

Executive Summary

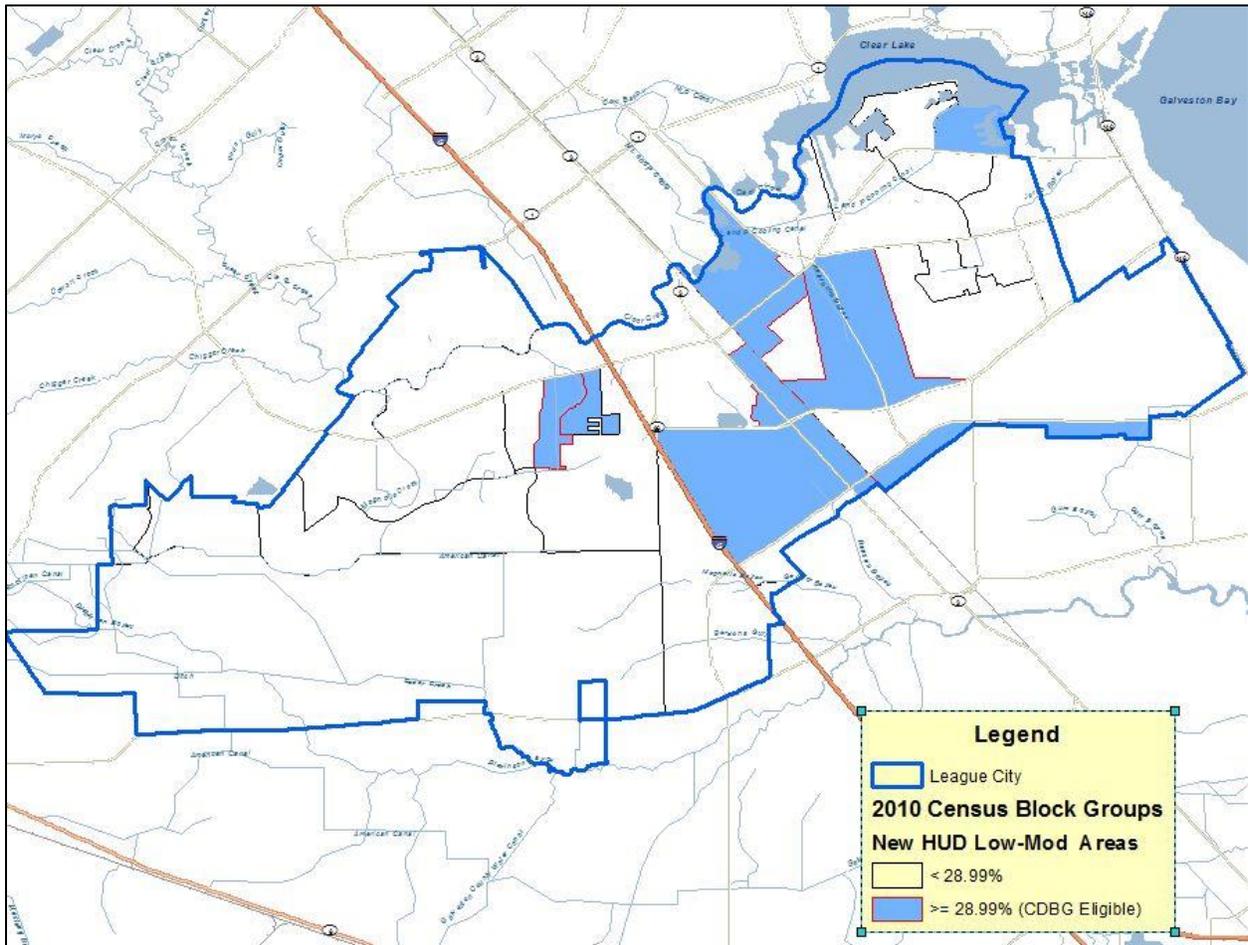
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

This 5-Year Consolidated Plan covers Program Year (PY) 2017 through PY 2021. The City of League City's Program Years each begin on October 1 and end the following September 30. CDBG funding must be expended to meet one or more of the 3 national objectives:

1. Benefiting low- to moderate-income persons;
2. Preventing, reducing or eliminating slum and blight; or
3. Meeting an urgent community development need as a result of a disaster or other event.

During the next 5 years, the City expects to focus its CDBG entitlement funds on the first 2 objectives by improving the quality of life for those low- to moderate-income households throughout the City and in City neighborhoods with 28.99% or more low- to moderate-income households – those households with incomes at or below 80% of the area median income. The quality of the neighborhoods is dependent upon the quality of the housing stock, public facilities/infrastructure, and private facilities and amenities. The City will focus considerable CDBG and local funds on improving the primary CDBG neighborhood that is located along the north and south sides of East Main Street. This area will henceforth be cited as the Main Street Target Area. The Main Street Target Area corresponds with the core of the Main Street Redevelopment Area. Additional CDBG Target Areas will be evaluated each year to determine need and available resources to meet the needs. The map below shows all of the CDBG Target Areas. City-wide assistance will be focused on social service programs. The CDBG activities will include funding for social service providers to provide affordable access to services that improve the quality of life for those adults and children who are homeless, precariously housed, and/or low- to moderate-income. The City will be using funds from the Southeast Texas Housing Finance Corporation (SETH) and volunteers through UM Army to rehabilitate and retrofit for accessibility houses owned and occupied by low- to moderate-income households, particularly elderly and disabled.



Map 1 – CDBG Low-Mod Income Target Areas

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

The CDBG activities below have been separated into broad categories addressing priority needs identified in the body of this Consolidated Plan. The priority needs were determined based on the results of resident surveys; stakeholder interviews; discussions with staff members; public comments; and secondary data from HUD, the Census Bureau, and other HUD-approved sites.

- **Decent Housing** – The City will strive to improve the housing stock and residential areas particularly along Main Street, in the oldest area of town. It is anticipated that activities will include:
 - **Rehabilitating existing housing stock:** Promoting the rehabilitation and preservation of League City’s existing housing stock through SETH-funded and UM Army volunteer projects to

- improve owner-occupied homes through rehabilitation and retrofitting units for accessibility to the disabled.
- Encouraging homeownership opportunities: Encouraging local and regional agencies to provide down-payment and/or closing cost assistance to moderate (low)-income households seeking to move from renting to owning a home. Additionally, encouraging local and regional agencies to provide homeownership and financial counseling to those who plan to purchase their first home.
 - Affirmatively furthering fair housing choice: Identifying and reducing any barriers to fair housing choice and achieving the specific actions set forth in the PY 2017-2021 Fair Housing Plan to affirmatively further fair housing choice.
- **Suitable Living Environment**: The City will fund several activities that benefit the community by improving the living environment through:
 - Preventing, reducing and eliminating blighted conditions: Blending CDBG with other funds the City will identify and demolish abandoned structures within CDBG Target Areas.
 - Revitalizing older neighborhoods: Blending CDBG and other funds the City will focus multi-pronged investments in the Target Area.
 - Improving public facilities and infrastructure: The City will use several funding sources to improve public facilities, including parks, and infrastructure in CDBG Target Areas.
 - Assessing transportation services: The City will assess existing transportation assistance for elderly, disabled and domestic violence victims and develop a plan to address the need for increased demand response transportation within League City and to/from medical services in Houston.
 - Supporting private non-profit public services: CDBG funds will continue to be used to support public service agencies in better serving the disadvantaged throughout the City.
 - **Economic Opportunity**: The City will undertake activities that expand economic opportunities for low- to moderate-income (LMI) persons and businesses through:
 - Improving conditions in the Main Street Target Area to foster economic development, mixed use developments, and business attractors. Blending CDBG, Section 108, General Fund, and TIRZ funds, along with development incentives, the City will revitalize the Main Street/Park Avenue area through the development or improvement of commercial enterprises and properties that will provide an economic benefit to the community and expand employment opportunities.
 - Supporting private economic advancement activities: The City will respond to funding applications by non-profits and for-profits for the provision of educational and/or job training programs that can advance the employment potential of youth and adults.
 - Striving to meet Section 3 goals: The City will continue to diligently strive to meet all of the hiring, contracting and contractor education goals related to the Section 3 requirements; and making Section 3 compliance a high priority in all contracts using federal funds.

3. Evaluation of past performance

During the past 5 years, the City completed its concentrated work in the Shellside area. The area is semi-rural with large residential lots, industries, and commercial properties. Prior to 2005, there was no public water or wastewater service in the area and sections of Shellside were overgrown and the site of illegal dumping. The City used CDBG funds to augment Capital Improvement Program funds and installed water and wastewater lines throughout the area. In addition, CDBG dollars were used to fund the connections to the public lines and the safe abandonment of wells and septic tanks for low- to moderate-income homeowners. CDBG funds were also used for neighborhood clean-ups and code enforcement activities. As a result of the comprehensive work done in Shellside, the area no longer qualifies as a CDBG-eligible area as property values and incomes have increased with new homes being built and without the displacement of existing residents.

As the Shellside activities were nearing completion, the City moved its focus and resources to the Main Street/Park Avenue area and created a NRSA. To date, CDBG funds have been used to develop a public park on the property of League City Elementary; install a sidewalk along Park Avenue adjacent to the new park and the school; resurface several deteriorated streets in the NRSA area; design the repaving of Park Avenue with added parking and significant drainage improvements; and developed a pre-application submission for a Section 108 loan. The City has invested significant local funds into the design and engineering of Park Avenue improvements, the development of a Main Street Redevelopment, and the initial activities in implementing the plan.

Additionally, during the past 5 years, the City has funded Communities in Schools to provide counseling and support for at risk children of low- to moderate-income and homeless families in 3 local schools; Interfaith Caring Ministries to provide emergency rent/utility assistance and food assistance to needy families; and Bay Area Turning Point to provide shelter and services to victims of domestic violence and sexual assault. Currently, the Southeast Texas Housing Finance Corporation is funding the rehabilitation of an owner-occupied home and the retrofitting for accessibility of a home for a veteran in League City. UM Army has rehabilitated 4 homes in League City during the past 5 years.

4. Summary of citizen participation process and consultation process

The City provided Consolidated Plan and Fair Housing surveys in English and Spanish for residents and other interested parties to complete. The Consolidated Plan survey is available in the attachments and requests information and perceptions on priority needs in the community. The Fair Housing survey can be found in the attachments to the Fair Housing Plan. Both surveys were available on-line as well as paper copies available at City Hall, the City Hall Annex and the public

library. Public notices for the surveys included links to on-line access and physical locations for acquiring paper copies. In addition, the City conducted two public hearings for the Consolidated Planning Process and Fair Housing Planning Process -- on April 12, 2017 and June 21, 2017. During all annual public hearings for the CDBG program priority needs, recommended funding with CDBG, and fair housing are topics for educational purposes and to elicit input from the attendees.

The City also contacted a number of agencies, organizations, and stakeholders in the development of both the Fair Housing Plan and Consolidated Plan. Those contacted and the results are in the body of the this plan and the Fair Housing Plan. A summary of the survey, public comments, and stakeholder responses are included in the body of the plan.

5. Summary of public comments

No public comments were received at the public hearings. A number of responses from the public survey and stakeholder interviews were received and are incorporated in this Consolidated Plan.

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

League City accepts all comments unless they are derogatory or discriminatory against a person or group. No discriminatory comments were received.

7. Summary

The City of League City has used its CDBG funds to address the highest priority needs in the community and make the greatest impact possible on the living environment of low- to moderate-income residents. Efforts are hampered by the limited funds and by the lack of comprehensive services available through non-profit social service, housing, and homeless agencies in League City. Due to the relative size, location, and economic stability of the residents, the economies of scale do not exist to justify many social service, homeless, and affordable housing providers to locate in League City.

However, the City has continued to address the housing, social service, and economic development needs of the community through the CDBG program and other funding to the extent possible. The past, present, and planned activities in the Main Street Target Area exemplifies the work the City is doing to improve conditions for those with limited resources and opportunities.

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	LEAGUE CITY	Planning Department

Table 1 – Responsible Agencies

Narrative

The Planning Department of the City of League City is responsible for preparing the Consolidated Plan and Annual Action Plan, as well as administrating the CDBG program on a daily basis. The Finance Department is responsible for paying all invoices and reimbursement requests from the U.S. Treasury through HUD's IDIS on-line system once the funds have been verified as eligible by the Planning staff. In-house improvement projects are carried out by the appropriate department, such as Parks and Recreation, Engineering or Public Works. When legal questions or issues arise, the City Attorney is consulted.

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

1. Introduction

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

League City consults with a number of local and regional agencies throughout the year and works to coordination with all agencies serving the community. However, there is no public housing agency that serves League City and no private non-profit or for-profit assisted housing providers in the area. The City coordinates with Southeast Texas Housing Finance Corporation (SETH) which receives federal and state funds for housing programs, including housing rehabilitation. Currently, SETH is providing rehabilitation services for one home in League City and is retrofitting another home for a disabled veteran. The City has funded Bay Area Turning Point, the area domestic violence shelter, when it has applied for CDBG funds. In addition, the City coordinates with multiple departments at Houston-Galveston Area Council, the regional COG, and with the various public service agencies in the community. Recently, Gulf Coast Center, the MHMR agency for Galveston and Brazoria Counties, has located offices in League City and the City is discussing ways of possible coordination and collaboration.

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

League City is located in Galveston County which is part of the Balance of State CoC process. The Gulf Coast Homeless Coalition serves Galveston, Brazoria, Liberty and Chambers Counties but has no facilities in the League City area. The Point in Time Count does cover Galveston County but most of the efforts are within the City of Galveston. The City of League City does assist Bay Area Turning Point as it addresses homelessness among victims of domestic violence and sexual assault. Additionally, the City funds Communities in Schools that provides counseling and support services to low-income children and their families, including homeless families. Interfaith Caring Ministries receives League City CDBG funding for rent/utility assistance and their food pantry.

