

## **TOWN OF FLOWER MOUND**

### **PROGRAM YEAR 2020-2024**

### **CONSOLIDATED PLAN**

**Prepared for the U. S. Dept. of Housing and Urban Development**

# Executive Summary

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

### 1. Introduction

In 1994, the U.S. Department of Housing and Urban Development (HUD) issued new rules that consolidated the planning, application, reporting and citizen participation processes for four of its formula grant programs, including the Community Development Block Grant (CDBG). The new single-planning process was intended to more comprehensively fulfill three basic objectives: to provide decent housing, to provide a suitable living environment and to expand economic opportunities, especially for those of low-and moderate-income. It was termed the *Consolidated Plan for Housing and Community Development*.

According to HUD, the Consolidated Plan (Con Plan) is designed to be a collaborative process whereby a community establishes a unified vision for housing and community development actions. It offers communities the opportunity to shape these community development programs into effective and coordinated community development strategies. It also allows for strategic planning and citizen participation to occur in a comprehensive context.

As an entitlement community, the Town of Flower Mound (Town) receives an annual share of federal Community Development Block Grant (CDBG) funds. The Town has prepared its 2020-2024 Consolidated Plan to meet the guidelines as set forth by HUD and outlines how the CDBG funds received from HUD will be utilized to meet federal and local goals. The major sections of the Con Plan include an overview of the process, a Needs Assessment, a Housing Market Analysis, Strategic Plan and Annual Action Plan (AAP). The Annual Action Plan is submitted each year to HUD and outlines the activities that the Town will pursue with CDBG funds to meet the goals laid out in this 2020-2024 Consolidated Plan.

The Town of Flower Mound has continually demonstrated a commitment to serving its residents with the greatest needs. In addition to carrying out its CDBG-funded projects, the Town reaffirms this commitment by executing numerous other activities that benefit the entire community, including Flower Mound's low-and moderate-income residents. These activities include, improving and maintaining public facilities, parks, recreational facilities, streets and sidewalks; planting trees; maintaining the standard residential homestead exemption, as well as the homestead exemption for those with disabilities 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.

This Consolidated Plan serves as a baseline for measuring program effectiveness and ensuring the Town meets its housing and community development goals. The information in this plan was gathered through consultation with local organizations, business, public officials and Town staff; public outreach and community meetings; and a review of demographic and economic data.

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

The Con Plan requires that the Town assess its needs related to housing, homelessness and community services. These will be further discussed, 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 established by the Community Development Advisory Committee, feedback from public comments and surveys, and relevant local/state/national needs information, the Town has determined objectives for the next five years, including its two primary goals:

- 1) Preserve and rehabilitate the Town's aging housing stock.
- 2) Address the Town's lack of public transportation and its effects on seniors and residents with disabilities.

To address these needs, the Town proposes a five-year strategy that focuses on residential infrastructure and services for those of low-to moderate-income, especially seniors and adults with disabilities.

## **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 2018 CAPER reported the results achieved in the fourth year of the five year 2015-2019 Consolidated Plan. Currently, the Town has met or exceeded the majority of its housing and community development goals with the Residential Rehabilitation Program, the Minor Home Repair 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 22 Residential Rehabilitation Program projects, eight Minor Home Repair projects and subsidizing the Town-wide transportation service for the elderly and those with disabilities.

It is important to note that the Town expended all of its CDBG funds for activities that principally benefitted low-and moderate-income residents, with the exception of funds allocated toward Planning and Administration. Past performance of these activities helped lead Flower Mound to choose its goals and projects for this 2020-2024 Consolidated Plan.

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

The Citizen Participation Process includes the integral participation of a 12-member Community Development Advisory Committee. The Committee is comprised of Town employees from various departments, as well as the Town Manager and Deputy Town Manager/CFO. In addition to oversight and input from the Committee, the Town also hosts at least two public hearings each year, as well as a public comment periods that last 30 business days for the Annual Action Plan and the CAPER. The Town promotes the public meetings through local print media, as well as postings at Town Hall, the Library and information on social media and the Town's website.

During years in which the Town develops a Consolidated Plan, the Town includes an additional public hearing and a more expansive public comment period. Additionally, during the drafting of consolidated plans, 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 is promoted on the Town's social media site.

Throughout the development of the 2020-2024 Consolidated Plan, the Town consulted with a number of individuals, agencies, and service providers to help establish funding priorities and plan objectives for the course of the next five years. Some of these entities included the Town's Community Development Advisory Committee, the Denton County Homeless Coalition, local social service agencies and organizations, Town residents, and Town staff from various departments.

#### **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 2020-2024 Consolidated Plan sets forth objectives, strategies and goals for improving the quality of life for Town residents, especially those of low-to moderate-income. It assesses the needs and provides an analysis of housing, homelessness, and other community development issues. The Town will undertake these efforts in accordance with HUD guidance and requirements.

# 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 Department. 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, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The Town of Flower Mound’s Financial Services Department is responsible for coordinating the consultation process for the Consolidated Plan and the Annual Action Plan. The Citizen Participation Plan outlines the Town’s policies and procedures for citizen input and participation in the grant process and 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 Annual Action Plan. Both plans are published on the Town’s website and made available for review at Town Hall and the Flower Mound Library. Additionally, the Town conducts two public hearings 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 Department 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. One way in which this is accomplished is through quarterly roundtables hosted by the Town and the City of Lewisville for local nonprofit service providers and religious organizations. These roundtables provide an opportunity for networking and coordination as well as education for all those in attendance.

Internally, the Financial Services Department works with other Town Departments to ensure resident needs are being met. For example, the Department partners with the Code Enforcement Division to refer homeowners with code violations to the Home Rehabilitation Program. Financial Services also works with the Parks & Recreation Department to coordinate the Town-wide Transpiration Program for residents.

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, such as the Denton Housing Authority and the 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, which is a member of the Balance of State Continuum of Care for the State of Texas. The Denton County Homeless Coalition is composed of local nonprofits, government agencies and county residents, and helps coordinate efforts to address the needs of those experiencing homelessness in Denton County. Although there are no known homeless individuals 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 works closely with agencies that receive ESG funding and utilize HMIS. The Town also coordinates with the local CoC through regular attendance and membership and assists the Coalition with the annual Point-In-Time Count. The data from this Count is then utilized for the planning of homeless services in Denton County.

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

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

1	<b>Agency/Group/Organization</b>	SPAN Transit
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SPAN Transit is the primary provider for the Town-wide Transportation Service Program.
2	<b>Agency/Group/Organization</b>	Town of Flower Mound
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Various Town Departments were consulted to complete the Consolidated Plan.
3	<b>Agency/Group/Organization</b>	CITY OF DENTON
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Town utilized information from the City of Denton’s Community Services Department to complete the Consolidated Plan.
4	<b>Agency/Group/Organization</b>	Denton Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
5	<b>Agency/Group/Organization</b>	Flower Mound Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Chamber of Commerce was consulted to help provide information for the market analysis and understand the economic development opportunities in the area.
6	<b>Agency/Group/Organization</b>	CHRISTIAN COMMUNITY ACTION (CCA)
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Christian Community Action is the primary service provider for Flower Mound residents. CCA provides various services to our area including a food pantry, rental assistance, and utility assistance.
7	<b>Agency/Group/Organization</b>	Journey to Dream
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs- Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Journey to Dream provides services for at-risk youth, including a Transitional Living Program for homeless youth working toward independence.
8	<b>Agency/Group/Organization</b>	City of Lewisville
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Town utilized information from the City of Lewisville’s Neighborhood Services Department to complete the Consolidated Plan.
9	<b>Agency/Group/Organization</b>	DENTON COUNTY FRIENDS OF THE FAMILY
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs- Families with children Non-Homeless Special Needs Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Denton County Friends of the Family assists survivors of domestic violence with emergency shelter, basic service needs, legal assistance, etc.
10	<b>Agency/Group/Organization</b>	United Way of Denton County
	<b>Agency/Group/Organization Type</b>	Services – Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Town utilized information from United Way and its efforts to end homelessness in Denton County. UWDC serves as the backbone organization for the Denton County Homeless Leadership Team, the Denton County Barriers Fund, coordinated entry, HMIS and the Point-in-Time Count.
11	<b>Agency/Group/Organization</b>	Denton County Homeless Coalition
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homelessness Needs – Chronically homeless Homeless Needs –Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Town utilized information provided by the Denton County Homeless Coalition, including its data dashboard to help develop the Consolidated Plan.

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

The Town made every effort to be inclusive in its consultation efforts throughout the planning process, and did not intentionally exclude and particular agency.

**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(I))**

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. The Town of Flower Mound consistently works closely with the City of Lewisville, the City of Denton and Denton County on joint efforts related to homelessness. As many services are provided to Flower Mound residents at the County level or by neighboring jurisdictions, the Town works with these efforts in mind in developing its Consolidated Plan.

**Narrative (optional):**

Please see above.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

### **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 12-member Community Development Advisory Committee. The Committee is comprised of Town employees from various departments, as well as the Town Manager and Deputy Town Manager/CFO. In addition to oversight and input from the Committee, the Town also hosts two public hearings and provides a public comment period for 30 business days for the Consolidated Plan. The Town promotes the public meetings through local print media as well as postings at Town Hall and the Library. Information is also published on the Town’s social media accounts and the Town website.

Additionally, during the drafting of consolidated plans, the Town utilizes a public survey to solicit detailed feedback, concerns and comments from residents and stakeholders on community needs. This year’s survey was available electronically and was promoted on the Town’s website and social media accounts. The survey was open for four weeks, and the Town received 164 responses.

The Public Hearings for this year’s Consolidated Plan were held at Town Hall, which is easily accessible to all Town residents, including those with disabilities. All meeting notices stated that translation services were available upon request and that people with disabilities would be accommodated upon request. Public notices of the meeting were posted at Town Hall and Flower Mound Public Library (both of these buildings are accessible to those with limited mobility), and the Denton Record-Chronicle. The meetings took place at 6 p.m. on June 3, 2020 and July 1, 2020.

For the PY 2020-2024 Consolidated Plan, the Town consulted with and acquired information from a number of individuals, including Community Development Advisory Committee members, Denton County, Denton County Homeless Coalition, public service agencies and staff in various Town departments.

The culmination of these efforts is included throughout this plan and is integrated in establishing the Town’s priority needs and subsequent goals.

