2025 HATC Strategic Plan identified the limited availability of housing options as a significant need during this strategic plan period as well as co-locating housing near transit. As a result, the HATC has developed a goal to actively recruit new landlords and retain existing landlords to ensure the effectiveness of the program. The City of Pflugerville operates its Pfetch A Ride program that can assist families in making connections to basic needs or other more robust transit options. Additionally, the plan identified the limited availability of vouchers as a need during this plan period. While the City of Pflugerville does not intend to use CDBG funds to address these needs but supports the efforts of the HATC in advocating for additional vouchers and improved access to housing.

**How do these needs compare to the housing needs of the population at large**

In Pflugerville, affordable housing is challenging as extremely low-income residents have less income to afford Pflugerville’s relatively new housing stock. In many ways, the housing needs of the general population are the same as those in public housing. It can safely be said that improved income opportunities are the most immediate need of public housing, housing choice voucher residents, and the general public. Additionally, transportation options including improved streets and transit options are equally important to those in public housing or using a housing choice voucher and those in the general population.

**Discussion**

Not Applicable.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The following section provides a general assessment of the City's homeless population and its needs. The U.S. Department of Housing and Urban Development (HUD) uses the following categories to define homelessness:

- **Literally Homeless:**
  - Sheltered Homeless: lives in emergency shelter, transitional housing for the homeless or a hotel or motel with the stay being paid for by an organization.
  - Unsheltered Homeless: lives in a car, park, abandoned building, encampment, dilapidated building, on the sidewalk, or similar location.
- **Imminently Homeless:** is facing loss of housing within two weeks, has no subsequent residence identified, and lacks the resources or support networks needed to obtain other permanent housing.
- **Other Homeless:** in jail, a hospital, or a detox program, but would otherwise have been homeless.
- **Fleeing/Attempting to Flee Domestic Violence:** Is fleeing, or is attempting to flee, domestic violence; has no other residence; and lacks the resources or support networks to obtain other permanent housing.

The homeless population faces many needs. There is currently a lack of

- Housing options for homeless persons eligible for rental assistance programming.
- Lack of resources for security deposits and tenant screening application fees for homeless persons eligible for rental assistance programming.
- Lack of shelter options and service provision outside in the Pflugerville area.
- Lack of site-based Permanent Supportive Housing for people experiencing chronic homelessness.

The City of Pflugerville is a member of the Ending Community Homelessness Coalition in Travis County. The data below was extracted from HUD's 2023 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations report. This report is based on point-in-time information provided to HUD by Continuums of Care (CoCs) as part of their CoC Program application process, per the Notice of Funding Availability (NOFA) for the Fiscal Year 2023 Continuum of Care Program Competition. CoCs are required to provide an unduplicated count of homeless persons according to HUD standards (explained in HUD's annual HIC and PIT count notice and HUD's Point-in-Time Count Methodology Guide. HUD has conducted a limited data quality review but has not independently verified all of the information submitted by each CoC. Additionally, a shift in the methodology a CoC uses to count the homeless may cause a change in homeless counts between reporting periods.



## Nature and Extent of Homelessness: (Optional)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Black or African American	410	368
White	623	794
Asian	23	9
American Indian or Alaska Native	5	43
Native Hawaiian or Pacific Islander	3	3
Multiple Races	44	49
<b>Total</b>	<b>1108</b>	<b>1266</b>
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	491	317
Not Hispanic	617	949
<b>Total</b>	<b>1108</b>	<b>1266</b>

Table 30: HUD 2023 COC Homeless Assistance Programs Homeless Populations and Subpopulations Report

### Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the HUD 2023 Continuum of Care Homeless Assistance Programs Populations and Subpopulations Report, there were 176 households with children and 225 homeless veterans in the Austin-Travis County CoC area. It's also worth noting that there was a slight decrease in veterans homelessness from the 2020 Point In Time Count to the 2023 Point In Time Count.

### Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

There were key differences between the 2020 and 2023 Point In Time Count as it relates to race and ethnicity. The count revealed a smaller percentage of Black people were counted in 2023 (32.8%) than were counted in 2020 (36.5%). A larger percentage of Hispanic/Latinx people were counted in 2023 (34%) than were counted in 2020 (29.8%) and the proportion of Asians and Native Americans doubled between 2020 and 2023.

### Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the 2023 Point In Time Count, there were 2,374 people experiencing homelessness, of which 1,266 were people sleeping unsheltered (e.g., outside, in tents or cars, etc.) and 1,108 were sheltered in overnight shelters or transitional housing.

### Discussion:

Not Applicable.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

This section will discuss the characteristics and needs of persons in various subpopulations of Pflugerville who are not homeless but may require supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with HIV/AIDS and their families, persons with alcohol or drug addiction, and victims of domestic violence, persons with a criminal record, those who have limited English proficiency, and those who are transportation disadvantaged. Persons belonging to this population may have additional needs in functional areas before, during, and after an incident, including but not limited to maintaining independence, communication, transportation, supervision, and medical care.

### **Describe the characteristics of special needs populations in your community:**

Non-homeless special needs populations experience many of the same housing and service needs and barriers that others in the Pflugerville area experience. In fact, non-homeless special needs populations tend to be those who have extremely low or very low income and are at risk of becoming homeless, as described earlier. Characteristics of non-homeless special needs populations include people who:

- Live on fixed income, limited income, or no income
- Lack of available affordable housing
- Wait on long waiting lists for subsidized housing
- Lack of housing with supportive services
- Lack credit history, negative credit or rental history, criminal backgrounds, or other factors that affect their ability to find a willing property owner
- Have health issues, such as substance use or mental health disorders
- Lack of job opportunities or are unable to work
- Lack of dependable transportation

The section below will describe why identifying the characteristics and needs of these subpopulations is essential to the planning process for these federal dollars.

### **Elderly and Frail Elderly**

Elderly and frail elderly are often unable to maintain existing homes or to afford rent. They are often over-housed in homes with more square footage than the elderly homeowner or renter can maintain on a limited budget. Housing cost burden-related issues are often compounded by the additional services required for the elderly and frail-elderly to age in place. These services may include costly medical and other daily living assistance services. Frail and elderly individuals are in a higher state of vulnerability for adverse health outcomes compared to non-frail elderly individuals, either due to slow declines or terminal illnesses.

### **Persons with Physical Disability**

ACS defines ambulatory difficulties as seriously affecting motility and the ability to walk or climb stairs. Finding housing that is both affordable and accessible is a basic challenge for persons with physical disabilities.

The 2017 ACS five-year estimate reports that approximately 5,390 persons with disabilities were in Pflugerville, representing 9.3% of the population. Of this total, 1,443 were elderly disabled, representing 26.77% of the disabled population. There were 2,899 disabled adults ages 18-64, or 53.78% of the disabled population. Ambulatory difficulties represent 4.4% of the population and consume a small portion of the disabled population.

### **Persons with Developmental Disabilities**

Persons with developmental disabilities are individuals with mental or physical disabilities or a combination of mental and physical conditions resulting in significant impairments to daily functioning, including mental retardation, autism, traumatic brain injury, fetal neurological disorders, epilepsy, and cerebral palsy. The disability's origin is in the brain and is usually established early in life, and the disability must be expected to last indefinitely. Persons living with developmental disabilities in Pflugerville include individuals who have hearing, vision, cognitive, developmental, ambulatory, self-care, or independent living difficulties, and many individuals have multiple difficulties.

The 2017 ACS five-year estimate reports that 3.6% of the disabled population is identified as having cognitive difficulty. Additional services to help developmentally disabled persons stay with their families, as well as additional housing and residential facilities, would be welcomed. Other needed services include vocational services, social and community involvement, and transportation.

### **Domestic Violence**

Domestic violence affects families and communities. The Bureau of Justice Statistics defines domestic violence as victimizations committed by intimate partners (current or former spouses, boyfriends, or girlfriends), immediate family members (parents, children, or siblings), and other relatives.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

These subpopulations' primary housing and supportive needs include affordable, safe housing opportunities in areas with access to transportation, commercial and job centers, social services, and education regarding fair housing rights and actions that can be taken if those rights are violated. Persons with disabilities often require accessible features and ground-floor housing units. Victims of domestic violence need safe housing, removal of barriers to relocation, and for perpetrators to be held accountable. Many of the supportive needs of these subpopulations are available through existing nongovernmental organizations. However, there is a strong need for greater collaboration and education among local government agencies and nonprofits to serve

the various special needs subpopulations more efficiently and comprehensively. These needs were determined by input from both service providers and the public through the Needs Assessment survey, public meetings, and stakeholder interviews.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

HIV stands for “human immunodeficiency virus.” It is a virus that can only infect humans and leads to the weakening of the immune system. The immune system is the body’s system for fighting disease. When it is compromised or weakened, a person becomes vulnerable to all kinds of bacteria, viruses, or other agents that cause disease. HIV is the virus that causes AIDS. It damages your immune system, making it easier for you to get sick. HIV is spread during sex, but condoms can help protect you.

The City of Pflugerville does not collect data on persons with HIV/AIDS. Data is collected by AIDS-V for Travis County. According to Local Data report for 2021, there were 487 persons were living with HIV. Due to the extremely high percentage of Program clients who are living at or below the federal poverty level, individuals living with HIV/AIDS have an acute need for affordable housing. Because of this many Program clients will need direct financial assistance for housing in the form of a voucher or will need to locate a rent-restricted unit in an affordable housing development.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

The City will not use its funding to establish a TBRA program.

**Discussion:**

Not Applicable.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

HUD identifies publicly owned facilities and infrastructure, such as streets, playgrounds, underground utilities, and buildings owned by non-profits that are open to the public as Public Facilities and Improvements under the CDBG program. The continued growth in the elderly population mandates the need for additional public facilities to meet the needs of the increased population.

Publicly owned community facilities include various recreational uses, including recreation and aquatic centers, senior centers, libraries, specialty parks, and event plazas. These facilities offer a specific stand-alone use, though they can be located within or adjacent to public parks, sharing facilities to integrate related programming. Each community facility has location and service levels that must be evaluated based on the land area required, the demographics of residents it serves, and its relationship to other city facilities and parks.

### **How were these needs determined?**

Several sources were considered to determine these public facilities' needs. In preparing the Consolidated Plan, the City consulted with the public, other City departments, and outside government and private service agencies. The city conducted an online resident needs survey from April – May 2024 to solicit online feedback from the community regarding the housing and community development needs. The SurveyMonkey platform was selected because it has a mobile-friendly interface that allows stakeholders to easily access the survey from a computer or any type of mobile device, including a cell phone. The survey was made available in both English and Spanish. Outreach efforts were also made at public events to ensure as much opportunity for input and feedback as possible.

