



# **COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**

## **Consolidated Annual Performance and Evaluation Report Program Year 2019 (October 2019 – September 2020)**



Draft Release: November 23, 2020  
Comment Period: November 23, 2020 – December 8, 2020  
Public Hearing December 8, 2020  
Resolution: TDB

City of Pflugerville  
Planning Department  
201-B East Pecan Street  
Pflugerville, Texas 78691  
[www.pflugervilletx.gov/cdbg](http://www.pflugervilletx.gov/cdbg)  
Email: [planning@pflugervilletx.gov](mailto:planning@pflugervilletx.gov)

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Pflugerville is a fast growing suburban community that is home to approximately 70,000 residents. Pflugerville traditionally has been a suburban bedroom community, but is quickly becoming a full service city; providing not only places to live but to work, shop and play.

The City's overall development objective is to support the key goals outlined in the Consolidated and Annual Action Plan. In 2019, Pflugerville continued its efforts to expand residents' choices and opportunities by providing youth scholarships for city recreation programs and by making improvements to public infrastructure and facilities. The City completed construction on El Malino and Bellmeade roadway and completed the design improvements for Yellowsage in addition to completing the 6th year of the youth scholarship program.

The City of Pflugerville has demonstrated progress in its efforts to launch the projects outlined in its PY2019 Annual Action Plan. Over the course of the City's CDBG program, several projects have been removed due to changes in eligibility or other circumstances. In order to receive the best bid for construction projects the City bid the construction PY2018 project El Malino construction with the PY2019 construction of Bellmeade. This project was completed fall of PY 2020.

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Community Services	Non-Housing Community Development	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	28	0.00%	100	31	31.00%
Infrastructure	Non-Housing Community Development	CDBG: \$236,741	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	995	0.00%	995	995	100.00%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

In the 2019 program year, thirty-one (31) children living in low to moderate households were approved to receive youth recreation scholarships, which allowed them to participate in eligible recreation programs. Thirteen (13) of the approved children utilized the scholarship. The youth scholarship program allows recipients access to a variety of recreation programs, such as the Pflugerville Summer Pfun Camp, and swim lessons being the most popular. The total cost to implement the scholarship program totaled \$1,266.00. The youth scholarship program for PY2019 was severely affected by the COVID-19 pandemic. All spring and summer programs were canceled and this is were a majority of the program funds are used each year.

In the 2019 program year the City of Pflugerville completed phase two of CDBG Roadway Rehabilitation Project with the completion of the El Malino and Bellmeade reconstruction roadway improvements project. Design and reconstruction of approximately 1,270 ft of roadway known as El Malino Drive and Bellmeade Blvd. Reconstruction occurred within the existing right-of-way, construction consisted of 2,995 of paving, 2564 LF

of concrete ribbon curb and 278 SY of sidewalk. This work was completed with funding from previous program years as well as PY 2019 funding.

PY2019 funding was utilized to complete the design plans for Yellowsage up to 100%. This project consist of approximately 664 feet of roadway, 104 –SY of sidewalk and 1,779 - LF of concrete curb within the Yellow Sage block group. Construction on the roadway is expected to begin in early 2021.

The 2019 projects addressed the highest needs as identified by the Consolidated Plan to address infrastructure and community service.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	1599
Black or African American	337
Asian	3
American Indian or American Native	6
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>1945</b>
Hispanic	698
Not Hispanic	901

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	261,741	264,312.97

Table 3 - Resources Made Available

### Narrative

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Pflugerville CDBG	100	100	HUD designated block groups

Table 4 – Identify the geographic distribution and location of investments

### Narrative

## **Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

All projects were conducted in or on facilities or land owned by the City of Pflugerville. At the end of the roadway construction projects, which ended of November 2020, the city contributed the balance of funds not covered by the CDBG grant to complete the El Malino and Bellmeade construction project.

