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PFLUGERVILLE
T E X A S

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

***Amended 2014-2019
Consolidated Plan***



Draft Release: March 7, 2016
Comment Period: March 7 – April 7, 2016
Public Hearing: March 8, 2016
Public Hearing: April 12, 2016
Adopted: *PENDING*

City of Pflugerville
Planning Department
201-B East Pecan Street
Pflugerville, Texas 78691
www.pflugervilletx.gov/cdbg

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, home to over 55,000 residents who enjoy safe streets, a beautiful trail system and share incredible community spirit. Pflugerville combines trails and community with business opportunities and is the place where quality meets life. Pflugerville has experienced a growth rate of 189% over the past 15 years, with a 2000 population of 19,484 growing to a population of 48,356 during the 2010 census and currently at a population of 56,319 (January 2016). Per the HUD regulations, it is necessary for the City to process a “Substantial Amendment” to the Five (5) Year Consolidated Plan to allow for the addition of a new activity or project previously not described in the original Consolidated Plan.

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 5,406 households that are considered within the low to moderate income ranges, which constitutes approximately 9% 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 is 41.44% as of 2015.

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.

The purpose of the substantial amendment to the 2014-2019 Consolidated Plan is to further define the needs for seniors and the potential to apply funds received from the CDBG program towards activities, facilities and infrastructure that would directly benefit Pflugerville’s senior population.

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 Consolidated Plan designates the following activities as “high” priorities:

- Infrastructure – Examples include: pedestrian connections, accessibility, trails, transit opportunities
- Public Buidligns and Facilities – Examples include: parks, recreation and senior center facilities
- Community Service – Examples include: recreation opportunities, youth and senior scholarships

3. Evaluation of past performance

The City of Pflugerville has completed one program year as an entitled community. Within that year the city completed playground improvements at a local park and issued recreation scholarships to thirty of Pflugerville’s youth. The city had anticipated completing two sidewalk projects however, when statistics changed the area that would have received the improvement no longer met the criteria for funding improvements within the subject block group. Future projects will continue to focus on youth recreation programs as well as seniors and infrastructure improvements that are more likely to remain consistent with the criteria established by the CDBG program.

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 March 7, 2016 thru April 7, 2016 at the City of Pflugerville Public Library, and the Travis County Community Center. Public hearings by the City of Pflugerville City Council will be held on Tuesday, March 8, 2016 and Tuesday, April 12, 2016.

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

5. Summary of public comments

This section will be updated after the public comment period for the Amended Consolidated Plan has concluded.

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

This section will be updated after the public comment period for the Amended Consolidated Plan has concluded.

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 to 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, 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

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

Mail: City of Pflugerville Planning Department PO Box 589 Pflugerville, Texas 78691-0589

Phone: (512)990-6300 Fax: (512)990-4374

Email: communitydevelopment@pflugervilletx.gov

Online: pflugervilletx.gov/communitydevelopment

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Pflugerville consulted with a variety of stakeholders in an effort to assess the housing and community development needs and priorities within the community. From these consultations and assessments the Consolidated Plan was created and serves as a guide for programs and projects to be funded during the five year life of the Consolidated Plan 2014-2019.

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

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

Additionally, staff worked with the City's victim services division to obtain assistance in understanding family violence issues within the community. These conversations aided greatly in the understanding of needs within the community, from housing to community needs and help to guide the selection of projects and afforded staff on both sides the opportunity to forge a relationship that help to build the community beyond the realm of CDBG.

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

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

N/A

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

This section will be updated after the public comment period for the Amended Consolidated Plan has concluded.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Travis County Health and Human Services & Veterans Affairs
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Employment Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff meets with Travis County HHS/VA staff multiple times a year to obtain data and understanding of the services provided by the County and the needs of the populations (low to moderate income citizens, primarily female). Focus of recent meetings related to the service needs of Pflugerville’s senior population, from transportation, housing, food, transportation and recreation. Additionally, Pflugerville works closely with TCHHS/VA to provide information regarding the Youth Recreation Scholarship Program to further aid families that receive services from TCHHS/VA.
2	Agency/Group/Organization	PFLUGERVILLE
	Agency/Group/Organization Type	Services - Victims Other government - Local
	What section of the Plan was addressed by Consultation?	Victims of Family Violence