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

The City does not receive ESG funds and relies on the Gulf Coast Homeless Coalition to coordinate and consult with the Texas Homeless Network that leads the Balance of State program. The GCHC conducts the Point In Time count and

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

1	Agency/Group/Organization	SOUTHEAST TEXAS HOUSING FINANCE CORP
	Agency/Group/Organization Type	Non-profit housing provider
	What section of the Plan was addressed by Consultation?	Housing rehabilitation and affordable housing needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency is providing rehabilitation and accessibility services to homes in League City and has consulted with the City regarding local needs and opportunities for SETH to assist
2	Agency/Group/Organization	GALVESTON HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Direct interview to determine if any Section 8 HCV holders access League City rentals or have attempted to access unsuccessfully. Also discussed fair housing issues as part of the development of the Fair Housing Plan.
3	Agency/Group/Organization	HOUSTON-GALVESTON AREA COUNCIL-Regional Housing Coordination
	Agency/Group/Organization Type	Regional Council of Governments
	What section of the Plan was addressed by Consultation?	Housing Needs & Housing Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was contacted as well as the Guide to Housing Assistance in the Gulf Coast Region was reviewed. The anticipated outcome was to determine any regionally managed or overseen housing programs beyond the disaster recovery programs.
4	Agency/Group/Organization	HOUSTON-GALVESTON AREA COUNCIL-Area Agency on Aging
	Agency/Group/Organization Type	Regional Council of Governments

	What section of the Plan was addressed by Consultation?	Senior needs and services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was contacted about nutrition, senior centers, transportation, care coordination, in-home assistance, benefits counseling. Information and referral, nursing home Ombudsman. Anticipated outcome for information was met.
5	Agency/Group/Organization	GULF COAST WORKFORCE SOLUTIONS
	Agency/Group/Organization Type	Government under State of Texas
	What section of the Plan was addressed by Consultation?	Non-housing Community Development regarding employment assistance, including adult literacy, child care assistance, scholarships, job training.
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was contacted and interviewed with the anticipated outcome of information being met.
6	Agency/Group/Organization	GULF COAST CENTER
	Agency/Group/Organization Type	MHMR
	What section of the Plan was addressed by Consultation?	Non-housing community needs and services.
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted as to the services it provides in its two sites in League City. Anticipated outcome for information about what is provided and how the City can collaborate/coordinate was met.
7	Agency/Group/Organization	INTERFAITH CARING MINISTRIES
	Agency/Group/Organization Type	Public service
	What section of the Plan was addressed by Consultation?	Non-housing community needs and services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency receives CDBG funding and coordinates/collaborates with the city on an on-going basis. The agency provides rent/utility assistance and food assistance to residents. The consultation included ways in which both the agency and the City can better serve the very low- and extremely low-income residents. The anticipated outcome was met.
8	Agency/Group/Organization	Greater Houston fair Housing Center
	Agency/Group/Organization Type	Advocacy group for all protected classes and low income

	What section of the Plan was addressed by Consultation?	General housing and fair housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was interviewed. Much information about fair housing issues in the region was provided, however the agency was not able to provide specifics for League City. Anticipated outcome of information about how to best reduce violations was met.
9	Agency/Group/Organization	DISABILITY RIGHTS TEXAS
	Agency/Group/Organization Type	Services-Persons with Disabilities Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Fair Housing & Disability Rights
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	An attorney for the agency was interviewed to determine the needs of disabled persons in the Houston region, including League City. The attorney was questioned regarding housing and services and any fair housing issues that have arisen. The anticipated outcomes were to determine how League City could best meet the needs of disabled persons through CDBG as well as through the Fair Housing Plan. Additionally, the HUD consultant attended a number of meetings for a Hogg Foundation program in which Disability Rights Texas staff were present and provided additional information regarding the housing and supportive service needs in the Houston area. The outcome was realized and the information incorporated in the planning process of both the Consolidated Plan and Fair Housing Plan.
10	Agency/Group/Organization	BAY AREA TURNING POINT
	Agency/Group/Organization Type	Homeless Shelter/Services – Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs and needs for services to victims of domestic violence and sexual assault
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Contacted and staff interviewed to determine needs of and services to homeless in League city. Additionally, over the past several years, BATP has been a subrecipient of CDBG funds and has been an active participant in the CDBG program. Anticipated outcome was information and the outcome was met.
11	Agency/Group/Organization	COMMUNITIES IN SCHOOLS-BAY AREA
	Agency/Group/Organization Type	Non-profit public service

	What section of the Plan was addressed by Consultation?	Non-housing community development; Homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency is a subrecipient of CDBG funding and coordinates services to youth with the City. The agency was interviewed regarding the needs of the at risk youth, particularly the low-income and homeless youth. Anticipated outcome was information and the outcome was met.
12	Agency/Group/Organization	TEXAS CITY HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Needs, Public Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted to determine if any Section 8 HCV holders access League City rentals or have attempted to access unsuccessfully. Also discussed fair housing issues as part of the development of the Fair Housing Plan.
13	Agency/Group/Organization	GOODWILL VETERAN SERVICES
	Agency/Group/Organization Type	Non-profit employment/housing for veterans
	What section of the Plan was addressed by Consultation?	Homeless, housing, economic development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Direct interview regarding the housing and employment needs of veterans, services provided and fair housing issues. The anticipated outcome was information about the state of housing and employment, including fair housing, for veterans and other disabled individuals. The outcome was met.
14	Agency/Group/Organization	ARC OF THE GULF COAST
	Agency/Group/Organization Type	Non-profit support agency for intellectually challenged
	What section of the Plan was addressed by Consultation?	Housing and services for the disabled, fair housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The agency provided information on the general housing needs and fair housing issues in the region. The anticipated outcome was met.
15	Agency/Group/Organization	NAMI
	Agency/Group/Organization Type	Non-profit support agency for the mentally ill
	What section of the Plan was addressed by Consultation?	Housing and services for the disabled, fair housing

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency contacted about needs and services for the mentally ill in the community, including the housing needs and housing discrimination. Anticipated outcome was information and outcome was met.
16	Agency/Group/Organization	LEAGUE CITY HISTORICAL COMMISSION
	Agency/Group/Organization Type	City volunteer commission
	What section of the Plan was addressed by Consultation?	The infrastructure/facility plans – non-housing community development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Several discussions with Steph McDougal about the NRSA plans and its impact on and benefit to the historic area of League City. The anticipated outcomes were information and collaboration and the outcomes were met.

Table 2 – Agencies, groups, organizations who participated

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

All relevant agencies were consulted for the planning and fair housing processes. Many of the agencies serving special needs populations and the homeless in the area are located in Houston and do not serve or track League City clientele specifically. There are very limited resources in League City for the homeless and those precariously housed. Likewise, the area-wide advocacy groups for protected classes serve a much broader geographic region and did not have information specific to League City. Their information is in the 2017-2021 Fair Housing Plan.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Main Street Implementation Plan	City of League City	The CDBG Strategic Plan goals are focused on public services and targeted area improvements. The targeted area corresponds with the Main Street Redevelopment Area and the plans and funding not only overlap but are coordinated
Fair Housing Plan 2017-2021 draft	City of League City	The two plans are interlinked and the data/analysis in the FHP are included in the Consolidated Plan
2035 Comprehensive Plan	City of League City	The plan was used in conjunction with the Main Street Implementation Plan to determine the best integration into the community

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))

The Texas Department of Housing and Community Affairs (TDHCA) provides information and guidance to assist the City in serving the low- to moderate income residents, particularly the protected classes. The City coordinates with Galveston County, Harris County, City of Houston and City of Texas City, particularly in issues involving transportation and mobility. Houston-Galveston Area Council also has a collaborative relationship with League City, particularly the Planning Department. Regional transportation, economic development, and emergency management are three areas in which the collaboration and coordination impact the Consolidated Planning Process and low- to moderate-income residents. The Area Agency on Aging within H-GAC also provides a collaborative environment for serving seniors in League City.

Narrative (optional):

Due to the size and location of League City, it is not economically feasible for most support services to locate in the immediate area. Therefore, it is important for the City to coordinate with service providers

in Houston and Harris County. Much of the information gathered for the Consolidated Plan and Fair Housing Plan was for the entire region.

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PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

League City developed its Consolidated Plan in concert with its Fair Housing Plan and Section 108 loan application process, and having completed its Main Street Redevelopment Plan. Citizen participation was a part of all three plans. For the Consolidated Plan and Fair Housing Plan, the City conducted 2 public hearings – April 12, 2017 and June 21, 2017. The City also conducted a public hearing for the Section 108 application process in which CDBG was integral to the meeting. League City posted a survey in English and Spanish on December 12, 2016 for the Fair Housing Plan, in which questions about housing and amenity needs and fair housing issues were asked. On February 28, 2017 the City posted the English version of the Consolidated Plan survey, followed by the Spanish version on April 3, 2017. The English and Spanish surveys for both plans remained open through June 30, 2017. The surveys were advertised in conjunction with the public hearing notices and on the City's website. Paper copies were available for those without internet access. No paper copies were requested or completed and no Spanish language surveys were completed. The City received 10 English language responses. The needs given a score of moderate or high need were incorporated into the Consolidated Plan needs and goals.

In addition, the City contacted a number of stakeholders in the community, primarily social service providers, the area's shelter for homeless victims of domestic violence and sexual assault, advocates for protected classes, and the regional council of governments – Houston-Galveston Area Council. The primary agencies or individuals contacted are included in the PR-10 – Consultation section above.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public survey	All residents & stakeholders	10 responses	Comments involved the highest priority needs and all are incorporated in this consolidated plan	All comments were accepted	http://www.leaguecity.com/
2	Stakeholder interviews	Agencies serving the community	15 stakeholder agencies	Information gathered on pressing needs as well as integrated needs, such as transportation	All comments were accepted	
3	Public Hearings (2)	All residents and stakeholders	5 attended	No comments, but several questions about what staff sees as needed and an interest in type of non-profit most needed in the city	No comments were not accepted	
4	Newspaper ads (3)	Public survey and public hearings and public comment period were posted in the newspaper	N/A	N/A	N/A	

5	Notices posted on City website	Public survey and notice of public hearings and public comment period posted on City website	N/A	N/A	N/A	http://www.leaguecity.com/
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Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

League City has a relatively small low- to moderate-income population, but strives to identify and address their needs as funding allows.

Housing: The greatest housing needs in League City are the need for rehabilitating aging owner occupied single family homes; moving renters into homeownership; developing housing for the middle-income and more affluent along with encouraging these income groups to move into the market-rate units. While most of the rental property is relatively new in League City, there are housing units affordable to the low- to moderate-income. However, the number of units is too few and many of the units are rented by higher-income households, causing a housing cost mismatch. There is a growing need for emergency rent/utility assistance in League City.

Homeless: The available information about the homeless individuals and families in the area is for the entire area of Harris and Galveston Counties. The Coalition for the Homeless of Houston/Harris County does not enumerate those counted by specific location, such as within or near the city limits of League City. The Gulf Coast Homeless Coalition focuses its enumeration on Galveston Island and Texas City. However, Communities in Schools – Bay Area reports that of the 1,353 students served in the 2015-2016 school year, they served 221 of the 223 children who are considered homeless under the McKinney-Vento Homeless Education Assistance Act definition. An additional 2 high school youth were in foster care and nearing the point of aging out of the system. Bay Area Turning Point provides shelter to approximately 100 to 125 individuals from League City, consisting of 50 households each year. The adult unsheltered homeless tend to be individuals often dealing with domestic violence, mental illness, substance abuse, chronic physical ailments, or a combination of these afflictions.

Non-homeless Special Needs: According to the Census Bureau's American Community Survey, there are 7,367 residents who are 65 years or older, 2,603 having some form of disability. In addition, there are 4,609 non-elderly non-institutionalized individuals 16 years and older with a disability. Only 38.4% of the disabled 16 years and older are employed. The housing and supportive service needs for the elderly and non-elderly disabled are great. Assuming League City mirrors the nation in the rate of mental illness and substance use disorders, it can be estimated that 4,400 individuals have a serious mental illness and/or chronic substance use disorder. Based on League City's population and the HIV/AIDS rates for Galveston County, it can be estimated that there are 254 persons living with HIV/AIDS (PLWH) in League City.

Non-housing Community Development: The primary needs for public improvements in League City are in the oldest parts of the City, which corresponds to the majority of the CDBG Target Areas. The greatest needs in this neighborhood are storm water drainage, mobility and parking improvements, improved water lines, economic development, and private amenities.

Coupled with improving the physical landscape of League City, transportation – both general fixed route service and increased demand-response service – and public services are needed. Transportation is the greatest need to move low- to moderate-income individuals around the city from home to jobs and amenities. Demand-response service is critical for assisting the elderly and disabled to get to medical appointments, shopping and supportive services. Due to the relatively small population of League City, many larger social service agencies find that the economies of scale do not exist for them to afford a service facility in the city. Residents must go to Houston, Texas City or Pasadena to receive many of the social services needed.

The numerous tables below in Sections NA-10, NA-15, and NA-20 of the Plan are provided from HUD based on special tabulations from the Census Bureau's 2001-2015 American Community Survey (ACS) and 2008-2012 Comprehensive Housing Affordability Strategy (CHAS) data. These detail the housing needs of low- to moderate-income residents and compare the needs by race/ethnicity. The four housing needs described are households with a housing cost burden of greater than 30% of their income; households with more than one person per room; households living in housing lacking some or all kitchen facilities; and households living in units lacking some or all plumbing facilities.

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

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	45,444	86,136	90%
Households	17,280	31,239	81%
Median Income	\$67,838.00	\$89,339.00	32%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	1,475	1,625	3,090	2,675	22,380
Small Family Households *	600	445	1,240	1,085	13,390
Large Family Households *	140	150	145	360	2,290
Household contains at least one person 62-74 years of age	180	365	840	265	2,765
Household contains at least one person age 75 or older	80	195	395	175	940
Households with one or more children 6 years old or younger *	330	320	494	660	4,729
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2008-2012 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	15	0	65	50	130	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	55	140	0	0	195	35	35	20	0	90
Housing cost burden greater than 50% of income (and none of the above problems)	330	515	170	50	1,065	570	205	370	170	1,315

	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)	40	250	920	105	1,315	55	265	425	800	1,545
Zero/negative Income (and none of the above problems)	95	0	0	0	95	180	0	0	0	180

Table 7 – Housing Problems Table

Data 2008-2012 CHAS
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	400	655	240	100	1,395	605	240	390	170	1,405
Having none of four housing problems	85	340	1,330	865	2,620	105	385	1,130	1,540	3,160
Household has negative income, but none of the other housing problems	95	0	0	0	95	180	0	0	0	180

Table 8 – Housing Problems 2

Data 2008-2012 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	180	260	380	820	195	145	340	680
Large Related	55	110	50	215	85	40	30	155
Elderly	45	215	370	630	180	200	340	720
Other	160	315	290	765	200	125	75	400
Total need by income	440	900	1,090	2,430	660	510	785	1,955

Table 9 – Cost Burden > 30%

Data 2008-2012 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	155	120	30	305	195	55	135	385
Large Related	55	50	0	105	85	40	0	125
Elderly	30	165	140	335	135	60	185	380
Other	160	190	0	350	190	80	45	315
Total need by income	400	525	170	1,095	605	235	365	1,205

Table 10 – Cost Burden > 50%

Data 2008-2012 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	55	140	0	0	195	35	35	20	0	90

	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	20	0	20	0	0	0	0	0
Total need by income	55	140	20	0	215	35	35	20	0	90

Table 11 – Crowding Information – 1/2

Data 2008-2012 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								

Table 12 – Crowding Information – 2/2

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

According to the 2011-2015 ACS, there are 6,922 single person households, with 1,510 being 65 years or older. There are no definitive data on the number and type of such households that need housing assistance, but it can be estimated that approximately 2,808 non-family households, including individuals living alone, are low- to moderate income, with incomes of less than \$40,000. Approximately 1,176 of these low- to moderate-income are elderly and 785 are non-elderly disabled.

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.

An estimated 1,670 adults (from 2011-2015 ACS) are in need of housing assistance. There is no definitive estimates for the number of victims of domestic violence, dating violence, sexual assault or stalking who are in need of housing assistance. Bay Area Turning Point provides shelter to approximately 100 to 125 individuals from League City, consisting of 50 households each year.

What are the most common housing problems?