### **Describe the jurisdiction's need for Public Improvements:**

Pflugerville supports a suitable living environment that supports the quality of life of individuals and communities. Improvements can be made by increasing the livability of neighborhoods. Pflugerville, TX, plans to promote development that leverages and protects the public's investment in major green infrastructure and natural resources. Remedies include eliminating blight, increasing access to quality facilities and services, restoring, and preserving special historical, architectural, or aesthetic properties, and conserving energy resources. All these actions support quality of life improvement. In consultation with the public and interested parties, and based on past results, the City plans to address the jurisdiction's public facilities needs by constructing and/or rehabilitating neighborhood facilities.

The City's strategy is to connect and integrate health, affordable housing, economic development, education, transportation, arts and culture, and equitable neighborhood revitalization. When citizens were asked to prioritize the expenditure of funds for public improvement projects,

Pflugerville, TX residents indicated that streets, roads, and sidewalk improvements were their highest priorities, followed closely by water and wastewater facilities.

### **How were these needs determined?**

Several sources were considered to determine these public facilities' needs. In preparing the Consolidated Plan, the City consulted with the public, other City departments, and outside government and private service agencies. The city conducted an online resident needs survey in April 2024 to solicit online feedback from stakeholders regarding the Consolidated Plan. The SurveyMonkey platform was selected because it has a mobile-friendly interface that allows stakeholders to easily access the survey from a computer or any type of mobile device, including a cell phone. The survey was made available in both English and Spanish. Outreach efforts were also made at public events to ensure as much opportunity for input and feedback as possible.

### **Describe the jurisdiction's need for Public Services:**

The City of Pflugerville is committed to serving the needs of low-income and special needs populations with various community services that aid families in fully participating in the community. The COVID-19 pandemic has caused extreme mental stress and emotional turmoil for individuals and families throughout Pflugerville. These families include those at or below poverty levels, at risk of homelessness, unemployed or underemployed, physically challenged, aging, lacking access to health care, or lacking education or literacy skills.

Another important unmet community service need identified is mental health services. Health care services, senior services, youth activities, and childcare were also prioritized as needs. Some mental health stressors that residents face include worrying about how to pay their rent/utility bills and having trouble finding childcare. The following public service activities have been identified as a need in the city.

- Homelessness Solutions
- Legal Services for Homeless Individuals
- Supportive Services for the Elderly & Disabled
- Transitional Housing and Transportation Services for transitional residents
- Childcare and Afterschool Programs for lower income communities
- Mental Health Counseling

### **How were these needs determined?**

Several sources were considered to determine these public facilities' needs. In preparing the Consolidated Plan, the City consulted with the public, other City departments, and outside government and private service agencies. The city conducted an online resident needs survey in April 2024 to solicit online feedback from stakeholders regarding the Consolidated Plan. The SurveyMonkey platform was selected because it has a mobile-friendly interface that allows stakeholders to easily access the survey from a computer or any type of mobile device, including

a cell phone. The survey was made available in both English and Spanish. Outreach efforts were also made at public events to ensure as much opportunity for input and feedback as possible.

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# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

In conjunction with the Needs Assessment, the Market Analysis will provide the basis for the Strategic Plan and the programs and projects to be administered. The Housing Market Analysis provides information on:

- Significant characteristics of the housing market in general, including the supply, demand, and condition and cost of housing
- Housing stock available to serve persons with disabilities and other special needs
- Condition and need of public and assisted housing
- Brief inventory of facilities, housing, and services to meet the needs of homeless persons
- Regulatory barriers to affordable housing
- Significant characteristics of the jurisdiction's economy

The purpose of the Market Analysis is to provide a clear picture of the environment in which the jurisdiction must administer its programs over the course of the Consolidated Plan. The Pflugerville housing market continues to see significant growth in development, which is a sure sign of economic and market recovery.



## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

The tables and narrative below provide an overview of the housing market in Pflugerville by unit number, type, tenure, and size. Data provided by the 2013-2017 ACS, as shown in Table 31, shows that 76 percent of the housing units are one-unit detached structures. The remaining housing stock was in a variety of multi-family configurations, including 1-unit attached structures (4%), 3-4-unit structures (5%), 5–9-unit structures (3%), structures with 10 or more units (9%), and mobile home (1%). By size, over 44 percent of owner-occupied units and 5.8 percent of renter occupied units have four or more bedrooms. There is more variety in the rental market as about 65 percent of those units are two-bedroom or three-bedroom units and about 30 percent are one-bedroom or less units. There is a growing number of studio units with zero-bedrooms for renters and no units meeting this category for owners.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	18018	76%
1-unit, attached structure	931	4%
2 apartments	265	1%
3-4 units	1102	5%
5-9 units	826	3%
10 or more units	2232	9%
Mobile Home, boat, RV, van, etc.	345	1%
<b>Total</b>	<b>23,719</b>	<b>100%</b>

**Table 26 – Residential Properties by Unit Number**

Data Source: 2018-2022 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	44	0.3%	218	3.4%
1 bedroom	8	0.0%	1715	26.5%
2 or 3 bedrooms	9612	55.7%	4162	64.4%
4 or more bedrooms	7588	44.0%	372	5.8%
<b>Total</b>	<b>17,252</b>	<b>100%</b>	<b>6467</b>	<b>100%</b>

**Table 27 – Unit Size by Tenure**

Data Source: 2018-2022 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

The City of Pflugerville currently has 350 subsidized units available, with 82% of the units occupied according to the HUD's 2023 Picture of Subsidized Households for Pflugerville, Texas. The average household income per year for this group is \$20,013. The majority of the households fall within the very low and extremely low-income categories, with 25% having a head of household with a disability. CDBG grant funds are utilized to carry out public facility and public service activities that service individuals at or below 80% of Area Median Income (AMI).

Data Source: <https://www.huduser.gov/portal/datasets/assthsg.html>

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

Pflugerville, TX does not expect to lose any affordable housing units from the inventory during this Consolidated Plan period.

**Does the availability of housing units meet the needs of the population?**

No, the availability of housing units does not fully meet the population's needs since the city has a shortage of both for-sale and affordable rental properties for low- and moderate-income individuals and households. Rental trends indicate that housing costs-burdens will likely continue to grow as average rents rise at rates that outpace income growth. There is a significant disconnect between the supply and location of affordable housing units and the quality and condition of these homes. The lack of diversity of housing stock may be one driver of housing affordability.

**Describe the need for specific types of housing:**

There are very few market rate apartments to accommodate single individuals. Households in the market for moderate to high-priced rentals, homeownership opportunities, and owner-occupied homes with two to three bedrooms have plenty of options. Renters with low-incomes or who need three or more bedrooms, low-moderate income families seeking affordable homeownership opportunities, elderly, and disabled households are likely to find more limited options. Rent has significantly increased as home values have increased but incomes have not drastically increased further widening the gap between low-income wage earners and affordable units.

**Discussion**

Not Applicable.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

This section contains pre-populated tables that provide an overview of the cost of housing and affordability for homeowners and renters in Pflugerville, TX, based on 2013-2017 ACS data. The limited stock of affordable housing creates barriers to available homeownership and rental opportunities for low- and moderate-income households. Rapidly rising home sales prices and steadily increasing rents are issues that will negatively affect the ability of low- and moderate-income City residents to secure affordable housing. While rising home sales prices benefit existing homeowners who choose to sell their homes, these higher sales prices prevent low- and moderate-income homebuyers from being able to purchase a home. In recent years, there has been a significant uptick in housing prices that is not captured in this data, but it is important to note as we assess the cost of housing for this Consolidated Plan period.

This section addresses housing costs, starting with an overview of how housing costs have changed. It examines Fair Market Rents relative to market rents and summarizes top needs based on the gaps analysis, resident surveys, and stakeholder consultation.

### Cost of Housing

	Base Year: 2020	Most Recent Year: 2022	% Change
Median Home Value	252,300	321,200	27.3%
Median Contract Rent	1,401	1,677	19.7%

**Table 28 – Cost of Housing**

**Data Source:** 2020 Census (Base Year), 2018-2022 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	166	3.5%
\$500-999	1,303	27.8%
\$1,000-1,499	1,855	39.6%
\$1,500-1,999	1,287	27.5%
\$2,000 or more	73	1.6%
<b>Total</b>	<b>4,684</b>	<b>100%</b>

**Table 29 - Rent Paid**

**Data Source:** 2018-2022 ACS

## Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	160	No Data
50% HAMFI	330	510
80% HAMFI	2,290	2,945
100% HAMFI	No Data	5,075
<b>Total</b>	2,780	8,530

**Table 30 – Housing Affordability**

Data 2016-2020 CHAS  
Source:

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,519	\$1,635	\$1,924	\$2,470	\$2,840
High HOME Rent	\$1,414	\$1,516	\$1,822	\$2,096	\$2,319
Low HOME Rent	\$1,102	\$1,181	\$1,417	\$1,638	\$1,827

**Table 31 – Monthly Rent**

Data HUD FMR and HOME Rents  
Source:

### Is there sufficient housing for households at all income levels?

No, sufficient housing is not available for households at all income levels. There is a cumulative shortage of rental units and/or subsidy units for renters earning less than \$25,000. An analysis of affordable ownership found a shortage of starter homes for renters who want to buy. Income is a major factor when determining affordability in the housing market and what factors contribute to associated cost burdens. According to the CHAS data, more than a quarter of Pflugerville households are burdened — using more than 30% of their income for housing costs. Individuals and families budget for mandatory expenditures such as the mortgage, rent, and utility payments before determining how much money is available for living expenses, savings, and investments.

### How is affordability of housing likely to change considering changes to home values and/or rents?

If housing affordability becomes more of a challenge in the City of Pflugerville, TX, residents seeking affordability in surrounding areas for housing. As the city grows denser, the cost of housing will increase if residential development in the area does not keep pace with demand to accommodate needs. Some residents who have considered moving have not done so due to the lack of affordable housing in other areas and/or because friends and family live nearby. Given

these factors, it is unlikely that turnover of existing housing will play a significant role in meeting demand.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

Pflugerville, TX, does not receive HOME funds, so this analysis is based on Fair Market Rent (FMR). As Pflugerville, TX, develops its affordable housing strategy, it will review the benefits of using small area rents and other factors in determining affordable housing goals. According to the FY 2023 Fair Market Rent Documentation System, the Fair Market Rent (FMR) for a two-bedroom apartment for Travis County is \$1,924. Fair Market Rents are generally lower than actual median rents; however, current FMRs appear attractive to developers and affordable to tenants with a moderate HOME subsidy. A major limitation to accessing affordable housing is the number of vacant, uninhabitable, and abandoned units. Research shows that rising housing costs undermine equitable access to neighborhoods with health and quality of life benefits such as safety, walkability, open space, and healthy food options. The growing demand for housing and associated development results from a steadily growing population.