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 6 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

For PY2019 the City of Pflugerville did not target CDBG funds towards efforts to aid housing needs

**Discuss how these outcomes will impact future annual action plans.**

For PY2019 the City of Pflugerville did not target CDBG funds toward efforts to aid housing needs. To date, no housing related projects are anticipated to be included in future action plans



**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 7 – Number of Households Served**

### **Narrative Information**

The City used CDBG funds to implement infrastructure and community services related projects in PY2019. The City did not use CDBG funds towards efforts to aid in housing needs.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The City of Pflugerville did not target CDBG funds toward the efforts to aid in addressing homeless needs. To date neither the county social services, nor other known social services groups have identified or expended resources towards addressing homelessness. In addition, no known transient population is within Pflugerville in need of services. However, the City will continue to coordinate with the ECHO to become more knowledgeable about the needs of those who are homeless within our community and will contact ECHO for any resident within City known to need resources provided ECHO. Should circumstances change regarding homeless needs with the City of Pflugerville staff will reevaluate the use of CDBG funds to address identified needs.

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

The City of Pflugerville did not target CDBG funds toward the efforts to aid in addressing homeless needs. To date neither the county social services, nor other known social services groups have identified or expended resources towards addressing homelessness. In addition, no known transient population is within Pflugerville in need of services. However, the City will continue to coordinate with the ECHO to become more knowledgeable about the needs of those who are homeless within our community and will contact ECHO for any resident within City known to need resources provided ECHO. Should circumstances change regarding homeless needs with the City of Pflugerville staff will reevaluate the use of CDBG funds to address identified needs.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The City of Pflugerville did not target CDBG funds toward the efforts to aid in addressing homeless needs. To date neither the county social services, nor other known social services groups have identified or expended resources towards addressing homelessness. In addition, no known transient population is within Pflugerville in need of services. However, the City will continue to coordinate with the ECHO to become more knowledgeable about the needs of those who are homeless within our community and

will contact ECHO for any resident within City known to need resources provided ECHO. Should circumstances change regarding homeless needs with the City of Pflugerville staff will reevaluate the use of CDBG funds to address identified needs.

**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**

The City of Pflugerville did not target CDBG funds toward the efforts to aid in addressing homeless needs. To date neither the county social services, nor other known social services groups have identified or expended resources towards addressing homelessness. In addition, no known transient population is within Pflugerville in need of services. However, the City will continue to coordinate with the ECHO to become more knowledgeable about the needs of those who are homeless within our community and will contact ECHO for any resident within City known to need resources provided ECHO. Should circumstances change regarding homeless needs with the City of Pflugerville staff will reevaluate the use of CDBG funds to address identified needs.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The City of Pflugerville did not target CDBG funds toward efforts to aid in public housing. Travis County is the entity responsible for providing housing vouchers and other means for those citizens seeking assistance with housing.

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

Not applicable as the city does not have a public housing authority. Travis County is the entity responsible for providing housing vouchers and other means for those citizens seeking assistance with housing.

### **Actions taken to provide assistance to troubled PHAs**

The city does not have a public housing authority. Travis County is the entity responsible for providing housing vouchers and other means for those citizens seeking assistance with housing. The City does participate in Regional AI group that includes Austin PHAs and surrounding County and City's CDBG representatives.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

In February of 2015, the City adopted an updated Unified Development Code (UDC). The UDC outlines the required regulations for all development within the City. In order to provide a greater mix of housing opportunities within the community, the City's UDC allows for a variety of housing options. The 2015 UDC allows for greater flexibility in lot sizes (small to large lots), housing types (single family, multi-family, condominiums, and townhomes) and clearly defines the architectural and other building requirements. Since adoption of these changes, several projects have been constructed providing for a diversity of housing types that serve Pflugerville's growing and diverse population.

In addition to allowing for a mix of housing types the City passed two resolutions in February 2017 in support of tax credit housing providing more dwelling units available to residents at 60% of the area median income or below.