The most common housing problems in League City are: (1) shortage of sound affordable housing for renters, especially large families, elderly, and disabled renters; (2) housing owned by elderly and/or disabled in disrepair due to lack of sufficient income to maintain the housing; (3) lack of homebuyer education and financial assistance to move young and middle-aged renters into their first owned home; (4) shortage of landlords willing to make reasonable accommodations or allow reasonable modifications for disabled; and, (5) potential problem lenders who either deny mortgages to protected classes at a greater proportion of applicants or approve mortgages that are out of affordability.

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

The low- to moderate-income households, obviously, face housing problems and being forced into housing above affordability, lower quality housing, and housing in neighborhoods with fewer amenities. Additionally, elderly owners who can no longer afford the maintenance and taxes for the homes they purchased and afforded many years before. The disabled face the problems of landlords refusing to rent to them or to make reasonable accommodations, allow reasonable modifications to the interior, and/or to allow service animals or non-relative caregivers. Those with histories of mental illness and mental disabilities face discrimination in accessing housing.

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

Interfaith Caring Ministries serves families and individuals who are precariously housed and in need of emergency rent/mortgage/utility assistance. The agency typically serves approximately 90-100 League City households with one-time housing assistance. Additionally, the agency is the main food pantry in League City and typically serves 250 unduplicated households each year. While needing food is not as strong an indicator of potential homelessness, some of their clients are homeless, others are precariously housed and receiving one-time emergency housing assistance.

The City and County do not have a rapid-rehousing program and none of the region's rapid-rehousing programs serve League City.

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:

Not Applicable

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

The need for emergency rent/mortgage/utility assistance is a prime characteristic that can be linked with instability and an increased risk of homelessness. Interfaith Caring Ministries only provides assistance to a household one month per year and unless the crisis is very short term, the household will likely become homeless within two to three months.

Discussion

Due to the fact that most of the housing, particularly rental housing, in League City was built since 2000, the majority of the rents and purchase prices are higher than low- to moderate-income residents can afford. As a result, there are relatively high levels of high housing cost burden and overcrowding among the lower income residents. However, League City as a whole does not have a large low- to moderate-income population, thus reducing the expected need for substantial numbers of affordable housing. League City is a suburban city with residents having higher-than-average incomes, and residential areas being newer and more costly than the regional average. Based on the 2011-2015 ACS, the median household income in League City is \$93,675. The median gross rent is \$1,184, and the median monthly owner costs for those with a mortgage is \$1,851. While the National Low Income Housing Coalition states that the county's average (mean) renter wage is \$11.74 per hour, the renter wage in League City is likely to be considerably higher.

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

The data from the 2011-2015 ACS shows that the median income for households for Asians is highest at \$104,871, followed by non-Hispanic whites at \$97,038, then African Americans at \$86,549, and Hispanics at \$76,268. Income can drive housing problems, as substandard housing, overcrowding, and an unduly large housing cost burden are most often a result of insufficient income. The income disparities lead to a disproportionately greater need. However, a summary of the tables below show that Hispanics have a much lower percent of households with incomes at or below 30% of the Area Median Income (AMI) that have one or more housing problems than other minority groups, yet a higher percent than non-Hispanic whites. African Americans and Hispanics have a much higher rate of housing problems for those with incomes of 30.1% to 50% of the AMI. Whites have a slightly higher rate of housing problems than average, as do Hispanics for those with incomes of 50.1% to 80% of AMI. For those with incomes at or below 50% AMI, 100% of African Americans have one or more housing problems. However, for those with incomes of 50.1% to 80% of AMI, African Americans have the lowest percent of housing with problems (50.9%). For those with incomes between 80.1% and 100% of the AMI, all of the Asian households have at least one housing problem and just over half of Hispanics have at least one housing problem. None of the African American households in this range have housing problems. It should be noted for all of the income ranges, the total number of households is low for each of the minority groups and this can skew the validity of the percentages.

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	985	90	230
White	725	55	195
Black / African American	75	0	35
Asian	100	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	65	30	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

*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	1,290	295	0
White	720	215	0
Black / African American	195	0	0
Asian	10	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	260	55	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,860	905	0
White	1,150	530	0
Black / African American	145	140	0
Asian	150	99	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	420	120	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

*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	1,280	1,485	0
White	755	1,130	0
Black / African American	0	115	0
Asian	210	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	295	240	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

*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

The most prevalent housing problems are housing cost burdens greater than 30% of income and overcrowding. Due to the relatively young housing stock, there are very few units lacking complete plumbing facilities, and without micro-efficiencies (formerly single room occupancy) units in League City, there are few lacking complete kitchen facilities.

All households, regardless of race/ethnicity, with incomes of 80% or less of the AMI are somewhat precariously housed. Nearly all those extremely low-income (<= 30% AMI) households have at least one housing problem. The greatest disproportion is for those very low-income (30.01% - 50% AMI), with the percent with housing problems range from 28.6% for Asians to 100% for African Americans.

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

Severe housing problems in League City are overwhelmingly those with housing cost burdens of greater than 50% of income and/or overcrowding of more than 1.5 persons per room. Note that overcrowding is measured by the number of individuals per total rooms, not bedrooms. Approximately 86% of extremely low-income with housing problems have severe housing problems. Likewise, 60% of very low-income with housing problems have severe problems. Approximately 26% of the low-income (moderate-income) with housing problems have severe 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	915	160	230
White	685	100	195
Black / African American	75	0	35
Asian	85	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	65	30	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2008-2012 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	940	645	0
White	515	425	0
Black / African American	160	35	0
Asian	10	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	235	80	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2008-2012 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	715	2,055	0
White	365	1,315	0
Black / African American	80	205	0
Asian	105	145	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	165	380	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2008-2012 CHAS
Source:

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	350	2,410	0
White	145	1,740	0
Black / African American	0	115	0
Asian	55	155	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	135	395	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2008-2012 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

For most of the low- to moderate-income households, regardless of race/ethnicity, that have a housing problem, those problems are severe housing problems – housing costs of 50% or greater of their income and more than 1.5 persons per room. With more than half (50.4%) of housing in League city built since 2000, most of the issues are economic – unaffordable rents resulting in a cost burden or overcrowding. While severe problems also include the number lacking complete plumbing and/or kitchen facilities, only 88 (0.3%) of the units are lacking plumbing and/or kitchen facilities. The minority groups have a higher percent of housing problems in every income range below the median income than non-Hispanic whites. The disproportion lessens as incomes increase. However, though the disparity in incomes among racial/ethnic groups is lower than for the region as a whole, there is a disparity which is the root cause of the disproportion of housing with problems. For more detailed information on the income and housing disparities, see the 2017-2021 Fair Housing Plan.

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:

Housing cost burden is the most prevalent problem for all low- to moderate-income households. Approximately 90% of households with incomes of 50% or less of AMI have a housing cost burden, regardless of other problems.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	22,785	4,435	2,830	230
White	16,790	3,050	1,710	195
Black / African American	1,680	205	380	35
Asian	890	320	320	0
American Indian, Alaska Native	25	4	0	0
Pacific Islander	0	0	0	0
Hispanic	3,015	750	395	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2008-2012 CHAS

Discussion:

For all racial/ethnic groups have with a housing problem, at least three-fourths of the extremely low- and very low-income households have a housing cost burden of greater than 30% income. Asians have the highest percent of housing cost burden (41.8%), followed by Hispanics (27.5%), African Americans (25.8%), and then whites at 22.1%. One possible reason that the minority groups have a lower percent with housing cost burdens than housing problems as a whole is that they are more likely to double up with multi-generational occupants so that overcrowding becomes a problem as they access more affordable housing that is too small for the number of occupants. Additionally, the table above is for all income levels rather than just those at or below the are median. Not only do the disproportions wane as incomes increase, but the rate of homeownership increases. Increases in income and affordability is much greater criteria for approving a mortgage than approving a rental application.

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?

While 100% of Asian and African American households with incomes less than or equal to 30% of the AMI have housing problems, only 68.4% of Hispanics in the same income category have housing problems, compared to 92.9% for whites and 91.6% for the jurisdiction as a whole. All African Americans with incomes of 30.1-50% of AMI have housing problems, with the jurisdiction as a whole having 81.4% with problems. Asians in this income range have the lowest percent of housing with problems (28.6%). Of those with incomes of 50.1% to 80% AMI, both African Americans (50.9%) and Asians (60.2%) have lower percentages of housing problems than Whites (who are just above the jurisdiction average at 68.4%) and Hispanics (who are 10 percentage points above the jurisdiction average at 77.8%).

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

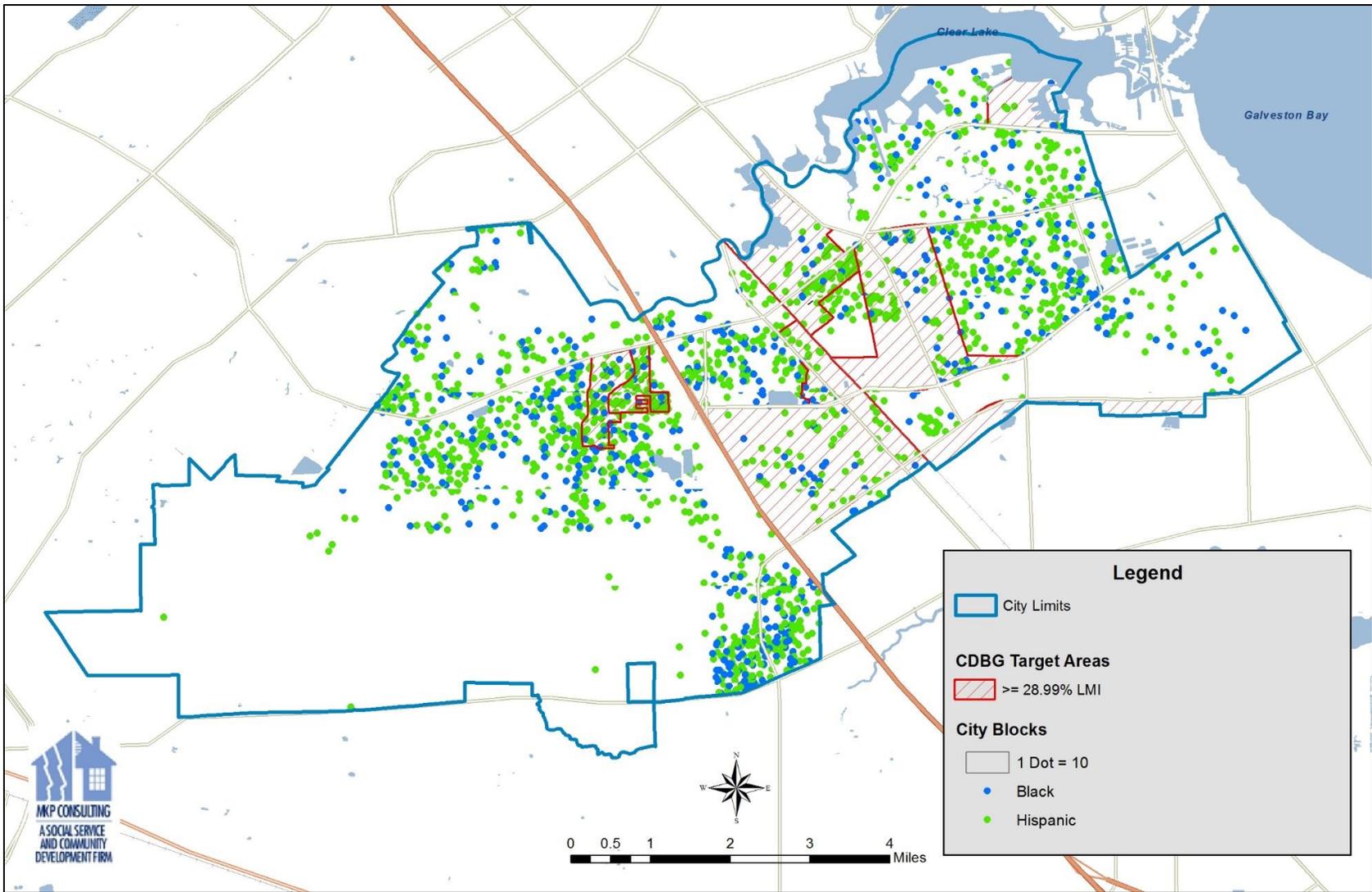
The housing needs have been identified above – lack of income to access affordable housing without overcrowding.

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

The largest concentrations of minorities are on the far east side of the city, east of Egret Bay Blvd, and developments west of IH 45. The map below shows the dot density of African American and Hispanic populations, the two groups with substantial population counts.

HUD has determined racially or ethnically-concentrated areas of poverty (R/ECAP) at the whole census tract level. For a census tract to be considered a R/ECAP it must have a non-white population of 50% or more and have 40% or more of individuals living below the poverty line or is three or more times the average census tract-level poverty rate for the metropolitan area, whichever is lower. Using the 2010 decennial census and the 2006-2010 American Community Survey (ACS), HUD has determined that there are no R/ECAP areas inside the city limits.

Only the pocket of a relatively high number of African American and Hispanic residents within a low- to moderate-income target area ($\geq 28.99\%$ LMI) is the area just south of W. Main and west of IH 45. The other areas with the most minorities are outside of the LMI areas, as defined by HUD.



Map 2 – African American and Hispanic 2010 Dot Density

NA-35 Public Housing – 91.205(b)

Introduction

The Public Housing tables below have been pre-populated by HUD. They indicate that there are 4,134 voucher holders, with 71 being for veterans, and 80 public housing moderate-rehab units, however there is no public housing authority serving League City and no Section 8 HCVs from other jurisdictions in League City. As a result the numbers should be zero for all of the categories.

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	80	0	4,134	0	4,041	71	0	1

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	4,058	0	11,942	0	11,871	11,650	0	0

	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	2	0	4	0	4	0	0
Average Household size	0	1	0	2	0	2	1	0
# Homeless at admission	0	23	0	37	0	0	37	0
# of Elderly Program Participants (>62)	0	6	0	558	0	543	14	0
# of Disabled Families	0	25	0	994	0	948	43	0
# of Families requesting accessibility features	0	80	0	4,134	0	4,041	71	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	31	0	443	0	426	15	0	1

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	49	0	3,646	0	3,572	55	0	0
Asian	0	0	0	36	0	34	1	0	0
American Indian/Alaska Native	0	0	0	6	0	6	0	0	0
Pacific Islander	0	0	0	3	0	3	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	5	0	257	0	251	5	0	0
Not Hispanic	0	75	0	3,877	0	3,790	66	0	1

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

There is no public housing authority in or serving League City.

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

There is no public housing authority in or serving League City.

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

There is no public housing authority in or serving League City.

Discussion

There is no public housing authority in or serving League City. Therefore, the data in the above HUD-populated tables are incorrect. All categories should have zeroes in the table cells.