**Discussion**

Not Applicable.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

The tables below we will compare the condition of homeowner- and renter- occupied units in Pflugerville, evaluate the age differences between homeowner- and renter- occupied units, and compare the number of vacant units to the number of units that are at risk of having lead-based paint. This section discusses housing condition. It begins by addressing the new HUD requirement for assessing natural disaster risks; describes challenges in housing condition from the perspective of residents; and concludes with an assessment of lead-based paint risk. The age and condition of housing units in Pflugerville are also important variables in assessing the overall characteristics of the local housing market. This section will review data to assess important factors that affect the city's housing stock. For the purposes of this analysis, property located in low-income neighborhoods that are more than 30 years old is considered "older housing stock".

### Definitions

**Cost Burden** occurs when a household has expended more than 30% of the gross household income on housing costs (rent or mortgage) that include utilities (electricity, gas, sewer, and water). Cost burdened households will find it difficult to meet all household needs; severely cost burdened households may be in danger of homelessness.

**Housing Conditions:** (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) more than one person per room (overcrowding), and (4) cost burden greater than 30%.

A **housing unit** is considered to have "complete kitchen facilities" if it has a sink with a faucet, a stove or range, and a refrigerator.

**Overcrowding** is defined by HUD as 1.01 to 1.50 persons per room, while severe overcrowding is 1.51 or more persons per room.

**Standard Condition** is defined as a structure that meets HUD's Housing Quality Standards (HQS) and all applicable state and local codes.

**Substandard condition** is a structure that does not meet HUD's Housing Quality Standards (HQS) and/or applicable state and local codes.

**Substandard condition but suitable for rehabilitation** is defined as a structure where costs for labor, materials, tools, and other costs of improving buildings, including repair directed toward an accumulation of deferred maintenance; replacement of principal fixtures and components of existing buildings; installation of security devices; and improvement through alterations or incidental additions to, or enhancement of, existing buildings, including improvements to increase the efficient use of energy in buildings, and structural changes necessary to make the structure

accessible for persons with physical disabilities do not exceed 75% of the value of the building before conversion or where rehabilitation costs are less than 75 % of the replacement cost of the building.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,938	19%	2,215	45%
With two selected Conditions	87	1%	12	0%
With three selected Conditions	0	0%	17	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	12,307	80%	2,690	55%
<b>Total</b>	<b>15,332</b>	<b>100%</b>	<b>4,934</b>	<b>100%</b>

**Table 32 - Condition of Units**

Data 2018-2022 ACS  
Source:

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	7,461	49%	2,994	61%
1980-1999	7,391	48%	1,497	30%
1950-1979	398	3%	344	7%
Before 1950	82	0%	99	2%
<b>Total</b>	<b>15,332</b>	<b>100%</b>	<b>4,934</b>	<b>100%</b>

**Table 33 - Year Unit Built**

Data 2018-2022 ACS  
Source:

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	489	2.9%	182	2.7%
Housing Units built before 1980 with children present	(X)	(X)	(X)	(X)

**Table 34 - Risk of Lead-Based Paint**

Data 2018-2022 ACS (Total Units)  
Source:

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	788	(X)	788
Abandoned Vacant Units	(X)	(X)	(X)
REO Properties	(X)	(X)	(X)
Abandoned REO Properties	(X)	(X)	(X)

**Table 35 - Vacant Units**

**Data** 2018-2227 ACS (Total Units)  
**Source:**

## Need for Owner and Rental Rehabilitation

### Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

Based on the 2013-2017 CHAS data, approximately 885 housing units could have an LBP hazard impact. Lead is a highly toxic metal that can cause a range of health problems for individuals, especially children. The major source of lead exposure comes from lead-contaminated dust found in deteriorating homes and buildings. HUD regulations regarding lead-based paint apply to all federally assisted housing. Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Lead is a highly toxic metal that can cause a range of health problems for individuals, especially children. The major source of lead exposure comes from lead-contaminated dust found in deteriorating homes and buildings. Lead was banned from residential paint in 1978, prior to which it was a major ingredient in most interior and exterior oil-based house paint. Housing built before 1978, therefore, may present a lead hazard if any coat of paint contains lead. Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. In most circumstances, low-income households that earn between 0 to 50% Median Family Income (MFI) are least able to afford well-maintained housing and, therefore, are often at greater risk of lead poisoning. The potential health hazards of living in a home built prior to 1978 and being exposed to lead-based paint are more likely to have harmful effects on children.

### Discussion

Not applicable.



## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The City of Pflugerville is covered under the Housing Authority of Travis County (HATC) which provides quality housing services to low-income families. HATC currently operates and maintains 105 HUD Project Based Rental Assistance (PBRA) units, and authorizes the issuance of 632 Housing Choice Vouchers and special purpose vouchers. In addition, HATC receives Continuum of Care grants from HUD to provide rental assistance to homeless individuals with disabilities and their families, alongside supportive services funded through other sources. HATC owns an affordable family development (non-subsidized housing) and an affordable seniors' development (non-subsidized housing) with 16 and 33 units, respectively.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	105	632	5	563	0	0	507
# of accessible units	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 36 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

**Describe the supply of public housing developments: Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

As of HUDs most recent Voucher Management System report, the Housing Authority of Travis County manages over 2,500 Housing Choice Vouchers, 4,475 units developed through SHFC, more than 300 units of public housing, and also manages 75 permanent supportive housing vouchers. While many households are supported by the HATC, there is still a growing need for units to accommodate elderly and disabled citizens.

**Public Housing Condition**

Public Housing Development	Average Inspection Score
Housing Authority of Travis County	High Performer

**Table 37 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

The Housing Authority of Travis County reported that public housing stock is in decent condition, and that public housing is equal to or better than surrounding areas. In fact, the HATC was recognized as a High Performer by HUD in 2023. The HATC regularly inspects all of its units to ensure good quality appearance.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

The HATC has identified long-term rehabilitation requirements as a goal in the Strategic Plan to ensure preservation of viable units. The HCTC50<sup>2</sup> plan sites ensuring physical condition of all properties are maintained to the highest standards through continuous process improvements as a goal. The goal helps to lower the need for rehabilitation and restoration efforts at this time. Additionally, the HATC also sited improvement of the resident experience as a priority with a goal to develop or partner to create a system of resident empowerment services that facilitate education, reduce unemployment, stimulate business opportunities, and create self-sufficient families. The HATC will focus on improvement life of to skills wellness access to essentials, strengthening programming to encourage self-sufficiency, and by establishing a third-party property management system.

**Discussion:**

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<sup>2</sup> HATC50Bul – Building on Half a Century of Service, Housing of Travis County Strategic Plan: 2022-2025 - <https://hatctx.com/documents#strategic-plan>

Not Applicable.

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## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The Austin/Travis County CoC has a variety of housing options for homeless individuals ranging from emergency shelter to permanent supportive housing. There are dozens of homeless service providers in the region who provide housing, services, or both. The City, as a member of the Continuum of Care, has access to all of these providers and their services. Data on the homeless population is collected through the Homeless Management Information System, managed by the ECHO.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	403	0	292	253	0
Households with Only Adults	607	0	54	1304	0
Chronically Homeless Households	(X)	0	(X)	1,476	0
Veterans	10	0	32	852	0
Unaccompanied Youth	17	0	43	0	0

**Table 38 - Facilities and Housing Targeted to Homeless Households**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

The City of Pflugerville coordinates integrated grant funded programs with mainstream services for which persons that are homeless or at-risk of homelessness may be eligible. These services are offered through the Travis County Health and Human Services & Veteran’s Affairs. Mainstream services include housing programs, health programs, social services, employment programs, education programs and youth programs. Employment programs are a pivotal part in self-sufficiency and long-term housing sustainability. Shelters and human service providers will not be effective in resolving the problem of homelessness unless the issues of causation are addressed.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Name of Organization	Services Provided
ECHO	Coordinates HMIS services for the Homeless System
Community Advancement Network	Partnership to leverage limited resources to support a framework for providing services.
Central Texas Food Bank	Addresses food insecurity
Backpack Friend	Addresses food insecurity in school age kids
Circle of Hope	Food pantry that addresses food insecurity
Pflugerville Public Library	Provides internet and resource materials
Travis County Health & Human Services & Veterans Affairs	Housing and other mainstream services
Travis County Housing Authority	Housing and Housing Vouchers
Pflugerville Clinic	WIC, Food benefits, maternity care
Pfetch Transportation Program	Free and low-cost transit option for residents
Central Church of Christ at Pflugerville	Food pantry addressing food insecurity
First Methodist Community	Food pantry addressing food insecurity
Pflugerville Community Church	Food pantry addressing food insecurity

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

The City of Pflugerville has a limited network of public agencies that focus on housing and supportive service needs of special needs populations and therefore relies heavily on services provided throughout Travis County and the Austin region. The region has a wide range of supported services for special needs populations. The city has a network of providers that deliver housing and supportive services to people who are elderly or frail elderly, people with mental, physical and/or developmental disabilities, and people with substance abuse addictions.

### **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

The elderly and frail elderly have physical, medical, maintenance, social, emotional, and financial needs. Elderly and frail elderly are often unable to maintain existing homes or to afford rent. Housing cost burden related issues are often compounded by the requirement of additional services it takes for elderly and frail elderly to age in place. These services may include costly medical and other daily living assistance services. As the population continues to age, the need for age-related services increases. The housing assistance caseworkers are reliant upon frequent professional assessments, often times by a primary care physician, to fully understand and reciprocate an appropriate action and accommodations. Access is particularly important for the physically handicapped. Physically handicapped persons often require specially designed dwellings to permit access both within the unit, as well as to and from the site.

Persons with mental and developmental disabilities often need alternative living arrangements that may include supervision, in-home support services, respite services, transportation services, day program services, educational services, and supported employment services

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Area Agency on Aging of the Capital Area (AAACAP) is the lead public service agency for the elderly and frail elderly (and their caregivers) and provides information on housing, home safety, aging in place, health and wellness, and nursing home selection. The Travis County Health and Human Service, engAGE Travis County also helps to address critical community needs for seniors to help them maintain their independence, especially low income, minority, and disabled seniors.

### **Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Due to limited resources Pflugerville does not anticipate undertaking any housing or supportive service projects during this Consolidated Plan period. The projects identified aim to assist in community development with routes through neighborhoods that link to employment areas of the community and removing any barriers within those routes. These projects also provide accessible routes for the elderly as well as the disabled to access services (i.e., food, medical) throughout the community. Additionally, other projects aim towards protecting the health and welfare of the youth within the community by providing improvements to our parks systems and recreation programs.