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff met with Pflugerville Police Department staff to gather information regarding reported family violence data within with the City and to better understand the services that are provided and needs of the community.
3	Agency/Group/Organization	Pflugerville ISD
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Activities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Obtained data related to numbers of youth served by the ISD as it related to their free to reduced lunch program.
4	Agency/Group/Organization	Community Action Network
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	socioeconomic indicators
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Ending Community Homelessness Coalition (ECHO)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff meets with ECHO annually, to discuss items such as rental assistance programs, housing, and Continuum of Care for homeless individuals and families.
6	Agency/Group/Organization	Pflugerville Community Development Corporation
	Agency/Group/Organization Type	Services-Employment Other government - Local Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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.

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Ending Community Homelessness Coalition	

Table 3 – Other local / regional / federal planning efforts

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

Staff utilized information provided by the City of Round Rock and Travis County Consolidated Plans, as well as the City of Austin's homeless data provided by ECHO, to create the City of Pflugerville's 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, 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 March 7, 2016 to April 7, 2016 as well as during the two public hearings held on March 8, 2016 and April 12, 2016 by the City of Pflugerville City Council. Comments received from the meetings will be included in Appendix A, after the public comment period and public hearings for the Amended Consolidated Plan have concluded.

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

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	TBD	TBD	TBD	
2	Newspaper Ad	Non-targeted/broad community LMI citizens	TBD	TBD	TBD	
3	Internet Outreach	Non-targeted/broad community LMI citizens Seniors	TBD	TBD	TBD	

Table 4 – 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, City of Pflugerville Senior Citizen Task Force 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 Central Texas region is one of the fastest growing regions in the country which aids in an ever changing housing market. The data suggests that Pflugerville's housing needs are aimed at serving families with children with nearly fifty percent of the household's within the community having children under the age of 18. Additionally, approximately a third of Pflugerville residents rent their home and two thirds of those residents spend more than 30 percent of their income on housing. Travis County serves as the housing authority for the City, granting vouchers and other assistance to residents. Lastly, there are approximately 226 dwellings remaining within the City that may still contain lead paint.

With these factors in mind the estimated housing needs include diversity of housing types and lot sizes, rehabilitation assistance for LBP removal and additional public housing opportunities.

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	19,484	56,319	189
Households	5,146	18,949	268
Median Income	\$71,985.00	\$74,196	3%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

CoP Population & Dwelling Unit Monthly Projections

Data Source Comments: For data not provided by the alternate data sources, the default data provided was utilized.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	1,055	975	2,015	1,915	8,925
Small Family Households *	590	470	825	885	5,905
Large Family Households *	105	155	550	265	990
Household contains at least one person 62-74 years of age	85	150	270	235	1,145
Household contains at least one person age 75 or older	110	35	70	65	279
Households with one or more children 6 years old or younger *	415	200	945	480	1,825
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

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	85	0	0	85	0	0	20	0	20
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	0	0	15	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	60	0	60	15	10	65	25	115
Housing cost burden greater than 50% of income (and none of the above problems)	515	350	15	0	880	295	210	275	10	790

	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
Housing cost burden greater than 30% of income (and none of the above problems)	50	240	470	160	920	0	20	440	490	950
Zero/negative Income (and none of the above problems)	55	0	0	0	55	0	0	0	0	0

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, 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	515	435	75	0	1,025	310	220	355	50	935
Having none of four housing problems	150	240	740	630	1,760	25	85	845	1,240	2,195
Household has negative income, but none of the other housing problems	55	0	0	0	55	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2007-2011 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	435	365	190	990	130	90	290	510
Large Related	35	110	150	295	55	44	235	334
Elderly	95	84	100	279	60	35	63	158
Other	0	120	40	160	65	60	185	310
Total need by income	565	679	480	1,724	310	229	773	1,312

Table 9 – Cost Burden > 30%

Data 2007-2011 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	395	170	0	565	130	90	115	335
Large Related	25	90	0	115	40	40	95	175
Elderly	95	80	15	190	60	35	24	119
Other	0	70	0	70	65	50	45	160
Total need by income	515	410	15	940	295	215	279	789

Table 10 – Cost Burden > 50%

Data 2007-2011 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	0	0	0	0	15	10	65	40	130

	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
Multiple, unrelated family households	0	0	60	0	60	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	0	0	60	0	60	15	10	65	40	130

Table 11 – Crowding Information – 1/2

Data 2007-2011 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	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
 Comments:

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

Data was not available therefore, no response is provided.

