

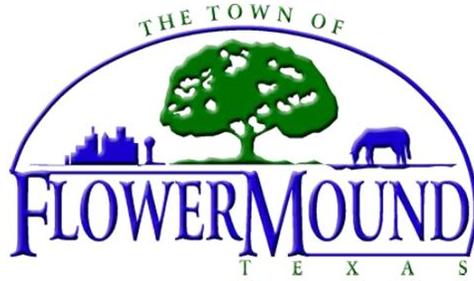
TOWN OF FLOWER MOUND

PROGRAM YEARS 2015-2019

CONSOLIDATED PLAN

for housing and community development

**Prepared for the U. S. Dept. of Housing and Urban Development
Approved by the Flower Mound Town Council on
August 3, 2015**



Executive Summary

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

1. Introduction

The U.S. Department of Housing and Urban Development (HUD) requires that the Town submit a Consolidated Plan (Con Plan) every five years in order to receive federal grants which provide services and activities that benefit primarily low to moderate income individuals and households. The Town's 2015-2019 Consolidated Plan outlines how federal funds received from HUD will be spent in order to meet federal and local goals.

This five year plan presents policies, strategies, programs and projects that will enable the Town to achieve its mission of focusing on the future, working together to build strong neighborhoods, developing a sound economy and providing a safe community.

The Con Plan outlines housing and community development needs, particularly of low income households and the objectives, strategies and goals to address these needs. The Con Plan also promotes HUD's three main statutory objectives:

1. Decent Housing;
2. Suitable Living Environment; and
3. Expand Economic Opportunities.

The Action Plan is submitted every year and lists the activities that the Town will pursue with federal funds to meet the Con Plan goals.

The Town of Flower Mound has a demonstrated commitment to serving its residents with the greatest needs. To continue this commitment the Town plans to carry out numerous activities in addition to the CDBG-funded projects that will benefit the entire community, including Flower Mound's low- and moderate-income residents. These activities include public facilities and improvements, parks, recreational facilities, street improvements, improving sidewalks, planting trees, maintaining the residential homestead exemption for the disabled and individuals sixty five years and older and fostering

a balanced tax base and increased local employment by working to increase the number of businesses located in Flower Mound.

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

The Con Plan requires that the Town assesses its' needs relating to housing, homelessness and community services. These will be further discussed in the Con Plan, however the following is a summary of how the Town will address those needs using federal funds.

Based on the level of CDBG funding expected to be received each year, priorities of the Community Development Advisory Committee, results of public comments/ surveys, and local/ state/ national needs information, the Town has determined objectives for the next five years. The Town identified two primary needs in Flower Mound:

- 1) Continuous challenges in the Town's aging infrastructure. The Town believes it is imperative to maintain the Town's housing Stock.
- 2) The absence of public transportation hurts the Town's elderly and disabled residents.

To address these needs, the Town proposes a five year strategy that focuses on residential infrastructure and services for seniors and disabled adults.

3. Evaluation of past performance

Progress towards Consolidated and Action Plan goals are reported every year through the Consolidated Annual Performance and Evaluation Reports (CAPER). The 2013 CAPER reported the results achieved in the fourth year of the five year 2010-2014 Consolidated Plan. Currently, the Town has met or exceeded the majority of its housing and community development goals with the Residential Rehabilitation Program and the town-wide transportation service.

The Town of Flower Mound's CDBG investments have been used to make long lasting impacts on the Town's residents. The Town's CDBG accomplishments include the successful completion of six Residential Rehabilitation Program projects, subsidize the town-wide transportation service for the elderly and disabled residents, develop infrastructure needed to provide adequate programs and services to area residents, and providing first-time fire protection water service and sewer and street improvements to the residents of Sunrise Circle Estates. The Town expended one hundred percent of its CDBG funds for activities that principally benefit low- and moderate- income residents. Past performance of these activities helped lead Flower Mound to choose its goals and projects for the Consolidated Plan.

4. Summary of citizen participation process and consultation process

The Citizen Participation Process includes the integral participation of a ten member Community Development Advisory Committee. The committee is comprised of Town employees from various departments, as well as the Town Manager and Assistant Town Manager. In addition to oversight and input from the committee, the Town also hosts two public hearings each year and a thirty day public comment period for the Annual Action Plan. The Town promotes the public meetings through local print media, posting flyers at Town Hall and the Library and social media. During years in which the Consolidated Plan is developed, the Town includes its process in the public hearings and public comment period. Additionally, during the Consolidated Planning periods, the Town utilizes a public survey to solicit detailed concerns and comments from residents. The survey is available electronically on the Town's website and was promoted on all of the Town's social networking sites.

For the PY 2015 through 2020 Consolidated Plan, the Town consulted with a number of individuals, including Community Development Advisory Committee members, Denton County, Denton Homeless Coalition, Community Outreach Committee, public service agencies, minority and special populations' advocacy groups and the staff in Town departments. Texas Department of Housing and Community Affairs and their various online databases were consulted for information regarding statewide Section 8 Housing Choice Vouchers, Low Income Housing Tax Credit properties, statewide plans and Analyses of Impediments.

5. Summary of public comments

Public Comments are summarized in the citizen participation appendix.

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

All public comments and views were accepted.

7. Summary

The Town of Flower Mound's 2015-2019 Consolidated Plan sets forth objectives, strategies and goals for improving the quality of life of low to moderate income residents of the Town. It assesses the needs and provides an analysis of housing, homelessness, and other community development issues.

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
Lead Agency	FLOWER MOUND	
CDBG Administrator		

Table 1 – Responsible Agencies

Narrative

Leadership responsibility for the success of this program ultimately rests with the Town of Flower Mound and more specifically with the Financial Services Division. Financial Services staff assists in coordinating the efforts of the entities involved, making periodic progress reports to federal, state and local governmental bodies and encouraging involvement from the business community.

Consolidated Plan Public Contact Information

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

1. Introduction

The Town of Flower Mound's Financial Services Division is responsible for coordinating the consultation process for the Consolidated Plan and the Action Plan. The Citizen Participation Plan outlines the Town's policies and procedures for citizen input and participation in the grant process. The Consolidated Plan and Action Plan are published on the Town's website and made available for review at Town Hall and the Flower Mound Library. The Citizen Participation Plan lays out the process for citizens and groups to provide the Town with information on housing and community development needs as part of the preparation of the Consolidated Plan and Action Plan. Additionally, the Town conducts at least one public hearing during the development process before the Consolidated Plan and Action Plan are published and at least one public hearing during the 30 day comment period to obtain citizen's views and to respond to all comments and questions. Public Hearings are held at Town Hall, which is easily accessed by all citizens. The Town also provides updates and information about the process at agency meetings such as the Agency Roundtable and the Denton County Homeless Coalition meetings.

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)).

As needed, the Financial Services Division provides technical assistance and information to private and public organizations that seek to provide affordable housing and support services to residents of Flower Mound. The Town will continue to promote and emphasize the need for greater coordination between all agencies active in Flower Mound so as to minimize the duplication of efforts. Efforts to enhance coordination between the public and private sector will ensure that needs are being properly addressed and that resources are being maximized. In preparing the Consolidated Plan and the Action Plan, the Town consulted with and collected information from other Town departments and outside agencies that have responsibility for administering programs covered by or affected by the Consolidated Plan. Some of the key providers and agencies include:

- Denton Housing Authority
- Denton County Homeless Coalition

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

The Town of Flower Mound is an active member of the Denton County Homeless

Coalition, as well as the Denton County Homeless Coalition Steering Committee. Although there are no known homeless in Flower Mound, staff participates in the meetings to ensure that services are available should the need arise.

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

Although the Town does not receive an allocation of Emergency Solutions Grant funding, the Town coordinates with the local COC through regular attendance, membership, and participation in various committees within the Denton County Homeless Coalition. The Town also assists the Coalition with the annual Point In Time Count and coordinates with the COC and the Coalition in finalizing results and utilizing data for planning of homeless services.

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

Table 2 – Agencies, groups, organizations who participated

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

The Town made every effort to consult all agency types and did not specifically exclude any particular agency or agency type.