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## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The cost of housing is affected by public policies controlled at the local level in the following ways:

- Imposing requirements for parking and limiting the height, maximum lot coverage and housing density certainly affect the cost of new housing.
- The City's Inclusionary Zoning Ordinance has been studied for its impact on affordable housing development.
- Limited funding to develop affordable housing units
- Limited infrastructure to accommodate new affordable housing developments
- Lack of incentives for developers to build new units in the City

Policies that reduce affordable housing, or isolate the location of affordable housing to certain areas could lead to higher segregation.



## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

This section describes the local workforce, the nature of current employment, and activities that coordinate economic development activities across local and regional agencies. In determining priorities for allocating federal funds, the City has recognized the need to foster a competitive local economy that expands economic opportunities for present and future residents.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	138	1	1	0	-1
Arts, Entertainment, Accommodations	3,179	1,995	12	17	4
Construction	1,688	2,869	7	24	18
Education and Health Care Services	3,853	1,243	15	10	-4
Finance, Insurance, and Real Estate	1,773	326	7	3	-4
Information	834	306	3	3	-1
Manufacturing	2,364	887	9	7	-2
Other Services	991	467	4	4	0
Professional, Scientific, Management Services	3,008	508	12	4	-7
Public Administration	0	0	0	0	0
Retail Trade	3,169	1,878	12	16	4
Transportation and Warehousing	771	430	3	4	1
Wholesale Trade	1,798	382	7	3	-4
<b>Total</b>	<b>23,566</b>	<b>11,292</b>	<b>--</b>	<b>--</b>	<b>--</b>

**Table 39 - Business Activity**

**Data** 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

**Source:**

## Labor Force

Labor Force	Number of People
Total Population in the Civilian Labor Force	32,220
Civilian Employed Population 16 years and over	30,760
Unemployment Rate	4.55
Unemployment Rate for Ages 16-24	14.33
Unemployment Rate for Ages 25-65	2.96

Table 40 - Labor Force

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	9,545
Farming, fisheries, and forestry occupations	1,590
Service	3,320
Sales and office	7,965
Construction, extraction, maintenance, and repair	2,175
Production, transportation, and material moving	1,625

Table 41 – Occupations by Sector

Data Source: 2013-2017 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	16,015	56%
30-59 Minutes	10,730	38%
60 or More Minutes	1,770	6%
<b>Total</b>	<b>28,515</b>	<b>100%</b>

Table 42 - Travel Time

Data Source: 2013-2017 ACS

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	1,470	170	695
High school graduate (includes equivalency)	5,225	115	1,490
Some college or Associate's degree	9,920	355	1,550
Bachelor's degree or higher	10,725	355	1,475

**Table 43 - Educational Attainment by Employment Status**

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	50	230	355	475	345
9th to 12th grade, no diploma	590	285	525	455	235
High school graduate, GED, or alternative	1,210	1,290	1,645	3,895	1,375
Some college, no degree	1,305	1,970	2,860	3,665	1,040
Associate's degree	135	1,010	870	1,545	470
Bachelor's degree	270	2,580	2,715	3,890	845
Graduate or professional degree	10	715	760	1,930	685

**Table 44 - Educational Attainment by Age**

Data Source: 2013-2017 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,345
High school graduate (includes equivalency)	33,875
Some college or Associate's degree	44,180
Bachelor's degree	51,920
Graduate or professional degree	72,040

**Table 45 – Median Earnings in the Past 12 Months**

Data Source: 2013-2017 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest sector of the workforce in the City of Pflugerville is Education and Health Services, followed closely by Arts, Entertainment, Accommodations, and Retail Trade. The tables above provide a detailed account of the workforce.

### Describe the workforce and infrastructure needs of the business community:

The local economy will depend on a strong workforce skilled in the education, health care, and professional and management sectors. An effective workforce infrastructure can enhance the skills, employability, and overall well-being of its residents. It focuses on creating an ecosystem where individuals can find meaningful employment, access education, and training, and build rewarding careers that offer a livable wage and opportunities for advancement. It goes beyond traditional job initiatives and encompasses crucial elements like childcare and transportation, which are just a couple of key components for accessing job opportunities and building a successful career.

### Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City of Pflugerville does not anticipate changes impacting the workforce development, business support, or infrastructure needs identified in this Consolidated Plan.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The city's largest workforce sector is education and health care services, arts, entertainment, and accommodations, followed by retail trade. This corresponds with the level of educational attainment in the city, with 15.17% of residents completing a high school diploma, 19.78% completing some college or an associate degree, and 55.50% completing at least a bachelor's degree or higher. With the City positioned to attract new industries requiring both skilled and unskilled labor, the city could benefit from encouraging new education models based on science, technology, engineering, and mathematics to meet the demands of new industries.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Pflugerville Community Development Corporation (PCDC) is the driving force for an innovative program in partnership with Pflugerville Career and Technical Education (CTE) to provide high school students with an Emergency Medical Technician (EMT) certification course, all made possible by a High Demand Job Training Grant (HDJT) from the Texas Workforce Commission (TWC). The EMT Training program was started by the school district and the local fire department five years ago, but it had minimal equipment and served only a very small number of students. Currently, the program is now the top high school EMT training program in Texas. The new equipment has provided better training for the students and nearly tripled the number of students that can be trained each year. As a result, 56 students were trained as EMTs this past year.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes, the City of Pflugerville participates in a Comprehensive Economic Development Strategy that is led by the Pflugerville Community Development Corporation.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The Comprehensive Economic Development Strategy (CEDS) provides Pflugerville with a unified vision and strategic approach to achieving a robust, resilient economy over the next three years and beyond. The Strategy is designed to provide the Pflugerville Community Development Corporation (PCDC), the City of Pflugerville (City), and other business, education, nonprofit, and

public sector leaders with a cohesive action plan that ensures everyone is working in step toward a shared vision and goals. The strategy includes three goal areas: Quality of Life, Business Recruitment and Retention, and Talent & Education. Each goal area includes strategies that provide more specific actions needed to achieve the goal.

The City does not intend to utilize CDBG funds during this Consolidated Plan to undertake any initiatives under CEDS.

**Discussion**

Not Applicable.

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## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

As discussed in the Geographic Priorities Section (SP-10), there are several neighborhoods where most residents are affected by multiple housing problems. Within these areas, the Hispanic population has a higher percentage of households with multiple housing problems. This is due to lower incomes, which results in the rental of units with physical deterioration. Low-income households are more affected by multiple housing problems, particularly White and Hispanic households.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. Census tracts with this extreme poverty that satisfy the racial/ethnic concentration threshold are deemed R/ECAPs. There are no racially/ ethnically concentrated area of poverty.

### **What are the characteristics of the market in these areas/neighborhoods?**

The characteristics in these neighborhoods, as well as others identified in SP-10, are the age of housing, lack of funds for investment in rehabilitation, old infrastructures, and the concentration of the population with supportive social service needs. These areas are served by numerous social services programs, many of which receive CDBG funding.

### **Are there any community assets in these areas/neighborhoods?**

Pflugerville has community assets that contribute to developing the overall quality of life in the area. Community assets include not only buildings and facilities but also people, with their skills, knowledge, social networks, and relationships. Residents of Pflugerville enjoy affordable housing, safe neighborhoods, high-quality healthcare, and excellent schools. The scenic landscape is a natural match for outdoor recreation, and the historic downtown offers the infrastructure for a bustling downtown area to support shopping, dining, and entertainment options.

**Are there other strategic opportunities in any of these areas?**

Strategic opportunities in these areas include:

- Construction of and rehabilitation of affordable housing.
- Exploring resiliency strategies that will counteract inflation
- Infrastructure improvements that will contribute to the overall quality of the city.

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## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

The lack of broadband access is an issue that is exacerbated in low- and moderate-income households and neighborhoods. While broadband service is readily available in Pflugerville, TX, the ability of low- and moderate-income households to access and/or afford these services is limited. In many of the high-poverty census tracts, households did not have broadband, fiber optic, or DSL internet subscriptions. Furthermore, over half of very low-income households do not have an internet subscription of any kind. And when this lack of high-speed internet access is examined based on Hispanic ethnicity, a substantial population in the city, more than one quarter of Hispanic households have no internet subscription of any kind.

Broadband connectivity is an essential infrastructure. A high-speed broadband connection allows you to improve health care through telemedicine, education through closing the homework gap, workforce development through online training programs, and economic growth through online commerce. The primary issue around broadband access is a combination of available infrastructure (not wired), or it is not affordable. It all comes down to economics—either the ability to afford broadband or devices (or both).

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Competition for broadband service already exists in Pflugerville, as there are at least nine residential, seven business, and six mobile service providers that provide internet services that allow for download speeds of up to 1000 MBS, according to [www.highspeedinternet.com](http://www.highspeedinternet.com). Neighborhoods with higher income typically have multiple service providers to choose from; however, that is not the case in low- and moderate-income neighborhoods. In low- and moderate-income neighborhoods with only a single provider, there is no market competition to increase service tiers, drive down prices, and provide quality customer service. Increasing competition is a necessity in low- and moderate-income households and neighborhoods.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

HUD now requires that jurisdictions assess natural hazard risks to low- and moderate-income residents, including risks expected to increase due to climate change. The City of Pflugerville, TX Hazard Mitigation plan is a comprehensive document that outlines planning procedures, training, hazard identification metrics, risk and vulnerability analyses, and resource identification for the City of Pflugerville, TX to further individual, business and community preparedness for all hazards thereby promoting a safe working environment and a sustainable community. The HMP helps minimize risks to people, property, and the environment from natural, technological, and human-caused disasters in our community. The goal of this division is to mitigate the effects of potential hazards, prepare/plan for measures to be taken that will preserve life and minimize property damage, respond during emergencies, and provide necessary assistance, and ensure a rapid recovery from disasters by restoring the community to its pre-disaster condition. Annual rainfall percentages have increased in much of the state, and more rain arrives in heavy downpours. Changes in the climate are likely to increase damage from storms, reduce crop yields, harm livestock, increase the number of unpleasantly hot days, and increase the risk of heatstroke and other heat-related illnesses.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Low-and-moderate income households are always the most vulnerable to risks including natural hazards because of climate change. To mitigate natural disaster risks and address the needs of low- and moderate-income households who are most likely to be affected the following approaches are suggested:

**Focused outreach:** Outreach should focus on low-income renters and elderly and Limited English Proficiency (LEP) residents. Information needs to be in Spanish, as well as English, and be user-friendly. This applies to both outreach and education materials and post-flood damage assessment procedures and forms.