DRAFT

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The available information about the homeless individuals and families in the area is for the entire area of Harris and Galveston Counties. The Coalition for the Homeless of Houston/Harris County does not enumerate those counted by specific location, such as within or near the city limits of League City. The Gulf Coast Homeless Coalition focuses its enumeration on Galveston Island and Texas City. However, Communities in Schools – Bay Area reports that of the 1,353 students served in the 2015-2016 school year, they served 221 of the 223 children who are considered homeless under the McKinney-Vento Homeless Education Assistance Act definition. An additional 2 high school youth were in foster care and nearing the point of aging out of the system. Bay Area Turning Point provides shelter to approximately 100 to 125 individuals from League City, consisting of 50 households each year. While there is no delineation of county homeless within League City, if the total homeless counted in Galveston County outside of the City of Galveston and Texas City is apportioned based on League City's total population in the county, it can be estimated that there are approximately 40 unsheltered homeless, 7 of whom are chronically homeless. The adult unsheltered homeless tend to be individuals often dealing with domestic violence, mental illness, substance abuse, chronic physical ailments, or a combination of these afflictions.

Due to the economies of scale, League City does not have sufficient client numbers to support the support services to assist the homeless or precariously housed. As a result, individuals and families who find themselves homeless most often move to surrounding areas with more jobs for unskilled labor, more shelters, transitional housing, supportive service agencies, more state and federal funding, particularly in rapid rehousing and employment training.

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):

No data are available for these categories.

Nature and Extent of Homelessness: (Optional)

Race: White African American Asian Multi-race	Sheltered: 115 12 2 6	Unsheltered (optional) N/A
Ethnicity: Hispanic	Sheltered: 30	Unsheltered (optional) N/A

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

The only data available are from Bay Area Turning Point which is a domestic violence shelter and service organization. Approximately 75% of their presenting adults are women without children, with virtually all the shelter families being headed by a mother or grandmother. On average the adults coming to the shelter have 1.25 children.

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

Due to the overall racial/ethnic population distribution in League City, the program participants for the BATH shelter are predominately non-Hispanic white. The racial/ethnic distribution at the BATH shelter closely mirror the city’s population. However, Hispanics represent 21% of the League City BATH residents versus 18.47% of the city as a whole; and African Americans represent 8.1% of the League City shelter residents versus 7.49% for the city as a whole.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

No information is available on the unsheltered homeless and the only information available on sheltered homeless are for those who reside in the only nearby shelter, which is for victims of domestic violence or sexual assault.

Discussion:

The available information about the homeless individuals and families in the area is for the entire area of Harris and Galveston Counties. The Coalition for the Homeless of Houston/Harris County does not enumerate those counted by specific location, such as within or near the city limits of League City. The Gulf Coast Homeless Coalition focuses its enumeration on Galveston Island and Texas City. However, Communities in Schools – Bay Area reports that of the 1,353 students served in the 2015-2016 school year, they served 221 of the 223 children who are considered homeless under the McKinney-Vento Homeless Education Assistance Act definition. Bay Area Turning Point provides shelter to approximately 100 to 125 individuals from League

City, consisting of 50 households each year. The adult unsheltered homeless tend to be individuals often dealing with domestic violence, mental illness, substance abuse, chronic physical ailments, or a combination of these afflictions.

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

Introduction:

The special needs populations comprise the individuals with the greatest unmet needs, especially in a high-income satellite community such as League City. Their special needs determination not only requires more services that are specialized and not available, but they are more likely to be low-income without the resources necessary to access those limited services that are available.

Describe the characteristics of special needs populations in your community:

Elderly: According to the 2011-2015 ACS, there are 7,988 individuals 65 years and older in League City, with 373 in group quarters and 7,615 in households. Of those in households, 1,527 are living alone. Just over 8% (8.24%) of the elderly are foreign born and of those 658, 137 entered the country between 2010 and 2015. Approximately 5.3% of the total elderly do not speak English well.

Of the 1,251 total households in League City receiving food stamps/SNAP, 217 are headed by households 60 years or older. *(No information is provided for 65 and over.)* According to the ACS, 373 elderly residents are living at or below 149% of poverty, putting them in the extremely low- to very low-income ranges.

There are very few supportive services for the specific needs of the elderly in League City. The City holds multiple programs for the elderly including water aerobics, art classes, bingo, jazzercise, and other exercise classes. The Perry Branch of the YMCA and the City provide recreational activities for the elderly. Interfaith Caring Ministries provides food, including delivered groceries, to low-income elderly residents. UM Army provides housing repair and rehabilitation to low-income elderly and disabled homeowners in League City and the surrounding area.

Disabled: There are 7,662 civilian noninstitutionalized League City residents who have some form of disability. These include 4,509 non-elderly adults, 2,603 elderly adults and 550 children living in League City who have some type of disability. There are 2,180 with a hearing difficulty, 1,152 of whom are elderly; 1,537 with a vision difficulty, 459 of whom are elderly; 2,833 with a cognitive difficulty, 392 of whom are elderly; 3,129 with an ambulatory difficulty, 1,677 of whom are elderly; 1,104 with a self-care difficulty, 353 of whom are elderly; and 2,197 with an independent living difficulty, 853 of whom are elderly. All need some level of services regardless of their income. However, of the 7,662 disabled individuals, income status was determined by the Census Bureau for 7,212 and 10.9% are living at 149% of the poverty level or below and more than half (~ 62%) have household incomes at or below 80% of the AMI. The 2011-2015 ACS data indicate that 1,279 of the adults in League City with a disability are veterans.

Mental Health: According to the SAMHSA Center for Behavioral Health Statistics and Quality, 3.8% of adults in Texas have a serious mental illness. This translates into 2,536 adults in League City who need mental health services. State statistics indicate that 38.3% of adults sought mental health treatment or counseling between 2010 and 2014. If League City follows the state's rate, then an estimated 25,558 League City adults sought treatment or counseling.

HIV/AIDS: According to the Texas Department of Health Services, Galveston County has 286.4 persons per 100,000 population living with HIV/AIDS. This translates to 263 League City residents. No information is available regarding their income, employment, or housing situations.

Victims of Domestic Violence: In 2016, B ATP provided shelter for 249 adults and their 208 children, many of whom were from League City. It is estimated that 1 in 3 women and 1 in 4 men experience physical violence by an intimate partner. B ATP is the only shelter and service provider in the League City area. There are no statistics to indicate the percent of victims who will (1) choose to leave the abusive relationship and (2) need housing assistance as a result. No information is available to indicate the number of households affected by dating violence, non-partner sexual assault/stalking, or to indicate the number who will need housing assistance. In Texas in 2016, 40% of victims requesting shelter were turned away because of lack of resources, up from 31% in 2013. LC Animal Shelter safe paws partners with B ATP to foster the pets of DV victims so that those in abuse situations will be more willing to leave if their animals can exit the abuse also.

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

The needs have been determined based on the number of special needs residents, the types of needs they have, and the capacity of services to address the needs. Income is the over-riding criteria for defining need and location is the secondary criteria for determining if there are services available to meet the needs.

The primary needs of the special needs populations are: housing repairs/maintenance/rehabilitation for the elderly and disabled homeowners; emergency rent/utility assistance; emergency shelter for victims of domestic violence (DV); transitional housing for DV victims and disabled who are homeless; permanent housing for the homeless disabled population; job training and re-training for the disabled population; transportation; food assistance; day programs; and, health care services.

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

League City and Galveston County are not within an Eligible Metropolitan Statistical Area, but are part of the Galveston HSDA, which includes Galveston, Brazoria, and Matagorda Counties. According to the Texas Department of Health Services, Galveston County has 286.4 persons per 100,000 population living with HIV/AIDS. This translates to 263 League City residents. No information is available regarding their income, employment, or housing situations. Galveston County ranks 12th in the state out of the top 25 counties with 2015 HIV diagnoses, and 11th out of the top 25 with People Living with HIV. There is no information available for the characteristics of the population with HIV/AIDS in League City or Galveston County. In Harris County in 2014, 75% of the people with an HIV diagnosis were men; 50% were African American, 27% Hispanic/Latino, and 19% white. The transmission was predominately sexual with 67.3% of males contracting HIV through male-to-male sexual contact and 10.4% of males and 55.8% of females contracting HIV through heterosexual contact. Only 5.9% of males and 11.9% of females contacted HIV through injection drug use. However, it should be noted that 16.4% of males and 32.3% of females contacted HIV through “other” means, which includes “not reported” or “not identified”.

Discussion:

The primary needs of the special needs populations are: housing repairs/maintenance/rehabilitation for the elderly and disabled homeowners; emergency rent/utility assistance; emergency shelter for victims of domestic violence (DV); transitional housing for DV victims and disabled who are homeless; permanent housing for the homeless disabled population; job training and re-training for the disabled population; transportation; food assistance; day programs; and, health care services. Interfaith Caring Ministries (ICM) provides emergency rent and utility assistance to low-income residents regardless of their special needs designation. Additionally, they are the area food bank, that provides food to those in need in the community. ICM does provide delivery service to home-bound individuals for the food. Bay Area Turning Point (BATP) provides services and emergency shelter to victims of domestic violence. The City of League City’s animal shelter, through its Safe Paws program, shelters the pets of DV victims so that they can leave their abuser without leaving their pets behind. Gulf Coast Center provides a number of services and housing opportunities for mentally ill and intellectually/developmentally disabled in Galveston and Brazoria Counties. However, there are only 12 transitional housing slots and 45 permanent supportive housing slots to cover the needs of both counties. Connect Transit provides limited demand-response transportation for elderly and disabled residents but there is a fee that many can’t afford and there is very limited service.

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

Describe the jurisdiction's need for Public Facilities:

League City has been expending significant local and HUD dollars in the last 10 years to construct and improve public facilities. As a result, there are few needs at this time, other than the need to improve League Park north of Main Street. The primary improvement will be drainage to positively affect the park and the surrounding neighborhood.

How were these needs determined?

The needs were determined through a number of public meetings and hearings for the Main Street Redevelopment Plan, NRSA plan, annual CDBG Action Plan process, and this year's Consolidated Planning Process, which also included surveys. Additionally, the City's consultants for their Comprehensive Plan and Main Street Redevelopment Plan were instrumental in determining need, as were the City's Planning, Parks, Engineering, and Public Works departments.

Describe the jurisdiction's need for Public Improvements:

Other public improvements, or infrastructure, that are needed include improvements to the streets, sidewalks, drainage, and parking in the Main Street Target Area. During PY 2016, the City resurfaced a number of the streets, but there are still interior streets in dire need of resurfacing. For the past 3 years, the City has been working on the design, engineering, and actual implementation of the reconstruction of Park Avenue, including drainage improvements and angled parking. The proposed project will also construct sidewalks and pedestrian amenities for citizens within the block groups. This will be completed within the next 12 to 15 months. Drainage improvements is another major need in the Main Street Target Area and the City intends to spend significant CDBG, Section 108 loan, and local funds on the drainage improvements needed. Other major improvements in the CDBG Target Areas were completed during the term of the first and second Consolidated Plans.

How were these needs determined?

The needs were determined through a number of public meetings and hearings for the Main Street Redevelopment Plan, NRSA plan, annual CDBG Action Plan process, and this year's Consolidated Planning Process, which also included surveys. Additionally, the City's consultants for their Comprehensive Plan and Main Street Redevelopment Plan were instrumental in determining need, as were the City's Planning, Parks, Engineering, and Public Works departments. The City has also observed and received multiple complaints regarding the flooding of properties and roadways located within the Main Street Target Area. The City has invested funds in other areas within the Main Street Target area to fix drainage problems, but Park Street's drainage issues have not yet been resolved.

Describe the jurisdiction's need for Public Services:

The City has significant need for a number of public services. The greatest need is transportation, both fixed route and demand-response. Unfortunately, given the small geographic and population size of League City and its distance from Houston's METRO system and City of Galveston's Island Transit, a fixed route service is not feasible at this time. However, Connect Transit does provide limited demand-response services to the elderly and disabled. There is a great need for more accessible demand-response service and for a subrecipient to fund the program with CDBG from the City or funds through other sources, such as the state's 5310 and 5311 public transportation grants.

There is a high priority need for additional emergency rent/mortgage and utility assistance for those facing eviction or losing their utilities. ICM serves League City with this program but significantly more funding is needed to meet all of the needs. There is a need to expand the food pantry services, both to be able to accommodate the increasing need for food and to expand the delivery of the food to those who are not able to get ICM's pantry. Residents gave a high priority to homebuyer and credit counseling to assist young families in purchasing their first homes. Based on the statistics, there is a need for substance abuse and mental illness treatment and/or counseling. At this time there are no affordable or subsidized programs in League City. Additional senior services and programs are greatly needed, such as additional Meals on Wheels services. Bay Area Meals on Wheels serves the northern part of League City down to Highway 96, however the drivers are un-reimbursed volunteers and there is a shortage of these volunteers. Other needs for the seniors include day programs that include noon congregate meals and fitness, recreational and educational activities. Other high priority needs include: additional youth services to augment Communities in Schools; domestic violence and sexual assault prevention and treatment, including shelter; and services for abused and neglected children.

Code enforcement and economic development, particularly in the Main Street Target Area are high priorities. Fair housing activities as part of the administrative funding also has a high priority need.

How were these needs determined?

The needs were determined by interviews with existing service providers, public comments and survey responses from residents and stakeholders during previous Consolidated Planning process, over the past five years, and during this Consolidated Planning process. Information gathered for the Fair Housing Plan and the Main Street Redevelopment Plan also contributed to the determination of need.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Fair Market Rents (FMRs) are provided for Galveston County, which includes League City and is part of the HUD Metro FMR Area (HMFA) Houston-The Woodlands-Sugar Land HMFA. The Galveston County FMRs are the same as the HMFA's and are as follows:

- 0-bedroom: \$701
- 1-bedroom: \$797
- 2-bedroom: \$976
- 3-bedroom: \$1,333
- 4-bedroom: \$1,690

According to the 2016 Out of Reach (OOR) data, the estimated mean (average) renter wage in Galveston County is \$11.74 per hour, which translates to less than \$25,000 per year for a full-time employee with paid leave. Based on the Area Median Income, extremely low-income households (<=30% AMI) earn \$20,760 per year and can afford a rental unit at no more than \$519, utilities included. Very low-income households (30.1-50% AMI) have incomes of between \$20,761 and \$34,600, and can afford a rental unit at no more than \$865, utilities included. Low-income (formerly known as moderate-income) households (50.1-80% AMI) have incomes between \$34,601 and \$55,360, and can afford a rental unit at no more than \$1,384, utilities included. Persons on full-time minimum wage can only afford a dwelling at no more than \$377, utilities included. Persons with full-time jobs paying the mean renter wage of \$11.74/hour can afford total housing costs at \$610 or less. Persons on SSI can only afford \$220 in monthly housing costs. The FMR for efficiencies (0-bedroom units) is out of reach for those earning the mean renter wage, much less for those on minimum wage or SSI. No household with a low- to moderate-income (80% of AMI) can afford a rental at the FMR that has more than 3 bedrooms. This excludes large families.

Households earning the mean renter wage must work at least 45 hours per week to afford an efficiency, 51 hours for a 1-bedroom, 62 hours for a 2-bedroom, and 85 hours for a 3-bedroom. Even a 2-income household would have to work overtime to afford a 3-bedroom unit at the FMR.