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	Denton County Homeless Coalition	The Strategic Plan incorporates strategies and efforts implemented by the COC

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))

To ensure coordination, notices were published in two local newspapers regarding public hearings and periodic updates were given at various meetings to social service agencies with an interest in Flower Mound, Denton County, and the region. Finally, the Denton Housing Authority was consulted directly.

Narrative (optional):

Please see above.

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 Citizen Participation Process includes the integral participation of a ten member Community Development Advisory Committee. The committee is comprised of Town employees from various departments, as well as the Town Manager and Assistant Town Manager. In addition to oversight and input from the committee, the Town also hosts 2 public hearings each year and a thirty day public comment period for the Annual Action Plan. The Town promotes the public meetings through local print media, posting flyers at Town Hall and the Library and social media. During years in which the Consolidated Plan is developed, the Town includes its process in the public hearings and public comment period. Additionally, during the Consolidated Planning periods, the Town utilizes a public survey to solicit detailed concerns and comments from residents. The survey is available electronically on the Town's website and was promoted on all of the Town's social networking sites. For the PY 2015 through 2020 Consolidated Plan, the Town consulted with a number of individuals, including Community Development Advisory Committee members, Denton County, Denton Homeless Coalition, Community Outreach Committee, public service agencies, minority and special populations' advocacy groups and the staff in Town departments. Texas Department of Housing and Community Affairs and their various online databases were consulted for information regarding state wide Section 8 Housing Choice Vouchers, Low Income Housing Tax Credit properties, state wide plans and Analyses of Impediments. Efforts were made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non English speaking persons, as well as persons with disabilities. The public hearings were held at Town Hall, which is easily accessible to all Town citizens, including the disabled. All meeting notices and the Town website noted that translation services were available upon request and that persons with disabilities would be accommodated upon request. Public notices of the meetings were posted at Town Hall and at the Town's library. Both of these buildings are accessible to persons with mobility limitations. The goals and priorities for the Consolidated Plan were greatly impacted by the surveys, comments and Community Development Advisory Committee input. The initial draft goals were determined based on the moderate and high priorities given to eligible projects by those responding to the surveys. The Community Development Advisory Committee then met to evaluate the goals and to interject priorities that they deemed important.

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	No response	No comments were received	All comments received were taken into consideration and incorporated into one of the adopted strategies.	Public Hearing June 16, 2015 at Town Hall
2	Public Hearing	Non-targeted/broad community	No response	No comments were received	All comments received were taken into consideration and incorporated into one of the adopted strategies.	Public Hearing July 21, 2015 at Town Hall
3	Newspaper Ad	Non-targeted/broad community	No response	No comments received	Not applicable	Notification of Public Hearings
4	Internet Outreach	Non-targeted/broad community	No response	No comments received	Not applicable	Notification of Public Hearings and Citizen Comment Period

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)
5	Community Outreach	Non-targeted/broad community	140 surveys completed	All surveys were considered	All surveys were considered	Community Input Survey

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

While Flower Mound is a thriving suburban community in the Dallas Fort Worth metropolis, with higher incomes and greater rates of homeownership than the overall metropolitan area, it is still facing significant needs that must be addressed to maintain a high quality of life.

Most of the housing in Flower Mound is single family, owner occupied and constructed after 1979. Therefore there are very few structural issues, including lead based paint hazards. Housing cost burden is the primary housing need, particularly for small and elderly households, due in great part to the relatively low number of one or two bedroom units. Housing rehabilitation of homes owned and occupied by low to moderate income residents is a high priority need for the Town.

The primary special needs populations in Flower Mound are the elderly and disabled. There are no mass public transportation services in Flower Mound to connect the Town with neighboring areas. Transportation for senior citizens and the disabled was given high priority among those completed surveys.

Needs of residents that were not captured in the market analysis conducted for the Consolidated Plan were collected through public meetings held with stakeholders and residents. Attendees at the public meetings had the opportunity to prioritize housing and community development needs based on their severity in Flower Mound. Based on the surveys collected, the residents of Flower Mound identified senior citizen services, handicapped services and youth services as a high priority.

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

Summary of Housing Needs

Flower Mound's housing market is booming. Flower Mound's housing stock is predominately single family. As a result, most of the rental units are single family and above the county's fair market rent. There are also many aging housing units that are in major need of rehabilitation.

Based on the pre-populated HUD charts shown below, the most significant housing need in Flower Mound is severe cost burden (households paying more than 30 percent of gross household income in housing costs).

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	50,702	64,364	27%
Households	16,396	20,424	25%
Median Income	\$95,416.00	\$118,143.00	24%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	510	325	1,100	1,095	17,385
Small Family Households *	180	140	485	670	12,465
Large Family Households *	55	20	85	95	2,195
Household contains at least one person 62-74 years of age	85	65	250	210	1,505
Household contains at least one person age 75 or older	25	10	140	35	255
Households with one or more children 6 years old or younger *	145	75	175	345	3,940
* 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	25	10	50	0	85	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	35	0	0	0	35
Housing cost burden greater than 50% of income (and none of the above problems)	100	75	25	10	210	255	70	410	35	770
Housing cost burden greater than 30% of income (and none of the above problems)	0	15	80	205	300	35	25	270	525	855

	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
Zero/negative Income (and none of the above problems)	0	0	0	0	0	30	0	0	0	30

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	130	85	75	10	300	290	70	410	35	805
Having none of four housing problems	25	100	125	260	510	35	70	490	790	1,385
Household has negative income, but none of the other housing problems	0	0	0	0	0	30	0	0	0	30

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	40	75	25	140	115	30	450	595
Large Related	0	0	10	10	55	0	75	130
Elderly	10	10	60	80	60	40	125	225
Other	65	15	60	140	90	25	30	145
Total need by income	115	100	155	370	320	95	680	1,095

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	40	75	25	140	115	20	280	415
Large Related	0	0	0	0	20	0	60	80
Elderly	10	10	20	40	25	30	50	105
Other	65	0	0	65	90	25	20	135
Total need by income	115	85	45	245	250	75	410	735

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	0	0	0	0	0
Multiple, unrelated family households	0	0	0	0	0	35	0	0	0	35
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	0	0	0	0	0	35	0	0	0	35

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.

According to the 2007-2011 American Community Survey data, there is an estimated 20,424 total occupied households in Flower Mound. Of those, American Community Survey estimates 2,580 households houses an individual 62 years of age or older. Flower Mound’s single residents with housing needs are typically seniors who settled in the Town before it grew rapidly, and whose homes are aging and in need of repair.

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.

Many of Flower Mound’s residents with disabilities are seniors who need assistance with home repair, accessibility improvements and transportation services. There is currently no public transportation in Flower Mound. The number of residents with these needs is unknown.

The Texas Council on Family Violence estimates that 38 percent of Texas women have experienced intimate partner violence. The 2015 Denton County Homeless Coalition Point-in-Time Homeless Count reported that 7.8 percent of the homeless population identified domestic violence as the reason they were homeless. There are an unknown number of families living in area motels and hotels with children attending area schools, many of whom are likely fleeing domestic violence situations.

What are the most common housing problems?

The most common housing problems of the groups discussed above include:

Lack of affordable rentals for victims of domestic violence and no formal emergency shelter.

Lack of affordable, accessible housing and/or the means to make accessibility improvements for residents with disabilities.

For Flower Mound residents overall, the most common housing problems are severe cost burden and inability to afford needed rehabilitation to aging housing units.

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

The elderly and small households are more affected than others by the housing problems.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of

either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The Town of Flower Mound did not receive HPRP funding nor does it receive Emergency Solutions Grant funds. Denton County did receive HPRP funds and does receive ESG funds, however none of the funds were/are allocated to Flower Mound agencies.

In Flower Mound there are 210 renter households that have a housing cost burden greater than 50 percent of their income. These households are in particular risk of becoming homeless and residing in shelters or becoming unsheltered. Those with the greatest risk of becoming homeless are the 35 low income households living in housing with other unrelated households.