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
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 3, 2020 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 1, 2020 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

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (if applicable)</b>
5	Community Outreach	Non-targeted/broad community	164 surveys completed	See appendix	All comments were considered	Community Input Survey

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

This section addresses housing, homeless and special needs in the Town of Flower Mound. According to the County's annual Point-in-Time Count, there are currently no individuals experiencing homelessness in the Town. However, there are still other significant needs the Town has, as detailed in this assessment.

The primary non-homeless special needs populations in Flower Mound are the elderly and those with disabilities. There is currently no public transportation in Flower Mound to connect the Town with neighboring areas, outside of the Town's current CDBG-funded Town-wide transportation program. Transportation for senior citizens and those with disabilities was given high priority among the citizen survey conducted as part of the needs assessment process.

Most of the housing in Flower Mound is single-family, owner-occupied and constructed after 1979. Therefore, there are few significant structural issues, including lead based paint hazards. However, housing cost burden is an important issue. This is especially true for the elderly and female single heads of households, due in large part to the relatively low number of one or two bedroom units available in the Town. As a result, rehabilitation of existing homes owned and occupied by low-to moderate-income residents is a high-priority need for the Town.

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 as well as a citizen survey. Through these outlets, residents had the opportunity to prioritize housing and community development needs in Flower Mound. Based on the surveys collected, the residents of Flower Mound identified senior citizen services, services for those with disabilities and youth services as a high priority.



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

### Summary of Housing Needs

As the population and median income in the Town of Flower Mound has continued to grow in recent years, so has the demand for single-family housing. As a result of this demand, the most common housing problem in the Town is cost burden (households paying more than 30% of gross household income in housing costs), as detailed in the pre-populated charts below. Additionally, most of the Town's limited multi-family housing units are above the County's fair market rent rate and are some of the most expensive units available in all of the Dallas, TX HUD Metro FMR Area. Finally, there are many aging, single-family housing units in need of rehabilitation to ensure an adequate living space and prevent homeowners from living in sub-standard conditions or seeking housing elsewhere. The following section further details the housing needs in the Town of Flower Mound, utilizing ACS and CHAS data.

Demographics	Base Year: 2009	Most Recent Year: 2018	% Change
Population	64,669	73,252	13%
Households	20,144	25,256	25%
Median Income	\$111,523	\$134,184	20%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2005-2009 ACS (Base Year), 2018 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	555	635	1,470	1,205	18,215
Small Family Households	265	260	805	570	12,635
Large Family Households	35	65	85	75	2,185
Household contains at least one person 62-74 years of age	85	120	300	365	2,270
Household contains at least one person age 75 or older	129	105	175	60	450
Households with one or more children 6 years old or younger	79	70	130	280	3,615

**Table 6 - Total Households Table**

**Data Source:** 2011-2015 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
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	55	10	70	40	175	0	0	10	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)	25	20	0	0	45	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	85	50	10	10	155	235	150	360	65	810

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	0	4	90	115	209	45	205	390	455	1,095
Zero/negative Income (and none of the above problems)	0	0	0	0	0	35	0	0	0	35

**Table 7 – Housing Problems Table**

Data 2011-2015 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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	170	75	80	50	375	235	150	370	65	820
Having none of four housing problems	25	95	190	215	525	95	305	835	880	2,115
Household has negative income, but none of the other housing problems	0	0	0	0	0	35	0	0	0	35

**Table 8 – Housing Problems 2**

Data 2011-2015 CHAS  
Source:

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	95	35	55	185	110	165	450	735
Large Related	15	20	0	35	20	45	65	130
Elderly	45	10	83	138	90	90	150	330
Other	0	14	30	44	55	55	85	195
Total need by income	155	79	168	402	275	355	760	1,390

**Table 9 – Cost Burden > 30%**

Data 2011-2015 CHAS  
Source:

### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	70	35	0	105	95	80	230	405
Large Related	15	0	0	15	20	0	40	60
Elderly	45	10	79	134	60	30	40	130
Other	0	10	0	10	55	40	55	150
Total need by income	130	55	79	264	230	150	365	745

**Table 10 – Cost Burden > 50%**

Data 2011-2015 CHAS  
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	25	20	0	0	45	0	0	0	0	0

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	25	20	0	0	45	0	0	0	0	0

**Table 11 – Crowding Information – 1/2**

Data 2011-2015 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 2018 American Community Survey data, there is an estimated 25,256 total occupied households in Flower Mound, 12.6% of which are single-person households. Of those single-person households, American Community Survey estimates 5.4% or approximately 1,364 of them are occupied by an individual 65 years of age and older. Flower Mound’s single residents with housing needs are often seniors living on a limited fixed income 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.**

According 2018 1-Year ACS data, the Town of Flower Mound has an estimated 4,808 individuals with a disability, which represents 6.4% of the total population. Cognitive disabilities are the most prevalent disability, with 2,520 individuals reporting. Additionally, the general disability rate is higher among residents over the age of 65. Many of Flower Mound’s residents with disabilities are seniors who often need assistance with home repair, accessibility improvements and transportation services. There is currently no public transportation in Flower Mound.

In regards to domestic violence, dating violence, sexual assault and stalking, accurate and detailed statistics are often difficult to come by, because many of these incidences go unreported. However, it is estimated that 1 in 4 women and 1 in 9 men in the United States are victims of domestic violence at some point in their lives, according to the World Health Report Fact Sheet. Additionally, according to the same report, nearly 1 in 4 women may experience sexual violence by an intimate partner in their lifetime. According to Denton County Friends of the Family, a nonprofit organization in Denton County dedicated to providing comprehensive services to those impacted by these situations, in 2018 the organization received 2,974 crisis hotline calls, processed 2,277 new client intakes and made 209 sexual assault response calls.

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

As detailed in the charts above, like many communities across the nation and especially in North Texas, severe cost burden is the biggest housing problem facing the Town of Flower Mound, especially for owner-occupied households. Additionally, those facing these significant cost burdens are unable to afford needed rehabilitation to their aging housing units.

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

As seen in the charts above, the lack of affordable housing has a disproportionate effect on small households and homes occupied by the elderly. Oftentimes, the elderly have additional issues such as a lack of means to make accessibility improvements to their existing home. Additionally, when looking at the percent of total, the extremely low-income income range (30% AMI and below) are statistically more likely to have at least one housing problem compared to the other income ranges.

### **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**

HUD defines extremely low-income households as those that earn 0-30% AMI (Area Median Income), and a severe housing cost burden as housing expenses that exceed 50% of the household income. As detailed in Table 10 featuring 2011-2015 CHAS data, 130 extremely low-income renter households and 230 owner-occupied households have a severe housing cost burden of greater than 50%, putting them at a greater risk of becoming unsheltered.

According to the 2020 Point-in-Time (PIT) Count, there are currently no known homeless individuals in Flower Mound. Additionally, although the Town of Flower Mound does not receive ESG funding or any funding related to rapid-rehousing, as noted, any extremely low-income families and individuals who may currently be receiving rapid re-housing assistance would face difficulties in securing affordable housing in the Town of Flower Mound.

**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 of Flower Mound does not provide specific estimates of the at-risk populations. However, as noted above, those most at risk include very low-income households, those facing an extreme cost burden, the elderly, those with disabilities and survivors of domestic violence, rape and sexual assault.

**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 those fleeing domestic violence; loss of/inability to find stable employment; young adults aging out of foster care; persons recently released from prison; and medical or disability related conditions that may 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 jurisdiction as a whole. 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 provides 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	450	75	35
White	305	60	25
Black / African American	4	0	0
Asian	75	15	10
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	55	0	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

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



**30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	440	185	0
White	265	140	0
Black / African American	25	0	0
Asian	75	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	50	40	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

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

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	930	540	0
White	705	365	0
Black / African American	30	4	0
Asian	90	100	0
American Indian, Alaska Native	65	0	0
Pacific Islander	0	0	0
Hispanic	25	50	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 20011-2015 CHAS  
Source:

\*The four housing problems are:

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

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	685	520	0
White	590	430	0
Black / African American	20	20	0
Asian	60	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	15	45	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

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

**Discussion**

According to the 2018 ACS data, the Town of Flower Mound’s population totals 73,252 and is 80 percent white, 11 percent Asian, 4 percent African American and 9.6 percent Hispanic or Latino of any race. Taking this into account while also looking at the tables above, 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. The information is used to compare the existence of severe housing problems amongst racial groups against that of the jurisdiction as whole in an effort to determine if any group(s) share a disproportionate burden of the area’s severe housing problems.

### 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	405	120	35
White	260	105	25
Black / African American	4	0	0
Asian	75	15	10
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	55	0	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

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

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	225	400	0
White	105	300	0
Black / African American	25	0	0
Asian	40	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	35	60	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

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

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	450	1,025	0
White	305	765	0
Black / African American	15	19	0
Asian	50	140	0
American Indian, Alaska Native	65	0	0
Pacific Islander	0	0	0
Hispanic	0	75	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

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

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	115	1,095	0
White	85	935	0
Black / African American	10	30	0
Asian	20	65	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	60	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

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

**Discussion**

According to the 2018 ACS data, the Town of Flower Mound’s population totals 73,252 and is 80 percent white, 11 percent Asian, 4 percent African American and 9.6 percent Hispanic or Latino of any race. Taking this into account while also looking at the tables above, the greatest disproportionality is seen in the 50-80 percent earning level, especially among the American Indian and Alaska Native households. This is unique in that it goes against the assumed likelihood that households experiencing a severe housing problem would decrease as incomes rise.

## 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:

This section compares the existence of housing cost burden and severe cost burden amongst racial and ethnic groups against that of the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area’s cost burden. Cost burden is experienced when a household pays between 30% and 50% of their gross household monthly income toward housing costs, including utilities, insurance and property taxes. Severe cost burdened households are those that spend more than 50% of their gross monthly income on these housing costs.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	18,230	2,510	1,285	50
White	14,885	2,030	835	40
Black / African American	660	45	55	0
Asian	1,445	175	225	10
American Indian, Alaska Native	35	0	65	0
Pacific Islander	0	0	0	0
Hispanic	960	215	55	0

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

### Discussion:

When reviewing the data above, 65% of American Indians/Alaska Natives are severely cost burdened, spending more than 50% of their income on housing. This is compared to 5.8% for the jurisdiction as a whole.

