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**PFLUGERVILLE**  
T E X A S

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

***Draft* Action Plan  
Program Year 2017**



Draft Release: July 24, 2017  
Comment Period: July 24 – August 8, 2017  
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City of Pflugerville  
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# Executive Summary

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

### 1. Introduction

*Incorporated in 1965, Pflugerville is located in Travis and Williamson Counties just north of the Texas State Capitol. Pflugerville is a fast-growing city, home to over 50,000 residents who enjoy safe streets, a beautiful trail system and share incredible community spirit. Pflugerville combines trails and community with business opportunities and is the place where quality meets life. Pflugerville has experienced a growth rate of 192% over the past 16 years, with a 2000 population of 19,484 growing to a population of 48,356 during the 2010 census and currently at a population of 60,000 (July 2017).*

*The Community Development Block Grant (CDBG) program aims to serve the needs low to moderate income population of the community. As reflected in the 2014-2019 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 very few areas in which at least 50 percent of the residents or areas are of low to moderate income. For these grantees the CDBG law authorizes an exception criterion in order for such grantees to be able to undertake area benefit activities. For Pflugerville, the low-moderate income threshold for any area benefit activity is 41.44%.*

*The PY2017 Action Plan incorporates projects related to infrastructure and parks needs identified in the community. The proposed projects include:*

- *Youth Scholarship Program*
- *Green Meadows Drive Roadway Improvements*
- *Alternate Projects – Frost Circle Roadway Improvements*

### 2. Summarize the objectives and outcomes identified in the Plan

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

In addition, the program must meet one of the following outcomes: availability/accessibility, sustainability or affordability. In addition HUD has established a listing of Matrix Codes for projects

funded with CDBG monies. These codes are prioritized at the local level based on the community needs assessment. Matrix Codes are categorized as either “high” or “low” priorities. High priorities include for the City of Pflugerville include: Infrastructure, Public Facilities, and Community Service.

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

*Program Year 2017 is the City’s fourth year for implementation of the CDBG program. Projects selected for the previous program years focused heavily on mobility improvements, senior related projects and youth recreation. Pflugerville has opted to focus more attention on projects within block groups that greatly exceed the minimum exception requirement of 41.44 percent in order to not place future projects at risk or projects that are focused on infrastructure improvements that benefit the community overall, or are focused on a facility or program that benefits presumed low income clientele, like seniors.*

### **4. Summary of Citizen Participation Process and consultation process**

*The City adopted and published a Citizens Participation Plan (CPP) in March 2014 outlining the efforts required for citizen participation within the City's CDBG program. In consultation with the CPP the City published notice in the Pflugerville Pflag newspaper, on the City's website as well as the City's media blasts to solicit input from residents and social service providers on the needs in Pflugerville.*

*Opportunities for public input on the 2017 Action Plan will be available during the 14 day public review period from July 24, 2017 to August 8, 2017. Public hearings will be held on Tuesday, July 25, 2017 and Tuesday, August 8, 2017. Comments received from the meetings will be included in Appendix A.*

*The City of Pflugerville continues to encourage citizen participation with emphasis towards participation by persons of very-low, low and moderate income who are eligible for services provided by the CDBG program as well as residents of targeted areas in which the CDBG funds can be expended. All documents related to the CDBG program are made available to the public for review at any time and are available in the Pflugerville Public Library located at 1008 W. Pfluger Street, as well as on the City's website at: [pflugervilletx.gov/cdbg](http://pflugervilletx.gov/cdbg).*

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

*All comments received during the public comment period will be considered and included in the final Action Plan prior to submittal to HUD.*

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

*All comments received during the public comment period will be considered and included in the final Action Plan prior to submittal to HUD.*

## **7. Summary**

As the City continues to grow so do the needs of the population. The Consolidated Plan identified those needs specifically for the very low, low to low to moderate income population of Pflugerville. The projects proposed within the 2017 Action Plan address the needs identified in the Consolidated Plan and provide focus in areas and on citizens with the very low to moderate income areas of the community.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	Pflugerville	Planning Department

Table 1 – Responsible Agencies

### Narrative (optional)

*The City of Pflugerville is the Lead Agency for the CDBG Program. The Planning Department manages the CDBG program and oversees the development of the Consolidated Plan, the Annual Action Plan and any related amendments as well as all projects associated with CDBG, and for the reporting to HUD. Other departments within the City that will aid in facilitating the CDBG program are the Engineering Department, Parks and Recreation Department, Finance Department and Public Works Department.*