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

Introduction

The vast majority of the housing in League City is single-family and more than 50% has been built since 2000. Most of the larger apartment complexes are less than 20 years old. Less than one-third of the rental units and 1% of the owner-occupied units are less than 1- or 2-bedroom. Unlike many areas in the region, one-third of the rentals have 3 or more bedrooms, which is beneficial to families and help reduce the overcrowding. As a result, most of the housing is in good to excellent condition and the only major problems are higher than affordable cost burden and overcrowding. The primary need in League City is more affordable units for rent and purchase.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	25,230	77%
1-unit, attached structure	914	3%
2-4 units	760	2%
5-19 units	2,881	9%
20 or more units	2,462	8%
Mobile Home, boat, RV, van, etc	514	2%
Total	32,761	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2008-2012 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	76	0%	251	3%
1 bedroom	110	0%	2,285	28%
2 bedrooms	1,001	4%	2,871	36%
3 or more bedrooms	21,966	95%	2,679	33%
Total	23,153	99%	8,086	100%

Table 27 – Unit Size by Tenure

Data Source: 2008-2012 ACS

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

Contrary to the pre-populated public housing data in this document, there are no units currently assisted by federal, state, or local programs. There are four approved LIHTC

properties with 2 in service at this time. Village on Hobbs was put in service in 2006 and has 100 units with 80 designated as low-income and Bay Colony Apartments was put in service in 2001 and has 250 units with all designated as low-income. All Village on Hobbs units are 2-bedroom. Bay Colony has 126 2-bedroom and 120 3-bedroom units. Information on 4 units is not available. No special types of families are targeted in either development, though with the number of 2- and 3-bedroom units, families are the primary population.

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 affordable housing units are expected to be lost.

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

The availability of housing units affordable to low- to moderate-income households does not meet the need of existing residents. As of February 2017, only 31 units were available for rent at \$1,000 per month or less. None of the units are affordable for the median renter wage in League City. Only 17 units in February 2017 were on the market for sale at less than \$100,000, with 10 more available for sale at \$100,000 - \$150,000. This places all other sale units out of reach for low- to moderate-income buyers without subsidies.

Describe the need for specific types of housing:

General affordable rental and sale units are needed in League City. Additionally, within the affordability, units with more than 3 bedrooms are needed for larger families to reduce overcrowding. The elderly and disabled have the greatest need for affordable and accessible housing.

Discussion

League City residents have a more skilled and professional workers, thus higher-than-average incomes compared with the rest of the region or county, and as a result the housing market is higher cost than in the rest of the region or county. However, there are lower-income residents in need of more affordable housing. As a result, there is a moderate need for affordable rental and owner homes in League City. There is a high need for rental housing that is accessible to the disabled, both in physical ADA compliance and allowing service animals. This fair housing issue will be addressed during the next 5 years of this Plan.

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

Introduction

The latest ACS data (2011-2015) show housing values have risen 11% and rents 21% since the 2008-2012 databases. Housing values and rents in League City are generally higher than in the remainder of the region, however incomes are also higher. Though the ACS samples show that more than half the units are rented at less than \$1,000 per month, the April 2017 available rentals show only 34 publicized available to rent at that price. Likewise, the median value of owner-occupied homes over the 5-year average of 2011-2015 was \$189,500 but the vast majority of those on the market in April 2017 were priced at over \$250,000. These prices place most of the low- to moderate-income renters and buyers out of the market.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	109,200	176,000	61%
Median Contract Rent	673	979	45%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

	Base Year: 2012 (table above)	Most Recent Year: 2015	% Change
Median Home Value	176,000	189,800	11%
Median Contract Rent	979	1,184	21%

Table 28a – Updated Cost of Housing

Data Source: 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	677	8.4%
\$500-999	3,727	46.1%
\$1,000-1,499	3,050	37.7%
\$1,500-1,999	555	6.9%
\$2,000 or more	77	1.0%
Total	8,086	100.0%

Table 29 - Rent Paid

Data Source: 2008-2012 ACS

Rent Paid	Number	%
Less than \$500	245	2.9%
\$500-999	2,372	27.7%
\$1,000-1,499	3,790	44.3%

Rent Paid	Number	%
\$1,500-1,999	1,429	16.7%
\$2,000 or more	717	8.4%
Total	8,553	100.0%

Table 29a – Updated Rent Paid

Data Source: 2011-2015 ACS (Most Recent Year)

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI (\$24,600)	110	No Data
50% HAMFI (35,700)	355	755
80% HAMFI (57,200)	2,395	2,490
100% HAMFI	No Data	4,685
Total	2,860	7,930

Table 30 – Housing Affordability

Data Source: 2008-2012 CHAS

% Units affordable to Households earning	Renter	Owner (with mortgage)
30% HAMFI (\$24,600)	719	No Data
50% HAMFI (35,700)	1,423	440
80% HAMFI (57,200)	4,264	3425
100% HAMFI (\$71,500)	No Data	3126
Total	6,406	6,991

Table 31a – Housing Affordability

Data Source: 2011-2015 ACS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$701	\$797	\$976	\$1,333	\$1,690
High HOME Rent	\$701	\$797	\$976	\$1,304	\$1,435
Low HOME Rent	\$626	\$670	\$805	\$930	\$1,037

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents (2017)

Is there sufficient housing for households at all income levels?

The unskilled and many skilled employees in League City are priced out of the rental and ownership market. Additionally, due to the high quality and newness of housing in League City, higher income renters and buyers are able to secure housing below their affordability but

within their desired type and quality. This causes a housing mismatch as it pushes the next lower income range out of their affordability market. As each income group secures housing, particularly rental housing, affordable to the next lower income group, each group pushes the lower group out of the affordable market causing them to have a high cost burden.

Without a public housing authority or other housing programs, such as HOME, there are no subsidies for renters or first-time homebuyers. As a result there is a need for more affordable rental housing and single family homes for purchase. Elderly and disabled individuals have virtually no units that are affordable on their SS, SSI, and SSDI incomes. Persons on SSI can only afford \$220 a month for housing. There are no units currently on the market for less than \$750 per month.

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

League City is a rapidly growing community with new housing coming on the market monthly. Rents and values are rising consistently. There does not appear to be any indication that there will be an increase in housing affordable to the low- to moderate-income renters or buyers.

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

The High HOME Rents are comparable to the FMRs for 0-2 bedroom units, but lower than the FMRs for larger units. The Low HOME Rents are much lower than the FMRs. League City is not a HOME PJ and has no funding to produce or preserve affordable housing. It is committed to review and recommend to the state all reasonable and viable applications for tax credit developments, particularly for the elderly and disabled, however, most of the state's applications for the area are outside the city limits.

Discussion

Though incomes in League City outpace the rest of the region, housing costs do too and there is a significant population who are priced out of League City's housing market. The fact that the housing in League City is new, with 50.8% having been built between 2010 and 2013 (latest data available), and the fact that 80% of the homes are single family, the housing is costlier than in older communities. Without a public housing authority or other subsidies, renters have no assistance in paying rent. Without a HOME program or other such assistance to entice developers and buyers, the homebuyer market is not affordable to low- to moderate-income.

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

Introduction

The Census Bureau is the primary provider of housing condition data and the only reliable indicators that are available as proxies of housing condition are housing cost burden, overcrowding, lacking some or all plumbing, and lacking some or all kitchen facilities. Housing age can also be another indicator of housing condition, especially units built before 1978 that would likely have lead-based paint. League City’s housing stock is very new, with more than half (54.1%) built since 2000. Only 14.4% were built before 1980. According to the 2011-2015 ACS, only 1.4% of the units are overcrowded and only 0.3% are lacking all plumbing and/or kitchen facilities. Based on the current housing market with the available units to rent or purchase, none are lacking plumbing or kitchen facilities, the vast majority, including the LIHTC properties, are able to accommodate moderate-sized families (less than 5 persons). Larger families with more than 5 people, especially multi-generational families with grandparents, parents, and children, have a much more difficult time in finding rental housing of sufficient size. Affordability is the main housing problem in League City. Currently, 21.3% of owners with a mortgage, 12.5% without a mortgage, and 35.6% of renters have a housing cost burden of more than 30% of their income.

Definitions

The City follows HUD’s definitions of housing problems/conditions in:

- Affordability is housing at a cost of less than or equal to 30% of income; a cost burden above that is not affordable
- Overcrowding is defined as having more than 1 person per room – including all rooms, not just bedrooms
- Housing with lead-based paint pose a hazard, particularly for children under 6 years of age. The probability of a unit with lead-based paint increases as the age of the unit increases. LBP was outlawed in 1978 and it can be assumed that no housing built after 1978 will contain LBP. Housing units built before 1950 have the greatest probability of having lead-based paint, especially that is chipping.
- Housing not suitable for rehabilitation is defined as housing that would cost more than 50% of the rehabilitated structure value to bring it up to City codes.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,834	21%	2,560	32%
With two selected Conditions	122	1%	340	4%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With three selected Conditions	0	0%	18	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	18,197	79%	5,168	64%
Total	23,153	101%	8,086	100%

Table 33 - Condition of Units

Data Source: 2008-2012 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	11,288	49%	4,473	55%
1980-1999	8,258	36%	2,477	31%
1950-1979	3,390	15%	1,090	13%
Before 1950	217	1%	46	1%
Total	23,153	101%	8,086	100%

Table 34 – Year Unit Built

Data Source: 2008-2012 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	3,607	16%	1,136	14%
Housing Units build before 1980 with children present	6,065	26%	4,755	59%

Table 35 – Risk of Lead-Based Paint

Data Source: 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	1,415	1	1,416
Abandoned Vacant Units	1	1	2
REO Properties	35	0	35
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Need for Owner and Rental Rehabilitation

Due to the age of the housing in League City, there are very few in need of moderate to major rehabilitation. The most common issues are cracked foundations, HVAC problems, and roofs in need of replacing. Hurricane Ike did serious damage to many of the homes in League City, but most have been repaired or rebuilt during the past decade. The City opens on average 18 code enforcement cases for building code violations on residential properties each year.

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

The Census does not provide information on rent or value by year residents moved into the housing for moves before 1990, nor is there information on income by year occupied structure was built. To estimate the number of units with LBP that are occupied by low- to moderate-income families, we have assumed that all of the units valued at less than \$50,000 or rented for less than \$500 were built before 1978 and occupied by low- to moderate-income households. That translates to 607 owners and 245 renters. Subtracting those numbers from the total built before 1978 and applying the city's percent of LMI households to the result, gives us an additional 727 who might be living in housing with LBP and be LMI. The total, therefore, is a very rough estimate of 1,579 households, with 784 most likely not having children under the age of 6 living with them, as they have lived in the same house as adults since before 1978.

Discussion

The housing stock in League City is relatively new and in good condition. There are very few units in need of major rehabilitation and only approximately one in need of demolition because rehabilitation is not a viable option. While lead-based paint is a very hazardous condition in houses, particularly where children under 6 are living, there are few homes in League City constructed before LBP was outlawed and fewer with children under 6. Of the housing built before 1978, 784 are occupied by families who have lived in the housing before 1978. It is estimated that 1,579 households living in housing that may have LBP, but only 795 may have children in the house.

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

Introduction

There is no public housing authority serving League City and no neighboring PHA have voucher holders residing in League City housing. The prepopulated table below appears to be inaccurate. There are 4 tax credit properties in League City totaling 696 units, with 2 developments totaling 350 units placed in service at this time. Of these, 330 are reserved for low- to moderate-income and none are targeted to elderly, disabled, or families. All are 2- or 3-bedroom.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	76		3,993	0	3,993	443	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Not applicable. There are no public housing units in the jurisdiction.

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:

Not Applicable. There are no public housing units in the jurisdiction.

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:

Not Applicable. There are no public housing units in the jurisdiction.

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

Not Applicable. There are no public housing units in the jurisdiction.

Discussion:

Not Applicable. There are no public housing units in the jurisdiction.

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

Introduction

There are no facilities in League City serving the homeless. Bay Area Turning Point is located in neighboring Webster and serves League City’s victims of domestic violence and/or sexual assault. There are no other facilities or homeless-specific services in the League City area. The table below reflects the number of beds for League City residents based on the average number of League City residents accessing Bay Area Turning Point. None of the beds are within League City.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	80	0	0	0	0
Households with Only Adults	20	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

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 only shelter or program targeting homeless persons is Bay Area Turning Point, located in Webster but also serving League City. The mainstream services that the program participants at BATP access are those in southeast Harris County or further north in Houston.

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.

Bay Area Turning Point is the only facility in the vicinity that meets the needs of homeless persons, particularly families with children. This is a shelter and service provider for victims of domestic violence and sexual assault and does not serve the general homeless population, chronically homeless, or unaccompanied youth. A small number of the women seeking assistance are veterans and occasionally a man will seek shelter and services – less than 2% per year.

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

Introduction

Due to the size of League City, the economies of scale are not such to make most of the social service programs available in or near the city. League City is located in Galveston County and the city and county outside of Texas City and Galveston Island have very few services to address the needs of the special needs populations.

There is no public housing authority that serves League City or the unincorporated area of northern Galveston County. While there are private for-pay facilities and services for the frail elderly, disabled, individuals with a substance use disorder, there are none that are accessible to the low-income. There are no facilities or programs directly serving people with HIV/AIDS or their families.

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

There is no accurate information on the supportive housing needs of the special needs populations in League City.

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

There are no supportive housing programs in League City, therefore no programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing in League City. Gulf Coast Center provides assistance to those returning from mental health institutions and receives appropriate supportive housing in the City of Galveston or in Brazoria County where there are facilities to accommodate them.

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)

The City will continue to provide limited supportive services to the elderly through its recreational and fitness programs for seniors. While not requesting funding from the City, Meals on Wheels will continue to provide home-delivered meals to the homebound elderly. Gulf Coast Center provides services to the mentally ill and developmentally challenged and will continue to do so. The City will continue to fund Interfaith Caring Ministries which provides food to all low-income residents in need, including home-delivered food boxes to the homebound; and emergency rent and utility assistance to those at risk of eviction and homelessness.

Other programs serving League City are either privately for profit or are resisting our efforts to apply for support from the CDBG or other City programs.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of League City has reviewed and analyzed the public policies affecting the development, availability, and cost of housing accessible to the low income and protected classes. All relevant city ordinances have been reviewed and none impede fair housing choice. The majority of the City of League City's housing stock was developed by developers in the League City Extraterritorial Jurisdiction (ETJ) and then annexed into the City Limits. Therefore, ordinances regarding building type and size were not applicable at the time of construction. New housing developments within the city limits follow standard international building codes for the most part. Exceptions include the 2009 code from the Texas Government Code, Chapter 469, regarding the elimination of architectural barriers. While the City does have minimum lot size requirements for development, the ordinance is in keeping with the general planning practices throughout Texas.

A review of relevant boards and commissions, including the planning and zoning commission, has shown that the membership is ethnically and racially representative of the general City population. The relevant boards include League City Ethics Review Board, Planning and Zoning Commission, Zoning Board of Adjustment, Historic Commission of the City of League City, and boards of the Municipal Improvement District and Tax Increment Reinvestment Zones. Additional committees, not constituting actual boards, including the Clear Creek Citizen Advisory Committee, Clear Creek Watershed Steering Committee, Dickinson Bayou Watershed Steering Committee, and representation on the Galveston County Community Action Council and Galveston County-wide Urban-rural Transit District.