**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?**

Please see the disproportionate needs discussions above.

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

The primary need is for housing that is more affordable to 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 or a Housing Choice Voucher (HCV) program, nor are there any public housing developments within the Town limits. Flower Mound residents can apply for HCV vouchers through the Denton County Housing Authority (DCHA). According to the HUD data in the table below, approximately 1,450 Housing Choice Vouchers are in use through the DCHA.

### 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	N/A	N/A	N/A	N/A	N/A
# 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

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Black/African American	0	0	0	627	0	619	0	1	0
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:**

Not applicable. 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 the past, the Town of Flower Mound has 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.

That being said, for residents of Public Housing and Housing Choice voucher holders, the most immediate need will always be affordable housing and/or a higher income that will help allow them to become self-sufficient and enable them to move out of publicly assisted housing.

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

As mentioned, housing that is affordable for all current and potential residents of the Town of Flower Mound is a need. This need is amplified in those who may be current residents of Public Housing and Housing Choice voucher holders, because families served by PHAs are very low-income. Also, compared to the population at-large, these families are more likely to be elderly or have individuals with a disability, both of which may require additional accommodations to meet their sometimes unique housing needs.

**Discussion**

Please see above.

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

### Introduction:

HUD has advocated for Continuum of Care (CoC) programs to address homeless needs. According to HUD, a CoC exists to serve the needs of homeless persons on city or county levels. The main goals of CoCs are to offer housing assistance, support programs and shelter services to homeless persons and ultimately break the cycle of homelessness. CoCs collaborate with different community organizations, local governments and local homeless advocate groups to identify homeless needs in their community and in turn develop the best means of addressing these issues and optimize self-sufficiency.

The Town of Flower Mound is part of the Balance of State Continuum of Care. More specifically, the Town is a member of the Denton County Homeless Coalition (DCHC), a work group of the Denton County Homeless Leadership Team, which works on the County level to carry out various homelessness prevention efforts. Additionally, the DCHC carries out the County’s annual Point-in-Time count. Through this Count, as detailed in the tables below, no homeless individuals were found in the Town of Flower Mound. However, to ensure that services are available should the need arise, Flower Mound utilizes its membership in the DCHC to build community connections among service providers and even allocates a portion of its General Fund dollars to provide grants to local service providers that help address the various needs of those experiencing homelessness or are at-risk of becoming homeless.

### 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

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				
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):**

The Town of Flower Mound itself does not currently have any individuals that are classified as homeless. However, the Denton County Homeless Coalition has established the Denton County Homelessness Dashboard, which obtains data from the county-wide Homelessness Management Information System (HMIS) that assists emergency shelters, housing providers, and supportive service providers collect and store client data. According to this Dashboard, as of March 31, 2020, there were 362 actively homeless households in Denton County. Of those, 137 were chronically homeless, which means they are households that include at least one member living with a disability who has been homeless for 12 consecutive months or four times within the past three years (totaling 12 months). Additionally, of those actively homeless households, 34 were veterans and 12 were fleeing domestic violence.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
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.**

There are currently no known actively homeless individuals in Flower Mound, and there is no County data available detailing the number of families with children in need of housing assistance. However, the 2019 PIT Count did survey 14 homeless unaccompanied youth (ages 18-24) in the County. Additionally, the County’s Homelessness Dashboard indicates that as of March 31, 2020, there are 34 homeless veterans.

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

Of the 194 persons counted as part of the 2019 Denton County Point-in-Time Count, 75.6% were White, 17.8% were Black of African American, 1.1% were Asian, and the remaining were either American Indian or Alaskan Native or of multiple races.

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

According to the 2019 Denton County Point-in-Time Count, of the 194 persons counted, 65% were unsheltered and 35% were sheltered.

**Discussion:**

The Point-in-Time Count only offers a snapshot of the issue of homelessness in the County. As always, even though there are no known homeless individuals in Flower Mound, the Town acts as a referral source for households at imminent risk of becoming homeless. Town staff will identify and contact providers who offer the services needed by these individuals and families.

## **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. HUD defines non-homeless special needs populations as the elderly, frail elderly, persons with disabilities (mental, physical, and/or developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and public housing residents. Because these individuals face unique housing challenges and are vulnerable to becoming homeless, a variety of support services may be needed in order for them to achieve and maintain a suitable living environment.

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

#### *Elderly and Frail Elderly Persons*

According to 2018 5-Year American Community Survey data, 6,652 Flower Mound residents were age 65 or older. While elderly is defined as persons over age 62, “extra elderly” persons are those over 75. Within the Town’s elderly population, about 31% or 2,034 individuals are considered “extra elderly.” Since 2010, the Town’s elderly population (those over 65) has grown from 4.6% to 9.1% of the total population.

#### *Individuals with Disabilities (Mental, Physical and/or Developmental)*

According to 2018 1-Year American Community Survey data, there are an estimated 4,656 individuals in Flower Mound with a disability, or an overall rate of 6.4%. Those age 65 and older experienced the highest rate of disability, with a total of 1,711 individuals. The most common disability is an ambulatory disability, followed by a cognitive disability.

#### *Persons with Alcohol or Other Drug Addictions*

A report was released by the Substance Abuse and Mental Health Services Administration for the Dallas-Fort Worth-Arlington Metropolitan Statistical Area (MSA). The report found that during 2005 through 2010, an annual average of 641,000 persons aged 12 or older used an illicit drug in the past year. This represented 13.2% of the MSA population. Additionally, 8.2% of persons aged 12 or older were classified as having a substance use disorder in the past year in the MSA.

#### *Persons with HIV/AIDS*

See discussion below.

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

#### *Elderly and Frail Elderly Persons*

As the Town’s elderly population continues to grow, providing housing options and supportive services, such as access to health care, shopping and transportation is essential. Additionally, home repair and/or

modification and financial support to make such modifications is also a need for this population. More than 90% of respondents to the Town's Housing and Community Development Survey indicated a medium to high need for services benefitting senior residents.

*Individuals with Disabilities (Mental, Physical and/or Developmental)*

The Town's Housing and Community Development Survey asked residents to prioritize the need for services benefitting those with disabilities. Almost 93% of respondents indicated a medium to high need for these types of services. These needs can vary depending on the type of disability and the range of skill and ability within those types. For those with physical disabilities, transportation or accessible housing options may be a need. For those with cognitive disabilities, various developmental support services might be more fitting.

*Persons with Alcohol or Other Drug Addictions*

Those struggling with alcohol and other drug addictions need a strong support network in their fight for sobriety. The National Coalition for the Homeless states that other needs for this population will sometimes include transportation, work programs and therapy access. The Town's Community Development Survey indicates that about 68% of respondents deem services for this population a medium to high need in the Town.

*Persons with HIV/AIDS*

See discussion below.

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

According to the 2018 Texas HIV Surveillance Report, there were 1,355 HIV diagnoses in the Dallas-Fort Worth Region. This represented a rate of 17.2 per 100,000. The prevalence of diagnosed HIV infection at the end of 2018 was 29,674 and a rate of 377.0.

**Discussion:**

There are many special populations in the Town of Flower Mound. With an aging population, the needs of these populations are more important than ever. This, as well as the direction gathered from the Town's Community Development Survey, ensures that the Town continues to evaluate and prioritize these needs on a regular basis.



## **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. The Town offers discounted memberships to the CAC to the Town’s seniors. Additionally, the Town opened its new Town Hall in 2018, which allowed the Town to bring its Environmental Services Department, Facilities Management division, and Development Services Department under the same roof as other administrative services, such as Human Resources, Utility Billing and Financial Services. Finally, the Town is currently working to renovate and expand its Library building. Work is expected to finish in fall of 2020.

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

These needs were determined by a combination of interviews with Town departments, a review of the Parks Master Plan, 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, CIP Plan, 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 are available for those 65 years or older and/or residents with verifiable disabilities. These will continue to be provided on a call-in basis. This is a Town-wide project to be carried out within the boundaries of the Town of Flower Mound, Denton County, Texas.

### **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 survey, and interviews with stakeholders. According to the Town's Community Development Survey, 91% of respondents would like to see public transportation services continue.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

This Housing Market Analysis looks at the housing market and supply in the Town of Flower Mound and analyzes trends in structure, age, price and tenure. Additionally, this section looks at the availability of homeless shelter facilities, special needs services and housing, and non-housing community development resources.

The Market Analysis revealed that like many communities in Texas, housing costs in Flower Mound have continued to increase during the past five years. For example, the median home value in Flower Mound has increased 42% since 2009, according to American Community Survey data. Additionally, median contract rent prices have increased 26% since 2009. However, despite this increase in costs, the Town has very low vacancy rates for rental properties and relatively quick sales of single-family, owner-occupied properties, and most owners and renters earn enough to avoid being cost burdened by these price increases.

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

### Introduction

The housing in Flower Mound is overwhelmingly single family (93%) and consists of primarily of properties with three or more bedrooms (98% for owners and 65% for renters). 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	21,130	92%
1-unit, attached structure	200	1%
2-4 units	125	1%
5-19 units	700	3%
20 or more units	460	2%
Mobile Home, boat, RV, van, etc	385	2%
<b>Total</b>	<b>23,000</b>	<b>100%</b>

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

Data Source: 2011-2015 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	30	0%	20	1%
1 bedroom	35	0%	425	15%
2 bedrooms	305	2%	525	19%
3 or more bedrooms	19,100	98%	1,795	65%
<b>Total</b>	<b>19,470</b>	<b>100%</b>	<b>2,765</b>	<b>100%</b>

**Table 28 – Unit Size by Tenure**

Data Source: 2011-2015 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 15 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. However, as prices in the area continue to rise, it is likely that fewer units will be affordable in the future.

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

From a quantitative standpoint, as the Town continues its growth and development, there are ample units available to house the population. However, high home values and rents result in much of the housing stock being out of the affordable range for those of low-to moderate-income, as demonstrated by the increase in households with a cost burden. Cost burden occurs when households pay more than 30 percent of their household income toward their rent or mortgage.

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

Analysis of cost burden data indicates that more affordable rental and single-family owner-occupied 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, these homes are often in need of repair.

**Discussion**

Please see above.