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 Town defines “at risk” population as those with an income of 80 percent of the median or less and a housing cost burden of more than 50 percent of their income. The estimates derived from the HUD provided data above shows there are 1,935 households with income 80 percent of the median or less. These households are at highest risk of being foreclosed upon or evicted in the event that their household experiences income instability.

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

Due to the relatively young age of the housing stock and the very few households that are living in overcrowded conditions, housing cost burden (paying more than 50% of gross household income in housing costs) is the primary characteristic linked with instability and an increased risk of homelessness. Some of the other most common social and housing characteristics that lead to housing instability and homelessness include domestic violence; job losses/inability to find stable employment; and medical or disability related conditions that negatively affect earned income.

Discussion

Please see above.

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

A disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60 percent of all low income households within a jurisdiction have a housing problem and 70 percent of low-income Hispanic households have a housing problem. In this case, low income Hispanic households have a disproportionately greater need. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction as a whole that can be useful in describing overall need.

Disproportionate housing needs in a population are defined as having one or more of the following four housing problems in greater proportion than the jurisdiction as a whole or than whites: 1) Living in housing that lacks complete kitchen facilities, 2) Living in housing that lacks complete plumbing facilities, 3) More than one person per room (overcrowded), and 4) Cost burden greater than 30 percent of Area Median Income (AMI).

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	455	25	30
White	345	25	30
Black / African American	0	0	0
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	85	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

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	190	130	0
White	110	115	0
Black / African American	10	0	0
Asian	30	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	30	15	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

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	840	260	0
White	650	250	0
Black / African American	40	0	0
Asian	35	0	0
American Indian, Alaska Native	95	0	0
Pacific Islander	0	0	0
Hispanic	25	15	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

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	775	325	0
White	545	310	0
Black / African American	0	0	0
Asian	210	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	0	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

Discussion

According to the 2012 census data, the Town of Flower Mound’s population is 84 percent white, 9 percent Asian and 8 percent Hispanic and 3 percent African America. When looking at the HUD generated tables above, it appears that there is an extremely disproportionate housing need in Flower Mound. The tables are misleading unless you also take the Town’s population into account. The greatest disproportionality is seen in the 50-80 percent earning level.

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

This section discusses severe housing needs as defined by HUD, using HUD-prepared housing needs data. The tables show the number of Flower Mound households that have severe housing needs by income and race and ethnicity. Needs are defined as one or more of the following housing problems: 1. Housing lacks complete kitchen facilities, 2. Housing lacks complete plumbing facilities, 3. Household has more than 1.5 persons per room, 4. Household cost burden exceeds 50 percent.

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	415	65	30
White	310	65	30
Black / African American	0	0	0
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	85	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	155	170	0
White	85	145	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
Black / African American	0	10	0
Asian	30	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	30	15	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	490	615	0
White	315	585	0
Black / African American	20	15	0
Asian	35	0	0
American Indian, Alaska Native	95	0	0
Pacific Islander	0	0	0
Hispanic	25	15	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	45	1,050	0
White	25	835	0
Black / African American	0	0	0
Asian	20	205	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	15	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

Discussion

In the Town of Flower Mound severe housing needs are proportionate to the population in the Town. When looking at the table, it appears that white residents experience disproportionately more severe housing needs but the Town’s population is 84 percent white. It is not fair to say this ethnic group has a greater need when the Town’s population is overwhelmingly one ethnic group.

The greatest number of ethnic groups experience disproportionate needs in the 50 to 80 percent of AMI earning level. At this level, the American Indian and African American are have a disproportionately greater need than at any other earning level.

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:

Cost burden is experienced when a household pays more than 30 percent of their gross household income toward housing costs, including utilities, insurance and property taxes.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	740	1,210	1,025	50
White	13,425	2,435	795	45
Black / African American	520	65	70	0
Asian	725	430	105	0
American Indian, Alaska Native	69	0	95	0
Pacific Islander	20	0	0	0
Hispanic	1,125	140	115	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

In the Town of Flower Mound, the highest level of cost burden is experienced by Hispanics and African Americans. In the lowest income levels, cost burden is not seen compared to the jurisdiction as a whole, or other ethnicities compared to whites. However, at the less than 30 percent of AMI earnings level, Hispanics and African Americans experience extreme cost burden compared to the other ethnic groups.

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?

Yes, please see the disproportionate needs discussions above. In general, African American and Hispanic households experience disproportionate needs at higher levels than whites and the jurisdiction overall.

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

The primary need is for housing that is more affordable to the low and moderate income residents.

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

There are no ethnic group concentrated areas in Flower Mound.

NA-35 Public Housing – 91.205(b)

Introduction

The Town of Flower Mound does not have a public housing authority, nor are there any public housing developments within the Town limits. Flower Mound residents can apply for Housing Vouchers through the Denton County Housing Authority. According to the HUD data shown in the table below, approximately 1,500 Flower Mound residents have Housing Choice Vouchers.

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	0	1,450	0	1,439	0	1	0

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	0	12,406	0	12,307	0	16,176	

	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	0	5	0	5	0	6
Average Household size	0	0	0	2	0	2	0	2
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	398	0	398	0	0
# of Disabled Families	0	0	0	344	0	341	0	1
# of Families requesting accessibility features	0	0	0	1,450	0	1,439	0	1
# 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	0	780	0	777	0	0	0
Black/African American	0	0	0	627	0	619	0	1	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 *
Asian	0	0	0	37	0	37	0	0	0
American Indian/Alaska Native	0	0	0	5	0	5	0	0	0
Pacific Islander	0	0	0	1	0	1	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	0	193	0	193	0	0	0
Not Hispanic	0	0	0	1,257	0	1,246	0	1	0

*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:

N/A. There are no public housing tenants in the Town of Flower Mound.

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

In preparation of this Consolidated Plan, the Town of Flower Mound consulted with the PHA that serves Flower Mound residents through the Housing Choice Voucher program. The Denton County Housing Authority administers the Section 8 program for Denton County. While the Housing Authority receives funding for the Flower Mound area, it gives preference to those citizens living within the cities of Denton and Lewisville. This preference reduces the amount of funding available for those new applicants who do not reside in Denton or Lewisville. Because of this preference and an over-all funding shortage in the Section 8 program, the Housing Authority routinely runs out of funding before it is able to provide services to all residents who are requesting for the first time. This situation creates a gap in service delivery.

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

Please see above.

Discussion

Please see above.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Flower Mound has made a substantial effort to identify and locate chronically homeless persons. The data collected from the Denton County Homeless Coalition’s 2015 Point in Time Count showed the majority of the homeless in this county reside in Denton or Lewisville. During the count, the volunteers, with help from the Flower Mound Police Department and local service agencies, could only locate one homeless individual in Flower Mound. The resources for homeless individuals are in Denton and Lewisville so that is where the homeless stay. There is also no public transportation in Flower Mound, which makes it difficult for the homeless to live here. Furthermore, the closest homeless shelter is in Denton, 18 miles away. To ensure that services are available should the need arise, Flower Mound participates in the Denton County Homeless Coalition which has a network in place to address chronically homeless needs.

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)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

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):

Please see above.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

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

Data is not available about the number of families with children or veterans in need of housing assistance in Flower Mound. The Town acts as a referral source for individuals and families with children at imminent risk of becoming homeless. Town staff will identify and contact providers who offer the services needed by the individuals and families.

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

Data is not available about the nature and extent of homelessness by racial and ethnic group.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Please see above.

Discussion:

Please see above.

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

Introduction:

This section provides an overview of the housing and supportive service needs of non-homeless special populations in Flower Mound. The information on needs was primarily gathered through stakeholder consultation.

Describe the characteristics of special needs populations in your community:

Currently, 7 percent of Flower Mound's residents are age 65 and older. This population will grow in the next 10 to 20 years with the aging of the Baby Boomers: residents between 55 and 64 years old make up 12 percent of Town residents and those between 45 and 54 years of age make up 20 percent of Town residents.