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

- 4,308 persons, 9.1% 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.

Domestic Violence

The number of reported family violence has generally decreased in Pflugerville since 2010, with a slight increase in 2013. 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.

The following are the number of family violence cases reported annually to the Pflugerville Police Department since 2006:

2006 - 250

2007 - 228

2008 - 333

2009 - 341

2010 - 347

2011 - 299

2012 - 227

2013 - 238

Based on the trend line and comparison the economic trends it appears that reported family violence cases are generally lower when economic trends are improving with the opposite being true for when there is a higher trend for economic hardships.

What are the most common housing problems?

Housing cost burden is the most common housing problem among both renters and owners in Pflugerville according to the 2007-2011 CHAS housing data. Renters with moderate income (50-80% AMI) 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.

- 1,877 Experiencing homelessness on January 23rd, 2015
 - 667 unsheltered
 - 1,210 sheltered
 - 29% reduction in homelessness since 2009
- 238 Homeless Veterans
 - 109 unsheltered
 - 129 sheltered

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

The at risk population information was not available for the City of Pflugerville and information gathered was for the greater Austin Area and Travis County.

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 2007-2011 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. Within the 30-50% income range, Asian persons are less likely to have one or more of the four housing problems. Within the 50-80% there was no disproportionate needs. 80%-100% income range, white and Hispanics are more likely to have one or more of the four housing problems.

0%-30% 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	875	125	55
White	140	75	10
Black / African American	280	15	45
Asian	105	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	350	25	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2007-2011 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	910	65	0
White	280	65	0
Black / African American	310	0	0
Asian	45	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	240	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2007-2011 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	1,340	675	0
White	530	295	0
Black / African American	260	115	0
Asian	165	60	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	380	205	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2007-2011 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	700	1,220	0
White	405	625	0
Black / African American	40	235	0
Asian	55	65	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	200	255	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2007-2011 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%

Discussion

Throughout the income levels there is no great disproportion of race/ethnic group over another.

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 0-30% income range there is no disproportionate need. Within the 30-50% income range, Asians are persons are less likely to have one or more of the four housing problems. Within the 50-80% income range as well as the 80-100%, there is no disproportionate need.

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	825	175	55
White	140	75	10
Black / African American	280	15	45
Asian	105	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	300	75	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2007-2011 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	655	325	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	220	125	0
Black / African American	210	100	0
Asian	15	30	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	205	35	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2007-2011 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

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	430	1,585	0
White	80	740	0
Black / African American	60	320	0
Asian	150	80	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	140	445	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2007-2011 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	50	1,870	0
White	10	1,020	0
Black / African American	0	275	0
Asian	0	120	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	35	415	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2007-2011 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

Throughout the income levels there is no great disproportion of race/ethnic group over another.

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. Within the 0-30% income range American Indian and Alaskan Native are less likely to have a cost burden. Within the 50-80% income range, there is no disproportionate burden.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	2,210	1,960	1,735	55
White	6,275	1,240	430	10
Black / African American	1,360	410	545	45
Asian	625	240	225	0
American Indian, Alaska Native	20	0	0	0
Pacific Islander	0	0	0	0
Hispanic	2,110	545	570	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2007-2011 CHAS
Source:

Discussion:

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			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	104	563	17	543	0	0	1

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	11,713	13,376	11,348	13,380	0	0	

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

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	34	175	10	164	0	0	0

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

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

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

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

The Housing 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 (104) requesting accessible units with 2/3 of those families being black/African American. 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. As a community with a higher percentage of families, there is a larger need for public housing that supports families.