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

### Introduction

This section describes rental and homeownership affordability in Flower Mound. 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: 2009	Most Recent Year: 2018	% Change
Median Home Value	241,100	342,200	42%
Median Contract Rent	1,154	1,449	26%

**Table 29 – Cost of Housing**

Data Source: 2005-2009 ACS (Base Year), 2014-2018 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	198	7%
\$500-999	598	22%
\$1,000-1,499	885	32%
\$1,500-1,999	750	27%
\$2,000 or more	320	12%
<b>Total</b>	<b>2,751</b>	<b>100.0%</b>

**Table 30 - Rent Paid**

Data Source: 2011-2015 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	40	No Data
50% HAMFI	185	115
80% HAMFI	370	989
100% HAMFI	No Data	1,999
<b>Total</b>	<b>595</b>	<b>3,103</b>

**Table 31 – Housing Affordability**

Data Source: 2011-2015 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 and homeowners. These households 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 42% between 2009 and 2018. That is an annual average of more than 4% per year. During the same period, owner incomes increased by 20% from a median of \$111,961 to \$134,184. That is an annual average of 2.2% per year.

Because housing prices rose faster than household incomes, housing purchasing power has 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. Additionally, 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 26% (3% annually) between 2009 and 2018. In 2018, the median contract rent was \$1,449, which is significantly higher than the national median of \$862 and the 2019 Fair Market Rent for 0-2 bedroom apartments in the Dallas, TX HUD Metro FMR Area.

**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. As a result, higher income residents have greater housing options, yet if this trend continues the availability of affordable housing for those of low-to moderate-income will decline.

**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 Rent Limits are based on FMRs published by HUD. HOME Rent Limits are set to determine the rent in HOME-assisted rental units and are applicable to new HOME leases. As discussed previously in this section, housing prices, including rentals, have continued to increase in the past few years. Median Contract Rent in Flower Mound in 2018 was \$1,449. According to ACS data 65% of renters live in a three bedroom 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, but typically not for 3-bedroom units. The limited number of multi-family units in Flower Mound impacts the affordability of rental units.

**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 19,465 owner-occupied units in Flower Mound, 93% 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	3,180	16%	404	18%
With two selected Conditions	65	0%	205	7%
With three selected Conditions	10	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	16,210	83%	2,050	74%
<b>Total</b>	<b>19,465</b>	<b>99%</b>	<b>2,760</b>	<b>99%</b>

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4,905	25%	680	25%
1980-1999	13,165	68%	1,845	67%
1950-1979	1,365	7%	155	6%
Before 1950	25	0%	80	3%
<b>Total</b>	<b>19,460</b>	<b>100%</b>	<b>2,760</b>	<b>101%</b>

Table 34 – Year Unit Built

Data Source: 2011-2015 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	1,390	7%	235	9%
Housing Units build before 1980 with children present	4,125	21%	3675	133%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 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 (67%). 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. Often times, these homes are occupied by seniors who have limited financial means and/or the mobility required to maintain their homes.

### 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 7% of Flower Mound's owner-occupied units were built before 1979. Of these owner-occupied units, approximately 21% 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. The Town of Flower Mound does not operate any Public Housing Units.

### 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	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A

\*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 of the most recent Point-in-Time Count, carried out by the Denton County Homeless Coalition, there are no actively homeless individuals living 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 and provides General Fund support to local service providers that address the needs of the homeless and those at risk of becoming homeless.

### 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**

The Town of Flower Mound annually awards a portion of its General Fund dollars to local social service and health care providers that offer a range of services to low-income residents, including those who are homeless or at risk of becoming homeless. Food provision, information and referral, emergency financial assistance, housing and rental assistance, physical and mental health care services to uninsured or underinsured residents are among the health, mental health and employment services these providers make available.

**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), located in Lewisville, is the largest provider of homeless assistance in the Flower Mound area. CCA provides comprehensive rescue, relief and restorative services to low- and moderate-income families and individuals in crisis. The following services were provided to the 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 2019, CCA provided \$50,466.28 in financial and non-financial services to residents in Flower Mound through services and programs such as the organization's food pantry, family assistance services and back-to-school services.

In addition to Christian Community Action, the Town also funds the following organizations providing services to people who are homeless and those who are at risk of homelessness:

- CASA of Denton County – provides advocacy services for children who have been removed from their homes by Child Protective Services
- Children's Advocacy Center of Denton County – coordinates the investigation and prosecution of severe child abuse cases and provides family advocacy services and counseling services to children and families
- Denton County Friends of the Family – provides comprehensive services to those impacted by rape, sexual abuse and domestic violence
- Denton County MHMR – provides comprehensive services for those with the most severe and persistent mental illness and most challenging developmental disabilities
- Journey to Dream – provides services for at-risk and homeless youth, including education, counseling, basic life needs and safe shelter
- PediPlace – provides pediatric primary-care healthcare services for the uninsured or underserved

## **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**

*Elderly/Frail Elderly:* The supportive housing needs for this population can vary widely depending on the general health and fitness level of the individuals. In general, as people age, disabilities and other health issues become more common. Because of this, supportive housing must include access to health professionals and home modifications that accommodate the individual's unique needs and therefore support their independent living.

*Persons with Disabilities (mental, physical, developmental):* Individuals with disabilities encompass a wide range of skill levels and abilities. Often times, these individuals have a fixed income and limited housing options. Individuals with more independent skills can utilize subsidized housing, but individuals that need more support or specialized housing have fewer options. Some of these individuals continue to reside with parents and families throughout adulthood, which can put additional financial burden on the family. Regardless of housing need, a common thread is the need for continuous support services dependent on the level of ability among each individual.

*Alcohol and/or Other Drug Addictions:* Individuals dealing with addiction often require housing options that will provide a safe, sober place for recovery. A strong network is necessary to maximize the chance that they will stay healthy and sober. It is important that these persons have access to health services, support groups, employment assistance, and a support network. Additionally, detoxification facilities are necessary when addiction is first recognized.

*Persons with HIV/AIDS:* Medical and social support is important for those living with HIV/AIDS. While there have been great advances in the medical treatment of HIV/AIDS, it is still important to provide specialized support. The individual's support network and medical facilities in close proximity are also important.

For additional information, please see NA-45 for a discussion on 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. However, the Denton County Homeless Coalition has a discharge policy to ensure that these individuals are evaluated for appropriate housing options. Through fostering relationships with local hospitals, services are matched to persons in need of housing assistance.

**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. The Community Support funds average more \$200,000 per year. Flower Mound supports organizations such as Christian Community Action, Youth and Family Counseling, Children's Advocacy Center, Denton County Friends of the Family, Special Abilities of North Texas and Denton County MHMR. These organizations are best equipped to meet the housing and supportive service needs for non-homeless residents with special needs.

**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**

As part of the process of developing its Consolidated Plan, the Town updated its Analysis of Impediments to Fair Housing Choice. While the review did not reveal any overt barriers to fair housing choice, the analysis did reveal several areas that may lead to unanticipated barriers in the future. There is implicit recognition that:

- Even though no barriers to fair housing choice have been identified at this time, the Town recognizes that, in specific cases, zoning can create barriers. To guard against this, the Town has created a SMART Growth Commission to review development criteria and to ensure they do not occur in the future. In addition, the Fair Housing Committee will also review Town policies, zoning and ordinances, to further verify that impediments to fair housing are not occurring;
- As the Town population increases, the need for goods and services, as well as jobs and a balanced property and sales tax base will also increase;
- Town citizens may not have easy access to or knowledge of fair housing information and organizations; and,
- To effectively facilitate affordable housing, resources must be available and targeted to the specific need.

Finally, the Town recognizes that like many other cities, a potential barrier to affordable housing development is always the Not-in-My-Backyard Syndrome (NIMBYism), which can be mitigated with education and outreach to residents.

## 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. Unemployment, commuting times, education and business activity are all analyzed in this section.

### 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	391	42	1	0	-1
Arts, Entertainment, Accommodations	3,286	2,514	11	15	4
Construction	1,507	701	5	4	-1
Education and Health Care Services	3,862	3,416	13	20	7
Finance, Insurance, and Real Estate	3,678	1,763	12	10	-2
Information	1,278	500	4	3	-1
Manufacturing	2,086	319	7	2	-5
Other Services	966	1,003	3	6	3
Professional, Scientific, Management Services	4,681	2,199	15	13	-2
Public Administration	0	0	0	0	0
Retail Trade	3,779	3,049	12	18	6
Transportation and Warehousing	2,139	275	7	2	-5
Wholesale Trade	2,899	1,260	9	7	-2
Total	30,552	17,041	--	--	--

**Table 40 - Business Activity**

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	37,734
Civilian Employed Population 16 years and over	36,035
Unemployment Rate	4.52
Unemployment Rate for Ages 16-24	11.43
Unemployment Rate for Ages 25-65	2.84

**Table 41 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	14,850
Farming, fisheries and forestry occupations	1,275
Service	2,040
Sales and office	9,115
Construction, extraction, maintenance and repair	1,185
Production, transportation and material moving	1,100

**Table 42 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	15,595	49
30-59 Minutes	13,930	44%
60 or More Minutes	2,125	7
<b>Total</b>	<b>31,650</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2011-2015 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	365	8	410

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	3,025	170	875
Some college or Associate's degree	8,020	390	1,890
Bachelor's degree or higher	20,195	545	3,340

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	24	70	85	195	118
9th to 12th grade, no diploma	635	19	165	245	385
High school graduate, GED, or alternative	1,115	505	995	2,560	1,070
Some college, no degree	2,050	1,310	1,680	4,480	1,165
Associate's degree	255	430	510	1,890	270
Bachelor's degree	465	2,175	5,605	9,165	1,100
Graduate or professional degree	30	725	2,605	3,830	555

**Table 45 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

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

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,008
High school graduate (includes equivalency)	89,822
Some college or Associate's degree	78,592
Bachelor's degree	145,096
Graduate or professional degree	173,999

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

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

Based on the information seen above, the employment industries that provide the greatest share of jobs within the Town of Flower Mound are: Education and Health Care Services (20% of all jobs); Retail Trade (18% of all jobs); and Arts, Entertainment and Accommodations (15% of all jobs).

Most workers in Flower mound are employed in Professional, Scientific, and Management Services (15% of workers); Education and Health Care Services (13% of workers); Finance, Insurance and Real Estate (13% of workers); and Retail Trade (12% of workers).