### Action Plan Public Contact Information

**In Person:** City of Pflugerville, Planning Department 201-B East Pecan Street Pflugerville, Texas 78660

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

### **1. Introduction**

**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 City of Pflugerville consulted with a variety of stakeholders in an effort to assess the housing and community development needs and priorities within the community. From these consultations and assessments the 2017 Action Plan was created and serves as the plan for projects that are anticipated to be funded during the 2017 Program Year.*

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

*These conversations aided greatly in the understanding of needs within the community, from housing to community needs and help to guide the selection of projects and afforded staff on both sides the opportunity to forge a relationship that help to build the community beyond the realm of CDBG.*

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

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

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

Not applicable

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

See following page

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

1	<b>Agency/Group/Organization</b>	Travis County Health and Human Services & Veterans Affairs
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Employment Service-Fair Housing Health Agency Child Welfare Agency Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Market Analysis Anti-poverty Strategy transportation, recreation



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff met to obtain data and understanding of the services provided by the County and the needs of the populations within the City of Pflugerville. Consultation with the Travis County HHS/VA continues to be a beneficial source of information and knowledge in the needs of the low to moderate income population in Pflugerville. Needs identified ranged from transportation improvements and senior needs to keeping youth healthy and active contributes greatly to the actions chosen for the 2016 Action Plan.
2	<b>Agency/Group/Organization</b>	Community Action Network (CAN)
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Socioeconomic Indicators
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City participates as a board member of this organization. Staff reviewed and analyzed data provided by Community Advancement Network (CAN)(formerly Community Action Network) related to the socioeconomic indicators for Greater Austin and Travis County. The City of Pflugerville is a member of this diverse organization that is a partnership of governmental, non-profit, private and faith-based organizations which leverage mutual resources to collectively improve social, health, educational and economic opportunities in our community.
3	<b>Agency/Group/Organization</b>	Pflugerville ISD
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Youth programming
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Obtained data related to numbers of children served by the ISD as it related to their free to reduced lunch program.

4	<b>Agency/Group/Organization</b>	Ending Community Homelessness Coalition (ECHO)
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Monthly data and information is provided by ECHO that assists in analysis of the overall homeless community within the Central Texas area. While no programs to address homelessness are included within the Action Plan staff will continue conversations and collection of information from ECHO to aid in a greater understanding of the homeless population and Continuum of Care within our region
5	<b>Agency/Group/Organization</b>	Pflugerville Community Development Corporation
	<b>Agency/Group/Organization Type</b>	Services-Employment Community Development Financial Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Pflugerville Community Development Corporation (PCDC) serves as the economic development department for the City. Staff utilizes their knowledge and resources of economic development patterns and trends to gain information related to jobs, economic development and other related information.

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

*In preparation of the 2017 Action Plan the City consulted with various public and private agencies to address the issues outlined in the plan regarding housing, health services, and social and fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons). To the City's knowledge there were no agency types that were not consulted during the development of this plan.*

**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?
Youth Homelessness Needs Assessment	Ending Community Homelessness Coalition	Awareness of issues regarding homelessness
Ending Homelessness in Austin/Travis County 2016 Annual Report	Ending Community Homelessness Coalition	Awareness of issues regarding homelessness

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

## **AP-12 Participation – 91.105, 91.200(c)**

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

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

*The City adopted and published a Citizens Participation Plan (CPP) in March 2014 outlining the efforts required for citizen participation within the City's CDBG program. In consultation with the CPP the City published notice in the Pflugerville Pflag newspaper, City's website and social service providers on the needs in Pflugerville.*

*Opportunities for public input on the 2017 Amended Action Plan were available during the 30 day public review period from July 24, 2017 thru August 8, 2017 (A 14 day public input period was permitted by HUD per waiver granted to 24CFR 91.105(b)(4) and 24 CFR 91.115(b)(4) for CPD Program Funds). Public hearings were held on Tuesday, July 24, 2017, 2017 and Tuesday, August 8, 2017. Comments received from the meetings will be included in Appendix A. The City of Pflugerville continues to encourage citizen participation with emphasis towards residents within targeted areas in which the CDBG funds can be expended. All documents related to the CDBG program are made available to the public for review in the Pflugerville Public Library located at 1008 W. Pfluger Street, as well as on the City's website at: [pflugervilletx.gov/cdbg](http://pflugervilletx.gov/cdbg).*

