

## **Executive Summary**

### **ES-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, which is home to more than 68,000 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. In 2018 Pflugerville was ranked the third fastest growing city by the United States Census Bureau growing 245% within the past 18 years, with a 2000 population of 19,484 growing to a population of 50,029 during the 2010 census and currently at a population of over 68,000 (January 2019).

The Community Development Block Grant (CDBG) program aims to serve the needs low to moderate income population and targeted groups such as children and seniors within the community. Within Pflugerville, there are approximately 1,500 households that are considered within the low to moderate income ranges, which constitutes approximately 6.8% of the community overall. While the percentage of low to moderate income households fluctuates depending on the block group, the community overall has a 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 requirements 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 has remained 43.8% since 2018.

In 2014 the initial Consolidated Plan outlined a variety of priorities from infrastructure to parks and youth community services. The Consolidated Plan was limited in the creation of senior needs outside of transportation/infrastructure. With a growing senior population, persons ages 62 and over in Pflugerville, the City has begun looking more closely at the needs of this group and the programs that the City can provide. In 2015 the City Council appointed a Senior Advisory Task Force to look at the needs of the seniors within the Community and to specifically outline potential programs, projects and facilities that would address the needs of the current population as well as our future citizens. Since then the City of Pflugerville has focused its CDBG funds to primarily target pedestrian connectivity, roadway infrastructure and youth scholarships.

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

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. Priority designations are referenced throughout the Consolidated Plan and Annual Action Plan.

The Pflugerville Draft 2019-2024 Consolidated Plan designates the following activities as “high” priorities:

- Infrastructure – Examples include: street reconstruction, pedestrian connections, and accessibility
- Community Service – Examples include: recreation opportunities, youth scholarships

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

The city has completed its first 5-year Consolidated Plan as an entitled community. During this time the city was able to complete several projects that improved accessibility and recreational opportunities within the community across several block groups. During this time the city had to re-evaluate several infrastructure projects in response to a change in qualifying block groups, however, the city was still able to complete a range of projects that benefited identified groups. These projects included multiple sidewalk connections, playground improvements at a local park, reconstruction of roadways, youth scholarships and an analysis of impediments within the community.

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

In consultation with the Citizen Participation Plan, the City published notice in the Pflugerville Pflag newspaper, in English and Spanish, and on the City's website to solicit input on the amendments made to the Consolidated Plan. Opportunities for public input on the Amended Consolidated Plan are available during the 30 day public review period from June 3, 2019 to July 8, 2019 at the City of Pflugerville Public Library, and the Travis County Community Center. Public hearings by the City of Pflugerville City Council were held on Tuesday, June 25, 2019 and Tuesday, July 9, 2019.

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 in 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: [www.pflugervilletx.gov/communitydevelopment](http://www.pflugervilletx.gov/communitydevelopment)

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

In the previous Consolidated Plan public comments included requests to funding senior programs and facilities, specifically a new bus for senior programs and more space for the Senior Center within the Recreation Center or a new facility.....

The City held two public hearings on June 25, 2019 and July 9, 2019. No public comments were received during this time. A Councilmember requested the city look at job training and job placement services. There was overall support for the priorities put forth by the City.

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

The City feels the best use of funds is to focus on public infrastructure and community needs through providing scholarships for children to participate in Park and Recreation programs. PY 2019 Action Plan includes funding for scholarships and to continue the roadway improvements that were funded by previous Action Plans.

#### **7. Summary**

As the City continues to grow so do the needs of the population. The Consolidated Plan identifies those needs identified specifically for the very low, low and low to moderate income population of Pflugerville. As a suburb of the state capital many resources for Pflugerville are provided for within Austin and the larger Travis County. The data and analysis reflects that information when local information was unavailable.



## 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 Department

**Table 1 – Responsible Agencies**

### Narrative

The City of Pflugerville is the Lead Agency for the CDBG Program. The Planning Department will manage the CDBG program and oversee the development of the Consolidated Plan, the Annual Action Plan and all projects associated with CDBG, any related amendments and for reporting the reporting into IDIS. 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. Where needed memorandum of agreements between departments has been created.

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of Pflugerville is consulting 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 Consolidated Plan will serve as a guide for programs and projects to be funded during the five-year life of the Consolidated Plan 2019-2024.

**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(l)).**

Over the course of the public input period staff will be gathering information and will represent the activities completed with the final publication of the Consolidated Plan.

**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**

Staff meets 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.

**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**

Not Applicable

**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**

**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>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Employment Health Agency Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need 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>	Staff meets with TCHS/VA to obtain data and understanding of the services provided by the County and the needs of the populations they serve (low to moderate income citizens, primarily female). Through these conversations, transportation is a key component for citizens to gain access to the services they need, from health care to employment.
2	<b>Agency/Group/Organization</b>	City of Pflugerville
	<b>Agency/Group/Organization Type</b>	Services – Victims Service - Parks Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Victims of Family Violence Parks

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Gathered information related to reporting of family violence data within the City to gain a better understanding of the services provided and the needs of the 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>	Activities
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Obtained data related to numbers of youth served by the ISD as it relates to the free to reduced lunch program.
4	<b>Agency/Group/Organization</b>	Community Action Network
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	socioeconomic indicators
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
5	<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>	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>	Staff met to obtain a better understanding of the services provided by ECHO to the region and obtained data for the area regarding the homeless population and Continuum of Care.
6	<b>Agency/Group/Organization</b>	Pflugerville Community Development Corporation
	<b>Agency/Group/Organization Type</b>	Services-Employment Other government - Local Community Development Financial Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and 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 utilized their knowledge and resources of economic development patterns and trends to gain information related to jobs, economic development and other related information.
7	<b>Agency/Group/Organization</b>	Central Texas Food Bank
	<b>Agency/Group/Organization Type</b>	Service
	<b>What section of the Plan was addressed by Consultation?</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Pending
8	<b>Agency/Group/Organization</b>	Business Leaders
	<b>Agency/Group/Organization Type</b>	Service
	<b>What section of the Plan was addressed by Consultation?</b>	Services-Employment Services-Community Development

	<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 reached out to business leaders in the community to access the needs and gain a better understanding of the community. Also invited to participate in the stakeholder survey.
9	<b>Agency/Group/Organization</b>	Civic Leaders
	<b>Agency/Group/Organization Type</b>	Service
	<b>What section of the Plan was addressed by Consultation?</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities
	<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 reached out to gain a better understanding the needs of the communities to better prioritize the projects the City engages in. Also invited to participate in stakeholder survey.

**Table 3 – Agencies, groups, organizations who participated**

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

In preparation of the Consolidated Plan the City is consulting with various public and private agencies as well as civic and business leaders 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). Pending response for consultation which will be incorporated prior to final draft of the Consolidated Plan include feedback from various church groups, business leaders, transportation providers, and civic leaders.

**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	TBD

**Table 4 – 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(l))**

Staff utilized information provided by the City of Round Rock and Travis County Consolidated Plans to create the City of Pflugerville's Consolidated Plan. Additionally staff is reaching out to all adjacent municipalities include Austin, Manor and Hutto to seek input on the Consolidated Plan.

## **PR-15 Citizen Participation**

### **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, in both English and Spanish, on the City's website as well as the City's listservs to solicit input from residents and social service providers on the needs in Pflugerville.

Opportunities for public input on the Amended Consolidated Plan are available during the 30-day public review period from June 3, 2019 to July 9, 2019 as well as during the two public hearings that were held on June 25, 2019 and July 9, 2019 by the City of Pflugerville City Council. No public comments were received during the public hearings.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community  LMI citizens	Council discussed the plans however there was no public comment received.	N/A	N/A	
2	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community  LMI citizens	Council discussed the plans however there was no public comment received.	N/A	N/A	
3	Internet Outreach	Non-targeted/broad community  LMI citizens	Council discussed the plans however there was no public comment received.	N/A	N/A	<a href="http://www.pflugervilletx.gov/cdbg">www.pflugervilletx.gov/cdbg</a>

**Table 5 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Priority needs for housing and non-housing community services were determined utilizing the data gathered from residents, public hearings, consultation with City staff, the CDBG Advisory Board and area service providers. Factors affecting the determination of the five year priorities included:

- 1) The types of target income households and populations with the greatest need for assistance;
- 2) Those activities that will best address their needs; and
- 3) The limited amount of funding available to meet those needs.