**Outreach and education:** Provide residents with information about obtaining flood insurance and what to do when a flood occurs. To make this outreach effective, public entities need to build relationships with residents who are least likely to seek out help for various reasons (either they do not know about what assistance is available or they do not trust the government). Cities/counties should partner with already trusted community sources who can help bridge the gap including churches, Community Health Workers, trusted doctors/health care workers, and offices that offer other types of assistance and operate in rural areas, such as USDA.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The strategic plan is a five-year strategy of the Consolidated Plan that sets general priorities for allocating investment within the jurisdiction and details priority needs. It describes the basis for assigning the priority given to each category of need. It also identifies any obstacles to meeting underserved populations. The strategic plan outlines accomplishments that the City of Pflugerville expects to achieve over the next five years, FY 2024-2028.

- **Geographic Priorities:** Program resources are allocated citywide based on low-mod areas often coinciding with areas of minority concentration.
- **Priority Needs:** The City has identified infrastructure improvements in low-income areas and public services that meet the needs of the City's low- and moderate-income residents.
- **Influence of Market Conditions:** The City will not use its CDBG allocation to address housing related needs during this Consolidated Plan period.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Sort Order	Area Name	Area Type
1	Citywide	Service Area

**Table 46 - Geographic Priority Areas**

### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Federal CDBG funds are intended to provide low and moderate income (LMI) households with viable communities, including decent housing, a suitable living environment or expanded economic opportunities. Eligible activities include community facilities and infrastructure improvements, public services, planning, and administration. The system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of LMI residents
- Focusing on LMI areas or neighborhoods
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact
- The ability to demonstrate measurable progress and success

Priority CDBG funding areas include areas where the percentage of LMI persons is 43.89% or higher since Pflugerville is designated as an exception grantee by HUD.

The following census tracts are located in the CDBG designated area.

- 001856
- 001840
- 001842
- 001840
- 001857
- 001860
- 001859
- 001860

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

1	<b>Priority Need Name</b>	<b>Public Infrastructure &amp; Facility Improvements</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Low Income households Moderate Income households Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Veterans Frail Elderly Persons with Physical Disabilities
	<b>Geographic Areas Affected</b>	Citywide in area with more than 43.89% LMI residents
	<b>Associated Goals</b>	Improve pedestrian connections Improve vehicular connections Reduce infrastructure barriers to transportation for disabled persons Improve Safety and Security on Streets in LMI neighborhoods
	<b>Description</b>	To support the provision of services to improve vehicular and pedestrian connections throughout qualifying areas by repairing, replacing and/or adding streets, sidewalks, or trails. Reduce infrastructure barriers for the disabled by repairing, replacing and/or adding ramps in LMI areas. To improve safety and security in LMI areas by adding streetlights.
	<b>Basis for Relative Priority</b>	Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having the highest priority need. The city recognizes that as the community continues to evolve from a “bedroom” community, more services to ensure safe and reliable modes of transportation will be necessary for citizens to access employment and other services.
2	<b>Priority Need Name</b>	<b>Improve Access to Public Services</b>
	<b>Priority Level</b>	<b>High</b>

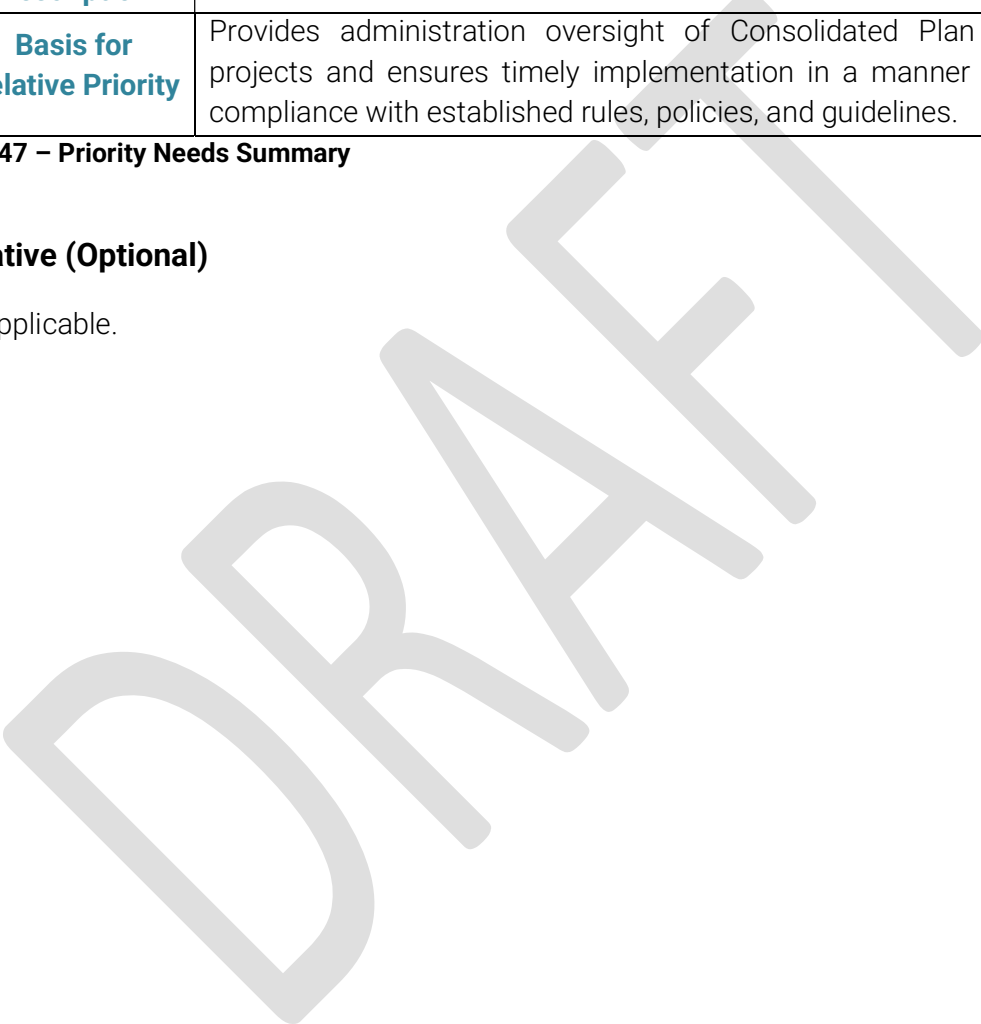
	<b>Population</b>	Extremely Low-Income households Low Income households Moderate Income households Unaccompanied Youth Large Families Families with Children
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Improve access to recreation and enrichment services for youth and seniors. Improve access to workforce training. Improve access to transportation for seniors and low-income.
	<b>Description</b>	Support the provision of public services to provide services for low- and moderate-income households by providing financial assistance for recreational and enrichment programs for youth and seniors, employment training programs, and transportation.
	<b>Basis for Relative Priority</b>	Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having a high priority need.
	<b>Priority Need Name</b>	<b>Affirmatively Furthering Fair Housing</b>
	<b>Priority Level</b>	Low
3	<b>Population</b>	Extremely Low-Income Households Low-Income Households Moderate-Income Households Large Families Families with Children
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Affirmatively Furthering Fair Housing Activities
	<b>Description</b>	Support the provision fair housing activities to affirmatively further fair housing.
	<b>Basis for Relative Priority</b>	Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having a high priority need.
4	<b>Priority Need Name</b>	<b>Planning and Administration</b>
	<b>Priority Level</b>	High

<b>Population</b>	Extremely Low-Income Households Low-Income Households Moderate-Income Households
<b>Geographic Areas Affected</b>	Citywide
<b>Associated Goals</b>	Program Administration
<b>Description</b>	Program Administration, Fair Housing, Oversight & Compliance
<b>Basis for Relative Priority</b>	Provides administration oversight of Consolidated Plan grant funded projects and ensures timely implementation in a manner that promotes compliance with established rules, policies, and guidelines.

**Table 47 – Priority Needs Summary**

**Narrative (Optional)**

Not Applicable.



## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

The City will not use its CDBG funding to support housing related activities during this consolidated plan period.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	N/A
TBRA for Non-Homeless Special Needs	N/A
New Unit Production	N/A
Rehabilitation	N/A
Acquisition, including preservation	N/A

**Table 48 – Influence of Market Conditions**

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## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The City of Pflugerville received \$300,748 in CDBG entitlement funding, and the Planning and Development Services administers the funding for the City.

### 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	Admin and Planning Public Improvements Public Services	\$300,748	\$0.00	\$0.00	\$300,748	\$1,202,992	The primary objective of the CDBG program is to provide decent housing, a suitable living environment, and expanded economic opportunities principally for low- and moderate-income persons and neighborhoods. All prior year funds are currently committed to active projects.

Table 49 - Anticipated Resources

### 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 fund, and private funding to carry out activities identified in this plan. During this Consolidated Plan period, the City will also seek additional funding streams which are consistent with the goals of the Consolidated Plan.

**If appropriate, describe publicly 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 Consolidated 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 \$1.2 million over the five-year Consolidated Plan period. 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.

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## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Pflugerville	Government	Planning & Administration Public Infrastructure Public Facilities Public Services	Citywide
Travis County Health and Human Services & Veterans Affairs	Government	Housing Homelessness	Citywide
Ending Community Homelessness Coalition	Government	CoC Coordination	Citywide

**Table 50 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

The City relies on a network of public sector departments to implement the strategic plan. Over the next five years, the City expects to overcome gaps in the institutional structure and delivery system by training and building capacity for city staff, monitoring to improve program performance, and encouraging collaboration among agencies.

The City of Pflugerville Planning and Services Department works collaboratively with various departments to coordinate the delivery of services to City residents. Planning and Development Services consulted with various housing, social services, elderly, and disability agencies to collect data and identify service gaps. Organizations noted the following strengths and gaps in the City's institutional delivery system:

#### Strengths:

- High level of coordination among partner agencies. Although no formalized process exists, agencies are willing to work together to achieve desired outcomes.
- Reliable food service assistance
- Services are welcoming and inclusive

#### Gaps:

- No formalized process among service providers. As service offerings continue to grow, a formalized process needs to be in place to ensure clients are not overlooked.
- - Clients aren't able to receive services when facing a housing crisis due to the limited service hours of providers.
- Limited supply of agencies focused on housing related problems.