The aging of the Town is likely to increase the number of residents with disabilities, as the incidence of disability is highly correlated with age. Currently, about 7 percent of Carrollton's residents have some type of disability. 3 percent of the Town's seniors have a disability. The most common types of disabilities are physical and inability to live independently (self-care disability).

Flower Mound provides a \$100,000 homestead exemption for disabled Flower Mound residents who have been declared disabled by Social Security and are unable to work and for individuals 65 years of age or older.

It is unknown how many residents in Carrollton have substance abuse challenges. National surveys conducted by the U.S. Department of Health and Human Services estimate that 9 percent of Americans 12 and older use illicit drugs and 8 percent of the population is challenged by substance dependence or abuse. Similarly, the Centers for Disease Control estimates that 14 percent of 3 to 17 year olds have been diagnosed with a developmental disability.

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

As Flower Mound's population ages, more and more households need accessibility modifications to their homes, ranging from ramps and widening doors to installation of grab bars, raised toilets and roll in showers. These are improvements that many low income seniors cannot afford to make. Many of these homeowners also need assistance with yard work and exterior home maintenance. Just like interior repairs, many low income seniors cannot afford to pay to have their yard maintained. Many church groups volunteer to complete yard work and minor home repairs for the Town's elderly population.

Many seniors have high costs of medications and other home care needs which strains already limited incomes for housing and costs of daily living. Another senior need in Flower Mound is transportation to

medical appointments, shopping, church and other daily activities. With CDBG money, the Town has subsidized transportation through the nonprofit SPAN, but seniors mention that their portion of the cost is still expensive.

The Town's non homeless special needs objective is to facilitate affordable housing for disabled and senior citizens by maintaining the exempt amount of the appraised value of residence homesteads at \$100,000. In addition, all public buildings are constructed with handicapped access and will continue to be maintained.

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

Flower Mound does not currently receive HOPWA Program funds.

Discussion:

Please see above.

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

Describe the jurisdiction's need for Public Facilities:

Flower Mound is a rather young municipality and its current facilities are not in need of significant improvements. The Town's public parks are in need of enhancements to a more comprehensive set of amenities. Flower Mound opened a new Senior Center in 2015 with enhanced amenities for the Town's senior residents. The previous Senior Center was in need of improvements to adapt to the large senior population who participates in Town programs. The Town also has a Community Activity Center that opened in 2008 with fitness equipment, a walking track, indoor and outdoor pools, and many programs and special events. Many of the Town seniors enjoy the activities at the Activity Center. The Town offers discounted memberships to the Town's seniors.

How were these needs determined?

These needs were determined by a combination of interviews with Town departments, a review of the Parks Master Plan, results of the resident surveys and interviews with stakeholders.

Describe the jurisdiction's need for Public Improvements:

Infrastructure is a never ending cycle of deterioration and replacement. Roads and utilities are expected to last between 30 and 50 years. Some of Flower Mound's roads, especially in the older communities, need improvements. A portion of the Town's sidewalks are also in need of repair and upgrades to ADA compliance with proper curb cuts. Water and Wastewater improvements do not have a high priority at this time, however as the Town ages over the next 5 years, it is feasible that areas might experience need for repairs and improvements. The Town considers code enforcement, particularly in older areas of the Town, as a high priority.

How were these needs determined?

These needs were determined by a combination of interviews with Town departments, results of the resident surveys and interviews with stakeholders.

Describe the jurisdiction's need for Public Services:

Flower Mound does not currently have public transportation. Town-wide transportation services, funded by the Town and CDBG, will continue to be provided on a call-in basis and is handicapped accessible. This is a Town-wide project to be carried out within the boundaries of the Town of Flower Mound, Denton County, Texas. Approximately 10 known elderly and severely disabled adults, 21 years and older, will be served each year. Town General Funds will be used to subsidize the service for those riders who are not eligible for CDBG funding.

How were these needs determined?

These needs were determined by a combination of interviews with public service providers and Town departments, results of the resident surveys and interviews with stakeholders.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Like many communities in Texas, housing costs have increased in Flower Mound during the past 5 years, yet remain relatively affordable by national standards. The increase in housing costs was greater than increases in income, which means that it is relatively more difficult to buy or rent today than it was 5 years ago. This means that purchasing power has decreased for the Town's renters and owners. The good news is that most owners and renters earn enough to avoid being cost burdened. Cost burden occurs when households pay more than 30 percent of their household income on rent or their mortgage. Cost burdened households have to cut back on other expenditures, often those that are important to local economies, such as household goods, services and retail.

The housing market in Flower Mound is rather healthy with very low vacancy rates and relatively quick sales. On average in 2015, there is only a 1.9 months supply of houses listed for sale. A balanced market usually has a 4.1 months supply. Buyers have to act quickly due to a limited supply of houses for sale in Flower Mound. Flower Mound's low property tax rate, great schools and accommodating neighborhoods make it a desirable place to live.

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

Introduction

The housing in Flower Mound is overwhelmingly single family (94 percent) and units with 3 or more bedrooms (62 percent). This section provides an overview of the housing supply in Flower Mound.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	19,618	94%
1-unit, attached structure	205	1%
2-4 units	64	0%
5-19 units	386	2%
20 or more units	262	1%
Mobile Home, boat, RV, van, etc	396	2%
Total	20,931	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	39	0%	26	2%
1 bedroom	24	0%	334	21%
2 bedrooms	279	1%	253	16%
3 or more bedrooms	18,468	98%	1,001	62%
Total	18,810	99%	1,614	101%

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.

Currently, the Denton County Housing Authority provides Section 8 vouchers to 14 persons in Flower Mound. The Denton Housing Authority is funded by HUD and offers Section 8 rental assistance, homebuyer's club and family self-sufficiency for the Denton County area.

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 units are expected to be lost from the affordable housing inventory.

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

According to 2009-2013 ACS data, from 2000 to 2011 Flower Mound's total population increased by 13,662 persons. This represents a growth rate of 27 percent. From 2000 to 2011, the Town added approximately 4,028 housing units. This represents a growth rate of 25 percent. The number of housing units appears to be in line with the Town's population.

Describe the need for specific types of housing:

Analysis of cost burden data indicates that more affordable rental housing is needed, particularly for families and individuals with incomes at or below 50% of median, many of which are disabled or elderly. Persons with disabilities often have difficulty locating a wide choice of accessible units. In the homebuyer market, affordability for lower income first-time homebuyers is a continuing challenge, particularly as supply of affordable properties continues to be limited and transportation options remain limited. Though some housing may be more affordable, there is a need for repair on many of these homes.

Discussion

Please see above.

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

Introduction

This section describes rental and homeownership affordability in Carrollton. It is informed by a rental gaps analysis that compares the supply of rental housing at various income levels to the number of renters who can afford such rents. The section also examines how housing costs have changed relative to income growth of Flower Mound households.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	181,800	253,700	40%
Median Contract Rent	912	1,210	33%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	186	11.5%
\$500-999	442	27.4%
\$1,000-1,499	677	41.9%
\$1,500-1,999	209	13.0%
\$2,000 or more	100	6.2%
Total	1,614	100.0%

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	25	No Data
50% HAMFI	110	170
80% HAMFI	375	645
100% HAMFI	No Data	1,555
Total	510	2,370

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	0	0	0	0	0
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?

No, there is not sufficient housing for the Town’s lowest income renters. These renters are a diverse group—some seniors, some persons with disabilities, some families. Many occupy jobs in low paying retail and service industries, which support the Town’s other employment industries and workers.

In addition, housing affordability has declined for those wanting to own a home in Flower Mound.

The median home price in Flower Mound has increased by 40 percent between 2000 and 2011. That is an annual average of almost 4 percent per year. During the same period, owner incomes increased by 24 percent from a median of \$95,416 to \$118,143. That is an annual average of 2.2 percent per year.

Because housing prices rose faster than household incomes, housing purchasing power decreased. For those Flower Mound residents with high incomes relative to housing costs, this decrease in purchasing power could be managed. But, new residents—especially younger workers with modest earnings looking to buy a starter home—may have trouble affording housing in Flower Mound. Flower Mound is seeing a rise in empty nesters living in their family home for longer. Because of this, neighborhood populations are aging and school populations are declining. Many of the older Flower Mound residents attribute a lack of affordable housing as the reason they have not moved out of their large family homes.