The City of Pflugerville utilized a variety of information to determine “high”, “medium” and “low” priorities. It is the intent of the program to fund “high” priorities, however unforeseen circumstances may contribute to the need to redefine and reclassify programs and projects during the time frame of the Consolidated Plan. Nonetheless the City will work to expend the allocated funds in a manner that addresses the “high” priorities.

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

### Summary of Housing Needs

The data suggests that Pflugerville's housing needs are:

1. Aimed at serving families with children with nearly 50% of the household's within the community having children under the age of 18.
2. Approximately 1/4 of Pflugerville residents rent their home and 1/2 of those residents spend more than 30% of their income on housing.
3. Travis County serves as the housing authority for the City, granting vouchers and other assistance to residents however, none of the facilities that accept subsidies are within the City.
4. There are approximately 226 dwellings remaining within the City that may still contain lead paint.
5. It is estimated housing needs include diversity of housing types and lot sizes, rehabilitation assistance for LBP removal and additional public housing opportunities.
6. Based on the Central Texas regional housing study, 14 percent of households in the region report having been displaced in the past five years. Within the region Pflugerville had the lowest rate. Displacement can occur with rent increases or other various factors however, residents in Pflugerville reported that their displacement was due to the landlord selling a rental unit.

Demographics	Base Year: 2000	Most Recent Year: 2017	% Change
Population	19,484	58,013	198%
Households	5,146	20,384	296%
Median Income	\$71,985	\$82,145	14%

**Table 6 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2013-2017 ACS 5-Year (Most Recent Year)

### Number of Households Table

(Housing Urban Development Area Median Family Income (HAMFI))

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	1,260	1,010	1,880	2,430	10,605
Small Family Households *	640	385	755	1,400	6,630
Large Family Households *	125	230	370	295	855
Household contains at least one person 62-74 years of age	150	195	370	225	1,485
Household contains at least one person age 75 or older	140	85	50	60	490
Households with one or more children 6 years old or younger *	405	320	695	640	1,855

**Table 7 - Total Households Table**

Data 2009-2013 CHAS  
Source:



## Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)	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
NUMBER OF HOUSEHOLDS										
Substandard Housing – Lacking complete plumbing or kitchen facilities	0	10	0	0	10	0	0	0	4	4
Severely Overcrowded – With >1.51 people per room (and complete kitchen and plumbing)	0	10	0	0	10	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	4	0	4	40	20	140	45	245
Housing cost burden greater than 50% of income (and none of the above problems)	700	450	55	55	1,260	290	200	205	85	780
Housing cost burden greater than 30% of income (and none of the above problems)	15	75	520	340	950	10	140	455	530	1,135
Zero/negative Income (and none of the above problems)	70	0	0	0	70	0	0	0	0	0

**Table 8 – Housing Problems Table**

Data 2011-2015 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: 1) Lacks kitchen, 2) complete plumbing, 3) severe overcrowding, or 4) severe cost burden)

	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
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	700	475	55	55	1,285	330	220	345	135	1,030
Having none of four housing problems	90	85	675	815	1,665	75	230	805	1,420	2,530
Household has negative income, but none of the other housing problems	70	0	0	0	70	0	0	0	0	0

**Table 9 – Housing Problems 2**

Data 2011-2015 CHAS  
Source:

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
NUMBER OF HOUSEHOLDS								
Small Related	460	240	190	890	120	130	265	515
Large Related	50	95	155	300	50	135	95	280
Elderly	190	130	84	404	60	70	129	259
Other	15	85	140	240	85	25	200	310
Total need by income	715	550	569	1,834	315	360	689	1,364

**Table 10 – Cost Burden > 30%**

Data 2011-2015 CHAS  
Source:

#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	460	170	0	630	110	95	75	280
Large Related	50	85	0	135	50	60	10	120
Elderly	190	130	25	345	60	50	49	159
Other	0	75	25	100	85	15	60	160
Total need by income	700	460	50	1,210	305	220	194	719

**Table 11 – Cost Burden > 50%**

Data 2011-2015 CHAS  
Source:

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

	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
NUMBER OF HOUSEHOLDS										
Single family households	0	10	0	0	10	25	20	140	45	230
Multiple, unrelated family households	0	0	4	0	4	15	0	0	0	15
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	0	10	4	0	14	40	20	140	45	245

**Table 12 – Crowding Information – 1/2**

Data 2009-2013 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	TBD							

**Table 13 – Crowding Information – 2/2**

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

TBD

**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.**

#### **Persons with Disabilities**

Per the Census, 5,390 persons or 9.3% of Pflugerville's population have a disability. For the purpose of this plan a person with a disability is defined as "Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment."

#### **Domestic Violence**

Pflugerville's Victim Services Division aids victims by providing direction to needed services for counseling, housing and other types of aid. Services for Pflugerville residents are accommodated by providers primarily located in the Central Texas area including, Austin and Round Rock.

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

Housing cost burden is the most common housing problem among both renters and owners in Pflugerville (2011-2015 CHAS housing data). Renters with low income (less than 30% HAMFI) households are more likely to be cost burdened.

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

Small related families appear to be impacted more by cost burden than any other types of households.

**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**

Numerous issues create housing barriers for the homeless population in the Travis County area, from lost jobs to mental illness and domestic violence. The National Alliance to End Homelessness states that "families experiencing homelessness are similar to other, housed families living in poverty. Many poor families – homeless or not – share similar characteristics: they are usually headed by a single woman with limited education, are usually young, and have high rates of domestic violence and mental illness. Some families living in poverty, however, fall into homelessness, usually due to some unforeseen

financial challenge, such as a death in the family, a lost job, or an unexpected bill, creating a situation where the family cannot maintain housing.” Services and facilities for the homeless are available in Austin and San Antonio. While specific data was not available for Pflugerville, data for Austin Area and Travis County was available.

- Within Travis County as provided by ECHO, 7,029 People experiencing homelessness between January to November 2017 (5,632 unsheltered; 1,397 sheltered). Of those experiencing homelessness 29% are chronically homeless, 14% are families with Children, 3% are veterans and another 3% are unaccompanied youths

**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:**

While no specific data for Pflugerville is currently available ECHO identified 4,699 individuals at risk of experiencing homelessness or receiving housing stabilization services in 2017.

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

Housing cost burden is the most common housing problem among both renters and owners in Pflugerville according to the 2011-2015 CHAS housing data as a general concern for the low to moderate income population. Because specific data regarding homelessness was not available for Pflugerville it is assumed that cost burden would also be a contributing factor and add to the increased risk of homelessness.

## 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

HUD defines disproportionately greater need as existing when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten (10) percent higher than the percentage of persons in the category as a whole. Within the 0-30% income range there was no disproportionate need among White, Black/African American or Hispanic groups. Within the 30-50% income range White, Black/African American and Hispanic groups were more likely to have one or more of the four housing problems. Within the 50-80% White and Hispanic groups were more likely to have one or more of the four housing problems. 80%-100% income range, White, Black/African American and Hispanic groups are more likely to have one or more of the four housing problems.

### 0%-30% of Area Median Income (AMI)

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	1,480	145	95
White	495	45	20
Black / African American	505	15	60
Asian	95	0	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	375	85	15

**Table 14 - Disproportionally Greater Need 0 - 30% AMI**

Data 2009-2013 CHAS  
Source:

\*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

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	935	240	0
White	325	90	0
Black / African American	220	35	0
Asian	4	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	390	115	

**Table 15 - Disproportionally Greater Need 30 - 50% AMI**

Data 2009-2013 CHAS  
Source:

\*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

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	1,730	850	0
White	825	515	0
Black / African American	160	135	0
Asian	70	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	665	190	0

**Table 16 - Disproportionally Greater Need 50 - 80% AMI**

Data 2009-2013 CHAS  
Source:

\*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

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	785	1,600	0
White	270	645	0
Black / African American	110	405	0
Asian	0	80	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	405	435	0

**Table 17 - Disproportionally Greater Need 80 - 100% AMI**

Data 2009-2013 CHAS  
Source:

\*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%



## 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

HUD defines disproportionately greater need as existing when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten (10) percent higher than the percentage of persons in the category as a whole. Within the all income brackets Asians are persons that are less likely to have one or more of the four housing problems. All other groups across the four brackets, however, experience greater disproportionality in one or more of the identified housing problem.