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
<b>1</b>	<b>Public Meeting</b>	<b>Non-targeted/broad community</b>	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>
<b>2</b>	<b>Newspaper Ad</b>	<b>Non-targeted/broad community</b>	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>
<b>3</b>	<b>Internet Outreach</b>	<b>Non-targeted/broad community</b>	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>
<b>4</b>	<b>Public Meeting</b>	<b>Non-targeted/broad community</b>	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City of Pflugerville is anticipating an entitlement grant in the amount of \$260,462 during the 2017 Program Year (October 1, 2016-September 30, 2018) to meet underserved needs. The result of these activities will be reported in the Consolidated Annual Performance

#### 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: \$		
<b>CDBG</b>	<b>Public – Federal</b>	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	<b>\$260,462</b>	<b>\$0</b>	<b>\$64,585</b>	<b>\$325,047</b>	<b>\$240,000</b>	<b>Additional Prior Year Resources may become available once anticipated projects are completed at the end of the 2016 Program Year and will be utilized as needed for identified projects within current and future action plans.</b>

Table 5 - Expected Resources – Priority Table

\*Prior year resources include savings from PY2015 projects including youth scholarships, Gatlinburg Sidewalk improvements, and savings in administrative costs and anticipated savings in administrative costs from PY2016 for a minimum total amount of \$64,585.

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

*No leveraged funds are anticipated for any of the proposed projects. Staff resources not covered by the administrative costs of the program are not included within the evaluation for leveraged funds.*

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

*The anticipated infrastructure projects will all be located within City owned property, either a public park or within public right-of-way.*

## 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	Public Facilities/Infrastructure	2017	2018	Non-Housing Community Development	Pflugerville CDBG	Public Infrastructure	CDBG: \$235,300	Public Infrastructure Activities other than Low/Moderate Income Housing Benefit: 995 Persons Assisted
2	Community Service	2017	2018	Non-Housing Community Development	Pflugerville CDBG	Community Service	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Table 6 – Goals Summary

#### Goal Descriptions

1	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	Roadway Improvements
2	<b>Goal Name</b>	Community Service
	<b>Goal Description</b>	Youth Scholarships



# Projects

## AP-35 Projects – 91.220(d)

### Introduction

### Projects

#	Project Name
1	Youth Recreation Scholarship
2	Green Meadow Drive Roadway Improvements
3	CDBG Administration
A1	Frost Circle Roadway Improvements*

\*To be provided in Appendix at time of final submittal to HUD

### Table 7 - Project Information

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

The projects identified are intended to serve a variety of needs within our community and have been selected to serve a variety of needs identified within the community. The youth scholarship program provides our youth access to recreational activities and due to improved enrollment additional funding has been allocated to this program in an effort to serve 100 youth within the community. The other two projects, both proposed and alternate, are roadway related which provide improved access with in the City's block group with the highest number of LMI population. These project address the highest priority needs as outlined within Pflugerville's CDBG Consolidated Plan.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Youth Recreation Scholarship
	<b>Target Area</b>	Pflugerville CDBG
	<b>Goals Supported</b>	Community Service
	<b>Needs Addressed</b>	Community Service
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Provide financial assistance to qualifying Pflugerville families 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>	10/1/2017-9/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 LMI children are anticipated to benefit
	<b>Location Description</b>	Various based on location of recreation program
	<b>Planned Activities</b>	Offer scholarships in the maximum amount of \$200 to LMI children within the City to participate in recreation programs, including summer camp, offered by the City's Parks and Recreation Department.
2	<b>Project Name</b>	Green Meadows Drive Roadway Improvements
	<b>Target Area</b>	Pflugerville CDBG
	<b>Goals Supported</b>	Infrastructure
	<b>Needs Addressed</b>	Infrastructure