Similar trends occurred for rental units. The median rent increased by 33 percent (3 percent annually) between 2000 and 2011. In 2011, there were 1,614 rented units in Flower Mound and the median contract rent was \$1,210. 41.9 percent of renters pay between \$1,000 and \$1,499 per month in rent.

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

The housing values and rents have increased more than the median income in Flower Mound. Most of the disparity is due to the development of new high-end subdivisions increasing the median and average rents and home values. Conversely, much of the older housing stock has not significantly increased in value since 2000. As a result, the changes in median home values and rents will not adversely change the affordability of housing in Flower Mound.

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 and fair market rents are lower than the average median rent in Flower Mound due to the large average housing unit size in the town. 62 percent of renters live in a three bedrooms or more housing unit. Comparing the average rents of advertised units in Flower Mound with the fair market rent, they are comparable and lower for one and two bedroom units. The limited number of multi family units in Flower Mound impacts the affordability of rental units. However, there are affordable multi family units adjacent to Flower Mound in other areas of Denton County.

Discussion

Please see above.

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

Introduction

This section provides an overview of the condition of housing in Flower Mound.

The vast majority of the housing in Flower Mound was constructed after 1979. Out of the 18,810 owner occupied units in Flower Mound, 95 percent of them were built after 1979. As a result, the condition of the housing ranges from poor (very few units) to excellent, with very few substandard and even fewer dilapidated, not suitable for rehabilitation.

Definitions

A building that is deemed dilapidated or substandard is defined as a structure that has become deteriorated or damaged through exposure to the elements to the extent that it no longer provides protection from the elements, or is in danger of collapse, or is not connected to an approved wastewater disposal system, or is hazardous to public health/safety/welfare. Substandard units suitable for rehabilitation are those for which the necessary rehabilitation would be less than 50 percent of the value of the property.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,684	20%	582	36%
With two selected Conditions	67	0%	96	6%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	15,059	80%	936	58%
Total	18,810	100%	1,614	100%

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	4,273	23%	286	18%
1980-1999	13,486	72%	1,173	73%
1950-1979	993	5%	155	10%
Before 1950	58	0%	0	0%
Total	18,810	100%	1,614	101%

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	1,051	6%	155	10%
Housing Units build before 1980 with children present	4,245	23%	330	20%

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

As shown in the table above, much of Flower Mound’s housing was built between 1980 and 1999 (72 percent). Some of these homes were built on land with soil challenges and, as such, have internal as well as infrastructure improvement needs. Condition and infrastructure challenges are some of the most pressing housing needs in Flower Mound.

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

Lead-based paint has been recognized as a major environmental hazard facing children. Elevated blood lead levels in young children can lead to a range of problems from relatively subtle developmental disabilities to severe impairment or even death. Common effects include impaired cognition and functioning, slowed learning abilities and behavioral disorders. Often these manifestations are subtle during early childhood but become more pronounced as children progress through school.

The use of lead-based paint was banned from residential usage in 1978. However, a majority of the structures constructed prior to the ban are at risk of containing lead-based paint. Lead poisoning is most likely to occur in old, poorly maintained dwellings with deteriorated paint. Remodeling of homes with lead paint will exacerbate exposure if lead hazards have not been mitigated.

Only 15 percent of Flower Mound's housing stock was built before 1979. Of these units, approximately 43 percent are believed to be occupied by children.

Discussion

Please see above.

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

Introduction

Low and moderate income renters needing housing assistance in Flower Mound are primarily served by the Denton Housing Authority. Approximately 1,500 Flower Mound residents receive rental assistance through the voucher program.

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				1,525			0	0	0
# 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

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

N/A. There are no public housing developments in Flower Mound.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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

N/A. There are no public housing developments in Flower Mound.

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

N/A. There are no public housing units in Flower Mound.

Discussion:

Please see above.

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

Introduction

This section provides an overview of the facilities and services available to assist persons who are homeless or at risk of homelessness in

Flower Mound. The chronically homeless population has traditionally been very small in Flower Mound. As such, Flower Mound has no traditional shelter to serve the homeless. To ensure that services are available should the need arise, Flower Mound participates in the Denton County Homeless Coalition which has a network in place to address chronically homeless needs.

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)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	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

Please see the discussion below of the services provided by Christian Community Action and the Flower Mound library.

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.

Christian Community Action (CCA) helps feed, heal and educate families in need in Flower Mound and surrounding areas. CCA serves over 10,600 individuals every year across five counties. The nonprofit's goal is to promote self reliance among the people they serve. The following services were provided to homeless population, population at risk of becoming homeless and those transitioning through homelessness: information and referral, counseling and/or advocacy, emergency financial assistance, medical care and/or assistance, transportation, home maintenance and/or repair, after school care and/or activities, food, utilities, clothing and shelter assistance. In 2013, CCA served 129 unduplicated adults and 98 unduplicated children from Flower Mound.

The Flower Mound library serves the homeless population through offering seminars and online searches. The library offers trainings and employment activities year round. Flower Mound's library offers free access to downloadable audio books, provides the public with free Internet access to all job related websites, and offers job search workshops.

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

Introduction

This section supplements NA 45 (Non-Homeless Special Needs Assessment) with a description of the facilities and services available in Flower Mound.

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

Please see NA-45 for a discussion of the characteristics and needs of special populations in Flower Mound.

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

There are no specific supportive housing programs in Flower Mound for persons returning from mental and physical health institutions. Housing assistance would be provided by the Denton County Housing Authority. Supportive services would be provided by nonprofit service providers, namely Christian Community Action.

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)

Flower Mound intends to continue providing general funds to nonprofit partners for supportive services. These funds have averaged \$220,000 per year in the past.

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))

N/A

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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

Introduction

This section provides an overview of the economic and community development climates in Flower Mound. The discussions were informed by the Town's Economic Development Department and the Chamber of Commerce. The narrative also incorporates data from the HUD pre-populated tables.

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	226	45	1	0	-1
Arts, Entertainment, Accommodations	2,778	2,427	11	17	6
Construction	1,118	443	4	3	-1
Education and Health Care Services	3,300	3,035	13	22	9
Finance, Insurance, and Real Estate	3,068	843	12	6	-6
Information	1,282	453	5	3	-2
Manufacturing	2,014	369	8	3	-5
Other Services	806	721	3	5	2
Professional, Scientific, Management Services	3,690	2,169	14	16	2
Public Administration	0	0	0	0	0
Retail Trade	3,053	2,363	12	17	5
Transportation and Warehousing	1,999	193	8	1	-7
Wholesale Trade	2,661	863	10	6	-4
Total	25,995	13,924	--	--	--

Table 40 - Business Activity

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

Labor Force

Total Population in the Civilian Labor Force	33,741
Civilian Employed Population 16 years and over	32,121
Unemployment Rate	4.80
Unemployment Rate for Ages 16-24	13.94
Unemployment Rate for Ages 25-65	2.92

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	13,012
Farming, fisheries and forestry occupations	1,086
Service	1,262
Sales and office	8,589
Construction, extraction, maintenance and repair	1,337
Production, transportation and material moving	1,257

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	14,126	50%
30-59 Minutes	12,518	44%
60 or More Minutes	1,767	6%
Total	28,411	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	519	8	235
High school graduate (includes equivalency)	2,646	237	822
Some college or Associate's degree	8,295	473	2,078

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	17,390	344	3,343

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	19	31	83	157	27
9th to 12th grade, no diploma	576	98	161	232	174
High school graduate, GED, or alternative	1,079	564	967	2,174	674
Some college, no degree	1,471	1,165	2,291	4,273	861
Associate's degree	140	419	1,016	1,682	173
Bachelor's degree	382	2,010	5,560	7,047	642
Graduate or professional degree	12	881	2,283	3,296	301

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	19,741
High school graduate (includes equivalency)	37,962
Some college or Associate's degree	54,409
Bachelor's degree	79,865
Graduate or professional degree	82,909

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?