The City also partnered with City of Austin and Round Rock in PY2018 and PY2019 to participate in a fair housing assessment which provided the city feedback on areas to improve public policy. The City has also partnered in a regional AI group that includes several PHAs and other local

## **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

Potential obstacles to meeting underserved needs include: rapid population growth, the need for a variety of transit options to existing services, access to affordable recreation facilities and programs, and the rising cost of housing. While the City of Pflugerville's population will continue to rise, the City has undertaken various planning processes to help manage that growth over time. These planning processes have addressed a variety of growth related concerns, including but not limited to: water, wastewater, parks, trails, land use, and housing. Selected projects will complement the long term plans for a growing city that aid in meeting underserved needs of the low to moderate income population. The projects selected and implemented in PY2019 were chosen to help to provide more affordable and accessible programs and infrastructure within the community.

## **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City utilizes the community services provided by Travis County in order to remediate any lead based paint found in Pflugerville's housing supply. Approximately 226 homes within the City of Pflugerville were constructed during the time when lead based paint was accepted for use. The City will continue to

utilize Travis County Health and Human Services and Veterans Services, which receives funds through State grants and the Travis County General Fund to provide limited and as needed lead based paint remediation on houses built before 1978. During the course of evaluation the City reached out to the Texas Department of Health Services and Austin Central Health to inquire on how many homes with children tested positive for lead. The City has not received a response from either resource.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Approximately 6.9% of Pflugerville residents live in poverty (ACS 2016 5 year estimate). Female headed households with children are particularly affected by poverty. The City's anti-poverty strategy is based on attracting a range of businesses, on providing workforce development, and on offering a mix of uses throughout the community. These strategies support each other and help to reduce or eliminate the need to find housing, employment or services outside of the community. These strategies are reflected in the City's Unified Development Code (UDC) and policies of the Pflugerville Community Development Corporation's policies for attracting employment to the community.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The key departments and agencies that are involved in the implementation of the plan are described below.

Public Sector **1)** City of Pflugerville's Planning Department (responsible for the administration of the City's Community Development Block Grant (CDBG) grants. The office has primary responsibility for managing and implementing the City's Consolidated/Annual Action Plan programs and related documents); **2)** City of Pflugerville, Finance Department (manages the entitlement grants (CDBG) procurement processes for commodities, professional services and construction. Expertise in the area of federal standards has been created within the department. The department submits all financial reports, including the SF-425.); **3)** Travis County Health & Human Services and Veterans Services Department (TCHHS/VS)(offers a variety of Services to Pflugerville and Travis County residents including: Utility, Rent and Mortgage Assistance, Family Assistance, Children's Services, Senior Services, Public Health Services, and Emergency Services). **4.)** City of Pflugerville Parks and Recreation and Capital Improvement Program Departments work with the Planning Department to implement projects and programs.

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 and with the building industry to address housing and community needs

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City is working to improve communications with existing social service agencies and maintains an open dialogue with social services, including housing vouchers, provided by Travis County. In PY2018 The City of Pflugerville participated as a regional partner in the Analysis of Impediments to Fair Housing in Central Texas along with the cities of Austin and Round Rock as well as Travis County, Williamson County and five public housing authorities.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

People of protected classes need quality information about all neighborhood and housing options that are available to them, as well as the tools to overcome real and perceived barriers in the housing market.

In PY2018 and PY2019 the City partnered with the cities of Austin and Round Rock as well as Travis and Williamson Counties and five public housing authorities for the Central Texas Assessment of Fair Housing. This plan provided for future opportunities to improve fair housing as a region as well as individual agencies. In response to these impediments, the City of Pflugerville has prioritized the following as actions to be taken to achieve Fair Housing Choice and Equal Opportunity:

- Collaborate regionally for the implantation of regional downpayment assistance, creating a workplan for affordable housing interests, working with foundations and private partners for regional multi family rehabilitation programs, exploring the feasibility of funding fair housing testing to better understand the prevalence and impact of “3x rent” policies and exploring feasibility and funding options for a marketing strategy for developers of rental programs.
- Nurture and grow job growth for commercial and retail development and support services for quickly development micro economies.
- Further regional transportation efforts visions through participation with CAMPO and other transportation authorities.
- Constantly review zoning ordinances for improvements to Pflugerville housing needs.
- The City of Pflugerville will provide staff with training and education on the Fair Housing regulations.
- The Community Development Block Grant (“CDBG”) has listed infrastructure projects to accommodate persons with disabilities and special needs. The City will allocate CDBG funds to update sidewalks to ADA standards, and improve pedestrian connections to reduce barriers for the disabled.

- City staff will work to provide Fair Housing complaint forms online and will provide information about the complaint process. The City will also distribute hard copies to local public service agencies to aid residents in filing a complaint with HUD.

Texas Department of Housing and Community Affairs requires five hours of approved Fair Housing training for architects, developers, engineers, management companies responsible for fair housing compliance. City staff will provide information on TDHCA recommended Fair Housing training opportunities via the City of Pflugerville community development website.



## **CR-40 - Monitoring 91.220 and 91.230**

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

As the lead agency for the development and implementation of the Consolidated/Annual Action Plan, the Planning Department implements standard policies and procedures for monitoring the implementation of CDBG projects. Monitoring activities included weekly staff meetings to discuss the status of the CDBG projects, site visits to project locations, and close out interviews with contracted construction employees. Additionally, Planning Department staff coordinates closely with other city departments regarding the progress of CDBG projects such as the Youth Scholarship Program. Parks and Planning staff discuss new applications for the scholarship program weekly and planning staff reviews and verifies them as they are processed by the Parks Department through a shared drive and coordinates with the Parks staff should any questions or concerns arise regarding the eligibility of a scholarship recipient. These monitoring activities are in compliance with both program regulations and financial requirements. As for the roadway projects, the city's Planning Department and Capital Improvement Program have constant communication with the project engineer and contractor to ensure that the project is being built as intended, the project has an assigned inspector as well as a planner that ensures that all aspects from construction to administration are being followed.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Citizens are invited to comment on all performance reports. Notices of issued reports are published in the local newspapers, the City website, City's electronic newsletter, information placed at the Public Library as well as through the Travis County Community Center. Notices are issued at the beginning of the comment period as well as throughout the fifteen day review and comment period.

The notice for public comment period (Nov. 8- Nov. 26) and public hearing were posted in the Pflag in both English and Spanish. At its November 26, 2018 City Council meeting, the City held a public hearing where PY2018 accomplishments were reviewed. No public comment was received.

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The Community Development Block Grant (CDBG) program aims to serve the needs low to moderate income population of the community. As reflected in the 2014-2018 Consolidated Plan there are approximately 3,532 households that are considered within the low to moderate income ranges, which constitutes approximately 20% of the community overall. While the percentage of low to moderate income households fluctuates in depending on the block group, the community overall has a significantly lower percentage of low to moderate income residents than the majority of entitled communities. In some communities, like Pflugerville, there are few areas in which at least 50 percent of the residents or areas are of low to moderate income. For these grantees the CDBG law authorizes an exception criterion in order for such grantees to be able to undertake area benefit activities. For Pflugerville, the low-moderate income threshold for any area benefit activity is 41.4%.

In the spring of 2016 City Council approved submittal of the updated 2014-2018 Consolidated Plan which incorporated the needs for seniors within Pflugerville by identifying more specifically their needs of additional programs, facilities and infrastructure. Since that time the City has submitted amended Action Plans to align the balance of funds from previous grant years in support of the roadway projects being undertaken in PY2018. The lessons learned over the past several years has allowed Pflugerville to reevaluate the CDBG program and provide support for infrastructure sooner than would otherwise be anticipated in an area which also aligns with the fundamentals of the CDBG program. At this point no further changes to the programs objectives are anticipated.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**