The Jobs Less Workers column of the Business Activity Table suggests that Flower Mound has more workers than jobs in Agriculture, Mining, Oil & Gas Extraction; Construction; Finance, Insurance, and Real Estate; Information; Manufacturing; Professional, Scientific, Management Services; Transportation and Warehousing; and Wholesale Trade industries.

**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. The Town's proximity to major employers throughout the Dallas-Fort Worth area allows numerous opportunities for jobs, and according to information from the Town's Economic Development Division, more than 85% of the Town's adult population has a post-secondary education, offering employers some of the highest skilled workers in the North Texas area.

Currently, in Flower Mound, more than 1,400 businesses are in operation with approximately 26% in the general office category, 20% in the medical office category, 16% in the service industry, 20% in restaurant and retail, 7% in warehousing/distribution/manufacturing, and the rest falling into other industry classifications. Almost 4,000 new jobs have been created in Flower Mound in the past three years, 16% of which are classified as 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 three 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, which emphasizes the need for carefully maintained infrastructure.

**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, 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 space 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. Additionally, as mentioned, more than 85% of the Town's adult population has a post-secondary education, offering employers some of the highest skilled workers in the North Texas area.

**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 its historic 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.

Additionally, there are more than 25 four-year colleges and universities located within 50 miles of Flower Mound, including one of the top 50 largest university in the United States, the University of North Texas, and the largest university primarily for women in the United States, Texas Woman's University. There are many more two-year/community colleges located within 50 miles of the Town,

which provide 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. Instead the Town utilizes its Master Plan as the long-term plan for the Town as it relates to development. Additionally, The Town's Economic Development Division has developed an Incentive Policy to establish standards and guidelines that govern the granting of financial initiatives to facilitate economic growth. Finally, the Town is supported by the Flower Mound Chamber of Commerce, which serves as the front door of the business community in Flower mound and is comprised of more than 600 local businesses.

**Discussion**

Please see above.

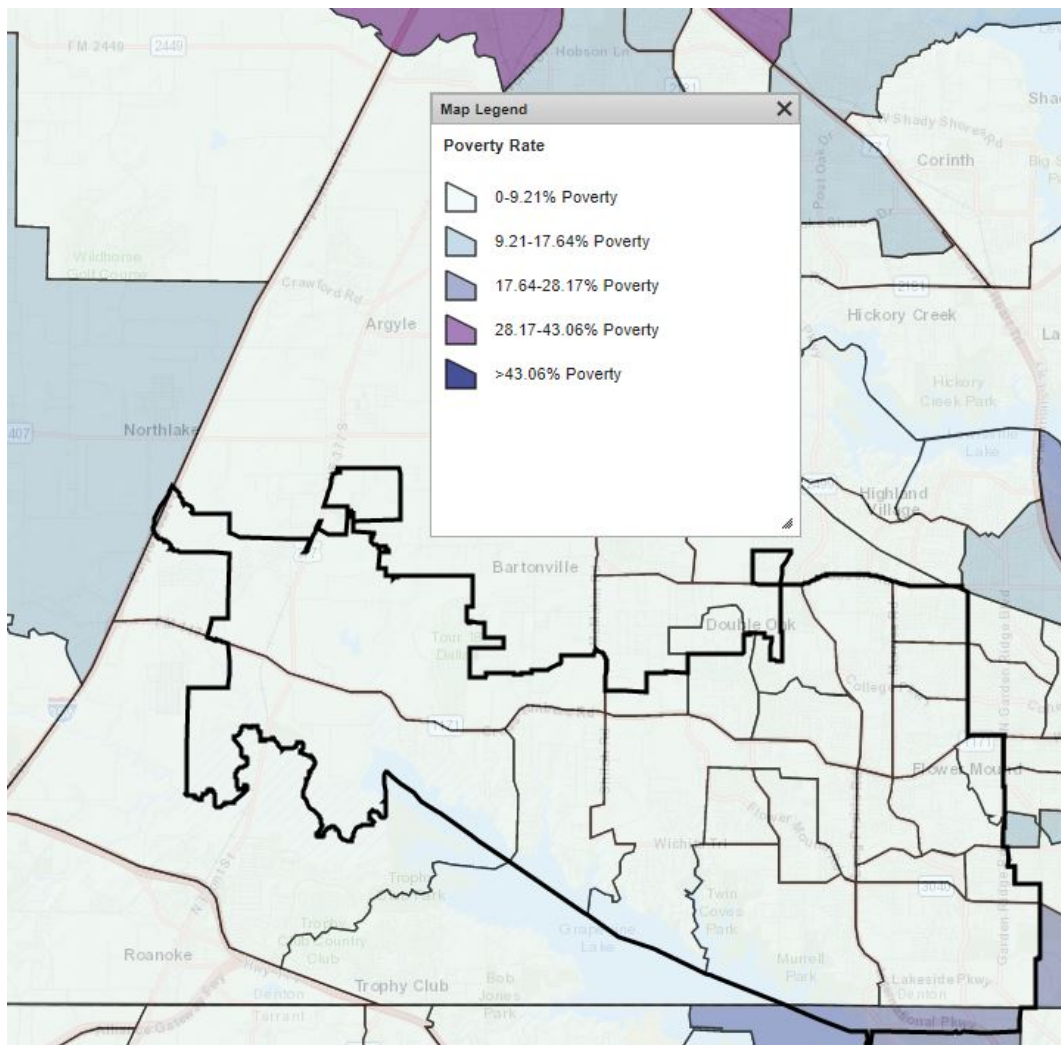


## MA-50 Needs and Market Analysis Discussion

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

HUD identifies four specific data points that constitute "housing problems": cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. An area has a high concentration of multiple housing problems when a census tract has two or more housing problems that are disproportionately high. A housing problem is disproportionately high if the percentage of households that have that problem exceed 10% of the jurisdiction's average.

Housing problems are often much more common in low-income households, as seen in the Needs Assessment. As such, areas with higher concentrations of poverty are more likely to have higher concentrations of housing problems. According to HUD's CPD Mapping Tool, a very small portion of households experiencing poverty at a higher rate than the rest of the jurisdiction is located along the Town's southern border with the City of Grapevine. This is seen in the Map below.



**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 racial and ethnic minority concentration is any census tract or grouping of census tracts where minority population is 10% or more over the jurisdiction's average. While some concentrations of racial or ethnic minorities exist in Flower Mound, they are minor and are primarily located in east Flower Mound.

A low-income family is defined as a family whose income does not exceed 80 percent of the median income for the Dallas, Texas HUD Metro FMR Area, as determined by HUD, with adjustments for smaller or larger families. Concentration is defined as any census tract or grouping of census tracts where the MHI is 80% or less than the jurisdiction's MHI. Concentrations of poverty is discussed above.

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

These areas are characterized by older, more affordable housing stock; lower income levels, and a higher incidence of repair and rehabilitation 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, quality public schools, established and mature neighborhoods, parks and walking trails and proximity to shopping.

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

These areas offer strategic opportunities for increasing access to affordable housing stock that is suitable for habitation through renovation.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

According to the Federal Communications Commission, high-speed Internet access, or broadband, is critical to economic opportunity, job creation, education and civic engagement. As a result, closing the digital divide between those who have access to cutting-edge communications services and those who do not, especially those of low-and moderate-income is essential.

According FCC datasets, only 1.4% of consumers in Flower Mound have access to one or fewer wired internet providers available at their address. Additionally, 93% of people living in Flower Mound have residential fiber service available to them. As a result, Flower Mound has been recognized as a Fiber Friendly Certified City by BroadbandNow. Flower Mound is also ranked as the 12<sup>th</sup> most connected city in Texas.

When looking at network tech across the Town, the most widespread physical wire broadband connection varieties are Cable (near 100% coverage) and DSL (93.52% coverage). Wired broadband isn't the only way to get Internet access in Flower Mound. Fixed wireless companies like NextLink can achieve 50 Mbps via wireless hardware. Viasat Internet offers the widest availability in Flower Mound. They are available for almost 100% of Flower Mound addresses.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Choice in broadband Internet service helps to ensure that residents, especially those of low-and moderate-income, have access to affordable high-speed Internet service. This competition among providers serving a jurisdiction also ensures that rates and services are fair and responsive to resident's needs and demand.

Broadband competition is above-average in Flower Mound compared with other Texas cities, with an average of 4.5 providers available in each census block, according to FCC datasets. There are 22 internet providers in Flower Mound with 11 offering residential service.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction’s increased natural hazard risks associated with climate change.**

According to the National Aeronautics and Space Administration (NASA), Texas is ranked first in the U.S. in the variety and frequency of natural disasters. At least one major disaster event is declared every year in the state of Texas. In the North Texas region, where Flower Mound is located, these natural hazard risks include tornados, hailstorms, flash flooding and thunderstorm winds. Additionally, extreme temperatures in the summer can create conditions that lead to severe droughts and widespread wildfires. The potential impacts of climate change may only exacerbate these events, especially for the North Texas region. By the middle of the century, the average summer temperature is expected to rise four degrees. This rise in temperature could lead to altered weather and precipitation patterns, a rise in severe storms, an increased risk of catastrophic flooding, an increase in electricity costs and ruined crops.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Natural hazards become natural disasters when people’s lives and livelihoods are destroyed. Human and material losses caused by natural disasters are a major obstacle to sustainable development. This impact can be especially felt by those of low- and moderate-income. According to the Substance Abuse and Mental Health Services Association, research findings suggest that not only are those of low- and moderate-income more vulnerable when faced with natural hazards, but they are more likely to suffer serious consequences, such as property damage, homelessness and physical/financial impacts. They simply have less available resources to combat the impacts of natural hazards.

For example, with an extended period of extreme heat, there is often high humidity. During that time, a body can be pushed beyond its limits. Young children, the elderly, those who are sick or overweight are more susceptible to extreme temperatures. As noted in the Needs Assessment, the elderly are often classified as low-to moderate-income and may not have the financial means to maintain their homes in a condition that mitigates the risk of extreme heat and other natural hazards. Furthermore, low- and moderate-income households oftentimes do not have the financial means to repair homes damaged by incidences such as hailstorms or flash flooding.