Based on the local information available, the major job sectors within the Town of Flower Mound are:

- Professional, Scientific, Management Services: 14 percent
- Education, Healthcare Services: 13 percent
- Finance, Insurance and Real Estate: 12 percent
- Retail Trade: 12 percent

Describe the workforce and infrastructure needs of the business community:

The business community in Flower Mound currently operates primarily with a diverse and highly-educated workforce that pulls largely from across Denton County, ranked the 9th largest county in the State of Texas based on population. More than 72.8 percent of the Denton County workforce and over 85 percent of the Flower Mound adult working population has post-secondary education. Approximately 8.7 percent of the workforce is represented by skilled veterans, and the average age of worker is relatively young, at 33.6 years old. Currently in Flower Mound, more than 1,000 businesses are in operation with approximately 26 percent in the restaurant/retail category, 23 percent in the medical office industry, 22 percent in professional services, 14 percent in general services, 6 percent in warehousing/distribution/manufacturing, and the rest falling into other industry classifications. Almost 40 percent of all new jobs in Flower Mound in the past three years are considered professional jobs. With such a diverse offering of industries in the community and a rapidly expanding industrial & flex office business district, the workforce needs of Flower Mound are also varied and require a wide range of skills and trained abilities.

Located only 3 miles north of DFW International Airport, the Town of Flower Mound business community is largely attracted by the roadway and transportation infrastructure that can be provided through major thoroughfares FM 2499 running north-to-south to SH 121 and SH 114 at the south, FM 1171 running east-to-west and to both I-35 east and west, FM 407 running east-to-west and to I-35 east, and SH 377 running north-to-south to SH 114 at the south. Other infrastructure needs unique to the local business community include electrical output capacity for the high-tech and data center industry in the southern business district.

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.

Due to its location, low tax rate, pro-business environment, and strategic location in the DFW Metroplex, Flower Mound is a highly sought after and growing community. The Town competes with some of the largest cities in North Texas for projects and has the capacity to take on major projects that could greatly change the trajectory of business development and focus in the community; and those opportunities are very real possibilities for the Town as we move into the future term of the planning period. For this reason, as well as because the State of Texas, and North Texas specifically, are such highly-desired locations for business, the chances of a major change that could have economic impact and affect job and business growth are immense and imminent. Auto manufacturers and parts distributors are flocking into the area and require highly-skilled workers by the loads, the medical industry continues to see massive growth in the region and offers educated employees a hefty average salary, technology groups are relocating their small-but-specialized headquarters to the area in lieu of Silicon Valley and the intense costs of doing business there. The stage is set for rapid growth in North

Texas to continue for decades and Flower Mound is in a prime location in the Metroplex and has available land for business tenants that meet the Town's rigorous standards.

With this kind of growth potential, needs will include having a skilled and available workforce, residential options for relocated workers in and around the community, well-maintained and adequate roadways and inter-local thoroughfares for transportation efforts and commuters, solid community organization networks, business and transitional support opportunities, and considerable quality of life amenities that help to distinguish the community as a place to both work and live.

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

Due to being located in the Dallas/ Fort Worth metro area, Flower Mound has access to a large pool of skilled labor. For those companies that are in need of specialized labor, the local universities and community colleges have programs and curriculum in place to address those needs.

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

The Town of Flower Mound is proud to feature a 32,000 square-foot North Central Texas College (NCTC) extension campus right in the heart of our historic downtown, Parker Square. The campus is home to a Small Business Development Center (SBDC) which provides free professional consulting services to individuals looking to start or grow their small business. Various management training opportunities, seminars, and information are available at no cost to participants and can provide a leading edge for private employers. There are additionally, 28 four-year colleges and universities located within 50 miles of Flower Mound, including the 25th largest university in the United States, the University of North Texas, and the 3rd most diverse university in the State, Texas Woman's University. There are more than 20 two-year/community colleges located within 50 miles of the Town, providing a wide variety of specialized training and certification programs for almost any workforce need. The Town of Flower Mound Economic Development Office works closely with the Texas Workforce Commission on Skills Development Fund and Skills of Small Business Program grants as well, offering assistance with workforce training when initiatives are not already locally viable. The Flower Mound Chamber of Commerce partners with the Service Corps Of Retired Executives (SCORE) to provide top-quality assistance for all business and management needs within the community, including focused training and management guidance.

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

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.

No, the Town of Flower Mound does not participate in a Comprehensive Economic Development Strategy.

In 1998, the Flower Mound Town Council adopted a Strategic and Marketing Plan for the economic development of the Town, along with Master Plans for the campus commercial and industrial areas known as the Lakeside Business District and the Denton Creek District. On February 17, 2000, Council approved an Economic Development Incentive Policy which was included as part of the SMARTGrowth Management Plan Program which would ensure adequate infrastructure capability for continued economic growth. An update to the Strategic and Marketing Plan was included as a stand-alone strategic framework for the actions of the Economic Development Office in 2001 and an update was accomplished in 2003. Also in that year, an Economic Development Incentive Application form was created and included with the existing Incentive Policy. These plans and policies continue to dictate much of the work of the Flower Mound Economic Development Office as incentives are evaluated and brought for consideration to Council, as well as planning and infrastructure means are addressed with the area growth.

Discussion

Please see above.

MA-50 Needs and Market Analysis Discussion

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

Areas of housing problem concentration are defined as Census Block Groups within a jurisdiction that have a percentage of housing problems exceeding the percentage of total housing units within the jurisdiction by a statistically significant margin.

Geographic analysis shows that the concentration of older house stock overlaps with both a concentration of low to moderate income families and concentrations of racial and ethnic minorities. These houses are concentrated on the west side of Flower Mound.

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

The definition of minority concentration is that 51% or more of the population is from a race or ethnicity that is a minority of the Town's population overall.

Concentrations do exist in Flower Mound, but they are minor. Low to moderate income and minority concentrations occur primarily in west Flower Mound.

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

The characteristics of the market in the areas where there is a concentration of minority populations or housing problems are: older housing stock, lower income levels, and higher incidence of repair needs.

Are there any community assets in these areas/neighborhoods?

Assets of these neighborhoods include: close proximity to major transportation corridors and Town Hall, good supply of affordable housing, established and mature neighborhoods, parks and walking trails and proximity to shopping.

Are there other strategic opportunities in any of these areas?

Yes, in preservation of affordable housing stock.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

In order to continue to receive federal funds, the Town of Flower Mound must submit a Consolidated Plan (ConPlan) to the U.S. Department of Housing and Urban Development (HUD) every five years.

According to HUD, “the Consolidated Plan is designed to be a collaborative process whereby a community establishes a unified vision for community development actions. It offers local jurisdictions the opportunity to shape the various housing and community development programs into effective, coordinated neighborhood and community development strategies. It also creates the opportunity for strategic planning and citizen participation to take place in a comprehensive context, and to reduce duplication of effort at the local level.”

The Strategic Plan section of the ConPlan establishes general guidelines based on the needs identified in the “Needs Analysis” section, for housing and community development activities for the next five years, beginning October 1, 2015 through September 30, 2020. The strategies and goals set forth in the Strategic Plan are tailored to address the housing, community development, and public services needs of the Town, while satisfying HUD’s required national objectives. They provide the framework for implementing the Town’s 2015-2019 Consolidated Plan and subsequent annual Action Plans, by detailing the projects and activities to be undertaken.

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

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Town of Flower Mound
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The boundarie is the Town of Flower Mound.
	Include specific housing and commercial characteristics of this target area.	The Target area includes all of the Town of Flower Mound.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The Town has not designated any general target areas because low to moderate income individuals and families reside in many parts of the Town. Additionally, the Town has chosen to benefit the entire community instead of focusing on a small portion of residents.
	Identify the needs in this target area.	The two largest needs of the Town of Flower Mound are transportation services and to preserve the existing housing stock.
	What are the opportunities for improvement in this target area?	The Target area includes all of the Town of Flower Mound.
Are there barriers to improvement in this target area?	The Target area includes all of the Town of Flower Mound.	