The one regulatory issue is the lack of a fair housing ordinance, and the City is committed to reviewing the viability and benefit of establishing such an ordinance during the next five years.

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

Introduction

League City has a higher than average percent of adults with bachelor’s and post-graduate degrees. The primary employers in the area are in the aerospace, petrochemical, health, and education sectors, required professional-level employees with degrees in the STEM fields. Arts, Entertainment and Accommodations businesses employ a high percent of residents but are primarily located just outside of League City in the Kemah area on Galveston Bay, and within and outside the city along IH 45.

Economic Development Market Analysis

The City is focusing a considerable amount of its economic development activities along the Main Street Corridor east of IH 45, primarily east of SH 3. The Main Street Redevelopment/Downtown Revitalization projects include a number of initiatives to renovate existing streets and parks, enhance the historic district, construct walking trails, and encourage mixed use developments. Currently, the City is developing a Tax Increment Reinvestment Zone (TIRZ) to reinvest property tax revenues within the area. The City’s Main Street Target Area, within 2 low- to moderate-income census block groups is the core of this area and effort. The City is applying for a Section 108 loan to augment the TIRZ, CIP programs, and general fund investments. It is anticipated that these projects will bring new business and employment opportunities to the downtown area of League City without deflecting growth from the IH 45 or League City Parkway corridors.

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	1,133	82	3	0	-3
Arts, Entertainment, Accommodations	4,195	3,062	12	18	7
Construction	2,934	1,741	8	10	2
Education and Health Care Services	4,736	2,349	13	14	1
Finance, Insurance, and Real Estate	2,214	1,695	6	10	4
Information	463	208	1	1	0
Manufacturing	4,255	240	12	1	-10

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Other Services	1,207	868	3	5	2
Professional, Scientific, Management Services	4,575	954	13	6	-7
Public Administration	0	0	0	0	0
Retail Trade	3,963	2,863	11	17	6
Transportation and Warehousing	1,767	474	5	3	-2
Wholesale Trade	2,017	525	6	3	-2
Total	33,459	15,061	--	--	--

Table 40 - Business Activity

Data Source: 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	47,783
Civilian Employed Population 16 years and over	45,162
Unemployment Rate	5.49
Unemployment Rate for Ages 16-24	16.93
Unemployment Rate for Ages 25-65	3.66

Table 41 - Labor Force

Data Source: 2008-2012 ACS

Occupations by Sector	Number of People
Management, business and financial	14,889
Farming, fisheries and forestry occupations	1,428
Service	2,588
Sales and office	9,436
Construction, extraction, maintenance and repair	3,264
Production, transportation and material moving	2,110

Table 42 – Occupations by Sector

Data Source: 2008-2012 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	22,738	53%
30-59 Minutes	15,650	37%
60 or More Minutes	4,437	10%
Total	42,825	100%

Table 43 - Travel Time

Data Source: 2008-2012 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,392	160	566

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	6,226	409	1,947
Some college or Associate's degree	13,134	586	2,723
Bachelor's degree or higher	18,227	647	3,020

Table 44 - Educational Attainment by Employment Status

Data Source: 2008-2012 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	71	0	245	512	352
9th to 12th grade, no diploma	739	642	211	508	379
High school graduate, GED, or alternative	1,471	2,265	2,187	4,130	2,105
Some college, no degree	3,075	2,699	3,232	5,315	1,544
Associate's degree	356	1,348	1,665	2,277	439
Bachelor's degree	703	4,308	3,973	6,205	1,368
Graduate or professional degree	11	1,595	1,849	4,014	639

Table 45 - Educational Attainment by Age

Data Source: 2008-2012 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,505
High school graduate (includes equivalency)	33,754
Some college or Associate's degree	48,055
Bachelor's degree	64,763
Graduate or professional degree	77,784

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2008-2012 ACS

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

Most of the employers in the area are immediately outside of the corporate limits, though there is a strong economic base within the city. The major private-sector employment in the League City/Bay Area region is in the aerospace industry supporting NASA's Johnson Space Center, in the professional, scientific and management sector. This is closely followed by the federal employment at NASA. The education and health care sector with Clear Creek Independent School District, University of Texas Medical Branch, University of Houston Clear Lake, St. John Hospital, Columbia/Clear Lake Regional Medical Center, and Memorial Hermann Southeast is the second largest employment sector. Arts and Entertainment is the third largest sector with the Kemah Boardwalk restaurants and amusement park adjacent to League City. The petrochemical industry is also a large employer in the engineering, manufacturing, transportation, and wholesale trade sectors.

Describe the workforce and infrastructure needs of the business community:

The primary workforce needs of the area business community are professional engineers, scientists, and managers in the aerospace and petrochemical industries. Currently there are 12,268 employees in the aerospace industry and 3,103 in the petrochemical industry. Most of the jobs are professional and managerial positions, though support services are needed. As these 2 industries are growing and transforming with new technology and focus, the greatest need is for employees with at least a 4-year degree, but most often a master's degree. Education and medical are the next largest sectors requiring bachelor's degrees or higher. The hospitals and rehabilitation center do need individuals with associate's degrees or certifications.

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.

The growth of the petrochemical industry and the change in focus of the aerospace industry will affect jobs and subsidiary business growth in the area. University of Houston Clear Lake is adapting its curriculum to meet the changing needs.

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

More than half (55.4%) of the 25 through 64 year old individuals have an associate's degree or higher, with 15.2% having a graduate or professional degree. Only 4.3% have no high school diploma or GED. Currently, the educational distribution fits the area employment needs/opportunities but as the aerospace and petrochemical industries grow and shift focus, more employees with graduate degrees will be needed.

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.

There are no community colleges in the immediate League City area. Residents can attend College of the Mainland in Texas City, Alvin Community College, Lee College in Baytown or San Jacinto College in Pasadena and surrounding areas. The primary workforce education programs at the campuses are adult basic education, various health related careers, computer technologies, criminal justice, emergency management, fire protection and EMS, and certifications in private pilot, cosmetology, logistics, technical specialists, welding, pipefitting, machinist, millwright, HVAC, graphics/engineering design, interior design, construction management, child development, maritime transportation, paralegal, real estate, automotive technology, and CDL. The associate's degrees focus on core hours to transfer to a 4-year university, applied science, business and computer technology.

University of Houston Clear Lake was founded out of a partnership between University of Houston and NASA to provide upper-division and graduate courses close to the NASA facility. The bachelor's degrees include the full cadre of disciplines for a university. Several master's degrees are offered and doctorate degrees in education, psychology, physics and chiropractic are offered.

Clear Creek ISD has an Early College High School, Clear Horizons, that provides dual credit classes to afford college-bound students the opportunity to graduate high school with an Associate's Degree in hand. Clear Horizons is in partnership with the South Campus of San Jacinto College. The program is designed so that low-income youth, first-generation college goers, English language learners, racial/ethnic minorities, and others who are traditionally underrepresented in higher education can simultaneously earn a high school diploma and either an associate's degree or up to 2 years of credit toward a bachelor's degree.

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

League City participates in Houston-Galveston Area Council's 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.

The primary economic development initiatives League City specifically is undertaking is the redevelopment of the Main Street area, for concentrating CDBG and Section 108 funds in a low-to moderate-income area.

Discussion

The Bay Area in which League City sits, has an employment base that is predominately professional, requiring the majority of the employees to have a post-secondary education. As a result, League City's residents have a higher level of education and percent of professional workforce than other areas in the region. The primary industries that the League City workforce supports are STEM-related in the areas of aerospace, petrochemical, medical, and education. Many of the employees serving the surrounding arts and entertainment sector, including Kemah, live in League City.

While there are no Community Colleges in League City, there are four major ones in the immediate area, none are within the in-district jurisdiction of League City, resulting in League City residents having to pay out of district tuition. Though Clear Creek ISD is not in the district of San Jacinto College, it has teamed with the college to provide early college classes to the students traditionally underrepresented in universities. The students graduate high school with either an associate's degree or up to 2 years of college credit in a university.

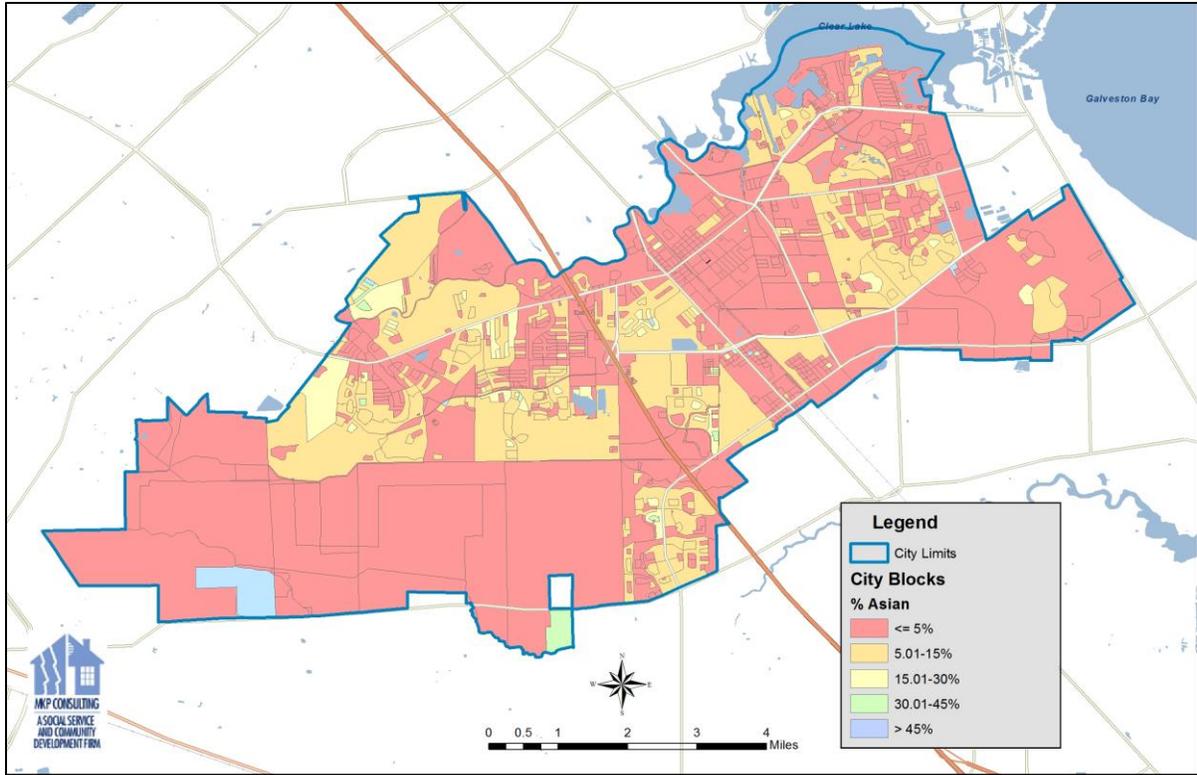
MA-50 Needs and Market Analysis Discussion

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

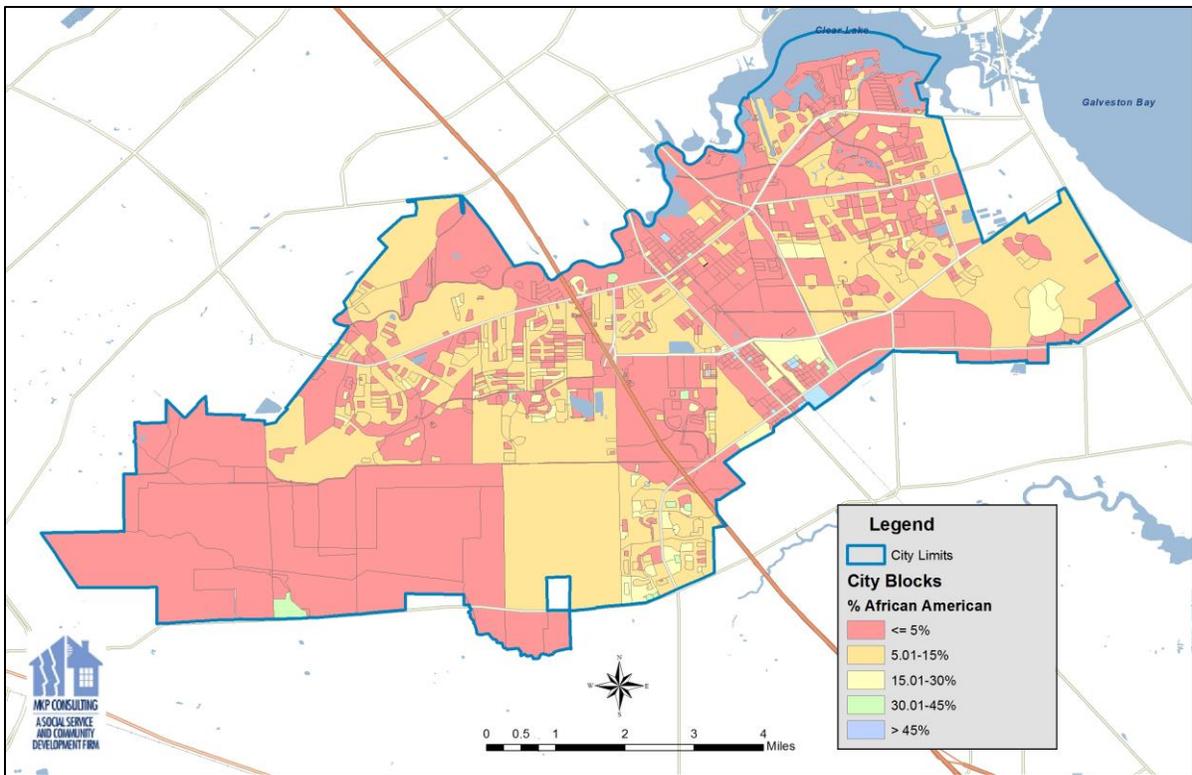
Due to the distribution of all racial/ethnic groups in League City, we define "concentration" as greater than 45%. The Asian population in League City is small and there are no pockets of high Asian concentration. The majority of the census blocks in League City are less than 15% Asian. There are no areas in League city with a significant concentration of African Americans. The vast majority of the African Americans are in census blocks where they represent less than 15% of the area (red and orange on the map below). There are a two census blocks with 30%-45% African American and 10 scattered block with more than 45%, however the blocks' total population is low, geographically small and within the same small neighborhood as blocks with 15% or less African Americans. There is a much larger Hispanic population in League City and the majority of the city have block-level percentages of 5% - 30% Hispanic (orange and yellow on the map below). There are some pockets where Hispanics represent more than 45% of the block level population. These include the Shellside area along SH 3 south of League City Parkway, and along Main between SH 3 and Egret Bay Blvd.

For both African American and Hispanic groups, there is a large number of households in the area west of IH 45 along the south side of Main and further south on both sides of FM 646. These are densely populated areas and, though there is a large number of minorities, it is an integrated area. With the exception of the small CDBG target area west of IH 45, the vast majority of the minorities in League City live outside of the low- to moderate-income areas. Based on HUD's exception criteria, low- to moderate-income CDBG target areas are those with 28.99% LMI households.