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.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	211	1	212	0	0	0
Persons in Households with Only Children	11	2	13	0	0	0
Persons in Households with Only Adults	832	422	1,254	0	0	0
Chronically Homeless Individuals	169	177	346	0	0	0
Chronically Homeless Families	8	2	10	0	0	0
Veterans	127	49	176	0	0	0
Unaccompanied Child	0	98	98	0	0	0
Persons with HIV	6	7	13	0	0	0

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:

Coalition (ECHO) Travis County Point in Time Count 2014

Data Source Comments:

Indicate if the homeless population Has No Rural Homeless
is:

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): N/A

Nature and Extent of Homelessness: (Optional)?

Race:	Sheltered:	Unsheltered (optional)
White	40	62
Black or African American	32	15
Asian	1	0
American Indian or Alaska Native	1	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	16	10
Not Hispanic	83	90

Data Source

Comments: numbers provided are percentages

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.

Information provided above

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Information provided above

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 households with an average household size of 2.96 persons
- 75.4% (14,345) of the households are families of which:
 - 57.9% of households are married
 - 14.6% of households female householder, no husband present
 - 2.9% of households are male householder, no wife present 1
 - 9.3% of households are single persons
- 45.6% of all households have children under the age of 18
- 12.1% of homes have a family member age 65 or older
- 22.7% of households are renters 77.3% of households are owners
- The City does not own or operate any public or assisted housing

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

- 3,886 (6.9%) of population are 65 years of age and older
- 8.2% of housing units are owned by residents 65 years of age and older
- 15.7% of housing units are rented by residents 65 years of age and older
- 30.2% have a disability
- 2 licensed care facilities with a total of 230 beds

Persons with Disabilities

- 3,845 persons, 7.4% 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

- 11.8% (1,596) of all families have 5-6 people per family
- 1.8% (249) of all families have 7 or more people per family
- 11,201 of owned dwelling units have 3 or more bedrooms
- 3,307 of rented dwelling units have 3 or more bedrooms

Female Headed Households

- 27.9%(4,309) of all Pflugerville households are headed by single parents with children
- 24.4%(3,766) of those households are headed by women
- 36.2%(1,363) of female headed households live in poverty

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

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.

- 457 new AIDS cases reported in 2013
- 5,084 currently living with HIV/AIDS within Travis County. Of those:5,072 are adult12 pediatric4,335 are male749 are female45.3% white22.0% black29.5% Hispanic3.2% other races

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)

Describe the jurisdiction’s need for Public Facilities:

The City of Pflugerville parks system includes approximate 1,219 of acres of land as well as 45.92 miles of trails. Improvements identified include:

- The trails system connects west to east with needs for critical gaps to be filled in order to provide access points to employment, services and shopping
- Replacement of playground equipment in target areas
- Removal of barriers that prohibit accessibility in parks
- New parks facilities in target and underserved areas
- Improvements to senior center facilities
- Transportation assistance for senior programs

How were these needs determined?

Considered in the 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 the target areas included:

- 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 for seniors
- Expand senior services and improved accessibility to senior facilities and activities

How were these needs determined?

Considered in the 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 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.

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 through the development of a culture center

How were these needs determined?

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

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 (85%) with the second most being multi-family properties with 10 or more dwelling units (5%). 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	15,201	85%
1-unit, attached structure	341	2%
2-4 units	610	3%
5-9 units	503	3%
10 or more units	934	5%
Mobile Home, boat, RV, van, etc	359	2%
Total	17,968	100%

Table 27 – Residential Properties by Unit Number

Alternate Data Source Name:

CoP Housing Market Profile

Data Source Comments:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	29	0%	0	0%
1 bedroom	0	0%	348	10%
2 bedrooms	322	3%	1,335	38%
3 or more bedrooms	10,997	97%	1,854	52%
Total	11,348	100%	3,537	100%

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 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 that have 3 or more bedrooms. While some of those detached residences accept funding vouchers from the 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. 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 being the most common housing type, both for renters and owner's, 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, both single family and multi-family, within.