### 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	1,400	225	95
White	485	55	20
Black / African American	460	55	60
Asian	95	0	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	360	100	15

**Table 18 – Severe Housing Problems 0 - 30% AMI**

Data 2009-2013 CHAS  
Source:

\*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	615	560	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
White	225	190	0
Black / African American	149	105	0
Asian	4	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	235	265	0

**Table 19 – Severe Housing Problems 30 - 50% AMI**

Data 2009-2013 CHAS  
Source:

\*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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	640	1,935	0
White	180	1,160	0
Black / African American	65	225	0
Asian	20	45	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	360	495	0

**Table 20 – Severe Housing Problems 50 - 80% AMI**

Data 2009-2013 CHAS  
Source:

\*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	105	2,280	0
White	25	890	0
Black / African American	0	520	0
Asian	0	80	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	80	760	0

**Table 21 – Severe Housing Problems 80 - 100% AMI**

Data 2009-2013 CHAS  
Source:

\*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

In comparison to prior Consolidated Plans the Asian population has seen improvements, however, as a whole other race/ethnic groups have not seen the same level reduction in disproportionality. Unfortunately the data does not provide insight as to why other groups have not improved in comparison to others.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 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:

HUD defines disproportionately greater need as existing when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten (10) percent higher than the percentage of persons in the category as a whole. Across all income range American Indian and Alaskan Native along with Asians are less likely to have a cost burden. White, Black/African American and Hispanic groups, however, are disproportionately impacted by housing cost burdens across all income ranges.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	13,280	2,690	2,540	95
White	7,225	1,375	855	20
Black / African American	2,275	475	620	60
Asian	1,105	45	85	0
American Indian, Alaska Native	45	15	0	0
Pacific Islander	0	0	0	0
Hispanic	2,455	790	965	15

**Table 22 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2009-2013 CHAS

### Discussion:

The data provided by the 2009-2013 CHAS reflects a snapshot of data from approximately 6 years ago but provided by HUD. More recently, Pflugerville partnered with surrounding cities and counties to complete a regional study on impediments to fair housing. Below is the result for cost burden based on that study:

## **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?**

HUD defines disproportionately greater need as existing when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten (10) percent higher than the percentage of persons in the category as a whole. Most racial or ethnic groups experience some type of housing need consistently across all categories.

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

Information obtained only reviewed the four (4) housing problems identified by HUD: lack of kitchen facilities, lack of plumbing, overcrowding and cost burden.

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

With the exception of Asians, all racial/ethnic categories identified are represented throughout neighborhoods within the community.

## NA-35 Public Housing – 91.205(b)

### Introduction

Housing Authority of Travis County serves as the housing authority providing rent and mortgage assistance for qualifying Pflugerville residents. Housing assistance is available through tax credit programs, Housing Authority of Travis County, USDA Rural Development, Travis County Housing Finance Corporation (TCHFC) Multi Family Housing Bond Program, and Low Income Housing Tax Credit Program.

### Totals in Use

	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 in use	0	0	104	563	17	543	0	0	1

**Table 23 - 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 24 – Characteristics of Public Housing Residents by Program Type**

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



## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				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 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				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 26 – 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 of Travis County provides compliance with 504 as required and reviewed by HUD independently. While the housing units within Pflugerville are relatively new, as the population ages as will the dwelling units there will be an increased need for compliance.

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

Of the families listed the highest number is for families requesting accessible units. The most immediate needs of residents of public housing and housing choice vouchers would be the availability of units accepting vouchers and the proximity of those units to public transportation that provide for access to work, school and other essential areas.

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

Lack of sufficient affordable housing is a concern for residents on the waiting list as well as the population at large.

**Discussion**

The City does not own or operate any public or assisted housing. Travis County serves as the housing authority providing rent and mortgage assistance for qualifying Pflugerville residents and manages a variety of programs that offer assistance to Pflugerville residents.

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

### **Introduction:**

Throughout the City of Pflugerville, the number of homeless persons is minimal but existent. Data from the rising housing costs, disproportionate housing to income ratios and social factors contributed to homelessness. The data provided reflects data for Travis County and not solely the City of Pflugerville.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

### **Homeless Needs Assessment**

As of 2017 point in time counts conducted within Travis County identified 7,029 individuals experiencing homelessness. Of the individuals identified 1,397 were able to be housed. While no numbers were found for days the average person experienced homelessness ECHO found 40% of those who were homeless were chronically so. Within the total homeless population several subcategories were also identified where 2% were veterans; 5% were unaccompanied youths and 11% were comprised of families with children.

#### **Alternate Data Source Name:**

Coalition (ECHO) Travis County Point in Time Count

**Data Source Comments:** Year 2017

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

Families with children are more likely to seek housing services including emergency shelter and public housing authority assistance.

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

Through point in time counts ECHO has found homelessness to disproportionately affect the Black community more than any other race/ethnic group comprising 42% of the homeless population. Other race/ethnic groups identified were Non-Hispanic Whites which comprised 30% of the homeless population followed by Hispanic or Latino at 25% with the remaining 3% identified as other.

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

Within the past seven years ECHO has recorded an approximately 2,000 people on a given day that are homeless. While the majority are sheltered each day a significant amount remain unsheltered.

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

### **Introduction:**

A variety of characteristics, such as type, size and composition of a household, can affect the housing and services needed. The majority of households within Pflugerville are families. In 2012 Pflugerville consisted of 19,026 of households with an average household size of 2.96 persons. Additionally, 75.4% (14,345) of the households are families. Based on this data, the information suggests a need for housing and services aimed towards serving Pflugerville's families and children.

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

Special needs populations within the city include the elderly and frail elderly, persons with disabilities, large households, female headed households, persons with substance abuse issues, homeless, victims of domestic violence and persons with HIV/AIDS. Citizens with these special circumstances are more likely to have low or moderate incomes and therefore may have more difficulty finding housing which require specialized services or assistance.

**Elderly & Frail Elderly** 4,988 (8.6%) of population are 65 years of age and older

**Persons with Disabilities** 5,390 persons, 9.3% of the total population, have a disability. For the purpose of this plan a person with a disability is defined as "Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment."

**Large Households** 12.2% (1,699) of all families have 5-6 people per family; 1.1% (154) of all families have 7 or more people per family.

**Female Headed Households** 17.8% (2,807) of single parent households are headed by women

**Alcohol/Other Drug Abuse** Limited information was available regarding alcohol and other drug abuse for Pflugerville. Information received from the National Institute on Drug Abuse reports the following for Travis County:

- Alcohol/drug offender needs are the highest in Travis County at both Probation Intake and Revocation
- Travis County has the highest percentage of offenders in Texas with previous offenses committing subsequent offenses involving drugs (54.4%) or alcohol (33.8%)
- Marijuana, cocaine and non-medical pain relievers have the highest rates of use in the region as well as the state

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

The housing and supportive service needs of these populations are filled at the County level. Travis County has identified supportive housing needs in unincorporated areas, for which no permanent facilities exist. Travis County has also identified populations living in poverty within unincorporated of the county impacted by transportation restrictions to have reduced access to healthy food on a regular basis or impacted by higher prices. A lack of healthcare access was also identified within Travis County.

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

**Persons with HIV/AIDS** (<https://aidsvu.org/state/texas/austin/>)

Information concerning the impact of HIV/AIDS in the Pflugerville community is very limited and therefore the information provided is based on statistics for the whole of Travis County.

- 315 new AIDS cases reported in 2016
- 5,833 people are living with HIV/AIDS within Travis County as of 2016. Of those: 85.4% are male; 14.6% are female; 41.23% white; 21.4% black; 32.6% Hispanic

## **Discussion:**

Pflugerville assigned priorities for their non-homeless special needs population based on input gathered during the public participation process. The primary need that was reiterated by the community was the need for transportation opportunities to aid in moving throughout the community in order to get to doctor's appointments, grocery stores, work, school, parks and recreation activities and other essential services.