- Limited transportation for seniors

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	-	-
Legal Assistance	X	-	-
Mortgage Assistance	X	-	-
Rental Assistance	X	-	-
Utilities Assistance	X	-	-
<b>Street Outreach Services</b>			
Law Enforcement	X	-	-
Mobile Clinics	X	-	-
Other Street Outreach Services	X	-	-
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	-	-
Child Care	X	-	-
Education	X	-	-
Employment and Employment Training	X	-	-
Healthcare	X	-	-
HIV/AIDS	-	-	-
Life Skills	X	-	-
Mental Health Counseling	X	-	-
Transportation	X	-	-
<b>Other</b>			
Other	-	-	-

**Table 51 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The service delivery system in Pflugerville is limited as the city is currently transitioning from a small suburban bedroom community into a city that provides services and amenities for its residents. As a result, the City relies heavily on services provided through Travis County and the larger Central Texas region to assist families seeking housing, shelter, and other basic needs. The City coordinates with CoC providers to meet the needs of the homeless within the community. Pflugerville, like much of the country, has a minimal number of homeless people and limited resources and networks to serve its population. There are a few nonprofit agencies like Circle of Hope and Backpack Friends that are addressing food insecurity for families at a

grassroot level. The senior access network also assists seniors with transportation options to connect to basic needs and services.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Strengths and gaps in the service delivery system for special needs population and persons experiencing homelessness. These strengths and gaps are identified below:

**Strengths**

- Local nonprofits organizing to address common issues facing vulnerable community residents such as lack of transportation and food insecurity. Agencies like Circle of Hope, Food Fairness, and Backpack Friends are a few groups providing these services.
- Although no formalized process exists, agencies are willing to work together to achieve desired outcomes.
- Reliable food service assistance
- Services are welcoming and inclusive
- Senior Access transportation
- Pfetch a Ride Program

**Gaps**

- Limited services for basic needs for vulnerable residents in the community including access to basic services, food insecurity. While there are agencies addressing these issues in the community, service offerings are not able to fully meet the needs of residents needed more extensive services.
- Lack of childcare services affordable to low-income families.
- Lack of a centralized place for nonprofits to meet or organize

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City is striving to improve intergovernmental and private sector cooperation to synergize efforts and resources and develop new revenues for community service needs and the production of affordable housing. To overcome the gaps in the delivery system, the City will continue to undertake a collaborative approach to achieve a common vision for housing and community development activities. Coordination with the public, community organizations and City will be vital to the success of the program in Pflugerville.

## SP-45 Goals Summary – 91.215(a)(4)

### 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	Citywide	Public Infrastructure & Facility Improvements	\$1,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 350 Persons Assisted
2	Improve Public Facilities	2024	2028	Non-Housing Community Development	Citywide	Public Infrastructure & Facility Improvements	\$303,740	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
3	Improve access to recreation and enrichment services for youth and seniors.	2024	2028	Non-Housing Community Development	Citywide	Improve Access to Public Services	\$50,000	Public Service Activity other than Low/Moderate Income Housing Benefit: 250 Persons Assisted

4	Improve access to workforce training.	2024	2028	Non-Housing Community Development	Citywide	Improve Access to Public Services	\$75,000	Public Service Activity other than Low/Moderate Income Housing Benefit: 75 Persons Assisted
5	Improve access to transportation for seniors and low-income.	2024	2028	Non-Housing Community Development	Citywide	Improve Access to Public Services	\$50,000	Public Service Activity other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
6	Program Administration	2024	2028	Planning & Administration	Citywide	Planning & Administration	\$25,000	Other: Admin 1

**Table 52 – Goals Summary**

**Goal Descriptions**

Sort Order	Goal Name	Goal Description
1	Improve Public Infrastructure	To support the provision of services to improve pedestrian connections throughout qualifying areas by repairing, replacing and/or adding sidewalks, or trails. To support the provision of services to improve vehicular connections throughout qualifying areas by repairing, replacing and/or adding streets. Reduce infrastructure barriers for the disabled by repairing, replacing and/or adding ramps in LMI areas. To improve safety and security in LMI areas by adding streetlights.

2	Improve Public Facilities	To support the provision of services to improve parks facilities in target areas by replacing parks equipment, adding additional parks amenities, acquiring additional parkland, creating new parks, and/or improving accessibility. Improve parks facilities in target areas by replacing parks equipment, adding additional parks amenities, acquiring additional parkland, creating new parks, and/or improving accessibility as well as buildings and facilities that are focused on the senior population.
3	Improve access to recreation and enrichment services for youth and seniors.	Support the provision of public services to provide services for low- and moderate-income households
4	Improve access to workforce training.	Support the provision of public services to provide workforce training for low-income persons.
5	Improve access to transportation for seniors and low-income.	Support the provision of public services to provide transportation vouchers for low-income persons and seniors.
7	Program Administration	Program Administration, Fair Housing, Oversight & Compliance

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City is not a recipient of HOME funds and will not provide affordable housing with its CDBG allocation.



**SP-50 Public Housing Accessibility and Involvement – 91.215(c)  
Need to Increase the Number of Accessible Units (if Required by a Section 504  
Voluntary Compliance Agreement)**

The City does not anticipate undertaking any housing activities during this Consolidated Plan period with its limited resources. Pflugerville and other cities in the region have committed to fostering an inclusive culture for residents with disabilities.

**Activities to Increase Resident Involvements**

The City does not anticipate undertaking any housing activities during this Consolidated Plan period with its limited resources.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

The public housing agency serving this area is not designated as troubled.

**Plan to remove the 'troubled' designation**

Not applicable.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

The cost of housing is affected by public policies controlled at the local level in the following ways:

- Imposing requirements for parking and limiting the height, maximum lot coverage and housing density certainly affect the cost of new housing.
- The City's Inclusionary Zoning Ordinance has been studied for its impact on affordable housing development.
- Limited funding to develop affordable housing units
- Limited infrastructure to accommodate new affordable housing developments
- Lack of incentives for developers to build new units in the City

Policies that reduce affordable housing, or isolate the location of affordable housing to certain areas could lead to higher segregation.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City of Pflugerville does not intend to use its CDBG funding to address barriers to affordable housing during this Consolidated Plan period. The City does however recognize the importance of developing infrastructure to support housing development and the City plans to continue improving streets and sidewalks during this Consolidated Plan period.

### **Discussion:**

Not Applicable.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The City has limited resources to address homelessness and as a result relies heavily on the surrounding region to assist in addressing the needs of homeless persons. To that end, the City of Pflugerville collaborates with the Community Advancement Network (CAN) which is a partnership of governmental, nonprofit agencies, private and faith-based organizations that leverage resources to improve the lives of homeless persons and other disenfranchised groups. The City intends to continue to engage with and become educated on the needs of the homeless community in Pflugerville.

Even with limited resources, the City supports the Pflugerville Library in its efforts to provide resources for families experiencing homelessness, especially families/individuals who are unsheltered by maintaining resource guide. The City also supports expanding this offering by working with the local chamber of commerce to distribute this resource guide in various methods.

### **Addressing the emergency and transitional housing needs of homeless persons**

Due to limited resources, Pflugerville does not anticipate undertaking emergency shelter or transitional housing projects during this Consolidated Plan period. However, the City will continue to meet and partner with ECHO and other agencies that may provide assistance to identified individuals or families in need on what resources and assistance may be available to them.

**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 emergency shelter or transitional housing projects during this Consolidated Plan period. However, the City will continue to meet and partner with ECHO and other agencies that may provide assistance to identified individuals or families in need on what resources and assistance may be available to them.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education, or youth needs**

Due to limited resources, Pflugerville does not anticipate undertaking emergency shelter or transitional housing projects during this Consolidated Plan period. However, the City will continue to meet and partner with ECHO and other agencies that may provide assistance to identified individuals or families in need on what resources and assistance may be available to them.

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## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City has very limited CDBG resources and will continue to refer citizens in need of resources for lead-based paint exposure or poisoning to Travis County or the Texas Department of State Health Services (DSHS). According to 2018-2022 ACS data, about 98% of residential housing in Pflugerville was built after 1978, the year that lead based paint was banned.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

All services are offered to residents regardless of the extent of the lead poisoning and hazards. The DSHS issues lead hazard control orders which are strictly enforced. Due to the relatively new age of the housing in the City there is a slight need to address Lead Based Paint (LBP) hazards in accordance with available resources. Because of this, the city intends to continue to coordinate with the Travis County or the State Department of Health Services.

Lead poisoning is the leading environmental hazard to children, creating devastating and irreversible health problems. The primary cause of lead poisoning is exposure to dust from deteriorating paint in homes constructed before 1978. This is due to high lead content used in paint during that period, and particularly in homes built before 1950. Pre-1978 housing occupied by lower income households with children offers particularly high risks of lead exposure because lower income households are generally more likely to live in units with deferred maintenance. This is an important factor because it is not the lead paint itself that causes hazards, but rather the deterioration of the paint that releases lead contaminated dust and flakes that may be inhaled or eaten by small children.

### **How are the actions listed above integrated into housing policies and procedures?**

The City of Pflugerville does not use its CDBG allocation for housing activities and therefore has not developed housing policies and procedures. The City continues to defer to Travis County and the State Department of Health for resources to address Lead-Based Paint Risk.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

About 5.4 percent of Pflugerville residents live poverty with individuals with low educational attainment having the largest share of the impoverished population. The City's anti-poverty strategy focuses on helping all low-income households improve their economic status and reach or remain above poverty levels. The city intends to meet this goal by increasing economic development efforts to attract a wide range of businesses and supporting workforce development efforts to increase residents employment opportunities.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The discussion of economic and workforce development efforts shows that the crucial difference between households with needs and those without needs is income. For households with severely restricted incomes, little discretionary income remains after paying basic monthly needs. One of the objectives of the Consolidated Plan is to encourage economic development and workforce solutions to improve income. Improved income will provide the potential to allocate more funds to food, clothing, health care, children's needs, savings, and personal and economic development.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

To ensure that each recipient of CDBG funds operates in compliance with applicable federal laws and regulations, the Planning and Services Department implements a monitoring strategy that closely reviews activities and provides extensive technical assistance to various City Departments to prevent potential compliance issues. Since the City does not work with subrecipients, no external monitoring is required.

Internal controls have been designed to ensure adequate segregation of duties. The City of Pflugerville's Planning and Services Department prepares memorandum of understanding documents for activities supported by CDBG and establishes financial accounts. Invoices are monitored for compliance with the approved spending plan and federal regulations. The Planning and Services Department administers the Integrated Disbursement and Information System (IDIS) to create drawdowns. The Department is also primarily responsible for setting up and administering activities.

## Expected Resources

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

#### Introduction

The City of Pflugerville received \$300,748 in CDBG entitlement funding, and the Planning and Development Services administers the funding for the City.

#### 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	Admin and Planning Public Improvements Public Services	\$300,748	\$0.00	\$0.00	\$300,748	\$1,202,992	The primary objective of the CDBG program is to provide decent housing, a suitable living environment, and expanded economic opportunities principally for low- and moderate-income persons and neighborhoods. All prior year funds are currently committed to active projects.