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

	Base Year: 2000	Most Recent Year: 2014	% Change
Median Home Value	132,200	168,500	27%
Median Contract Rent	732	1,110	52%

Table 29 – Cost of Housing

Alternate Data Source Name:

ACS Housing Char. 2008-2012

Data Source Comments:

Rent Paid	Number	%
Less than \$500	106	2.7%
\$500-999	1,440	37.1%
\$1,000-1,499	1,269	32.7%
\$1,500 or more	1,069	27.5%
Total	3,884	100.0%

Table 30 - Rent Paid

Alternate Data Source Name:

ACS Housing Char. 2008-2012

Data Source Comments:

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	110	No Data
50% HAMFI	460	245
80% HAMFI	2,200	1,880
100% HAMFI	No Data	3,250
Total	2,770	5,375

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	696	853	1,074	1,454	1,762
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

The data collected by the City of Pflugerville indicates that there are approximately 18,949 residential units in Pflugerville (2015) with a projected need of approximately 270 dwelling units each year to keep up with the growth rate. It is estimated by the 2007-2011 ACS that roughly 97% are three (3) bedroom. With 3% 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 a 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.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,501	22%	1,877	53%
With two selected Conditions	74	1%	56	2%
With three selected Conditions	0	0%	27	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	8,773	77%	1,577	45%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total	11,348	100%	3,5374,073	101%

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,720	36%	1,974	11%
1980-1999	6,885	37%	2,022	11%
1950-1979	721	4%	212	1%
Before 1950	49	0%	15	0%
Total	14,375	77%	4,223	23%

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

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	770	5%	227	5%
Housing Units build before 1980 with children present	2,435	21%	1,240	35%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 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 36 - Vacant Units

Data Source: 2005-2009 CHAS

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 any 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

Travis County serves as the housing authority providing rent and mortgage assistance for qualifying Pflugerville residents. Housing 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 are accepted.

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	210	1,094	10	1,089	0	0	1,014
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Alternate Data Source Name:

Guide to Affordable Housing in Greater Austin

Data Source Comments: Default data was utilized for categories when alternate data source did provide sufficient information

Describe the supply of public housing developments:

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

504 rental dwelling units are available specifically for low income elderly and 526 rental dwelling units are available for the target population. The majority of dwelling units were constructed since 2002 with few exceptions.

Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	N/A

Table 38 - 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 been maintained and appear to need little restoration or revitalization.

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 address 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)	263	0	472	0	0
Households with Only Adults	344	0	105	0	0
Chronically Homeless Households	0	0	125	0	0
Veterans	32	0	443	0	0
Unaccompanied Youth	0	0	98	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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 are often lack stability in employment and therefore are unable to attend to their basic needs. According to ECHO there is an unmet need for permanent supportive housing in the amount of 1,280 beds (2011) 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	103	2	0	0	0
Arts, Entertainment, Accommodations	1,859	1,222	7	20	13
Construction	933	1,274	4	21	17
Education and Health Care Services	5,093	623	20	10	-10
Finance, Insurance, and Real Estate	1,301	169	5	3	-2
Information	1,060	206	4	3	-1
Manufacturing	3,127	733	12	12	0
Other Services	1,812	269	7	4	-3
Professional, Scientific, Management Services	3,004	176	12	3	-9
Public Administration	2,960	0	11	0	-11
Retail Trade	2,871	1,025	11	17	6
Transportation and Warehousing	1,052	194	4	3	-1
Wholesale Trade	648	273	3	4	1
Total	25,823	6,166	--	--	--

Table 40 - Business Activity

Data 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)
Source:

Labor Force

Total Population in the Civilian Labor Force	28,880
Civilian Employed Population 16 years and over	27,340
Unemployment Rate	4%

Unemployment Rate for Ages 16-24	44.1%
Unemployment Rate for Ages 25-65	5.4%

Table 41 - Labor Force

Alternate Data Source Name:
ACS Selected Economic Characteristics 2010-2012
Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	11,929
Farming, fisheries and forestry occupations	79
Service	4,598
Sales and office	7,197
Construction, extraction, maintenance and repair	1,610
Production, transportation and material moving	1,927

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	16,469	62%
30-59 Minutes	8,500	32%
60 or More Minutes	1,594	6%
Total	26,563	100%

Table 43 - Travel Time

Data Source: 2007-2011 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	1,882	107	687
High school graduate (includes equivalency)	5,653	321	2,048
Some college or Associate's degree	9,626	547	3,487
Bachelor's degree or higher	8,671	493	2,771