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

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

Considered in the Pflugerville 2030 Comprehensive Plan, community needs assessment is feedback received by residents, City Council, the Community Development Advisory Committee, Senior Advisory Task Force, staff, and service providers.

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

Essential infrastructure needs that were considered necessary in for Pflugerville include:

- Street reconstruction
- Fill gaps in sidewalk and trails in target areas
- Install ramps at intersections where ramps do not exist or need repair or upgrade
- Repair/replace broken sidewalks
- Install streetlights in target areas that do not meet current standards
- Provide improved pedestrian connections to employment, service and entertainment areas of the community
- Provide transportation options

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

Needs were determined by feedback received by residents, City Council, staff, and service providers through the course of the Consolidated Plan, information provided by master plans conducted for City infrastructure and the City's 2030 Comprehensive Plan.

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

Public health and human services for Pflugerville residents are provided by Travis County Health and Human Services & Veterans Services Department (TCHHS/VS) and various other non-profit organizations.

Recreational opportunities for all residents are provided by the City of Pflugerville's Parks and Recreation Department.

Preliminary recommended community services included:

- Provide funding for recreational programs for children in low to moderate income families and seniors
- Encourage education, arts, entertainment, job skills, food production, and employment
- Foodbank

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

Needs were determined by feedback received by residents, consultations, City Council, staff, service providers through the course of the Consolidated Plan, information provided by master plans conducted for City infrastructure and the City's 2030 Comprehensive Plan.



# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The City of Pflugerville identified unmet needs for housing needs including shortage of affordable home ownership dwellings, need for additional public housing opportunities and rehabilitation of homes that may still contain lead based paint.

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

### Introduction

The majority of homes within Pflugerville are detached single family structures (84%) with the second most being properties with 5-19 dwelling units (6%). With the population trend continuing upward, homes sell quickly and residential developers struggle to keep up with demand. Additionally, as the population ages, the types of housing desired by the community changes to a need to provide more diversity in the property types. These factors also, contribute rising costs for all housing types regardless of ownership or rental.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	17,095	83.9
1-unit, attached structure	352	1.7
2-4 units	881	4.3
5-19 units	972	4.5
20 or more units	683	3.4
Mobile Home, boat, RV, van, etc	446	2.2
Total	20,384	100

**Table 27 – Residential Properties by Unit Number**

Data Source: 2013-2017 ACS

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

Based on the types of housing and unit sizes the majority of homes within Pflugerville tend to serve families placing them in detached structures. While some of those detached residences accept funding vouchers from the a housing authority the trend on the types of units the Housing Authority supports with public assistance tend to be multifamily, with a majority of the units be targeted toward the elderly population in Pflugerville.

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

No inventory within Pflugerville is expected to be lost.

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

The availability of affordable housing in Pflugerville is impacted by local factors such as the availability of land for new construction, the income of residents, the supply of housing, as well as housing costs. As the housing stock and housing market analysis indicate much of the housing stock is single family detached. The housing constraints that affect affordable housing are primarily economic. Rising costs within the construction industry, the cost and availability of financing, and the popularity of the central Texas area have contributed to higher housing costs, creating greater concern to find affordable, available units.

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

With detached units, generally larger, being the most common housing type, both for renters and owner, there appears to be a need for more variety of housing types to fit the needs of a growing community in an affordable way.

**Discussion**

Based on the issues facing homeowners, including accessibility to affordable properties, the lack of housing variety continues to be of concern. In 2015 the City's Unified Development Code (the code which dictates the requirements for development), was updated and currently provides for a greater variety of housing types for both single family and multi-family.

Rental housing for general occupancy is a significant need in many communities. Where rental housing is available, many of the units have rents that are less affordable for low and moderate income residents. Current housing stock of single family dwelling units is sufficient for the current need, however, affordable homeownership opportunities for families is becoming more limited due to the rising cost of homes.

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

### Introduction

Affordable homeownership opportunities for families becomes limited due to rising costs of homes as well as rent. Community surveys indicate that people move to Pflugerville for the affordability of housing in the City which attracts all levels of income. Rising costs and rents are the biggest concern to maintaining an affordable and viable community. Assistance for rehabilitation is also a factor in the cost of housing, with the need to provide assistance to senior citizens who may no longer be able to handle maintenance on their homes.

### Cost of Housing

Table 28 – Cost of Housing

Rent Paid	Number	%
Less than \$500	36	0.8
\$500-999	677	16.0
\$1,000-1,499	1,795	42.3
\$1,500-1,999	1,381	32.6
\$2,000 or more	350	8.3

Table 29 - Rent Paid

Data Source: 2013-2017 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	100	No Data
50% HAMFI	320	430
80% HAMFI	1,965	1,915
100% HAMFI	No Data	3,650
<b>Total</b>	<b>2,385</b>	<b>5,995</b>

Table 30 – Housing Affordability

Data Source: 2009-2013 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$860	\$1,023	\$1,251	\$1,679	\$2,018
High HOME Rent	\$860	\$1,023	\$1,251	\$1,481	\$1,633
Low HOME Rent	\$752	\$806	\$967	\$1,118	\$1,247

**Table 31 – Monthly Rent**

**Data Source:** HUD FMR and HOME Rents

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

The data collected by the City of Pflugerville indicates that there are approximately 22,697 residential units in Pflugerville (2018) with a projected need of approximately 917 dwelling units each year to keep up with the growth rate. It is estimated by the 2013-2017 ACS that roughly 47.1% are three (3) bedroom. With 8.8% of the units with two bedrooms. Additionally, the housing stock has a higher propensity for ownership over rental. These factors indicate that overtime the number of units available for all income levels, and family types, may not be viable if the demand for housing units is met annually by the rising population, the costs of the homes that are available will increase creating an insufficient number of affordable units for low to moderate income residents.

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

With a decreasing unemployment rate, a strong central Texas economy, the rising housing costs do not appear to have the impact on residents as they would if the other factors were different.

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

Home rents is not a finance program utilized by the public housing units in Pflugerville. With regards to the Fair Market Rent, Pflugerville residents have stated that they moved to Pflugerville for its affordability as compared to other areas within the Central Texas region however, the City is aware that today's FMR has the potential to greatly impacts low to moderate income citizens with an increasing cost burden. The City is committed to reducing barriers to affordable housing where possible and will work towards supporting these reductions in various ways from project support to fee waivers or reductions which also meet development objectives.

## Discussion

The existing supply of homes will continue to decline as builders work to catch up to the demand in the regions for housing which aids in the rising housing costs. That being the case Pflugerville, tends to be more affordable than surrounding jurisdictions and will continue to be consciences about the affordability of housing within the community.

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

### Introduction

The age and condition of a City's housing stock are important variables in assessing the overall characteristics of a local housing market. This section reviews the relative information pertaining to the City's housing stock. The City utilized CHAS and ACS data to determine properties which were vacant for sale as well as vacant for rent and quantified standard and substandard units.

### Definitions

HUD has identified four housing problems, which include 1) overcrowding, 2) lacks complete kitchen, 3) lacks complete plumbing, or 4) cost burden. Overcrowding means that there is more than one person per room living in a dwelling unit. The lack of a complete kitchen or lack of plumbing is simply that.

When households spend too much of their income on housing, they are considered to be cost burdened or severely cost burdened. HUD has determined that households should spend no more than 30% of their income on housing. Using definitions established by HUD, cost burden is calculated as gross housing costs, including utility costs, as a percentage of gross income. Households that pay more than 30% of their incomes on housing are considered cost burdened; households that pay more than 50% of their incomes are considered to be severely cost burdened. Cost burdened households will find it difficult to meet all household needs while severely cost burdened households may be in danger of homelessness.

THE U.S. Census estimates the total number of substandard units in a geographic area by calculating both owner and renter occupied units lacking complete plumbing facilities, lacking complete kitchen facilities and 1 or more persons per room. The U.S. Census defines complete plumbing facilities to include, hot and cold piped water, a flush toilet and a bathtub or shower. All three of these characteristics must be located in a housing unit.

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. HUD data on the numbers of persons residing in housing units provides some insight into the potential for homelessness.