**Table 53 - 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 fund, and private funding to carry out activities identified in this plan. During this Consolidated Plan period, the City will also seek additional funding streams which are consistent with the goals of the Consolidated Plan.



**If appropriate, describe publicly 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 Consolidated 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 \$1.2 million over the five-year Consolidated Plan period. 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.

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## 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	Citywide	Public Infrastructure & Facility Improvements	\$270,748	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1079 Persons Assisted
2	Improve Public Facilities	2024	2028	Non-Housing Community Development	Citywide	Public Infrastructure & Facility Improvements	\$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
3	Improve access to recreation and enrichment services for youth and seniors.	2024	2028	Non-Housing Community Development	Citywide	Improve Access to Public Services	\$10,000	Public Service Activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted

4	Improve access to workforce training.	2024	2028	Non-Housing Community Development	Citywide	Improve Access to Public Services	\$15,000	Public Service Activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
5	Improve access to transportation for seniors and low-income.	2024	2028	Non-Housing Community Development	Citywide	Improve Access to Public Services	\$0	Public Service Activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted
6	Program Administration	2024	2028	Planning & Administration	Citywide	Planning & Administration	\$5,000	Other: Admin 1

**Table 54 – Goals Summary**

### Goal Descriptions

Sort Order	Goal Name	Goal Description
1	Improve Public Infrastructure	To support the provision of services to improve pedestrian connections throughout qualifying areas by repairing, replacing and/or adding sidewalks, or trails. To support the provision of services to improve vehicular connections throughout qualifying areas by repairing, replacing and/or adding streets. Reduce infrastructure barriers for the disabled by repairing, replacing and/or adding ramps in LMI areas. To improve safety and security in LMI areas by adding streetlights.

2	Improve Public Facilities	To support the provision of services to improve parks facilities in target areas by replacing parks equipment, adding additional parks amenities, acquiring additional parkland, creating new parks, and/or improving accessibility. Improve parks facilities in target areas by replacing parks equipment, adding additional parks amenities, acquiring additional parkland, creating new parks, and/or improving accessibility as well as buildings and facilities that are focused on the senior population.
3	Improve access to recreation and enrichment services for youth and seniors.	Support the provision of public services to provide services for low- and moderate-income households
4	Improve access to workforce training.	Support the provision of public services to provide workforce training for low-income persons.
5	Improve access to transportation for seniors and low-income.	Support the provision of public services to provide transportation vouchers for low-income persons and seniors.
6	Program Administration	Program Administration, Fair Housing, Oversight & Compliance

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

Projects planned for the upcoming year are identified in the table below. Additional details are provided in Section AP-38.

### Projects

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

**Table 55 – Project Information**

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

The projects were selected to meet identified needs in the community with the resources provided. Limited financial resources with which to finance programs and projects is the greatest obstacle to meeting the municipality's underserved needs therefore the City will continue to use a majority of its CDBG resources for activities and cover administrative costs with City general funds.

The City of Pflugerville will continue to estimate allocations for this Consolidated Plan period based on the prior year's allocation and the priorities identified in the PY2024-2028 Consolidated Plan, community input, the City Manager, City Council, and Mayor direction. The City recognizes there are multiple needs for low and moderate-income persons of the City that are met through the use of CDBG funds. These needs include increased capacity for public services and addressing community development needs. The City prioritizes grant allocations by ensuring that all proposed projects will:

- Directly benefit low and moderate-income persons or households as defined by HUD's Income Limit Guidelines, or
- Take place in an area where more than 43.89% of the population is lower income according to HUD Income Limits since the City of Pflugerville is designated as an exception grantee by HUD.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	<b>Parkway Drive Phase 1 Construction</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Infrastructure Improvements
	<b>Needs Addressed</b>	Public Infrastructure Improvements
	<b>Funding</b>	\$270,748
	<b>Description</b>	Complete design and 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.
	<b>Target Date</b>	09/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 Households living along Parkway Drive
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	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	<b>Project Name</b>	<b>Recreation Scholarships for Youth &amp; Seniors (62+)</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Improve access to recreation and enrichment services for youth and seniors.
	<b>Needs Addressed</b>	Access to Community Services
	<b>Funding</b>	\$10,000.00
	<b>Description</b>	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.
	<b>Target Date</b>	09/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	75 LMI Youth and Seniors
	<b>Location Description</b>	Citywide

	<b>Planned Activities</b>	Offer scholarships in the maximum amount of \$200 to LMI children and seniors aged 62 and older within the City to participate in recreational programs, including summer camp for youth, offered by the City's Parks and Recreation Department.
	<b>Project Name</b>	<b>Workforce Solutions</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Improve access to workforce training.
	<b>Needs Addressed</b>	Improve Access to Public Services
	<b>Funding</b>	\$15,000.00
	<b>Description</b>	Support the provision of public services to provide workforce training for low-income persons.
	<b>Target Date</b>	06/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 LMI persons
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	The City will provide funding support for workforce training and solutions.
3	<b>Project Name</b>	<b>Program Administration &amp; Planning</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	Planning & Administration
	<b>Funding</b>	\$5,000.00
	<b>Description</b>	Program Administration, Fair Housing, Oversight & Compliance
	<b>Target Date</b>	06/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Program Administration, Fair Housing, Oversight & Compliance

## 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

Pflugerville receives entitlement program funds directly from HUD. Program resources are allocated citywide based on low-mod areas which can coincide with areas of minority concentration. The City relies on widely accepted data such as American Community Survey (ACS), HUD low and moderate-income summary data, and Federal Financial Institutions Examinations Council (FFIEC) data to determine areas throughout the community with concentrations of low- and moderate-income communities.

Over the next five years, the City intends to use its resources in the geographical boundaries of the City. The City has not selected any target areas for this Consolidated Plan period.

### Geographic Distribution

Target Area	Percentage of Funds
Citywide	80

Table 56 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Federal CDBG funds are intended to provide low and moderate income (LMI) households with viable communities, including decent housing, a suitable living environment or expanded economic opportunities. Eligible activities include community facilities and infrastructure improvements, public services, planning, and administration. The system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of LMI residents
- Focusing on LMI areas or neighborhoods
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact
- The ability to demonstrate measurable progress and success

Priority CDBG funding areas include areas where the percentage of LMI persons is 43.89% or higher since Pflugerville is designated as an exception grantee by HUD.

### Discussion

Not Applicable.



# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The City will not use its CDBG funding to support housing related activities during this 2024-2028 consolidated plan period. City staff will continue to maintain open communication with Travis County Housing Authority and other housing related organizations to refer Pflugerville residents for services.

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

**Table 57 - 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 58 - One Year Goals for Affordable Housing by Support Type**

### Discussion

Not Applicable

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

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

The City does not anticipate undertaking any housing activities during this Consolidated Plan period with its limited resources.

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

The City does not anticipate undertaking any housing activities during this Consolidated Plan period with its limited resources.

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

The public housing agency serving this area is classified as a high performer and not designated as troubled.

### **Discussion**

Not applicable.

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

### **Introduction**

The City of Pflugerville does not intend to use CDBG funds to address homelessness needs during this Consolidated Plan period. The City will continue to collaborate with County and regional housing organizations to assist residents of the City needing assistance.

### **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**

The City has limited resources to address homelessness and as a result relies heavily on the surrounding region to assist in addressing the needs of homeless persons. To that end, the City of Pflugerville collaborates with the Community Advancement Network (CAN) which is a partnership of governmental, nonprofit agencies, private and faith-based organizations that leverage resources to improve the lives of homeless persons and other disenfranchised groups. The City intends to continue to engage with and become educated on the needs of the homeless community in Pflugerville.

Even with limited resources, the City supports the Pflugerville Library in its efforts to provide resources for families experiencing homelessness, especially families/individuals who are unsheltered by maintaining resource guide. The City also supports expanding this offering by working with the local chamber of commerce to distribute this resource guide in various methods.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Due to limited resources, Pflugerville does not anticipate undertaking emergency shelter or transitional housing projects during this Consolidated Plan period. However, the City will continue to meet and partner with ECHO and other agencies that may provide assistance to identified individuals or families in need on what resources and assistance may be available to them.

**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 emergency shelter or transitional housing projects during this Consolidated Plan period. However, the City will continue to meet and partner with ECHO and other agencies that may provide assistance to identified individuals or families in need on what resources and assistance may be available to them.

**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 emergency shelter or transitional housing projects during this Consolidated Plan period. However, the City will continue to meet and partner with ECHO and other agencies that may provide assistance to identified individuals or families in need on what resources and assistance may be available to them.

#### **Discussion**

Not Applicable

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

### **Introduction:**

The City of Pflugerville does not intend to use its CDBG funding to address barriers to affordable housing during this Consolidated Plan period. The City does however recognize the importance of developing infrastructure to support housing development.

### **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 of Pflugerville does not intend to use its CDBG funding to address barriers to affordable housing during this Consolidated Plan period. The City does however recognize the importance of developing infrastructure to support housing development and the City plans to continue improving streets and sidewalks during this Consolidated Plan period.

### **Discussion:**

Not Applicable.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

This section details the City's actions planned to ensure safe and affordable housing for its residents, along with plans to meet underserved needs, reduce poverty, develop institutional structure, and enhance coordination between public and private sector housing and community development agencies. The City collaborates with several community partners to roll out programs and initiatives that encourage job growth and provide social services to those in need within the City of Pflugerville.

### **Actions planned to address obstacles to meeting underserved needs**

Potential obstacles to meeting underserved needs include increased housing costs, food insecurity, increasing youth crime, food delivery for seniors, rapid population growth, need for transportation to existing services, and access to affordable recreation facilities and programs. While population growth will occur Pflugerville has worked through various planning processes to help manage that growth over time, addressing water, wastewater, parks, trails, land use, housing and a multitude of other issues that coincide with a rapidly growing city. The projects selected for roadway reconstruction as well as youth scholarship programs are to complement the long-term plans for a growing city that aid in meeting underserved needs of the low to moderate population with the limited resources available.

### **Actions planned to foster and maintain affordable housing**

The City will not use its CDBG funding to support housing related activities during this 2024-2028 consolidated plan period. City staff will continue to maintain open communication with Travis County Housing Authority and other housing related organizations to refer Pflugerville residents for services.

### **Actions planned to reduce lead-based paint hazards**

The City has very limited CDBG resources and will continue to refer citizens in need of resources for lead-based paint exposure or poisoning to Travis County or the Texas Department of State Health Services (DSHS).

### **Actions planned to reduce the number of poverty-level families**

The City's anti-poverty strategy focuses on helping all low-income households improve their economic status and reach or remain above poverty levels. The city intends to meet this goal by increasing economic development efforts to attract a wide range of businesses and supporting workforce development efforts to increase residents employment opportunities.