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	18	168	213	537	113
9th to 12th grade, no diploma	377	223	294	490	224
High school graduate, GED, or alternative	1,126	1,126	1,845	3,128	1,082
Some college, no degree	1,392	1,392	2,396	3,594	907
Associate's degree	81	81	959	1,510	240
Bachelor's degree	171	171	2,692	3,111	435
Graduate or professional degree	12	12	951	2,000	582

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,321
High school graduate (includes equivalency)	28,927
Some college or Associate's degree	40,908
Bachelor's degree	53,996
Graduate or professional degree	64,816

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 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, manufacturing, professional, scientific, management services, public administration and retail trade with education and health care services providing this majority of the employment opportunity in the City.

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 2012 Pflugerville has a highly skilled workforce that matches up with industry.

The current occupations of residents consists of:

- 26% sales and office,
- 17% service,
- 44% management, business, science, and arts occupation,
- 6% natural resources, construction, and maintenance, and
- 7% production, transportation, and material.

The industry is on target with:

- 11% manufacturing,
- 10% retail, 11% professional and scientific,
- 17% public administration, finance, insurance, and real estate,
- 21% educational services and healthcare,
- 12% construction, transportation, warehouse, and wholesale trade,

- 17% arts, entertainment, recreation, other services, and information.

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 \$50,000 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.

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.

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 65% 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, 2014 to September 30, 2019. 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 polices 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 47 - Geographic Priority Areas

General Allocation Priorities

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

The Pflugerville CDBG program does not have any designated target areas are selected based on need and low to moderate income benefit rather than geographic location. Included are maps that summarize the locations of the proposed PY14 projects.

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children veterans Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Infrastructure
	Description	Improve pedestrian connections throughout target areas by repairing, replacing and/or adding sidewalks or trails and reduce barriers for the disabled by repairing, replacing and/or adding ramps at appropriate locations.
	Basis for Relative Priority	Based on information received during the initial public hearings for the Consolidated Plan, consultation with service providers, staff and members of the public the need to provide for access and accessibility to area services including doctor's appointments, food, employment, school and other needs that provide critical connections throughout the community.
2	Priority Need Name	Public Buildings and Facilities
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Unaccompanied Youth Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Facilities
	Description	Parks play a critical role to the health and wellness of adults and children. Improve parks facilities in target areas by replacing parks equipment, adding additional parks amenities, acquiring additional parkland, creating new parks; improve, expand and/or acquire additional senior facilities (ex. senior center; senior bus) and/or improving accessibility.
	Basis for Relative Priority	Improving and adding parks in neighborhoods encourages affordable physical activity, improved health and wellness and provides community cohesion.
3	Priority Need Name	Community Service
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Families with Children Unaccompanied Youth Non-housing Community Development

	Geographic Areas Affected	
	Associated Goals	Community Service
	Description	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. In order to better serve low to moderate income youth as well as the seniors in our community, funding is needed to offer scholarships to children meeting the income thresholds to aid them in participating in recreational programing.
	Basis for Relative Priority	Based on feedback to provide recreational programs that are affordable at all ages and income levels.
4	Priority Need Name	Economic Development
	Priority Level	Low
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Community Service
	Description	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.
	Basis for Relative Priority	Based on outreach

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)	n/a
TBRA for Non-Homeless Special Needs	n/a
New Unit Production	n/a
Rehabilitation	n/a
Acquisition, including preservation	n/a

Table 49 – Influence of Market Conditions

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

Introduction

The City of Pflugerville is received an entitlement grant in the amount of \$232,501 during the 2014 Program Year (October 1, 2014-September 30, 2015) to address obstacles that meet underserved needs. The result of these activities was reported in the Consolidated Annual Performance Evaluation Report to be published in December 2015. The City of Pflugerville received an entitlement grant in the amount of \$247,840 for the 2015 Program Year (October 1, 2015-September 30, 2016) to further address obstacles that meet underserved needs. Projects for PY2015 are currently under design and anticipated for completion during the summer of 2016.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	2014 – Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	232,501	0	0	232,501	160,236	
CDBG	Public – federal	2015 – Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	247,840	0	160,236	408,076	0	

Table 50 - 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

No leveraged funds are anticipated however, the City of Pflugerville does not anticipate utilizing the administrative allocation of the funding amount and will use the entire allocation towards projects.