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	7,204	47%	2,484	56%
1980-1999	7,549	50%	1,550	35%
Total	15,236		4,428	

Table 32 – Year Unit Built

Data Source: 2013-2017 ACS

### 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.	544	5%	164	5%
Housing units built before 1980 with children present	2,435	21%	1,240	35%

**Table 33 – Risk of Lead-Based Paint**

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 34 - Vacant Units**

### Need for Owner and Rental Rehabilitation

The majority of the jurisdictions housing is relatively new. Owner and rental rehab requests come primarily from the elderly population who have a more difficult time maintaining their home and have a need for repair or improvement to their home.

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

The use of lead based paint became outlawed for construction beginning in January 1978 due to the severe health risks that it can cause children. Public health organization are required to identify children at risk for lead poisoning and to monitor, with particular attention children age six (6) and under.

Based on the age of the housing, there are approximately 226 dwelling units with lead based paint of 16,824 in Pflugerville (2011 ACS). Documentation of remediation of lead based paint removal is limited. Of the dwellings with lead based paint there are estimated to be 70 dwelling units with lead based paint occupied by low to moderate income persons.

## **Discussion**

Based on the American Community Survey Data (ACS), there are 18,599 units in the City, counting both occupied and vacant units. Of these, 3.4% are vacant. According to the 2007-2011 ACS data on units with substandard housing conditions, 22% (2,501) of the occupied housing units in the City exhibited one of the housing conditions as defined by HUD to either lack complete plumbing facilities, kitchen facilities, were overcrowded or were cost burdened.



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

### Introduction

### 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	568	5	563	0	0	507
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 35 – Total Number of Units by Program Type**

**Data** PIC (PIH Information Center)

**Source:**

## Public Housing Condition

Public Housing Development	Average Inspection Score
n/a	n/a

Table 36 - Public Housing Condition

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

The majority of dwelling units were constructed since 2002 with the exception of Pflugerville Meadows which contains 20 units constructed in 1980. These units have recently been revitalized by private development.

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

As described previously, Housing Authority of Travis County provides public housing opportunities for the residents of Pflugerville and the greater Austin area. The total number of units within Pflugerville that receive assistance is 1,026 with the majority of those units being constructed within the last 12 years and therefore have a lower need for improvement or restoration.

### Discussion:

In addition to providing housing assistance the Housing Authority supports and aids in the movement for citizens to become more self-sufficient. The role of the Housing Authority addresses the needs of public housing residents and considers their education, employment health and social service needs. The Housing Authority provides homeownership opportunities for residents as the funding becomes available.

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

### Introduction

A variety of non-profit agencies serve as part of the Continuum of Care to provide homeless facilities and services. Pflugerville utilizes those resources found primarily in Austin and Travis County for services to the homeless population within the City.

### 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)	409	0	120	0	0
Households with Only Adults	230	0	6	0	0
Chronically Homeless Households	0	0		0	0
Veterans	36	0	32	0	0
Unaccompanied Youth	20	0	54	0	0

**Table 37 - 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**

Travis County Health and Human Services & Veterans Affairs serves the Pflugerville community in providing health and employment services, in addition to the housing services, and aid in providing resources available in the greater Austin community that are targeted to serve homeless persons.

**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.**

Homeless services are provided for the region within the Austin area by ECHO. These services and facilities include:

- 1) Prevention Services in the form of emergency rent & utility assistance
- 2) Short Term Services (up to 18 months) in the form of Emergency Shelter & Transitional Housing
- 3) Long Term Services (more than 18 months) in the form of Permanent Supportive Housing
- 4) Other Supportive Services include: legal assistance, health care, tenant /landlord mediation, substance abuse and mental health treatment, counseling, employment and child care
- 5) 707 emergency shelter beds in Austin/Travis County (2010)
- 6) 20 Beds dedicated to unaccompanied youths (Life Works)
- 7) 924 year round beds for households with children

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

### **Introduction**

Special needs populations within the city include the elderly and frail elderly, persons with disabilities, large households, female headed households, persons with substance abuse issues, homeless, victims of domestic violence and persons with HIV/AIDS. Citizens with these special circumstances are more likely to have low or moderate incomes and therefore may have more difficulty finding housing which require specialized services or assistance.

There is a broad network of public agencies and community organizations in the area that focus on both the housing and supportive service needs of special needs populations. The majority of these services are provided within the city of Austin and Travis County. These organizations cannot meet all of the needs of their target groups however, the multitude of agencies and community organizations and their diverse funding opportunities aid in supporting a substantial portion of the special needs populations.

**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**

Supportive housing programs are found within Austin and incorporated Travis County areas. These populations often lack stability in employment and therefore are unable to attend to their basic needs. According to ECHO there 832 persons identified as unsheltered in 2017 for the Austin/Travis County areas.

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

Travis County Health and Human Services & Veterans Services offer health services (from counseling, referral and evaluation) for residents of Travis County to aid persons returning from mental and physical health institutions and aid in locating appropriate supportive housing.

**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 within time frame of this Consolidated Plan. 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.

**For entitlement/consortia grantees: 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. (91.220(2))**

Due to limited resources Pflugerville does not anticipate undertaking in housing projects within time frame of this Consolidated Plan.

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

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

A combination of elements that could be perceived as potential barriers or constraints to affordable housing may include:

- Development Standards
- Availability of funding for affordable housing
- Availability of infrastructure

The City of Pflugerville has not offered any direct incentives for developers to build affordable housing.

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

### Introduction

In assessing the need for economic development, data from the Pflugerville Community Development Corporation was utilized. The need to improve the employment opportunities to the city has been a long term goal that provides not only jobs, less commuting, support for other services and commercial industry in the community as attract other employers. Economic development activities can be enhanced with the assistance of CDBG funds and from other resources and are rated as a medium priority.

### 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	186	15	1	0	-1
Arts, Entertainment, Accommodations	2,636	1,325	12	16	4
Construction	1,274	1,875	6	23	17
Education and Health Care Services	3,076	717	14	9	-5
Finance, Insurance, and Real Estate	1,596	209	7	3	-5
Information	717	253	3	3	0
Manufacturing	2,219	888	10	11	1
Other Services	878	360	4	4	0
Professional, Scientific, Management Services	2,326	308	11	4	-7
Public Administration	0	0	0	0	0
Retail Trade	2,852	1,350	13	16	3
Transportation and Warehousing	577	227	3	3	0
Wholesale Trade	1,573	321	7	4	-3
Total	19,910	7,848	--	--	--

**Table 38 - Business Activity**

**Data** 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)  
**Source:**

#### Labor Force

Total Population in the Civilian Labor Force	27,482
Civilian Employed Population 16 years and over	25,755
Unemployment Rate	6.28
Unemployment Rate for Ages 16-24	20.87
Unemployment Rate for Ages 25-65	3.88



**Table 39 - Labor Force**

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	8,320
Farming, fisheries and forestry occupations	1,265
Service	1,974
Sales and office	6,697
Construction, extraction, maintenance and repair	1,218
Production, transportation and material moving	1,159

**Table 40 – Occupations by Sector**

Data Source: 2009-2013 ACS

**Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	15,422	64%
30-59 Minutes	7,389	31%
60 or More Minutes	1,235	5%
<b>Total</b>	<b>24,046</b>	<b>100%</b>

**Table 41 - Travel Time**

Data Source: 2009-2013 ACS

**Education:****Educational Attainment by Employment Status (Population 16 and Older)**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	959	72	778
High school graduate (includes equivalency)	4,496	348	910
Some college or Associate's degree	8,403	346	1,445
Bachelor's degree or higher	9,242	345	1,252

**Table 42 - Educational Attainment by Employment Status**

Data Source: 2009-2013 ACS

**Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	10	77	232	432	265

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
9th to 12th grade, no diploma	258	301	270	497	220
High school graduate, GED, or alternative	867	861	1,978	2,915	965
Some college, no degree	1,372	1,539	1,923	3,423	776
Associate's degree	65	921	1,002	1,416	201
Bachelor's degree	258	2,156	2,383	3,083	340
Graduate or professional degree	13	296	1,087	1,834	378

**Table 43 - Educational Attainment by Age**

Data Source: 2009-2013 ACS

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

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,766
High school graduate (includes equivalency)	27,820
Some college or Associate's degree	42,524
Bachelor's degree	54,241
Graduate or professional degree	71,282

**Table 44 – Median Earnings in the Past 12 Months**

Data Source: 2009-2013 ACS

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

The major employment sectors in Pflugerville are education and health care services, retail trade, arts, entertainment, accommodations, professional, scientific, management services and manufacturing.