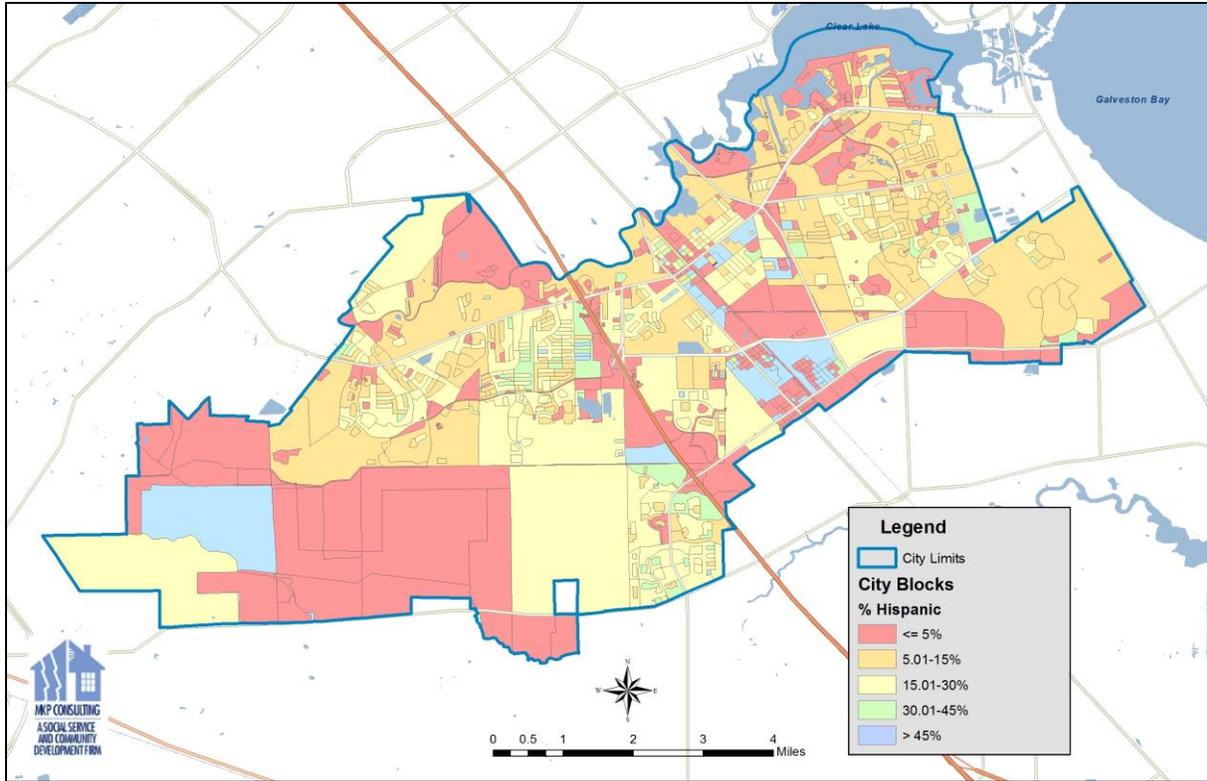
HUD has determined racially or ethnically-concentrated areas of poverty (R/ECAP) at the whole census tract level. For a census tract to be considered a R/ECAP it must have a non-white population of 50% or more and have 40% or more of individuals living below the poverty line or is three or more times the average census tract-level poverty rate for the metropolitan area, whichever is lower. Using the 2010 decennial census and the 2006-2010 American Community Survey (ACS), HUD has determined that there are no R/ECAP areas inside the city limits.



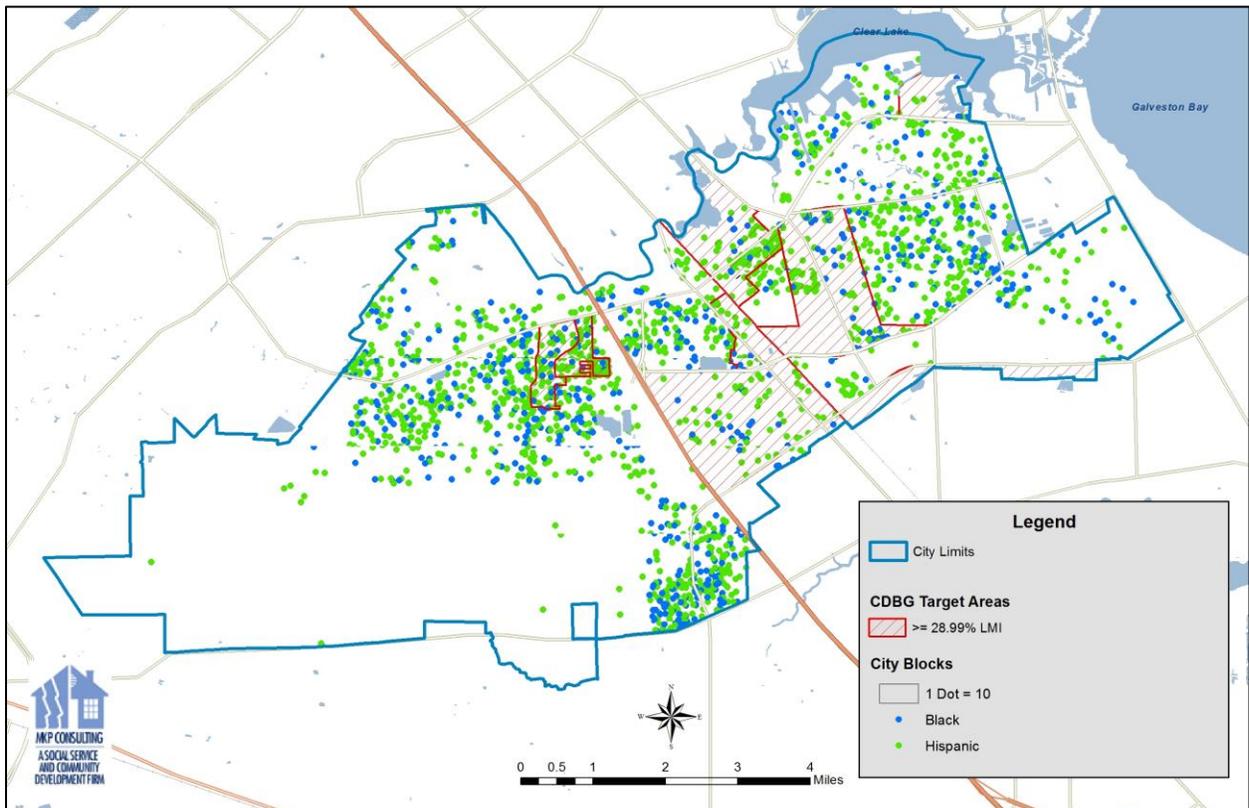
Map 3 – Percent Asian Population by Census Block



Map 4 – Percent African American Population by Census Block



Map 5 – Percent Hispanic Population by Census Block



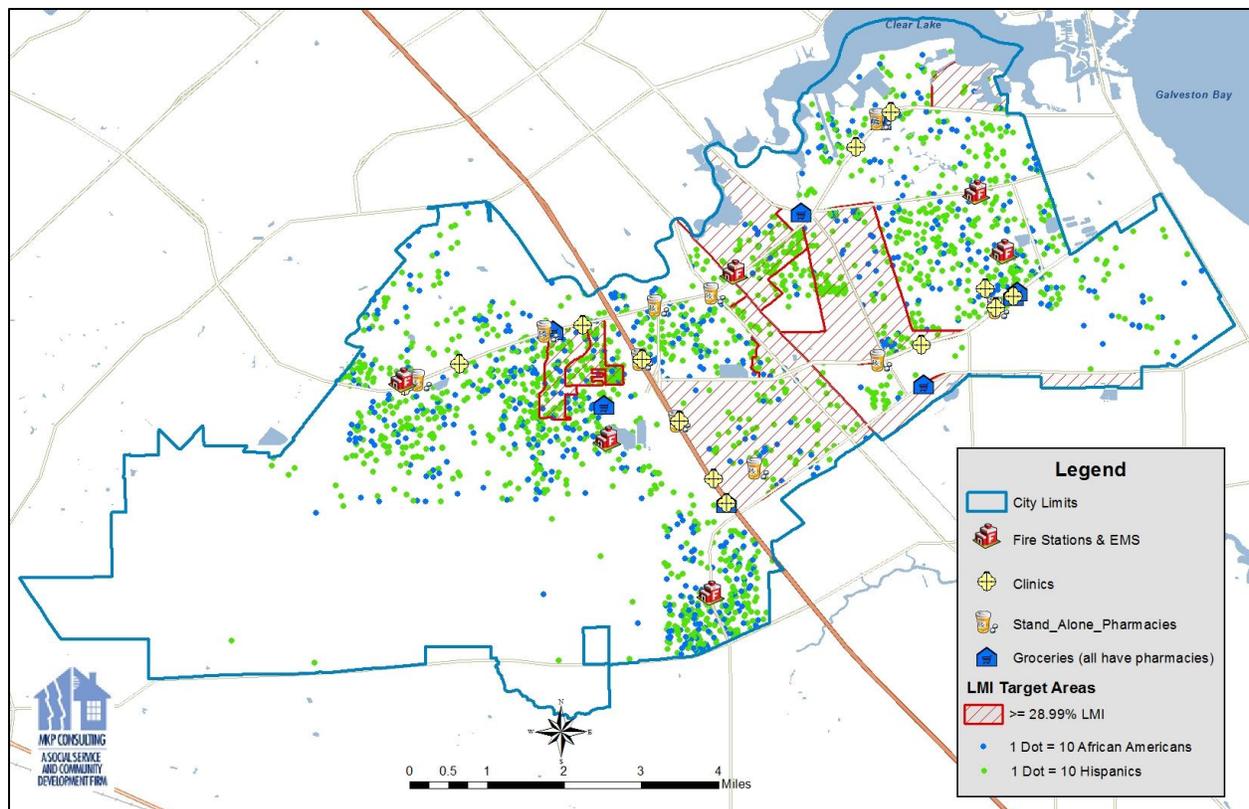
Map 6 – African American and Hispanic Populations by Census Block over LMI Areas

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

The neighborhoods west of IH 45 are newer and have more public and private amenities. The available rents are mostly between \$1,500 and \$2,000. Sale prices are primarily greater than \$200,000, with the higher minority areas between \$200,000 and \$300,000. The areas east of IH 45 with less concentration of minorities, but more than in the LMI areas area also newer west of Egret Bay Blvd. have more amenities than the LMI, older areas. The majority of the rents in the area east of Egret Bay Blvd. are more than \$1,500. Sales prices are mover than \$200,000 with most above \$300,000.

Are there any community assets in these areas/neighborhoods?

There are more community assets in these areas than in most other areas of the city. The map below shows the amenities with the location of minorities and of the LMI areas.



Map 7 – Amenities, Minority Dot Density, LMI Areas

Are there other strategic opportunities in any of these areas?

The Shellside area, which has a high percent of Hispanics was the neighborhood in which most of the City's CDBG area-based funds were concentrated from 2004 through 2014. Because of City investment in the area, it is no longer a LMI area as it has gone from low-income to mixed income with new scattered housing. CDBG funds most likely will not be expended in the LMI west of IH 45 and there are no LMI areas east of IH 45 with high concentrations of minorities. The strategic opportunities outside of the CDBG program are the completion of the expansion of IH 45, more available undeveloped land, higher density population in the developed areas, and the general incentives that the City provides developers, particularly developers of commercial properties. As a result, most new private development will take place in or near these areas. City-funded projects will continue to be equally distributed across the city based on need; and CDBG and Section 108 funds will be concentrated along Main Street east of IH 45 in the CDBG Target Areas.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of League City has strategically targeted 2 adjacent block groups, both of which are eligible target areas, in which to focus the majority of its CDBG funds and all of the proposed Section 108 grant during the next 5 years. This area has the highest concentration of low- to moderate-income residents, is highly integrated racially/ethnically, is one of the oldest areas of the city, has the greatest need for infrastructure improvements, and has the greatest potential to revitalize a large portion of the city. The Main St/Park Ave project is located in the core of League City, east of IH 45 and SH 3, west of Egret Bay Blvd., and on either side of Main Street (FM 518). The area is a mixed use area with a population of over 2,000. The area covers Census Tract 721300/block group 3 and 721300/block group 2.. The two block groups are 46.39% low- to moderate-income, with League City's required LMI for eligibility being 28.99%, and it is 40.4% minority.

To facilitate the improvements in the Main Street Target Area, the City is applying for a Section 108 loan to be used for infrastructure, facilities, and economic development in the area. Capital Improvement Program (CIP) funds, and funds from the development of a Tax Increment Reinvestment Zone (TIRZ) will also be used for the area.

In total, the City of League City will focus its CDBG resources in four major areas:

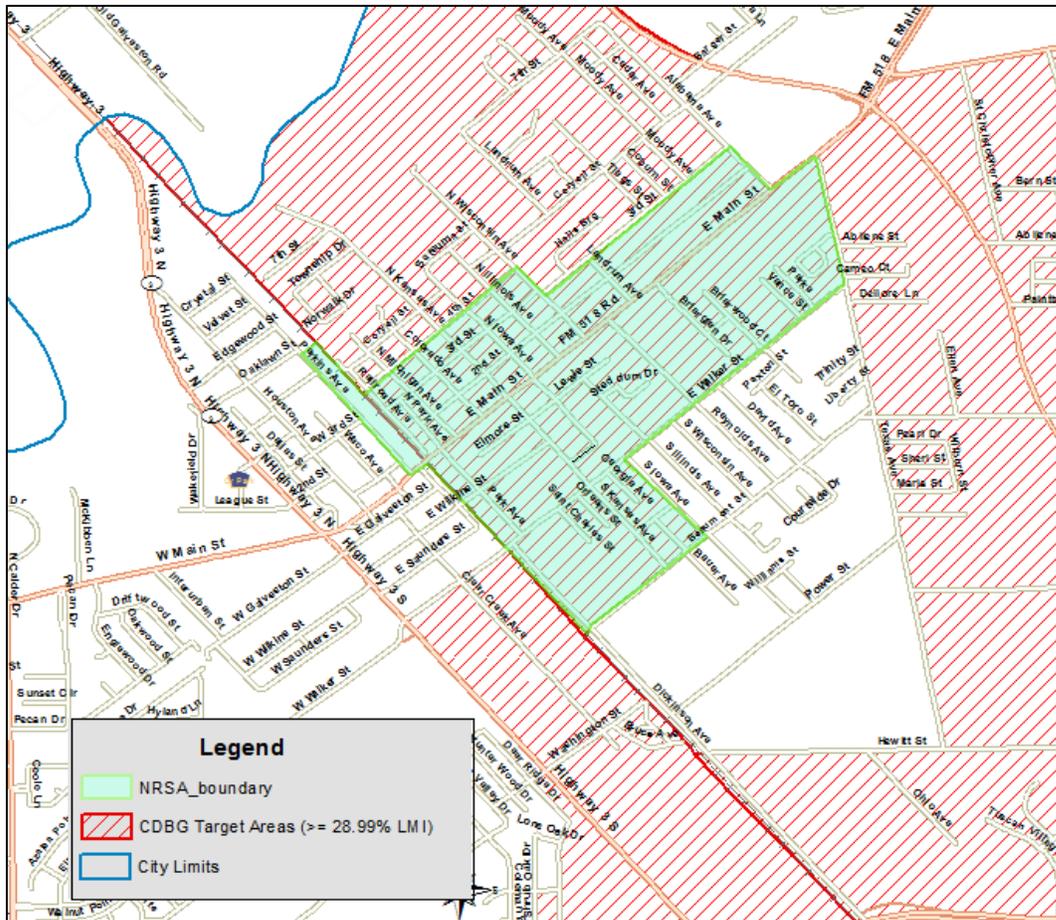
- Area-based improvements in the Main Street Target Area, including improvements to the roads, parking, parks, sidewalks, and drainage.
- Public Service assistance up to the 15% annual allowable allocation, including food pantry, rent/utility assistance, health services, youth services, and other high-priority activities.
- Repayment of a proposed Section 108 loan to be used for improvements and economic development in the Main Street Target Area.
- Program Administration, including fair housing activities, up to the 20% allowable.