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

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

Discussion

The Strategic Plan focuses on projects funded through CDBG funds provided to the City by HUD on an annual basis. Based on the City's annual allocation of \$232,501 for Program Year 2014, the City is expected to receive \$1.1 million over the five year Consolidated Plan period. This Plan has been developed assuming a flat level of funding from HUD over the five year period, with no reduction for administrative costs, but it is possible that reductions or additions could occur in future project years.

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
PFLUGERVILLE	Government	Economic Development Planning neighborhood improvements public facilities public services	Jurisdiction
Travis County Health and Human Services & Veterans Affairs	Government	Homelessness Ownership Public Housing Rental	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The major strength in the delivery system of CDBG system is the City is known for its internal coordination and ability to complete projects in a timely and efficient manner. One of the potential gaps is that the City of Pflugerville is a new community to the CDBG program and may require additional training in order to become as knowledgeable as possible about the program. This gap however, is relatively minor and it is not anticipated to be of concern with the implementation of the program.

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
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X		

Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X		X
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			

Table 52 - 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.

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	2014	2019	Non-Housing Community Development		Infrastructure	CDBG: \$116,251	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1079 Persons Assisted
2	Public Facilities	2014	2019	Non-Housing Community Development		Public Buildings and Facilities	CDBG: \$86,250	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5070 Persons Assisted
3	Community Service	2014	2015	Non-Housing Community Development		Community Service Economic Development	CDBG: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Infrastructure
	Goal Description	Improve pedestrian connections throughout target areas by repairing, replacing and/or adding sidewalks or trails and reduce barriers for the disabled by repairing, replacing and/or adding ramps at appropriate locations
2	Goal Name	Public Facilities
	Goal Description	Improve parks facilities in target areas by replacing parks equipment, adding additional parks amenities, acquiring additional parkland, creating new parks, and/or improving accessibility
3	Goal Name	Community Service
	Goal Description	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 150 children meeting the income thresholds to aid them in participating in recreational programming. The proposed program will provide funding for youth to participate in recreational programs.

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.

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.

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

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.

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.

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.

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 9% 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 person's 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.

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, polices 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 subrecipients are anticipated to receive the allotted CDBG funds.

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.

Appendix - Alternate/Local Data Sources

1	Data Source Name
	CoP Population & Dwelling Unit Monthly Projections
	List the name of the organization or individual who originated the data set.
	City of Pflugerville
	Provide a brief summary of the data set.
	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.
	What was the purpose for developing this data set?
	The data set is developed to track city population on a monthly and yearly basis for the purposes of running and developing a community.
Provide the year (and optionally month, or month and day) for when the data was collected.	
The data was collected from 1980 to 2014.	
Briefly describe the methodology for the data collection.	
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.	
Describe the total population from which the sample was taken.	
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.	
Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.	
The units surveyed represent all residential dwelling units constructed within the City of Pflugerville.	
2	Data Source Name
	ACS Housing Char. 2008-2012
	List the name of the organization or individual who originated the data set.
U.S. Census Bureau	

	<p>Provide a brief summary of the data set.</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>What was the purpose for developing this data set?</p> <p>Please refer to U.S. Census Definitions documentation for data purposes.</p> <p>http://www.census.gov/acs/www/Downloads/data_documentation/SubjectDefinitions/2012_ACS_SubjectDefinitions.pdf</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2008-2012</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>For description of methodology please refer to U.S. Census documentation:</p> <p>http://www.census.gov/acs/www/Downloads/data_documentation/Accuracy/ACS_Accuracy_of_Data_2012.pdf</p>
	<p>Describe the total population from which the sample was taken.</p> <p>For description of methodology please refer to U.S. Census documentation:</p> <p>http://www.census.gov/acs/www/Downloads/data_documentation/Accuracy/ACS_Accuracy_of_Data_2012.pdf</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>For description of methodology please refer to U.S. Census documentation:</p> <p>http://www.census.gov/acs/www/Downloads/data_documentation/Accuracy/ACS_Accuracy_of_Data_2012.pdf</p>
3	<p>Data Source Name</p> <p>Coalition (ECHO) Travis County Point in Time Count</p> <p>List the name of the organization or individual who originated the data set.</p> <p>ECHO; LBJ School of Public Affairs University of Texas at Austin</p>

Provide a brief summary of the data set.