	<b>Funding</b>	CDBG: \$235,300 (anticipated \$200,462 from PY2017 grant; \$34,838 from prior PY grant savings including PY2015 project savings in Gatlinburg Sidewalk project, youth scholarship program and administration as well as PY2016 administration savings)
	<b>Description</b>	Reconstruction of Green Meadows Lane
	<b>Target Date</b>	Construction Start – Spring 2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	995 Low to moderate income citizens (LMI) are anticipated to benefit from this improvement. 1,280 residents live within the identified project block group (Tract 18.60, Block Group 1) with an estimated 77.73 percent LMI.
	<b>Location Description</b>	Green Meadows Lane (Mill Creek Road to Yellow Sage)
	<b>Planned Activities</b>	Reconstruction of approximately 7' of roadway known as Mill Creek Road with 19 feet of pavement.
<b>3</b>	<b>Project Name</b>	CDBG Administration and AFH Report
	<b>Target Area</b>	Pflugerville CDBG
	<b>Goals Supported</b>	Administration of grant
	<b>Needs Addressed</b>	n/a
	<b>Funding</b>	CDBG: \$40,000 maximum
	<b>Description</b>	Oversight administration provided by contract with Grantworks. Additionally, Pflugerville is partnering with the City of Austin, City of Round Rock, Travis County, Williamson County and various public housing authorities in the metropolitan area to complete a regional analysis of Fair Housing to meet the requirements outlined by HUD. The CDBG Administrative allowance within the grant will be used to cover the cost of the study (maximum \$25,000).

	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	n/a
	<b>Planned Activities</b>	Oversight administration provided through contract with Grantworks and completion of AFH study
<b>A1</b>	<b>Project Name</b>	Alternate Project 1 – Frost Circle Roadway Improvements
	<b>Target Area</b>	Pflugerville CDBG
	<b>Goals Supported</b>	Infrastructure
	<b>Needs Addressed</b>	Infrastructure
	<b>Funding</b>	\$107,880
	<b>Description</b>	Reconstruction of Frost Circle
	<b>Target Date</b>	Construction Start – Spring 2018 (if funding is available)
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	995 Low to moderate income citizens (LMI) are anticipated to benefit from this improvement. 1,280 residents live within the identified project block group (Tract 18.60, Block Group 1) with an estimated 77.73 percent LMI.
	<b>Location Description</b>	Frost Circle (Located off of Parkway Drive just north of Pecan Street)
<b>Planned Activities</b>	Reconstruction of approximately 225 feet of roadway terminating in a cul-de-sac with a 24 feet of pavement.	

## **AP-50 Geographic Distribution – 91.220(f)**

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

*Projects were solely selected based on a specific geographic area of the city however, some of the parks and infrastructure projects are located within areas that meet the low and moderate income areas where more than 41.4 percent of the households are living at or below 80 percent of the median income otherwise the project serves presumed low income citizens while other projects serve a city wide program for low to moderate income youth or seniors.*

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Pflugerville	<b>100</b>

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

*In order to meet the 41.44 percent criteria research found that the projects are generally limited to three block groups that can consistently meet the threshold for projects. The projects selected for consideration focused on infrastructure needs for low to moderate income areas and greater benefit to the community overall by incorporating youth programs.*

### **Discussion**

The Yellow Sage projects are located within Census Tract 18.60 Block Group 1, which have been identified by HUD as qualifying for CDBG investments. Within the block group HUD has identified a total of 1,280 individuals with 995 being considered low to moderate income or 77.73% LMI. The projects consist of six street improvements phased over six year period and will include in order of priority Mill Creek Dr, Green Meadows Dr, Bellemeade Blvd, El Malino Dr, portions of Yellow Sage and Frost Cr. The first five streets are located Hillside Spring area, which was were constructed over an eleven year period starting in 1970 within Travis County and later annexed by the City in 2009. The last street, Frost Cr, is within the Watson Park subdivision which was platted in 1959 within Travis County and annexed by the City in 2009 as well. However, Frost Cr was never completely constructed even though several residential houses were built. Mill Creek Drive was included within the 2016 Amended Action Plan as the first of the roadways anticipated to be improved.

## Affordable Housing

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

#### Introduction

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

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

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

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

#### Discussion

*Recognizing that a diversity of housing types and affordability is important to the community as a whole, as such staff continues to review housing types available in the community to ensure workforce housing is accommodated within the community and participate in planning efforts that aid in the development of affordable projects within Pflugerville. Additionally, the City utilizes services provided by Travis County for housing aid as well as public housing. In February 2017, City Council passed two resolutions of support for housing developments seeking funding from the Texas Department of Housing and Community Affairs furthering the opportunities for affordable housing options within the community.*

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

### **Introduction**

*For the five year period covered by the Consolidated Plan, Pflugerville does not intend to target CDBG funds toward efforts to aid in housing needs.*