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

Comments received by the City over time have been to improve roads, extend water and wastewater utilities, improve sidewalks (both repair and fill gaps) and improve accessibility throughout the community and have an educated workforce.

#### 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.

Major roadway improvements are under discussion along the main corridors in the community. These improvements aid in movement of residents and visitors throughout the community and often attract businesses.

Additionally, the Pflugerville Community Development Corporation (PCDC), the economic development arm of the City, works year round on attracting businesses to the Pflugerville Community. PCDC is able to work with employers on creating incentives on job creation and relocation into the Pflugerville market with the approval of City Council. These investments by the City have aided in attracting a variety of businesses to the community the bring entertainment opportunities as well as skilled labor to live and work in the City. Job growth in the community often spurs the creation of support services for particular industries, adding to the need to have a skilled and education labor force.

With job creation comes the need to retain those jobs and having a more skilled and educated labor force aids in the longevity of a business within the community.

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

Based on the American Community Survey (ACS) for 2017 Pflugerville has a highly skilled workforce that matches up with industry.

The current occupations of residents consists of:

- 10% sales and office,
- 16% service,
- 45% management, business, science, and arts occupation,
- 11% education, and
- 13% computer.

The industry is on target with:

- 10% manufacturing,
- 11% professional and scientific,
- 9% public administration
- 22% educational services and healthcare,
- 8% Finance

Comparing the type of workforce in Pflugerville the jobs available are on target with the industry. The Pflugerville Community Development Corporation is focused on developing office buildings which is in response to the growing need for Pflugerville's growing management and business occupations.

**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.**

Within a 20-30 mile radius of Pflugerville there are a large number of accredited universities and vocational schools such as the University of Texas, Texas State University, St. Edwards University, Concordia University, Southwestern University, and Huston -Tillotson University. There are a number of community colleges and vocational schools as well Austin Community College, Williamson County Higher Education Center, and ITT Technical Institute and several others. PCDC is currently working on initiatives that will provide further training to some of Pflugerville's major employers through local workforce training programs.

Pflugerville Independent School District has a reputation of providing a high level of education to their students. PISD has a stellar program called College and Career Programs that provide students with further hands on training in the industry of their choice. In fact there is a high number of students that complete college courses through the dual program providing high school/college credit. PCDC supports these types of programs providing grants ranging from \$20,000 to \$150,000 for welding and other vocational programs. PCDC recognizes the benefit of Pflugerville's diverse workforce providing a strong foundation of trained employees for local businesses. Recently PCDC worked with Pflugerville ISD on a matching grant to assistance with providing equipment to further a job training program within the high schools to aid students who are on the path to become fire fighters and EMS workers.

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

Yes

**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.**

Economic development in Pflugerville is considered a medium priority in the context of the Consolidated Plan and no specific projects are intended during the life of the Consolidated Plan. As described previously Pflugerville works to bring employment and economic development opportunities to the City to provide for more job growth, workforce training and stable economy.

**Discussion**

With a growing economy and growing population providing opportunities for employment in a variety of industries is important. Providing for jobs within areas of need provide opportunities for low and moderate income individuals and subsequently improve the economics of the area. An update to the CEDS is currently underway and is anticipated to be completed in July. Any relative additional

information provided by that update will be incorporated in to the Consolidated Plan prior to the final draft.

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

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

No, the data provided shows that while housing problems exist within the community, only 1% of dwellings experience multiple housing problems.

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

Races/ethnic groups are fairly homogeneous throughout the community. Low income families tend to be concentrated in older areas of town (areas generally constructed in the 1980s) with one particular block group consisting of approximately 78% low and moderate income residents.

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

This area is generally older, with housing that is considered more affordable than other neighborhoods with in Pflugerville. Additionally, several of the properties accepting public housing vouchers are located in and around this area.

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

Yes, the area is home to a community park and a portion of a larger trail system. This block group is also home to the Travis County Health and Human Services & Veterans Affairs Community Center.

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

No strategic opportunities are known.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan outlines how the City of Pflugerville will address the community's housing and community development needs over the next five year period, beginning October 1, 2019 to September 30, 2024. The priority needs, goals and objectives were based on needs identified in the Community Needs portion of this Plan, the City of Pflugerville's 2030 Comprehensive Plan, input from the City's CDBG Advisory Board, public hearings, ongoing citizen input and discussion with area service providers.

The Strategic Plan presents policies and a course of action to focus on priorities anticipated over the next five years that will address the statutory program goals as established by federal law which expands economic opportunity for low income people, creates safe and affordable housing and improves access to infrastructure and services to ensure Pflugerville continues to become the most desirable community in Central Texas.

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

### **Geographic Area**

**Table 45 - Geographic Priority Areas**

#### **General Allocation Priorities**

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

Pflugerville does not anticipate focusing on a sole area of the community however, will select projects that meet the LMA requirement of HUD.



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

### **Priority Needs**

<b>1</b>	<b>Priority Need Name</b>	<b>Infrastructure</b>
	<b>Priority Level</b>	<b>High</b>
	<b>Population</b>	<b>Extremely Low</b> <b>Low</b> <b>Moderate</b> <b>Middle</b> <b>Large Families</b> <b>Families with Children</b> <b>Elderly</b> <b>Public Housing Residents</b> <b>Individuals</b> <b>Families with Children</b> <b>veterans</b> <b>Elderly</b> <b>Frail Elderly</b> <b>Persons with Physical Disabilities</b> <b>Non-housing Community Development</b>
	<b>Geographic Areas Affected</b>	<b>LMA</b>
	<b>Associated Goals</b>	<b>Infrastructure</b>
	<b>Description</b>	<b>Improve vehicular and pedestrian connections throughout qualifying areas by repairing, replacing and/or adding streets, sidewalks or trails and reduce barriers for the disabled by repairing, replacing and/or adding ramps at appropriate locations as well as streetlights.</b>
	<b>Basis for Relative Priority</b>	<b>Growth of the community and opportunity to provide safe and reliable modes of transportation to all areas of the community in order to access employment and services.</b>
<b>2</b>	<b>Priority Need Name</b>	<b>Community Service</b>

	<b>Priority Level</b>	<b>High</b>
	<b>Population</b>	<b>Extremely Low Low Moderate Large Families Families with Children Families with Children Unaccompanied Youth Non-housing Community Development</b>
	<b>Geographic Areas Affected</b>	<b>N/A</b>
	<b>Associated Goals</b>	<b>Community Service</b>
	<b>Description</b>	<b>The Parks and Recreation Department is dedicated to providing opportunities for increased health and wellness through recreational activities and safe park facilities to promote physical, emotional, intellectual, cultural and social well-being for all. Recreational programs develop healthy lifestyles, strong minds and fit bodies. In order to better serve low to moderate income youth in our community, funding is needed to offer scholarships to children meeting the income thresholds to aid them in participating in recreational programing.</b>
	<b>Basis for Relative Priority</b>	<b>General feedback from families receiving this benefit along with area service providers gives this a top priority to provide to promote well-being for all Pflugerville children regardless of family income.</b>
<b>3</b>	<b>Priority Need Name</b>	<b>Economic Development</b>
	<b>Priority Level</b>	<b>Medium</b>

	<b>Population</b>	<b>Extremely Low Low Moderate Non-housing Community Development</b>
	<b>Geographic Areas Affected</b>	<b>N/A</b>
	<b>Associated Goals</b>	<b>Economic Development</b>
	<b>Description</b>	<b>Pflugerville does not anticipate expending any CDBG funds over the five-year life of the Consolidated Plan; however, Pflugerville will continue to support economic development throughout the community and will focus specifically on economic development opportunities within target areas.</b>
	<b>Basis for Relative Priority</b>	<b>Economic development is important for all communities and while Pflugerville does not anticipate at this time, any activities directly related to economic development, future amendments may be proposed to encourage job creation and other economic development activities that fit the objectives of the CDBG program.</b>

**Table 46 – Priority Needs Summary**

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

### Influence of Market Conditions

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

**Table 47 – Influence of Market Conditions**

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

### Introduction

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CBDG	Public-Federal	Admin and Planning; Public Improvements; Public Service	261,741	0	0	261,741	1,046,964	

Table 48 - 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**

In some cases, as has been exhibited on projects completed during the original Consolidated Plan for the city, it is anticipated that City general fund dollars may be utilized to complete an identified project. The need for that funding will be determined on a year by year basis as specific projects are selected.