The Town of Flower Mound strives to inform and prepare the general public for multi-hazard mitigation. Information can be found on the Town’s Emergency Management webpage, social media accounts, and through emergency alerts disseminated through the Town of Flower Mound Everbridge Notification System. This system enables the Town to provide residents with critical information related to emergency events such as severe weather, evacuations, inclement weather closings, etc. Residents can choose to receive time-sensitive messages to their home, cell or business phones; email addresses; text messages; and more. Residents may also utilize the “Everbridge ContactBridge” app to receive push notifications on their smart device.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan section of the Town’s 5-Year Consolidated Plan lays out the direction the Town intends to take in the distribution of its Community Development Block Grant (CDBG) funds for housing and community development activities, beginning October 1, 2020 through September 30, 2025. 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 2020-2024 Consolidated Plan and subsequent annual Action Plans, by detailing the projects and activities to be undertaken.

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 strategies and goals listed in this section were determined through consultation with service providers as well as Town staff and consideration of resident feedback provided through a community survey that was conducted as part of the planning process.

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

### Geographic Area

Table 47 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	Town of Flower Mound
	<b>Area Type:</b>	Townwide
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The Town of Flower Mound.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The Target area includes all of the Town of Flower Mound.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	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.
	<b>Identify the needs in this target area.</b>	The two largest needs of the Town of Flower Mound are transportation services and preservation of the existing housing stock.
	<b>What are the opportunities for improvement in this target area?</b>	
<b>Are there barriers to improvement in this target area?</b>		

### General Allocation Priorities

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

During the course of the five planning years from 2020 through 2024, the Town of Flower Mound intends to distribute CDBG funds throughout the Town based on a variety of factors, including level of need and the capacity to meet needs. Therefore, funds will be available Town-wide.

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	<b>Priority Need Name</b>	Public Service- Transportation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	Town of Flower Mound
	<b>Associated Goals</b>	Transportation Services Planning and Administration
	<b>Description</b>	Subsidize Town-wide transit service for the Town's elderly who are 65 years and older and adults with severe disabilities who are 18 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 (SPAN) to provide the service. Flower Mound General Funds will be used to provide services for those riders who are not CDBG project participants.
	<b>Basis for Relative Priority</b>	The basis for this prioritization was feedback garnered from the Town's Citizen Survey, input from Town staff and the Town's Market Analysis and Needs Assessment.
2	<b>Priority Need Name</b>	Housing Rehabilitation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly



<b>Geographic Areas Affected</b>	Town of Flower Mound
<b>Associated Goals</b>	Preserve Existing Housing Stock Planning and Administration
<b>Description</b>	Housing rehabilitation of up to \$60,000 for low/moderate income Flower Mound residents.
<b>Basis for Relative Priority</b>	The basis for this prioritization was the need to preserve and maintain the Town’s housing stock, especially in older neighborhoods, as well as feedback from the Town’s Citizen Survey and the Needs Assessment.

**Narrative (Optional)**

The Town’s housing priority is the Residential Rehabilitation Program for low-to moderate-income residents.

The Town’s public service priority is Transportation Services for the Town’s elderly and adults with disabilities.

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

**Influence of Market Conditions**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
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.
Acquisition, including preservation	While the Town does not expect to be able to make acquisition a feasible endeavor in the near future, preservation of existing, affordable housing is a high priority for the Town, for the reasons listed above. The Town's residential Rehabilitation Program is the cornerstone of these preservation efforts.

**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 Remainder 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	211,786	0	0	211,786	847,144	Funds will be put toward the Town-wide transportation program and the Residential Rehabilitation Program. The expected amount available for the remainder of the Con Plan is four times the Year 1 Annual Allocation.

**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 Town’s 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 sub-recipients 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 dollars to fund agencies that are actively engaged in the provision of social services and cultural arts in Flower Mound.

In exchange for the funding, the agencies and organizations work toward the provision of social services to residents in need. The Town, along with the City of Lewisville, hosts a quarterly roundtable for those who provide services to Town residents as an outlet for collaboration and networking.

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 2020-2024 Consolidated Plan.

**Discussion**

The Town will utilize its CDBG funding over the course of the Consolidated Planning period to fund the goals and objectives as outlined by this Plan.

## 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 sub-recipients 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 Deputy Town Manger/CFO. 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. The Town sends a representative to the meetings to improve coordination and collaboration with the nonprofit service providers and the other cities on the Coalition that are located in Denton County. This collaboration improves the strength of the local and county-wide system. The Town of Flower Mound and the City of Lewisville also host quarterly social service agency roundtables to provide an opportunity for collaboration and networking.

The primary gap in the institutional delivery system is the limited CDBG entitlement funding for activities such as the rehabilitation of the Town’s older housing stock. The other major gap is the 15% cap on public services. The public service cap limits the Town’s ability to address all of the transportation needs of the Town’s elderly and those with disabilities. As a result, some issues may not be addressed or may only be addressed on a limited basis.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

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

**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 County-wide 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 monthly meetings and is attended by representatives from area cities, service providers, and faith-based groups. The meetings provide a forum for community collaboration, including coordinated access network, collective impact evaluation, shared data and case management infrastructure. Agencies that serve a wide variety of special needs in locations throughout the cities of Flower Mound, Lewisville and Denton regularly attend and participate. 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 populations, 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 populations 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**

The Town of Flower Mound is committed to encouraging increased cooperation and coordination among organizations within the region. The Town will continue to reach out to these organizations to ensure collaboration. The Town will continue its membership in the Denton County Homeless Coalition and will seek out additional opportunities for collaborative efforts to increase effective service delivery throughout the Town.

Additionally, at this time, the Town of Flower Mound plans to continue utilizing a portion of its General Fund to support local social service organizations that endeavor to provide assistance to the homeless and/or near homeless, such as Christian Community Action.

The Town also plans to supplement the work of various Town-funded social service agencies by promoting the preservation and maintenance of existing housing thorough its Residential Rehabilitation Program.

**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	2020	2024	Affordable Housing	Town of Flower Mound	Housing Rehabilitation	CDBG: \$862,680	Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	Transportation Services	2020	2024	Non-Homeless Special Needs	Town of Flower Mound	Public Service-Transportation	CDBG: \$158,750	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted
3	Planning and Administration	2020	2024	Planning and Administration	Town of Flower Mound	Public Service-Transportation Housing Rehabilitation Minor Home Repair	CDBG: \$37,500	Other: 1 Other

**Table 53 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Preserve Existing Housing Stock
	<b>Goal Description</b>	Continue to fund the Town's Residential Rehabilitation Program to assist low-to moderate-income homeowners with repairs they would otherwise be unable to afford. This program is 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.



<b>2</b>	<b>Goal Name</b>	Transportation Services
	<b>Goal Description</b>	Continue to fund the Town's town-wide transit service for the Town's elderly who are 65 years and adults 18 years and older with severe disabilities. This is a Town-wide project to be carried out within the boundaries of the Town of Flower Mound, Denton County, Texas.
<b>3</b>	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	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 three families will be assisted each year through the Residential Rehabilitation Program funded through the Town's CDBG grant.

**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)**

### **Barriers to Affordable Housing**

As part of the process of developing its Consolidated Plan, the Town updated its Analysis of Impediments to Fair Housing Choice. While the review did not reveal any overt barriers to fair housing choice, the analysis did reveal several areas that may lead to unanticipated barriers in the future. There is implicit recognition that:

- Even though no barriers to fair housing choice have been identified at this time, the Town recognizes that, in specific cases, zoning can create barriers. To guard against this, the Town has created a SMART Growth Commission to review development criteria and to ensure they do not occur in the future. In addition, the Fair Housing Committee will also review Town policies, zoning and ordinances, to further verify that impediments to fair housing are not occurring;
- As the Town population increases, the need for goods and services, as well as jobs and a balanced property and sales tax base will also increase;
- Town citizens may not have easy access to or knowledge of fair housing information and organizations; and,
- To effectively facilitate affordable housing, resources must be available and targeted to the specific need.

Finally the Town recognizes that like many other cities, a potential barrier to affordable housing development is always the Not-in-My-Backyard Syndrome (NIMBYism), which can be mitigated with education and outreach to residents.

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

To address the identified issues and ensure that unanticipated barriers to affordable housing do not develop in the future, the Town will benefit by:

- The SMARTGrowth Commission continuing its periodic review of development criteria to help mitigate the ill effects of overcrowding and congestion, including overburdened infrastructure, facilities, and services.
- The Fair Housing Committee continuing its routine review of the Town's zoning and subdivision ordinances, building codes and impact fees; and when necessary, bringing any potential impediments to the attention of management and the Town Council.
- The Economic Development Division working closely with the Chamber of Commerce to provide business and retention development programs, with incentives for economic development. This will help to ensure an increase in the number of businesses that locate in Flower Mound, resulting in a more balanced tax base and increased local employment opportunities.

- The Financial Services Department continuing to foster partnerships with community agencies, established to provide the necessary resources for affordable housing. Services should be targeted to those areas where larger percentages of low- and moderate-income families reside, and to populations in need of services, such as the elderly, youth, and female head-of-households householders living below the poverty level with children.
- The Library Services Department ensuring that residents living in those Census Tracts with a high percentage of poverty-level incomes are made aware of job training and job search workshop opportunities at the Library.

## **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 those experiencing homelessness 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. As an example, the Town continues to allocate a portion of its General Funds to local service providers such as Christian Community Action, which provide services to these individuals.

Additionally, 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 the 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.

### **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 Coalition utilizes coordinated entry, which helps match any household experiencing homelessness with available and appropriate services in the County. These service providers offer a number of beds, including emergency and transitional housing options. These options range in length of stay from short-term to transitional housing options to meet the varying needs of homeless households. The Town also participates in the annual Point-in-Time 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.**

As mentioned above, 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 participates in the Denton County Homeless Coalition, which continues its efforts to follow discharge plans through partnerships with local hospitals and other systems of care to help ensure that individuals are not discharged into homelessness. These efforts utilize resources within the County to place in-need persons with available service providers.

Additionally, 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 2,969 tested in Denton County in 2018, just 40, or 1.35%, 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**

Data from the 2018 American Community Survey 1-year Estimates show that, at 3.0%, Flower Mound's poverty level is well below the 7.6% throughout Denton County and the 14.9% throughout the State of Texas. Despite this, Flower Mound is committed to goals, programs, and policies that further reduce the Town's poverty level, including leveraging resources and serving as a referral source.