### **Actions planned to develop institutional structure**

The City's institutional structure is in place and supports the administration of Consolidated Plan-

funded programs and activities. The Planning and Services Department is responsible for administering CDBG funds works with the City Finance Department to administer the grant. The Finance Department is responsible for procurement and submission of all financial reports to HUD.

The Planning and Services Department also works closely with the Engineering Department, Parks and Recreation, and the Public Works Department to carry out CDBG activities throughout the City.

Because of the City's limited grant funds, the City collaborates with the Travis County Health & Human Services and Veterans Services Department for additional service needs including rent and utility assistance, childcare services, senior services, public health services, and emergency services.

**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:**

Not Applicable.

## Program Specific Requirements

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

**Introduction:**

**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.

Program Income	
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
<b>Total Program Income</b>	<b>0</b>

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.	80%



## Appendix - Alternate/Local Data Sources

	<p><b>Data Source Name</b> CoP Population &amp; Dwelling Unit Monthly Projections</p>
	<p><b>List the name of the organization or individual who originated the data set.</b> City of Pflugerville</p>
	<p><b>Provide a brief summary of the data set.</b> The data set is based on Certificates of Occupancy issued by the City of Pflugerville's Building, which are used to calculate the total number of dwelling units within the city. The total number of units are then multiplied by the U.S. Census Bureau centennial people per household estimate for the City of Pflugerville to derive the total estimated population for a specified year.</p>
	<p><b>What was the purpose for developing this data set?</b> The data set is developed to track city population on a monthly and yearly basis for the purposes of running and developing a community.</p>
1	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> The data was collected from 1980 to 2014.</p>
	<p><b>Briefly describe the methodology for the data collection.</b> Data was gathered from Certificates of Occupancy as issued by the City of Pflugerville's Building Department. The total population of the data was used to estimate the City's total population.</p>
	<p><b>Describe the total population from which the sample was taken.</b> The total population consisted of Certificates of Occupancy, which certifies a dwelling unit meets adopted standards for occupancy. The data was provided by the City of Pflugerville's Building Department.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> The units surveyed represent all residential dwelling units constructed within the City of Pflugerville.</p>
2	<p><b>Data Source Name</b> Coalition (ECHO) Travis County Point in Time Count</p>

**List the name of the organization or individual who originated the data set.**

ECHO; LBJ School of Public Affairs University of Texas at Austin

**Provide a brief summary of the data set.**

Continuum of Care (CoC) homeless service organizations and organizations that receive Emergency Solutions Grants across the Austin/Travis County area are required to collect information on the homeless individuals they serve through the Homeless Management Information System (HMIS). The system uses a web-based software that allows each organization to capture the required data elements.

ECHO is responsible for ensuring that these data are collected accurately, and ECHO must report this information to the U.S. Department of Housing and Urban Development (HUD). HUD issued HMIS data and technical standards that identify the required data elements to be collected, as well as principles for data security and privacy and standards of accuracy.

In 2012, ECHO developed a data quality assurance plan that is more comprehensive and sets higher data standards than the standards required by HUD. For example, ECHO requires that the total number of blank or null entries in the HMIS system not exceed 3% of entries per month, as compared to the 5% of null entries allowed by HUD. In addition, ECHO requires that the total number of entries that are "Refused" or "Don't Know" do not exceed 5% of entries per month, compared to HUD's required 10%.

**What was the purpose for developing this data set?**

In addition, ECHO is the lead agency for the Austin/Travis County Homelessness Management Information System (HMIS). In this capacity, ECHO is responsible for ensuring that data collection efforts of the HUD CoC members and organizations receiving Emergency Solution Grants are accurately completed through the HMIS system. These data are used in several required HUD reports and provide the official assessment to the U.S. Congress of the demographic characteristics of homeless persons, service use patterns, and the capacity to house homeless persons."

In addition, ECHO is responsible for the annual Point-in-Time count (PITC), which provides the official number of sheltered and unsheltered homeless persons in the United States, and is used as one of the determining factors in the level of resources for homeless persons that the Austin/Travis County area will receive from HUD.

**Provide the year (and optionally month, or month and day) for when the data was collected.**

2006-2014

	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>ECHO aimed to achieve an accurate PIT count by significantly increasing the number of volunteers who conduct the count, targeting more rural areas that have been previously overlooked, reducing the number of questions on the survey to the required HUD elements, and gathering surveys from one out of every three unsheltered homeless individuals, rather than one out of ten.</p> <p>In general, these efforts were largely successful. In 2013, over 300 volunteers participated in the PIT count compared to fewer than 200 volunteers in years past. In addition, more surveys were collected in 2013 than in any prior year. In the past, approximately 75 to 80 surveys were collected as compared to 144 surveys collected this year. HUD now requires a minimum of 100 surveys to be considered valid, and Austin/Travis County exceeded this minimum requirement.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>The data represents the sheltered and unsheltered individuals either surveyed or represented in the housed homeless population. The above methodology cannot accurately determine the full number of homeless individuals within the county.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Sheltered and unsheltered population accounts for approximately 6,800 respondents.</p>
	<p><b>Data Source Name</b></p> <p>CoP Housing Market Profile</p>
3	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>The data set is based on Certificates of Occupancy issued by the City of Pflugerville's Building, which are used to calculate the total number of dwelling units within the city. The total number of units are then multiplied by the U.S. Census Bureau centennial people per household estimate for the City of Pflugerville to derive the total estimated population for a specified year.</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>The data set is based on Certificates of Occupancy issued by the City of Pflugerville's Building, which are used to calculate the total number of dwelling units within the city. The total number of units are then multiplied by the U.S. Census Bureau centennial people per household estimate for the City of Pflugerville to derive the total estimated population for a specified year.</p>

	<p><b>What was the purpose for developing this data set?</b></p> <p>The data set we developed to track city population on a monthly and yearly basis.</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>The data was collected from 1980 to 2014.</p> <p><b>Briefly describe the methodology for the data collection.</b></p> <p>Data was gathered from Certificates of Occupancy as issued by the City of Pflugerville's Building Department. The total population of the data was used to estimate the City's total population.</p> <p><b>Describe the total population from which the sample was taken.</b></p> <p>The total population consisted of Certificates of Occupancy, which certifies a dwelling unit meets adopted standards for occupancy. The data was provided by the City of Pflugerville's Building Department.</p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>The units surveyed represent all residential dwelling units constructed within the City of Pflugerville.</p>
	<p><b>Data Source Name</b></p> <p>Guide to Affordable Housing in Greater Austin</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Austin Tenant's Council</p> <p><b>Provide a brief summary of the data set.</b></p> <p>The data contains information on affordable rental housing and subsidized housing programs.</p>
4	<p><b>What was the purpose for developing this data set?</b></p> <p>This data was compiled to help individuals and families find affordable housing in the Austin area.</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2014</p> <p><b>Briefly describe the methodology for the data collection.</b></p> <p>Data was collected based on reported local, county, state and federal provided information and verified with reported properties when available.</p> <p><b>Describe the total population from which the sample was taken.</b></p> <p>n/a</p>

	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>n/a</p>
	<p><b>Data Source Name</b></p> <p>American Fact Finder Profile of Selected Economic</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>U.S. Census Bureau</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>The data represents the various economic information gathered by Census surveys. The information collected by the U.S. Census Bureau for us by various government agencies and programs.</p>
5	<p><b>What was the purpose for developing this data set?</b></p> <p>Please refer to U.S. Census Definitions documentation for data purposes. <a href="http://www.census.gov/acs/www/Downloads/data_documentation/SubjectDefinitions/2012_ACSSubjectDefinitions.pdf">http://www.census.gov/acs/www/Downloads/data_documentation/SubjectDefinitions/2012_ACSSubjectDefinitions.pdf</a></p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2008-2012</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>For description of methodology please refer to U.S. Census documentation: <a href="http://www.census.gov/acs/www/Downloads/data_documentation/Accuracy/ACS_Accuracy_of_Data_2012.pdf">http://www.census.gov/acs/www/Downloads/data_documentation/Accuracy/ACS_Accuracy_of_Data_2012.pdf</a></p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>For description of methodology please refer to U.S. Census documentation: <a href="http://www.census.gov/acs/www/Downloads/data_documentation/Accuracy/ACS_Accuracy_of_Data_2012.pdf">http://www.census.gov/acs/www/Downloads/data_documentation/Accuracy/ACS_Accuracy_of_Data_2012.pdf</a></p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>For description of methodology please refer to U.S. Census documentation: <a href="http://www.census.gov/acs/www/Downloads/data_documentation/Accuracy/ACS_Accuracy_of_Data_2012.pdf">http://www.census.gov/acs/www/Downloads/data_documentation/Accuracy/ACS_Accuracy_of_Data_2012.pdf</a></p>

<b>6</b>	<p><b>Data Source Name</b> ACS Housing Characteristics 2018-2022</p>
	<p><b>List the name of the organization or individual who originated the data set.</b> U.S. Census Bureau</p>
	<p><b>Provide a brief summary of the data set.</b> The data represents the various information gathered on housing characteristics. The information collected by the U.S. Census Bureau for us by various government agencies and programs.</p>
	<p><b>What was the purpose for developing this data set?</b> Please refer to U.S. Census Definitions documentation for data purposes. <a href="http://www.census.gov/acs/www/Downloads/data_documentation/SubjectDefinitions/2012_ACSSubjectDefinitions.pdf">http://www.census.gov/acs/www/Downloads/data_documentation/SubjectDefinitions/2012_ACSSubjectDefinitions.pdf</a></p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> 2018-2022</p>
	<p><b>Briefly describe the methodology for the data collection.</b> For description of methodology please refer to U.S. Census documentation: <a href="http://www.census.gov/acs/www/Downloads/data_documentation/Accuracy/ACS_Accuracy_of_Data_2012.pdf">http://www.census.gov/acs/www/Downloads/data_documentation/Accuracy/ACS_Accuracy_of_Data_2012.pdf</a></p>
	<p><b>Describe the total population from which the sample was taken.</b> For description of methodology please refer to U.S. Census documentation: <a href="http://www.census.gov/acs/www/Downloads/data_documentation/Accuracy/ACS_Accuracy_of_Data_2012.pdf">http://www.census.gov/acs/www/Downloads/data_documentation/Accuracy/ACS_Accuracy_of_Data_2012.pdf</a></p>
<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> For description of methodology please refer to U.S. Census documentation: <a href="http://www.census.gov/acs/www/Downloads/data_documentation/Accuracy/ACS_Accuracy_of_Data_2012.pdf">http://www.census.gov/acs/www/Downloads/data_documentation/Accuracy/ACS_Accuracy_of_Data_2012.pdf</a></p>	