General Allocation Priorities

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

The Town has not designated any general target areas because low to moderate income individuals and families reside in many parts of the Town. Additionally, the Town has chosen to benefit the entire community instead of focusing on a small portion of residents. However, CDBG activity types may be

located in specific geographic areas based on low/moderate income criteria established by HUD for area wide benefit activities, which must have at least 33 percent concentration of low/moderate income population. Allowable locations for projects are determined based on the percentage of low to moderate income persons residing there. The majority of Flower Mound's HUD funds are used for direct benefit purposes that are available to low/ moderate income residents who may live anywhere throughout the Town so geographic priorities do not apply.

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Public Service- Transportation
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Town of Flower Mound
	Associated Goals	Transportation Services Planning and Administration
	Description	Subsidized Town-wide transit service for the Town's elderly who are 65 years and older and severely disabled adults who are 21 years and older. Flower Mound does not currently have public transportation. This is a Town-wide project to be carried out within the boundaries of the Town of Flower Mound, Denton County, Texas. The Town will contract with Special Programs for Aging Needs to provide the service. Flower Mound General Funds will be used to provide services for those riders who are not CDBG project participants.
	Basis for Relative Priority	Based on needs assessment
2	Priority Need Name	Housing Rehabilitation
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Town of Flower Mound
	Associated Goals	Preserve Existing Housing Stock Planning and Administration
	Description	Housing rehabilitation of up to \$60,000 for low/moderate income Flower Mound residents.
	Basis for Relative Priority	Aging housing stock, based on needs assessment
3	Priority Need Name	Minor Home Repair
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Town of Flower Mound
	Associated Goals	Preserve Existing Housing Stock Planning and Administration
	Description	Minor home repair of up to \$15,000 for low/moderate income Flower Mound residents.
	Basis for Relative Priority	Aging housing stock, based on needs assessment

Narrative (Optional)

The Town's housing priorities are: the Rehabilitation Program and the Minor Home Repair Program.

The Town's public service priorities are: Transportation Services for the elderly and disabled adults.

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)	The Town does not anticipate funding TBRA in the near future.
TBRA for Non-Homeless Special Needs	The Town does not anticipate funding TBRA for non-homeless special needs in the near future.
New Unit Production	The Town does not anticipate funding new housing production.
Rehabilitation	The continued aging of the Town's housing stock and the growth of the Town's senior population are the primary reasons why the Town will continue to prioritize rehabilitation of existing homes. Based on the needs assessment, the Town has decided to add a Minor Home Repair Program in addition to the Rehabilitation Program.
Acquisition, including preservation	Preservation of existing housing is a high priority for the Town for the reasons listed above.

Table 49 – Influence of Market Conditions

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

Introduction

This section discusses the resources that will be used to meet the goals of the 2015-2019 Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	177,667	0	0	177,667	0	Funds will be used for the Town-wide transit program, Residential Rehabilitation Program and the Minor Home Repair Program.

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

The Town's Financial Services Division is the lead agency for the implementation of the community development plan. Internally, the Financial Services Division works in collaboration with all Town departments to deliver projects, services and other benefits to eligible clients. Externally, the Division works with clients and subrecipients of the program.

The Financial Services Division is the lead agency for the administration of CDBG funding. To effectively implement the Community Development Plan, funding for the department comes from CDGB funds as well as the Town Council. The Town Council makes available an estimated \$200,000 a year in general fund resources to fund agencies that are actively engaged in the provision of social services and cultural arts in Flower Mound.

There are no matching requirements for CDBG funds.

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

The Town does not intend to use publicly owned land or property to fulfill the goals of the 2015-2019 Consolidated Plan.

Discussion

Please see above.

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
FLOWER MOUND	Government	Non-homeless special needs neighborhood improvements public services	Jurisdiction
SPAN, INC.	Non-profit organizations	public services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The strengths in the delivery system include the level of coordination between the Town and its subrecipients and other service providers as well as between the Town and Denton County. A strength of the Town’s CDBG program is the Community Development Advisory Committee, comprised of Town staff from every department as well as the Town Manager and Assistant Town Manger. These individuals bring issues, opportunities and solutions to the table to facilitate the identification of services needed.

The Town is an active member on the Denton County Homeless Coalition and the Homeless Coalition Steering Committee. The Town sends a representative to the meetings to improve coordination and collaboration both with the nonprofit service providers and the other cities that comprise Denton County. This collaboration improves the strength of the local and county wide system.

The primary gap in the institutional delivery system is the limited funding for housing activites such as the rehabilitation of the Town’s older housing stock. There is currently a long waiting list for the Residential Rehabilitation Program due to the limited funding. The other major gap is the 15 percent cap on public services. The public service cap limits the Town’s ability to address all of the needs in the community.

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	X	
Legal Assistance	X		

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics		X	
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care			
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS		X	
Life Skills	X	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)

The service delivery system aims to meet the needs of homeless and special needs populations through membership, participation, and coordination with the Denton County Homeless Coalition (DCHC). DCHC conducts general monthly meetings and is attended by representatives from area cities, service providers, and faith-based groups. The meetings provide a forum for problem solving, information sharing, and referral services. Agencies that serve a wide variety of special needs in locations throughout the cities of Flower Mound, Lewisville and Denton regularly attend and participate. A Flower Mound representative also sits on the Steering Committee for the DCHC. The Steering Committee discusses problems more in depth and plans the monthly general body meetings. Finally, DCHC along with the Town of Flower Mound coordinate an annual point-in-time homeless count in Denton County. Results are reported and shared in the area as well as with Texas Homeless Network.

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 ability of Flower Mound to rely on a variety of agencies to serve the Town's special needs and homeless populations is a strength. This network of organizations leverages the services each is able to provide within its limited resources, assuring that distinct needs are addressed.

The largest gap in meeting the needs of Flower Mound's special needs populations and persons who are homeless is lack of funding.

As for the gaps in services for families and special needs population, the following issues require attention and will have to be addressed in time. With the aging of its population, Flower Mound is faced with an increased number of seniors requiring affordable housing. There are a limited number of affordable housing units available in Flower Mound that accommodate the physically impaired and which have convenient access to transportation and the necessary supportive services. An increased number of well distributed affordable housing units throughout the Town are needed to allow families and special needs population to live in dignity and with independence. Addressing the housing needs of these populations is vital to preventing these individuals from possibly becoming homeless.

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

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	Preserve Existing Housing Stock	2015	2019	Affordable Housing	Town of Flower Mound	Housing Rehabilitation Minor Home Repair	CDBG: \$146,017	Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Transportation Services	2015	2019	Non-Homeless Special Needs	Town of Flower Mound	Public Service-Transportation	CDBG: \$26,650	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted
3	Planning and Administration	2015	2019	Planning and Administration	Town of Flower Mound	Public Service-Transportation Housing Rehabilitation Minor Home Repair	CDBG: \$5,000	Other: 1 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Preserve Existing Housing Stock
	Goal Description	Continue to fund the Town's Residential Rehabilitation Program and start a Minor Home Repair Program. These programs are designed to expand the supply of decent, safe, sanitary and affordable housing, to correct health and safety hazards in deteriorated housing and to extend the useful life of existing housing units.

2	Goal Name	Transportation Services
	Goal Description	Continue to fund the Town's town-wide transit service for the Town's elderly who are 65 years and older and severely disabled adults who are 21 years and older. This is a Town-wide project to be carried out within the boundaries of the Town of Flower Mound, Denton County, Texas.
3	Goal Name	Planning and Administration
	Goal Description	Up to 20 percent of total CDBG grant expenditures will be used for planning and program administration.

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

The Town anticipates approximately 4 families will be assisted each year through the Residential Rehabilitation Program and the Minor Home Repair Program.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Town does not have any public housing units.

Activities to Increase Resident Involvements

Not applicable.

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

N/A

Plan to remove the ‘troubled’ designation

Not applicable.