In an effort to leverage resources, Town staff will continue to liaison with various agencies, such as 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. The Town also annually allocates a portion of its General Fund dollars to nonprofit organizations that provide services to those in poverty and help families become self-sufficient. Finally, the Town will continue to participate in the Denton County Homeless Coalition, which serves as a catalyst for coordinating available services and leveraging resources, which has proven to be an effective strategy for providing services to those in poverty and helping them gain a higher level of self-sufficiency.

In regards to serving as a referral source, the Town plans to help ensure those citizens needing services are aware of available providers by maintaining established links to service providers on the Town website.

These actions will assist in reducing the number of poverty-level families 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. For example, the Town of Flower Mound provides a portion of its General Fund dollars every year to local nonprofit organizations that assist in helping alleviate poverty among those in our area. Services such as rental assistance and healthcare for uninsured residents help to reduce the effects of poverty and ensure that families can maintain financial stability and self-sufficiency.



## **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 continually monitors programs and projects to ensure compliance with all applicable laws and regulations.

Financial Services staff will administer financial monitoring for all projects, programs and activities funded by CDBG. They will ensure that all drawdowns are made after all ledgers and records have been reconciled and approved. Additionally, the financial operations and expenditures of the Town are audited on an annual basis by an independent accounting firm.

To ensure compliance with grant requirements, effectiveness in solving neighborhood and community problems, as well as adherence to the goals laid out in this Consolidated Plan, Town staff will conduct monitoring of all operational projects identified in its Plan. Technical assistance is will be provided on a continuing basis.

Additionally, under the Town's Residential Rehabilitation Program, Town staff will administer and continuously monitor all projects implemented under this Program. Projects requested by residents will be thoroughly evaluated for adherence to the program guidelines, including income eligibility. An environmental compliance checklist will be completed for each project and the potential repairs are assessed for eligibility during an on-site evaluation by staff.

## Expected Resources

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

#### Introduction

This section discusses the resources that will be used in Year 1 to meet the goals of the 2020-2024 Consolidated Plan.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	211,786	0	0	211,786	847,144	Funds will be put toward the Town-wide transportation program and the Residential Rehabilitation Program. The expected amount available for the remainder of the Con Plan is four times the Year 1 Annual Allocation.

Table 54 - Expected Resources – Priority Table

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

The Town of Flower Mound will continue to look for opportunities to leverage federal funding, extending the ability of the federally funded

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

In addition, The Town Council allocates a portion of the Town's General Fund dollars every year 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 2020-2024 Consolidated Plan.

**Discussion**

Please see above.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve Existing Housing Stock	2020	2024	Affordable Housing	Town of Flower Mound	Housing Rehabilitation	CDBG: \$172,536	Homeowner Housing Rehabilitated: 3 Household Housing Unit
2	Transportation Services	2020	2024	Non-Homeless Special Needs	Town of Flower Mound	Public Service-Transportation	CDBG: \$31,750	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
3	Planning and Administration	2020	2024	Planning and Administration	Town of Flower Mound	Public Service-Transportation Housing Rehabilitation Minor Home Repair	CDBG: \$7,500	Other: 1 Other

Table 55 – Goals Summary

## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Preserve Existing Housing Stock
	<b>Goal Description</b>	The Town of Flower Mound will continue to fund its Residential Rehabilitation Program. This Program is 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 for low-to moderate-income homeowners.
<b>2</b>	<b>Goal Name</b>	Transportation Services
	<b>Goal Description</b>	Continue to fund the Town's town-wide transit service for the Town's elderly who are 65 years and older and adults with severed disabilities who are 18 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
<b>3</b>	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Up to 20 percent of total CDBG grant expenditures will be used for planning and administration activities to ensure that its Programs are carried out effectively.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

This document serves as the Town of Flower Mound’s 2020 Action Plan for the Community Development Block Grant (CDBG) Program. In accordance with 24 CFR Part 91.220 of Title I of the Housing and Community Development Act of 1974, as amended, the Town of Flower Mound is required to submit a One-Year Action Plan to the U.S. Department of Housing and Urban Development. The plan outlines the specific projects and services that will be funded during the 2020 program year to address Flower Mound’s strategies stated in the 2020-2024 Consolidated Plan for Housing and Community Development. The following five-year goals were identified in the 2020-2024 Consolidated Plan:

- Preserve the Town’s existing housing stock through the Residential Rehabilitation Program.
- Planning and Administration.
- Transportation services through a Town-wide program for age 65 or older and adults with disabilities.

This section details the projects proposed for the 2020-2021 program year.

### Projects

#	Project Name
1	Residential Rehabilitation Program
2	Town-wide Transit
3	Planning and Administration

Table 56 – Project Information

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

The Town, under advisement from the Community Development Advisory Committee, has allocated funds to its various projects based on past performance and anticipated need. The largest obstacle to address the underserved needs is the lack of sufficient resources.

- \$172,536- Residential Rehabilitation Program
- \$31,750- Town-wide transit service
- \$7,500- Planning and Administration

**AP-38 Project Summary**  
**Project Summary Information**



1	<b>Project Name</b>	Residential Rehabilitation Program
	<b>Target Area</b>	Town of Flower Mound
	<b>Goals Supported</b>	Preserve Existing Housing Stock
	<b>Needs Addressed</b>	Housing Rehabilitation
	<b>Funding</b>	CDBG: \$172,536
	<b>Description</b>	Provide for substantial rehabilitation of owner-occupied housing. The goals of the Program are 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 for low-to moderate-income residents.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Town estimates to complete 3 units annually and will benefit low-to moderate-income households who financially qualify for the Program.
	<b>Location Description</b>	This activity will be carried out within the boundaries of the Town of Flower Mound. Specific locations are determined at the time of application submittal and qualification review by staff of the applicant.
	<b>Planned Activities</b>	Funding for owner-occupied unit home repair. The Program pays for repairs up to \$60,000.
2	<b>Project Name</b>	Town-wide Transit
	<b>Target Area</b>	Town of Flower Mound
	<b>Goals Supported</b>	Transportation Services
	<b>Needs Addressed</b>	Public Service- Transportation
	<b>Funding</b>	CDBG: \$31,750
	<b>Description</b>	Subsidize the cost in providing a Town-wide transit service for the Town's elderly who are 65 years or older and adults with severe disabilities that are 18 years or older. The Town will contract with Special Programs for Aging Needs to provide the service. Flower Mound General Funds will also be used as needed.
	<b>Target Date</b>	9/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Subsidize the increase in cost in Town-wide transit service for the number of Town's elderly who are 65 years or older and adults with severe disabilities who are 18 years or older. 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. The Town hopes to help at least 25 people per year.
	<b>Location Description</b>	This project will be undertaken within the boundaries of Denton County.
	<b>Planned Activities</b>	This Program will subsidize the cost of a Town-wide transit service for the Town's elderly who are 65 years or older and adults with severe disabilities who are 18 years or older. The Town will contract with Special Programs for Aging Needs to provide the service.
<b>3</b>	<b>Project Name</b>	Planning and Administration
	<b>Target Area</b>	Town of Flower Mound
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Public Service- Transportation Housing Rehabilitation
	<b>Funding</b>	CDBG: \$7,500
	<b>Description</b>	Administration costs of the CDBG Program, including contract administration, publication of public notices, office equipment and supplies, planning, monitoring, and all other related expenses.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Town Hall: 2121 Cross Timbers Road, Flower Mound, Texas 75028
	<b>Planned Activities</b>	This will fund the administration costs of the CDBG Program including: contract administration, developing an internal cost estimate for the rehabilitation projects, onsite progress inspections of the rehabilitation projects, planning, monitoring, and all other related expenses.

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

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

Because of the size of the Town’s allocation, the Advisory Committee decided not to target a certain area of the Town. All of the activities are intended to have a town-wide benefit.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Town of Flower Mound	100

**Table 57 - Geographic Distribution**

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

During the course of the plan year, the Town of Flower Mound does not intend to target a specific area of interest. Instead, funds will be utilized to provide programs that serve low-to moderate-income residents throughout the Town.

### **Discussion**

Please see above.

## Affordable Housing

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

#### Introduction

This section summarizes the affordable housing goals for the 2020 Action Plan. The Town of Flower Mound is proposing to use **81 percent** of its 2020 CDBG allocation to fund the rehabilitation of homes owned and occupied by low-to moderate-income households through the Residential Rehabilitation Program. A large portion of the households applying for funds have members who are elderly and/or have a disability.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	3
Special-Needs	0
Total	3

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	3
Acquisition of Existing Units	0
Total	3

**Table 59 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The Town of Flower Mound is proposing to use **81 percent** of its annual CDBG allocation to fund the rehabilitation of low-to moderate-income owner-occupied houses. It is anticipated that three households will be served through the Residential Rehabilitation Program.

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

### **Introduction**

This section is not applicable. Flower Mound currently has no public housing, and there are no plans for public housing in the Town of Flower Mound at this time.

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

N/A

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

N/A

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

N/A

### **Discussion**

Please see above.

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

### **Introduction**

This section describes the activities planned during the 2020-2021 program year to address the needs of people who are homeless and other non-homeless special needs.

The Town will not allocate funds this plan year to directly address the needs of the homeless. Instead, the Town's strategy to address the needs of the homeless and the needs of persons who are not homeless but require supportive help is to identify and partner with community agencies that have the resources to provide necessary services, to maintain an awareness of the level of need and to address specific needs as they are identified. Flower Mound has made substantial efforts to identify and locate the chronically homeless. In January 2020, the Denton County Homeless Coalition conducted a count of homeless persons throughout Denton County. However, no homeless were identified in Flower Mound during the count.

Potential obstacles to completing these action steps include limited funding available to the Denton County Homeless Coalition, the Salvation Army and the Christian Community Action, each of which play a major role in advocating for and addressing the needs of the most vulnerable members of our community.

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

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

Outreach to persons experiencing homelessness is carried out through the Town's partners, such as Christian Community Action and Journey to Dream. Flower Mound allocates a portion of general funds each year to support Journey to Dream and its efforts to provide support to a growing population of homeless teens, including life skills training and access to community resources. Additionally, the organization runs Kyle's Place, which is a transitional living program for homeless and foster youth. Aside from giving teens a safe place to sleep and basic necessities, Kyle's Place offers programs and the support homeless youth need to get back on their feet and succeed. A portion of the Town's General Fund dollars also supports Christian Community Action and its efforts to prevent homelessness, including rental assistance, a food pantry and comprehensive case management. The Town also collaborates with the Denton County Homeless Coalition (DCHC). DCHC conducts 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.