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

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

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

What was the purpose for developing this data set?

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

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

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

2006-2014

	<p>Briefly describe the methodology for the data collection.</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>Describe the total population from which the sample was taken.</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>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Sheltered and unsheltered population accounts for approximately 6,800 respondents.</p>
4	<p>Data Source Name</p> <p>CoP Housing Market Profile</p> <hr/> <p>List the name of the organization or individual who originated the data set.</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> <hr/> <p>Provide a brief summary of the data set.</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> <hr/> <p>What was the purpose for developing this data set?</p> <p>The data set we developed to track city population on a monthly and yearly basis.</p> <hr/> <p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>The data was collected from 1980 to 2014.</p>

	<p>Briefly describe the methodology for the data collection.</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>Describe the total population from which the sample was taken.</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>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>The units surveyed represent all residential dwelling units constructed within the City of Pflugerville.</p>
5	<p>Data Source Name</p> <p>Guide to Affordable Housing in Greater Austin</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Austin Tenant's Council</p>
	<p>Provide a brief summary of the data set.</p> <p>The data contains information on affordable rental housing and subsidized housing programs.</p>
	<p>What was the purpose for developing this data set?</p> <p>This data was compiled to help individuals and families find affordable housing in the Austin area.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2014</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>Data was collected based on reported local, county, state and federal provided information and verified with reported properties when available.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>n/a</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>n/a</p>
6	<p>Data Source Name</p> <p>ACS Selected Economic Characteristics 2010-2012</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>U.S. Census Bureau</p>

	<p>Provide a brief summary of the data set.</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>What was the purpose for developing this data set?</p> <p>Please refer to U.S. Census Definitions documentation for data purposes.</p> <p>http://www.census.gov/acs/www/Downloads/data_documentation/SubjectDefinitions/2012_ACS_SubjectDefinitions.pdf</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2010-2012</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>For description of methodology please refer to U.S. Census documentation:</p> <p>http://www.census.gov/acs/www/Downloads/data_documentation/Accuracy/ACS_Accuracy_of_Data_2012.pdf</p>
	<p>Describe the total population from which the sample was taken.</p> <p>For description of methodology please refer to U.S. Census documentation:</p> <p>http://www.census.gov/acs/www/Downloads/data_documentation/Accuracy/ACS_Accuracy_of_Data_2012.pdf</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>For description of methodology please refer to U.S. Census documentation:</p> <p>http://www.census.gov/acs/www/Downloads/data_documentation/Accuracy/ACS_Accuracy_of_Data_2012.pdf</p>
7	<p>Data Source Name</p> <p>American Fact Finder Profile of Selected Economic</p> <hr/> <p>List the name of the organization or individual who originated the data set.</p> <p>U.S. Census Bureau</p>

<p>Provide a brief summary of the data set.</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>What was the purpose for developing this data set?</p> <p>Please refer to U.S. Census Definitions documentation for data purposes.</p> <p>http://www.census.gov/acs/www/Downloads/data_documentation/SubjectDefinitions/2012_ACS_SubjectDefinitions.pdf</p>
<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2008-2012</p>
<p>Briefly describe the methodology for the data collection.</p> <p>For description of methodology please refer to U.S. Census documentation:</p> <p>http://www.census.gov/acs/www/Downloads/data_documentation/Accuracy/ACS_Accuracy_of_Data_2012.pdf</p>
<p>Describe the total population from which the sample was taken.</p> <p>For description of methodology please refer to U.S. Census documentation:</p> <p>http://www.census.gov/acs/www/Downloads/data_documentation/Accuracy/ACS_Accuracy_of_Data_2012.pdf</p>
<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>For description of methodology please refer to U.S. Census documentation:</p> <p>http://www.census.gov/acs/www/Downloads/data_documentation/Accuracy/ACS_Accuracy_of_Data_2012.pdf</p>