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

To address the identified issues and ensure that unanticipated barriers do not develop in the future, the Town will benefit by: a periodic review of development criteria by the SMARTGrowth Commission to help mitigate the ill effects of overcrowding and congestion, a yearly review of the Town’s zoning and subdivision ordinances, building codes and impact fees by the Fair Housing Committee, the Economic Development Department working closely with the Chamber of Commerce to provide business and retention development programs, and the Community Relations Department continuing to foster partnerships with community agencies.

SP-60 Homelessness Strategy – 91.215(d)

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

Flower Mound's strategy to address the needs of homeless and the needs of persons who are not homeless but require supportive help is to identify and partner with those community agencies that have resources to provide the necessary services, to maintain an awareness of the level of need, and to address specific needs as they are identified. Town staff actively participates in the Denton County Homeless Coalition. The Coalition serves as a catalyst for coordinating available services and leveraging resources, which has proven to be an effective strategy for serving the homeless throughout the area. The Coalition uses a Homeless Management Information System (HMIS), which offers participant information to service providers. HMIS helps ensure continuum of care without gaps in service, as participants move from service provider to service provider. In addition, Coalition members work together to submit partnership grant proposals, designed to help ensure streamlined access to existing services to prevent and reduce homelessness. On a continuing basis, the Coalition inventories available resources and identifies gaps and priorities in available services. The Coalition, through the City of Denton, applies for and receives Emergency Shelter Grant Awards from the Texas Department of Housing and Community Affairs. These funds are used to provide rent assistance, utility assistance, security deposits and other services for persons or families at risk of homelessness throughout Denton County. The Homeless Coalition plans to pursue additional grant funding as it is needed.

Addressing the emergency and transitional housing needs of homeless persons

Flower Mound plans to continue participating in the Denton County Homeless Coalition during the next five years. The Town also participates in the Homeless Count that assesses the homeless environment in Denton County.

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.

Flower Mound plans to continue participating in the Denton County Homeless Coalition during the next five years. This network of providers serves as a catalyst for developing and providing needed services to those individuals and families who are homeless or at risk of homelessness throughout the county.

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

The Town will serve as a referral source for individuals and families with children at imminent risk of becoming homeless. Town staff will identify and contact providers who offer the services needed by the individuals and families.

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

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

For residents receiving assistance under the Town’s Residential Rehabilitation Program where a lead based paint hazard is present, the Town complies with federal regulations when levels are greater than the minimum standards. To determine if a lead based paint hazard is present, houses built before 1978 are tested for the presence of lead by a certified technician. In the event lead based paint is present, the

Town follows HUD guidelines in conjunction with the Town’s program specifications to address the lead issues. All CDBG-funded projects will meet all applicable regulations related to lead-based paint. The Town also provides—and will continue to provide—information to all program applicants regarding the hazards of lead based paint during the Five-year Consolidated Planning cycle.

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

Testing of elevated blood levels in children suggests that lead based paint hazards in Flower Mound are relatively low: The Texas Department of Health’s Childhood Lead Poisoning Prevention Program found very few Flower Mound children with elevated blood levels: of the approximately 5,891 tested in Denton County, just 13, or 0.2%, tested positive for elevated blood lead levels. Data is only available on a county-wide basis, not individual cities.

Based on the age of housing stock in Flower Mound, an estimated 859 residential units could have lead-based paint risks. These risks are mitigated through efforts to build awareness and continued availability of the Residential Rehabilitation Program, which requires testing of all homes built before 1978 for lead based paint. In carrying out all activities under this Consolidated Plan over the next five years, the Town will:

- Ensure that all regulatory requirements regarding lead-based paint are met throughout any housing rehabilitation and repair activity performed by the Town on homes constructed prior to 1978, and
- Seek out and take advantage of opportunities to educate Town staff, public, customers, and contractors regarding the hazards of lead-based paint.

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

The Town of Flower Mound has fully integrated into all of its HUD funded housing rehabilitation, repair, and construction program policies and procedures the requirements of HUD’s Lead Safe Housing Rule under 24 CFR Part 35.

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

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

Census data show that, at 3.0%, Flower Mound's poverty level is well below the 8.5% throughout Denton County and the 17.4% throughout the State of Texas. Service provider responses indicate no Flower Mound residents were turned away due to a lack of funds. Only the Denton County Housing Authority maintains a waiting list that includes Flower Mound residents.

Based on identified need, Flower Mound's goals, programs, and policies for reducing the poverty level include leveraging resources and serving as a referral source:

a. Leveraging resources (2015-2019) - Town staff will continue to liaison with the Denton County Housing Authority, which offers rental assistance and self-sufficiency training; the Denton Workforce Center/Texas Workforce Commission, which offers training and supportive services leading to employment; and the Texas Department of Housing and Community Affairs and the Denton County Housing Finance Corp., which offer homebuyer assistance. Other service providers offering an array of needed services include the Christian Community Action Agency, PediPiace, Day Stay for Adults, Denton County Friends of the Family, Youth and Family Counseling, the Salvation Army, Special Programs for Aging Needs, and Court Appointed Special Advocates of Denton County. In addition, the Town will continue to participate in the Denton County Homeless Coalition.

b. Serving as a referral source (2015-2019) - To help ensure those citizens needing services are aware of available providers, Town staff will maintain established links to service providers on the Town website.

2. These actions will assist in reducing the of poverty level of 3.0% of the families in Flower Mound by increasing employment opportunities, and providing a referral network for those families seeking rental and other assistance.

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

The Town's anti-poverty efforts complement its plans to preserve and improve existing affordable housing by providing additional stability and resources to low-income households.

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 Town of Flower Mound's monitoring procedures are designed to assist staff in fulfilling its regulatory obligations. The Town conducts desk monitoring monthly as it reviews the monthly reimbursement requests of each subrecipient. The requests include an invoice, backup documentation such as receipts and time sheets, and a client data report listing each client served and verifying residency and income.

The onsite monitoring process is conducted annually. The onsite monitoring follows HUD checklists for programmatic and financial monitoring. The elements of the checklist include: conformance to subrecipient agreement; record-keeping system; financial management system; proof of insurance; review of audit and single audit if required; review of policies and procedures and the agency's compliance with their internal policies; review of agency's compliance with Section 504, EEO laws/regulations, equal opportunity in accepting clients, and Section 3.

The Town notifies the agencies in writing prior to the monitoring visit and alerts them as to the areas to be evaluated. At the monitoring, the Town grant staff meets with relevant agency staff including the executive director, reviews all aspects outlined in the checklist and ends the visit with a discussion of areas for improvement. The monitoring is followed up by a letter outlining the results and the remedies to be taken to resolve any concerns or findings.

For the Residential Rehabilitation Program, grant staff administers and continuously monitors all projects implemented under the program. Projects requested by residents are evaluated during an on-site evaluation by staff to determine if the project falls within the scope of the program. The Town hires contractors to perform the work on the project. Use of specialized contractors ensures that the quality of services is maintained at the highest level.

The Town maintains a system of "checks and balances" by conducting internal reviews of its own procedures and documentation. Outcomes of these reviews are reported to the Director of the Department so that appropriate corrective action and process improvements can be undertaken. Housing programs implemented by the Department undergo this internal review each program year. The Town uses HUD monitoring checklists to review a sample of client files, and all deficiencies are noted and corrected. At close-out of any subrecipient, the files are reviewed to ensure that compliance with HUD requirements is adequately documented. Cost documentation for major projects is verified by Town grant staff.

Citizen Participation Comments

TOWN OF FLOWER MOUND COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS CITIZEN PARTICIPATION COMMENTS

Citizens were provided 30 business days to comment on the Consolidated Plan and the 2015 Action Plan. During the comment period a copy of the plans were posted on the Town web page, at www.flower-mound.com, at the Town Library, 3030 Broadmoor Lane, and at Town Hall, 2121 Cross Timbers Road. Two Public Hearings were also held at Town Hall. Public notices announcing the Hearing were issued two weeks prior to the Hearing date. Information about the Public Hearing was published in the Denton Record-Chronicle and on the Town web page. It was also posted in public buildings throughout the Town.

No citizen comments were received.