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

Flower Mound Staff will continue to participate in the Denton County Homeless Coalition over the next year. 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 becoming homeless in the Denton County. Barriers to achieving this would include a lack of funding sources available to the Coalition.

### **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 Staff will continue to participate in the Denton County Homeless Coalition over the next year. 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 in the Denton County. Through the use of coordinated entry, the DCHC uses locations within the County to assess the needs of homeless persons and families. This service will assess the current housing situations of the household and connect them with any available housing resources. These efforts help reduce the time the households experience homelessness, as well as prevent homelessness by linking households with services in an efficient manner for all service providers within the County. Barriers to achieving this would include a lack of funding sources available to the Coalition.

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

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. Additionally, the Denton County Homeless Coalition, of which the Town is a part, follows discharge plans through partnerships with local hospitals and other systems of care to help ensure that persons are not being discharged into homelessness. These efforts utilize existing resources

within the County to help connect those in need with available service providers.

**Discussion**

Please see above.



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

### **Introduction:**

The Fair Housing Committee meets annually to review the Analysis of Impediments to Fair Housing Choice. This year, during its in-depth analysis and update of the AIFH as part of the Consolidated Planning process, no overt barriers to fair housing were identified in the analysis. However, the report did note that the Town will benefit from certain activities to help ensure that unanticipated barriers do not develop.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The Fair Housing Committee discussed a few items that the Town should continue to address in order to ensure that unanticipated barriers to affordable housing do not develop. To address the identified issues and ensure that unanticipated barriers do not develop in the future, the Town will benefit from:

- The SMARTGrowth Commission continuing its periodic review of development criteria to help mitigate the ill effects of overcrowding and congestion, including overburdened infrastructure, facilities, and services.
- The Fair Housing Committee continuing its routine review of the Town’s zoning and subdivision ordinances, building codes and impact fees; and when necessary, bringing any potential impediments to the attention of management and the Town Council.
- The Economic Development Division working closely with the Chamber of Commerce to provide business and retention development programs with incentives for economic development.
- The Financial Services Department continuing to foster partnerships with community agencies established to provide the necessary resources for affordable housing and identifying populations such as the elderly, youth, and female head-of-households living below the poverty level and ensuring services are targeted to those areas where larger percentages of low- and moderate-income families reside.
- The Library Services Department ensuring that residents are made aware of job training and job search workshop opportunities available at the Town of Flower Mound Library.

### **Discussion:**

Please see above.

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

### **Introduction:**

This section reports additional efforts the Town will undertake during the 2020-2021 program year to address residents' housing and community development needs.

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

Limited funding and resources to address the most complicated situations are the primary obstacles to meeting underserved needs in Flower Mound. The Town will allocate more than \$200,000 in General Fund dollars to its social service partners to help meet the basic unmet needs of residents, including food, medical care, clothing and emergency housing assistance.

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

Housing priorities and objectives Flower Mound hopes to achieve during the next year include continuing the Residential Rehabilitation Program, leveraging funds to supplement scarce resources, facilitating the availability of affordable housing for disabled and senior citizens and fostering a balanced tax base:

- Residential Rehabilitation Program - Based on citizen input and direction from Town Council, Flower Mound started a Residential Rehabilitation Program in 2013. The Program is designed to assist low- and moderate- income homeowners in Flower Mound with the rehabilitation of their single-family, owner-occupied houses. The Program will pay for the rehabilitation up to \$60,000.
- Leveraging funds - The Town collaborates with the Denton County Homeless Coalition, the Denton Housing Authority, the Denton County Housing Finance Corporation and local lending agencies. This collaboration is dedicated to providing those services needed to increase the number of low-and moderate-income residents who become homeowners and to increase available rental assistance for Flower Mound residents.
- Affordable housing for the disabled and senior citizens – In 2006, the Town increased the exempted amount of appraised value of residence homesteads owned by those with disabilities and individuals 65 years of age or older to \$100,000. For the most recent year, this increase affected about 4,082 property accounts. The Town also recently approved a 2.5% homestead exemption for all Flower Mound homeowners, which went into effect in 2019.
- Fostering a balanced tax base - The current ratio of assessed residential taxable values compared with assessed commercial taxable values is 74.39% residential to 22.89% commercial with the remaining land being undeveloped. The Town's Land Use Plan projects a build out percentage of assessed residential taxable value to assessed commercial taxable value that is 64% residential to 36% commercial.

During the next year, Town staff will continue working closely with the Chamber of Commerce to provide business and retention development programs with incentives for economic development. This

will help ensure an increase in the number of businesses locating to Flower Mound resulting in a more balanced tax base and increased local employment opportunities.

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

The Town of Flower Mound's housing activity, the Residential Rehabilitation Program, is carried out through the Community Development Block Grant. The Town of Flower Mound has no housing activities that are carried out through programs such as HOME, the Emergency Shelter Grant or Housing Opportunities for Persons with AIDS.

In 2003, the Town formed a Lead-based Paint Task Force to determine what activities need to be undertaken to reduce any existing or potential lead-based paint hazards and ensure compliance with the Lead-based Paint Hazard Reduction Act of September 15, 2000. During the year, the Task Force (a) researched and analyzed Flower Mound's ordinances, laws, regulations, public policies, practices, procedures, records and reports for any references to lead-based paint; (b) identified the locations of the 859 houses in Flower Mound built before 1978; and (c) obtained and developed educational materials about the dangers of lead-based paint. These materials were made available for public access at Town Hall and posted on the Town's website.

Based on Task Force recommendations, the Town's Environmental Services Department was identified as Flower Mound's point of contact for lead-based paint issues. This Department will continue to maintain and update the supply of educational materials available at Town Hall, as well as information on the Town website. For the Residential Rehabilitation Program, occupants of units constructed prior to 1978 will receive proper notification of Lead-Based Paint (LBP) hazards and all projects will be subject to implementation of the Federal Lead-Based Paint Regulations in accordance with the most recently published CDBG grant management manual chapter on Lead-Based Paint.

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

Flower Mound's actions to reduce the number of poverty level families during the next year include economic development, tax exemptions for senior citizens and those with disabilities, leveraging resources, and serving as a referral source:

- Economic development – Data from the 2018 American Community Survey 1-year Estimates show that, at 3.0%, Flower Mound's poverty level is well below the 7.6% throughout Denton County and the 14.9% throughout the State of Texas. Additionally, according to 2018 ACS 5-Year Estimates, the Town's unemployment rate of 3.7% is lower than Denton County's rate of 4.2%, the State's 5.4% rate, and the Nation's rate of 5.9%. Flower Mound's lower rates can be attributed to the Town's proximity to numerous major employers and educational institutions throughout the Dallas-Fort Worth area. Despite this, Flower Mound is committed to goals, programs, and policies that further reduce the Town's poverty level, including leveraging resources and serving as a referral source. Additionally, it should be noted that within Town

limits, only 22.89% of the tax base is commercial. While Flower Mound's property, county and school taxes are among the lowest in the surrounding area, 74.39% of the Town's tax base is comprised of residential development, placing a disproportionate tax burden on homeowners. Community efforts during the past few years have resulted in an increase in commercial properties in Flower Mound. During the next year, Town staff will continue to work closely with the Chamber of Commerce to provide business and retention development programs with incentives for economic development.

- Tax exemptions for senior citizens and those with disabilities - In 2019, the Town maintained the exempted amount of the appraised value of residence homesteads of those with disabilities and individuals 65 years of age or older at \$100,000. This affected about 4,082 property accounts. During the next year, the Town's goal is to maintain the exemption. The Town also recently approved a 2.5% homestead exemption for all Flower Mound homeowners, which went into effect in 2019.
- Leveraging resources - Town staff will continue to liaison with community agencies established to provide the necessary resources for affordable housing and other needed services. These include the Denton 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; the Texas Department of Housing and Community Affairs; and the Denton County Housing Finance Corp., which offers homebuyer assistance. In addition, the Town will continue to participate in the Denton County Homeless Coalition.
- Serving as a referral source - To help ensure residents who need services are aware of available providers, Town staff will maintain established links to service providers on the Town website. In addition, the Town will continue to post information about available job training and job search workshop opportunities on the Town's website, at the library, and on the Town's cable television station.

These actions will assist in reducing the poverty level of Flower Mound families by increasing local employment opportunities, reducing homeowner costs for senior citizens and those with disabilities and providing a referral network for those families seeking rental and other assistance.

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

The Town will promote and emphasize the need for greater coordination between all agencies active in Flower Mound so as to minimize the duplication of efforts. Cooperative efforts in applying for available funds will be initiated between public and private housing providers so as to maximize the potential for being awarded funds by the State and Federal Government. Efforts to enhance coordination between the public and private sector will ensure that needs are properly addressed and that resources are maximized. Additionally, the Town's continued involvement with the Denton County Homeless Coalition will help ensure open communication and networking opportunities between the Town and the various service providers in the area.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

During the next year, Flower Mound will continue to share information and leverage funds with area public and private housing, health, and social service agencies. This will help to ensure that access to needed services is available. Town staff will continue to liaison with the Denton County Housing Authority, the Denton County Housing Finance Corporation and area lenders. Town staff will serve as a referral source to families with low- and moderate- incomes to assist them in obtaining rental assistance or below-market interest rate mortgage loans and down payment assistance through local lenders. Additionally, the Town will continue to maintain the links to housing rights, access groups, and other service providers on the Flower Mound website. Town staff will continue to participate in the Denton County Homeless Coalition. This organization includes a network of public and private housing, health, and social service representatives throughout Denton County. Agencies within the Coalition also apply for and receive grants to serve Denton County's homeless and near-homeless population. In addition, Town staff will continue to attend and participate in HUD-sponsored activities, which are informative and offer a ready network of Community Development Block Grant representatives and advisors.

#### **Discussion:**

Please see above.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

**Introduction:**

The Town expects to receive no program income during PY 2020 and will expend all of its PY 2020 funds directly on low- to moderate-income individuals, with the exception of funds put toward Planning and Administration. The Town will ensure that **100 percent** of the housing rehabilitation and public service allocations will be for low-to-moderate-income individuals.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	96.45%