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

*Due to limited resources Pflugerville does not anticipate undertaking any housing projects within the time frame of the Consolidated Plan, however, in February of 2017 the City Council passed two resolutions in support of tax credit housing that would aid in the construction of projects serving residents with 60% of the area median income (AMI). One project is proposed for new construction consisting of 100 multi-family dwelling units for seniors and the other is a rehabilitation project to improve 20 existing multi-family dwelling units. It is anticipated that Pflugerville will continue to see these requests annually and provide support for those projects that meet the needs of the community.*

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

*Due to limited resources Pflugerville does not anticipate undertaking any housing projects within the time frame of the Consolidated Plan.*

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

*Not applicable*

### **Discussion**

*Recognizing that a diversity of housing types and affordability is important not only to the individual citizen but the community as a whole, staff continues to review housing types available in the community to ensure workforce housing is accommodated within the community and participate in planning efforts that aid in the development of affordable projects within Pflugerville. Additionally, the City utilizes services provided by Travis County for housing aid as well as public housing. The City will continue to work with Travis County as well as entities that proposal local developments offering housing vouchers or other types of financial aid for housing. Additionally, the City has recently shown support of tax credit projects that included construction of a new multifamily project and the rehabilitation of an existing project serving residents at 60% of the area median income or below.*

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

### **Introduction**

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

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

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

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

*As provided within the recent Census release the known homeless within the community is 0; providing for challenges in identifying homeless needs within the community. We will work to identify homeless within our community by taking additional steps through our scholarship program by identifying those who are homeless or those that might be close to becoming homeless and then assist with identifying available resources available to them through Travis County. We will also use our best efforts to provide a source of information for these services available online as well as within our public facilities (i.e. Recreation Center and Library).*

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

*Due to limited resources Pflugerville does not anticipate undertaking any projects regarding homelessness within the time frame of the Consolidated Plan. However, as stated previously, we will work to identify homeless within our community by taking additional steps through our scholarship program by identifying those who are homeless or those that might be close to becoming homeless and*



*then assist with identifying available resources available to them through Travis County. We will also use our best efforts to provide a source of information for these services available online as well as within our public facilities (i.e. Recreation Center and Library).*

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

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

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

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

## **Discussion**

*Due to limited resources Pflugerville does not anticipate undertaking any projects regarding homelessness within the time frame of the Consolidated Plan. The City will continue to work with Travis County on housing needs, with ECHO on the homeless population, and will continue participation in the Community Advancement Network (CAN). We will also work to identify homeless within our community by taking additional steps through our scholarship program by identifying those who are homeless or*

*those that might be close to becoming homeless and then assist with identifying available resources available to them through Travis County. We will also use our best efforts to provide a source of information for these services available online as well as within our public facilities (i.e. Recreation Center and Library).*

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	
Tenant-based rental assistance	
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated	
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	
<b>Total</b>	n/a

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

### **Introduction:**

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

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

### **Discussion:**

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

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

### **Introduction:**

*Pflugerville's Program Year 2017 (PY17) Action Plan lists the projects and activities the City intend to undertake beginning October 1, 2017 to meet the goals and objectives outlined in the 2014-2019 Consolidated Plan. The Action Plan details how the City will use the CDBG funds and describes how the City will address housing and non-housing community development needs.*

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

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

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

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

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

*The City utilizes community services provided by Travis County for the remediation of lead based paint in Pflugerville's housing supply. Approximately 226 homes within the City of Pflugerville were constructed during the time when lead based paint was accepted for use. The City will continue to utilize Travis County Health and Human Services and Veterans Services, which receives funds through State grants and the Travis County General Fund to provide limited lead based paint remediation on houses built before 1978 where small holes in the wall or similar acts could cause additional lead exposure.*

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

*Approximately 10.4% of Pflugerville residents live in poverty (ACS 2014 5 year estimate). Female headed households with children are particularly affected by poverty. The City's anti-poverty strategy is based on attracting a range of businesses and providing workforce development and a mix of uses throughout*

*the community that are supportive of each other reducing or eliminating the need to find housing, employment or services outside of the community. The economic development division of the City, the Pflugerville Community Development Corporations, works daily to attract businesses with*

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

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

#### *City of Pflugerville, Planning Department*

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

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

#### *City of Pflugerville, Finance Department*

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

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

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

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

### **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.

# 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.

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.	80.00%

### Discussion

The benefit provided by CDBG for Program Year is estimated at 80% with the balance of 20% being allocated towards administrative costs. Any costs not utilized related to administration will be utilized towards projects and programs.