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

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

## 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

Table 49 - Institutional Delivery Structure

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

#### 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			X
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
<b>Other</b>			
Other			

Table 50 - 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)**

While services are available within the community through Travis County HHS/VS along with other private non-profits, these services are not solely targeted toward homeless persons or persons with HIV/AIDS.

**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**

The primary gaps in the delivery system relate to the lack of services for target income households within Pflugerville. These include transportation services, infrastructure improvements in low to moderate income areas, youth recreation, and under developed and aging parks. Travis County Community Center in Pflugerville provides assistance and information to target income individuals.

**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**

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.

The Consolidated Plan also incorporates the goals of the AI to work with regional partners to ensure fair housing in the region by continuing to work collaboratively on regional transportation issues, nurturing job growth, ensuring zoning codes address community housing needs, and ensuring access for people with disabilities. Which will address all levels of priorities and will be considered for future Action Plans as needs arise.



## 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	Infrastructure	2019	2024	Non-Housing Community Development	Pflugerville		CDBG	Improvement to roadways, sidewalk, street lighting, trails
2	Community Service	2019	2024	Non-Housing Community Development	Pflugerville		CDBG	Provide scholarships to 500 LMI children within the community over a five year period

Table 51 – Goals Summary

### Goal Descriptions

1	Goal Name	Infrastructure
	Goal Description	Mobility improvements
2	Goal Name	Community Service
	Goal Description	Youth Scholarships

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)

N/A

## **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)**

Due to limited resources Pflugerville does not anticipate undertaking housing projects within the time frame of the Consolidated Plan. The City in conjunction with other jurisdictions that participated in the Affordable Fair Housing study have made a commitment to fostering an inclusive culture for residents with disabilities within their communities.

### **Activities to Increase Resident Involvements**

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

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

No

### **Plan to remove the ‘troubled’ designation**

Not applicable

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

### **Barriers to Affordable Housing**

A combination of elements that could be perceived as potential barriers or constraints to affordable housing may include:

- Development Standards
- Availability of funding for affordable housing
- Availability of infrastructure

The City of Pflugerville has not offered any direct incentives for developers to build affordable housing.

Pflugerville is participating as a regional partner in an Analysis of Impediments to Fair Housing in Central Texas. Along with the cities of Austin and Round Rock, counties of Travis and Williamson and five public housing authorities. That report is anticipated to be finalized in conjunction for the timing of approval of the Consolidated Plan. Information from that report has been highlighted throughout the Consolidated Plan and will be fully incorporated prior to the final draft of the 2019-2024 Consolidated Plan and 2019 Action Plan.

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

The City is committed to removing or reducing barriers to affordable housing whenever possible. Future actions to address these issue may include:

- Evaluate proposals for affordable development projects
- Consider fee waivers or reductions when also meeting development objectives
- Work with developers and landlords receiving public funding and development incentives to develop policies that do not discriminate based on criminal history, and accept legal unearned income in consideration of the ability to pay rent

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

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

As articulated in the data a variety of circumstances can lead or aid in homelessness, from rising rent or domestic violence to loss of a job or substance abuse. For the five year period covered by the Consolidated Plan, Pflugerville does not intend to target CDBG funds towards efforts to address homelessness. The City of Pflugerville is a member of the Community Advancement Network (CAN), 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 and will continue that collaborative effort to engage and continue education efforts regarding homelessness.

The Pflugerville Public Library has created a community resource guide available at the front of the library and the circulation desk. This guide includes information on organizations specializing in the areas of food, shelter, clothing, employment, substance abuse, mental health and other health services, etc. Additionally, the Library creates Care Kits to provide to those in need. The kits include a variety of donated items including:

1. Insect repellant
2. Lip balm
3. Reflective emergency thermal blanket (88 cents)
4. Dry shampoo
5. Sunblock
6. Socks
7. Moist wipes
8. Toothbrush
9. Toothpaste
10. Soap
11. Hand sanitizer
12. Deodorant
13. Hairbrush or comb
14. Sunglasses
15. Band-aids
16. A community resource guide is also provided.

### **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 within the time frame of the Consolidated Plan.

**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 project regarding homelessness within the time frame of the Consolidated Plan.

**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 any project regarding homelessness within the time frame of the Consolidated Plan.

Pflugerville is participating as a regional partner in an Analysis of Impediments to Fair Housing in Central Texas. Along with the cities of Austin and Round Rock, counties of Travis and Williamson and five public housing authorities. That report is anticipated to be finalized in conjunction for the timing of approval of the Consolidated Plan. Information from that report has been highlighted throughout the Consolidated Plan and will be fully incorporated prior to the final draft of the 2019-2024 Consolidated Plan and 2019 Action Plan.

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

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

The majority (99%) of residential housing development in Pflugerville occurred after the use of lead based paint was banned. The City utilizes community services provided by Travis County for the remediation of lead based paint in Pflugerville's housing supply. The City contacted the Texas Department of State Health Services and Austin Central Health but received no response back on homes with children who tested positive for lead.

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

Approximately 226 (1%) 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.

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

Pflugerville relies on the expertise and policies of the County for removal of lead based paint.

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

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

Approximately 6.8% of Pflugerville residents live in poverty. 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.

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

Pflugerville works through land use decisions, economic development endeavors, and infrastructure improvements to aid in a persons ability to obtain and hold a job so they are able to provide for basic needs. Pflugerville also works with supportive services, such as Travis County HHS/VS who provides assistance to residents to become more self sufficient.

Pflugerville is participating as a regional partner in an Analysis of Impediments to Fair Housing in Central Texas. Along with the cities of Austin and Round Rock, counties of Travis and Williamson and five public housing authorities. That report is anticipated to be finalized in conjunction for the timing of approval of the Consolidated Plan. Information from that report has been highlighted throughout the Consolidated Plan and will be fully incorporated prior to the final draft of the 2019-2024 Consolidated Plan and 2019 Action Plan.

## **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**

The projects anticipated to be completed over the five year plan will be implemented by City Departments and will ensure that the activities are carried out in a timely manner in accordance with federal monitoring requirements and all other applicable laws, regulations, policies and accounting practices and Staff will assure that the program/project is operating in a manner that minimizes the opportunity for fraud, waste, and mismanagement. No sub recipients are anticipated to receive the allotted CDBG funds.

Internal monitoring of public service activities will ensure that the program continues to meet the federal guidelines for community service. This will include monthly monitoring of scholarship recipients. Additionally, the City follows established procedures for all city construction activities which over the course of the CDBG

The City will track and report on its progress toward meeting its housing and community development goals. On an annual basis, City staff will prepare a Consolidated Annual Performance and Evaluation Report (CAPER) that summarizes progress on goals and priorities in the Consolidated Plan and Annual Action Plan.



## Expected Resources

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

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Public Improvements Public Services	261,741	0	0	261,741	1,046,964	

Table 52 - 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**

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

**Discussion**

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.

## 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
<b>1</b>	Infrastructure	2019	2020	Non-Housing Community Development	Pflugerville CDBG	Public Facilities/Infrastructure	CDBG: \$236,741	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 995 Persons Assisted
<b>2</b>	Community Service	2019	2020	Non-Housing Community Development	Pflugerville CDBG	Community Service	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
<b>3</b>	Admin	2019	2020	Non-Housing Community Development	Pflugerville CDBG	Community Service	CDBG: \$5,000	

**Table 53 – Goals Summary**

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

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

#### Projects

#	Project Name
1	Bellemeade Construction
2	Yellow Sage Street Design
3	Youth Recreation Scholarships
4	CDBG Administration

**Table 54 – Project Information**

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

Infrastructure (reconstruction of Bellemeade roadway improvements, and roadway design of Yellow Sage Street) and community service (youth scholarships) are projects that will serve specific areas of the community as well as meet the identified needs of our youth population making the most of the CDBG resources made available to Pflugerville. Administrative costs have been underutilized in previous program years and it is anticipated that will be consistent for 2019.

## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	<b>Bellemeade Roadway Construction</b>
	<b>Target Area</b>	Pflugerville CDBG
	<b>Goals Supported</b>	Infrastructure
	<b>Needs Addressed</b>	Public Facilities/Infrastructure
	<b>Funding</b>	CDBG: \$140,000
	<b>Description</b>	Reconstruction of approximately 660 feet of roadway known as Bellemeade Boulevard
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,090 Low to moderate income citizens (LMI) are anticipated to benefit from this improvement. 2,045 residents live within the identified project block group (Tract 18.60, Block Group 1) with an estimated 53.3 percent LMI.
	<b>Location Description</b>	Mill Creek to Yellow Sage
	<b>Planned Activities</b>	Reconstruction of approximately 660' of roadway known as Bellemeade Boulevard
<b>1A</b>	<b>Project Name</b>	<b>Yelllow Sage Construction Roadway Improvements - DESIGN</b>
	<b>Target Area</b>	Pflugerville CDBG
	<b>Goals Supported</b>	Infrastructure
	<b>Needs Addressed</b>	Public Facilities/Infrastructure

	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Design of approximately 780 feet of roadway known as Yellow Sage Street.
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,090 Low to moderate income citizens (LMI) are anticipated to benefit from this improvement. 2,045 residents live within the identified project block group (Tract 18.60, Block Group 1) with an estimated 53.3 percent LMI.
	<b>Location Description</b>	Yellow Sage Street from Bellemeade to approximately 400 feet south of Green Meadows
	<b>Planned Activities</b>	Reconstruction of approximately 780 feet of roadway known as Yellow Sage Street
<b>3</b>	<b>Project Name</b>	<b>Youth Recreation Scholarship</b>
	<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>	9/30/2020
	<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.
<b>4</b>	<b>Project Name</b>	<b>Administrative Costs - PY2019</b>
	<b>Target Area</b>	Pflugerville CDBG
	<b>Goals Supported</b>	Infrastructure Community Service
	<b>Needs Addressed</b>	Public Facilities/Infrastructure Community Service
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Grant administration
	<b>Target Date</b>	9/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	There is no direct beneficiary of administrative dollars related to the CDBG program.
	<b>Location Description</b>	not applicable - administrative costs
	<b>Planned Activities</b>	Grant administration
<b>1A</b>	<b>Project Name</b>	<b>Yellow Sage Construction Roadway Improvements - CONSTRUCTION</b>
	<b>Target Area</b>	Pflugerville CDBG

	<b>Goals Supported</b>	Infrastructure
	<b>Needs Addressed</b>	Public Facilities/Infrastructure
	<b>Funding</b>	CDBG: \$136,741
	<b>Description</b>	Reconstruction of approximately 780 feet of roadway known as Yellow Sage Street.
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,045 Low to moderate income citizens (LMI) are anticipated to benefit from this improvement. 1,090 residents live within the identified project block group (Tract 18.60, Block Group 1) with an estimated 53.3 percent LMI.
	<b>Location Description</b>	Yellow Sage Street
	<b>Planned Activities</b>	Reconstruction of approximately 780 feet of roadway known as Yellow Sage Street



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

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

Projects were not selected based on a specific geographic area of the city however, the infrastructure and public facilities projects are located within areas that meet the low and moderate income areas where more than 43.89 percent of the households are living at or below 80 percent of the median income. The community service goal benefits low to moderate income youth in Pflugerville and is not targeted to youth within a specific area.

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

N/A

### **Discussion**

Projects selected based on need provided a greater benefit to the community overall than limiting projects to a smaller geographic area such as a tract or block group however, there are few tracts within the City of Pflugerville that meet the criteria to qualify for CDBG funding as a block group.

## Affordable Housing

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

#### 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.

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

**Table 55 - One Year Goals for Affordable Housing by Support Requirement**

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

**Table 56 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Pflugerville partnered with the cities of Austin and Round Rock, the counties of Travis and Williamson and five public housing authorities to create a regional Analysis of Impediments to Fair Housing. The Consolidated Plan also incorporates the goals of the AI to work with regional partners to ensure fair housing in the region by continuing to work collaboratively on regional transportation issues, nurturing job growth, ensuring zoning codes address community housing needs, and ensuring access for people with disabilities, which will address all levels of priorities and will be considered for future Action Plans as needs arise.

## **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. 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 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.

### **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

## **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.

#### **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.

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

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

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

**employment, education, or youth needs**

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

## **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**

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.

### **Discussion:**

Pflugerville is participating as a regional partner in an Analysis of Impediments to Fair Housing in Central Texas. Along with the cities of Austin and Round Rock, counties of Travis and Williamson and five public housing authorities. The Consolidated Plan also incorporates the goals of the AI to work with regional partners to ensure fair housing in the region by continuing to work collaboratively on regional transportation issues, nurturing job growth, ensuring zoning codes address community housing needs, and ensuring access for people with disabilities, which will address all levels of priorities and will be considered for future Action Plans as needs arise.

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

### **Introduction:**

Pflugerville's Program Year 2019 (PY19) Action Plan lists the projects and activities the City will undertake beginning October 1, 2019 to meet the goals and objectives outlined in the 2019-2014 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, 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 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 6.8% of Pflugerville residents live in poverty. 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.

### **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.

#### **Public sector**

##### *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(l)(1,2,4)**

#### **Introduction:**

**Community Development Block Grant Program (CDBG)  
Reference 24 CFR 91.220(l)(1)**

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b>
	CoP Population & Dwelling Unit Monthly Projections
	<b>List the name of the organization or individual who originated the data set.</b>
	City of Pflugerville
	<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.
	<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.
	<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.
	<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.
	<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.
	<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.
2	<b>Data Source Name</b>
	ACS Housing Char. 2008-2012
	<b>List the name of the organization or individual who originated the data set.</b>
	U.S. Census Bureau

	<p><b>Provide a brief summary of the data set.</b></p> <p>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></p> <p>Please refer to U.S. Census Definitions documentation for data purposes.</p> <p><a href="http://www.census.gov/acs/www/Downloads/data_documentation/SubjectDefinitions/2012_ACS_SubjectDefinitions.pdf">http://www.census.gov/acs/www/Downloads/data_documentation/SubjectDefinitions/2012_ACS_SubjectDefinitions.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:</p> <p><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:</p> <p><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:</p> <p><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>3</b></p>	<p><b>Data Source Name</b></p> <p>Coalition (ECHO) Travis County Point in Time Count</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>ECHO; LBJ School of Public Affairs University of Texas at Austin</p>

<p><b>Provide a brief summary of the data set.</b></p> <p>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.</p> <p>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.</p> <p>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%.</p>
<p><b>What was the purpose for developing this data set?</b></p> <p>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.”</p> <p>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.</p>
<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2006-2014</p>

	<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>
4	<p><b>Data Source Name</b></p> <p>CoP Housing Market Profile</p> <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>
5	<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>
	<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>
6	<p><b>Data Source Name</b></p> <p>ACS Selected Economic Characteristics 2010-2012</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>
	<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.</p> <p><a href="http://www.census.gov/acs/www/Downloads/data_documentation/SubjectDefinitions/2012_ACS_SubjectDefinitions.pdf">http://www.census.gov/acs/www/Downloads/data_documentation/SubjectDefinitions/2012_ACS_SubjectDefinitions.pdf</a></p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2010-2012</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:</p> <p><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:</p> <p><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:</p> <p><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>7</b></p>	<p><b>Data Source Name</b></p> <p>American Fact Finder Profile of Selected Economic</p> <hr/> <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>
<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.</p> <p><a href="http://www.census.gov/acs/www/Downloads/data_documentation/SubjectDefinitions/2012_ACS_SubjectDefinitions.pdf">http://www.census.gov/acs/www/Downloads/data_documentation/SubjectDefinitions/2012_ACS_SubjectDefinitions.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:</p> <p><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:</p> <p><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:</p> <p><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>