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

Geographic Area

Table 47 - Geographic Priority Area – Main St/Park Ave NRSA

The area-based activities will be focused on the Main Street/Park Avenue NRSA as delineated below. Although the NRSA is not being renewed, the majority of projects will still be centered in the below area:



Map 8 -- CDBG Target Areas

Census Tract/Block Group (entire block groups)	Total (2015 HUD Data)*	Low/Mod (2015 HUD Data)*	Percent Low/Mod (2015 HUD Data)*	Total Pop (2010 Census)	Minority Pop (2010 Census)	Percent Minority (2010 Census)
721300/2	1,155	680	58.87	1,241	699	56.3
721300/3	1,270	445	35.04	1,308	330	25.2
Total Area	2,425	1,125	46.39	2,549	1,029	40.4

Table 48 - Geographic Priority Areas

General Allocation Priorities

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

The Main Street Target Area is the second targeted area that the City has undertaken with CDBG funds. It was selected due to the high concentration of low- to moderate-income residents and the opportunities to improve the living environment in the area as well as enhance the entire city. The area comprises more than 90% of the overall Main Street Redevelopment Area, allowing the City to blend a number of funding sources to make the greatest impact possible for the greatest number of residents.

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

Priority Needs

1	Priority Need Name	Street Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Main St/Park Ave
	Associated Goals	Street Improvements
	Description	Improve streets in the Main St/Park Ave, including repaving and possibly widening and/or adding on-street parking.
	Basis for Relative Priority	The Main St/Park Ave area is the core of the CDBG Target Areas and has the highest level of low-mod income, the most integrated population, and the oldest infrastructure. In order to make the neighborhood more viable, bring in more amenities for the residents, and improve living conditions, significant improvements are necessary, particularly improvements to the streets. During the past 5 years, public meetings and hearings for the overall city plans, Main Street Redevelopment Plan, and general CDBG program, as well as surveys and stakeholder interviews resulted in the NRSA being the area of highest need. The planning consultants and staff of the Planning, Engineering, and Public Works Department have determined that many of the streets in the area are hampering mobility due to their age and condition.
2	Priority Need Name	Storm Water Drainage
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development

	Geographic Areas Affected	Main St/Park Ave
	Associated Goals	Storm Water Drainage
	Description	The Main St/Park Ave has flooding issues which hampers the quality of life for residents, students at the school, and businesses in the area. Drainage improvements will alleviate the flooding of the streets, parks, and properties. The improvements will occur as part of street improvement projects or as stand alone projects throughout the two block groups located along E. Main St.
	Basis for Relative Priority	The Main St/Park Ave area is the core of the CDBG Target Areas and has the highest level of low-mod income, the most integrated population, and the oldest infrastructure. In order to make the neighborhood more viable, bring in more amenities for the residents, and improve living conditions, significant improvements are necessary, particularly improvements to the drainage system. During the past 5 years, public meetings and hearings for the overall city plans, Main Street Redevelopment Plan, and general CDBG program, as well as surveys and stakeholder interviews resulted in the NRSA being the area of highest need. The planning consultants and staff of the Planning, Engineering, and Public Works Department have determined that flooding in the area is greatly hampering the quality of life of the residents, the economic vitality of the area, and mobility through the area.
3	Priority Need Name	Park Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Main St/Park Ave
	Associated Goals	Park Improvements

	Description	League Park, north of Main St. in the Main St/Park Ave area is in need of renovation and enhancements to better serve the neighborhood. The City will make significant improvements in League Park and may improve other parks in the area.
	Basis for Relative Priority	<p>The Main St/Park Ave area is the core of the CDBG Target Areas and has the highest level of low-mod income, the most integrated population, and the oldest infrastructure. In order to make the neighborhood more viable, bring in more amenities for the residents, and improve living conditions, significant improvements are necessary, including improvements to the public parks, and particularly League Park. During the past 5 years, public meetings and hearings for the overall city plans, Main Street Redevelopment Plan, and general CDBG program, as well as surveys and stakeholder interviews resulted in the NRSA being the area of highest need. The planning consultants and staff of the Planning, Engineering, and Public Works Department have determined that the parks, especially League Park north of Main are in need of renovation and enhancements to make the area more livable and attract more visitors who will also take advantage of the retail establishments in the area, enhancing the economic development of the area.</p> <p>The Main St/Park Ave area has a sufficient number of parks in the area, however they are not being used to their fullest potential due to age, flooding, and amenities. Improvements and enhancements will result in better accessibility and use of the parks by the residents and will draw visitors to the area which will help the economic viability of the small businesses in the area.</p>
4	Priority Need Name	Sidewalk Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Main St/Park Ave
	Associated Goals	Sidewalk Improvements

	Description	The Main St/Park Ave area is lacking adequate sidewalks for safe pedestrian mobility. By installing new sidewalks and improving existing sidewalks, including adding curb cuts for ADA compliance, the area will become a more suitable living environment for the residents.
	Basis for Relative Priority	<p>The Main St/Park Ave area is the core of the CDBG Target Areas and has the highest level of low-mod income, the most integrated population, and the oldest infrastructure. In order to make the neighborhood more viable, bring in more amenities for the residents, and improve living conditions, significant improvements are necessary, particularly improvements to mobility, including pedestrian mobility. During the past 5 years, public meetings and hearings for the overall city plans, Main Street Redevelopment Plan, and general CDBG program, as well as surveys and stakeholder interviews resulted in the area being the area of highest need. The planning consultants and staff of the Planning, Engineering, and Public Works Department have determined that many of the streets in the area have no sidewalks and those that do have deteriorated walkways and many are not ADA compliant.</p> <p>The Main St/Park Ave area has a number of amenities that the residents can access, such as public service agencies, parks, a school, and retail establishments, however they are difficult for pedestrians to access.</p>
5	Priority Need Name	Street Lighting Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Main St/Park Ave
	Associated Goals	Street Lighting Improvements
	Description	As part of the improvements to Park Avenue and the sidewalks in the area, the City will add street lights to improve safety.

	Basis for Relative Priority	The Main St/Park Ave area is the core of the CDBG Target Areas and has the highest level of low-mod income, the most integrated population, and the oldest infrastructure. In order to make the neighborhood more viable, bring in more amenities for the residents, and improve living conditions, significant improvements are necessary, particularly improvements to the streets and sidewalks, including the addition of lighting. During the past 5 years, public meetings and hearings for the overall city plans, Main Street Redevelopment Plan, and general CDBG program, as well as surveys and stakeholder interviews resulted in the area being the area of highest need. The planning consultants and staff of the Planning, Engineering, and Public Works Department have determined that the condition of many of the streets and the lack of sidewalks in the area are hampering mobility. However, without street lighting to accompany the street and sidewalk improvements, safety will remain an issue.
6	Priority Need Name	Subsistence Payments
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	City-wide
	Associated Goals	Subsistence Payments
	Description	One of the highest public service needs in League City is emergency rent and utility payments for those in danger of eviction or losing their utilities. The vast majority of those seeking assistance are extremely low-income and very low-income, with others who are low (also defined as moderate) income needing one-time assistance due to a temporary layoff, illness, or other unforeseen event.

	Basis for Relative Priority	The information from residents through various public hearings, public meetings, and surveys, as well as interviews with stakeholders indicates that subsistence payments is a very high need in League City. The City has been funding these payments since the inception of its CDBG program and each year the number of program clients has increased. Without ESG or CoC funding in the area, there is no rapid rehousing or homeless prevention program to assist those at imminent risk of homelessness. The one-time rent and utility assistance can often get the household over the immediate crisis and prevent them from becoming homeless.
7	Priority Need Name	Food Bank
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	City-wide
	Associated Goals	Food Pantry
	Description	Low-income residents, particularly large families, elderly and disabled, are in need of nutritious food, hygiene products, and household staples. This is especially true in the summer and during school holidays when the children on the free and reduced lunch program are not receiving meals at school.
	Basis for Relative Priority	The health of residents depends greatly on their ability to eat nutritious meals. The comments of residents and stakeholders, as well as the evidence of the volume of those accessing the food pantries in League City show that the need is great and growing each year.
8	Priority Need Name	Youth Services
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Families with Children Families with Children Unaccompanied Youth Non-housing Community Development
	Geographic Areas Affected	City-wide
	Associated Goals	Youth Service
	Description	Providing a cadre of services to at risk youth and to their families through the youth's contact with service providers is critical in reducing drop-out rates, poor attendance in school, poor performance in schools, generational poverty, and crime. The number of at risk and economically disadvantaged youth, including homeless families and unaccompanied youth, in need of youth services is increasing annually.
	Basis for Relative Priority	Statistics from the schools and Communities in Schools, as well as the comments by the public and stakeholders show that the need for youth services in school and after school, is a high priority to reduce drop-outs, youth crime, and vulnerability as well as improve long-term outcomes educationally and economically.
9	Priority Need Name	Senior Services
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Elderly Elderly Non-housing Community Development
	Geographic Areas Affected	City-wide

	Associated Goals	Senior Services
	Description	Seniors, especially those on a small fixed income and with limited family support are in need of community assistance in the form of home-delivered meals, day activities, congregate meals, and transportation.
	Basis for Relative Priority	Comments from residents and stakeholders, including providers of senior services, indicate that not only is the need for services to seniors great, but it is growing each year as more and more residents become elderly and have no nearby family to assist them. The needs are for food either through a food pantry, home-delivered hot meals, or congregate meals; recreational and fitness activities; well-checks; and transportation.
10	Priority Need Name	Health Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Non-housing Community Development
	Geographic Areas Affected	City-wide
	Associated Goals	Health Services
	Description	Low- to moderate-income families and individuals are not receiving adequate health care, particularly pregnant women, due to a lack of affordable health insurance. There is a high need for access to general health care and especially prenatal care for those who either can't afford insurance or the co-pays, or who do not know the importance of health maintenance. The largest single age group are of childbearing age.

	Basis for Relative Priority	Each year the number of individuals needing some level of free or low-cost health care rises. According to the 2011-2015 American Community Survey, 7,732 individuals in League City are uninsured. The vast majority are Hispanic or African American, though they are citizens. Additionally, of the adults who are uninsured, over 65 percent are employed but unable to afford insurance. Not only do the statistics indicate a great need, but the interviews with stakeholders and the calls from providers indicate that there is a significant need in the community for no-cost health services.
11	Priority Need Name	Transportation Services
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City-wide
	Associated Goals	Transportation Services
	Description	There is no fixed route transit service in League City and very limited demand-response service for elderly and disabled. The need is extremely high, though the cost for a fixed route system is prohibitive. Expanding the demand-response system would greatly improve mobility and access for the low- to moderate-income elderly and disabled.

	Basis for Relative Priority	Across the board from public surveys and comments, to stakeholder interviews, agency comments, City staffmember information, regional data, and calls for assistance, it is evident that public transportation, particularly for the infirmed is one of the greatest gaps in League City. Due to the size of the city and distance from Houston METRO and Galveston Island Transit, there is no fixed route solution to the problem in the foreseeable future. However, a demand-response service, either through a transit system or program such as Red Cross, or a taxi/Uber voucher system would improve the infirmed access to medical appointments, day programs, and grocery shopping.
12	Priority Need Name	Domestic Violence Services and Shelter
	Priority Level	High
	Population	Extremely Low Low Moderate Victims of Domestic Violence Victims of Domestic Violence
	Geographic Areas Affected	City-wide
	Associated Goals	Domestic Violence Services
	Description	Victims of domestic violence, sexual assault, and stalking require a safe haven for seeking counseling and/or shelter. The needs include prevention education, crisis intervention, counseling, advocacy, shelter, legal and economic self-sufficiency assistance, and transitional housing.
	Basis for Relative Priority	Local statistics show that there is a growing problem of domestic violence, sexual assault and stalking. Each year the number of individuals seeking help through the area domestic violence shelters and programs has increased. Stakeholder interviews and public comments indicate that many other area issues such as poverty, housing, transportation, and unemployment are related to the families who have fled abusive situations with little more than the clothes they are wearing.
13	Priority Need Name	Section 108 Payments
	Priority Level	High
	Population	Non-housing Community Development

	Geographic Areas Affected	City-wide
	Associated Goals	Section 108 Payments
	Description	The City is applying for a Section 108 loan to improve the Main St/Park Ave area and costs of financing as well as interest payments for the loan will be covered by annual CDBG allocations.
	Basis for Relative Priority	In order to alleviate the needs in the Main St/Park Ave area, the City must blend a number of funding tools, including CDBG, Section 108 loan, general fund/capital improvement program, and TIRZ funds. The Section 108 loan is the most effective way to have a solid funding base without spending years to stockpile non-CDBG funds and to have only limited CDBG funds available in any given year.
14	Priority Need Name	Fair Housing Activities
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	City-wide
	Associated Goals	Fair Housing Activities
	Description	The City is committed to affirmatively furthering fair housing in all ways that it is able. The recently completed Assessment of Fair Housing, as part of the overall Fair Housing Plan, indicates the impediments to fair housing and the steps that the City will be taking with Administration funds in the next 5 years to affirmatively further fair housing choice.
	Basis for Relative Priority	The Assessment of Fair Housing, which was recently completed, determined a number of action steps that are needed and that the City can carry out directly or through third parties to affirmatively further fair housing choice in League City. The impediments detailed in the assessment were based on data provided by HUD, American Community Survey data, state and local data, stakeholder interviews, and public comments.
15	Priority Need Name	Code Enforcement
	Priority Level	High

	Population	Non-housing Community Development
	Geographic Areas Affected	City-wide
	Associated Goals	Code Enforcement
	Description	As the city ages, more buildings come into disrepair and deterioration. The City's code enforcement officers are charged with investigating violations and rectifying them through educating the owners or through legal means if necessary. Code enforcement is for the safety of the community and to maintain property values in a neighborhood.
	Basis for Relative Priority	City-wide
16	Priority Need Name	Owner Occupied Housing Rehabilitation
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	City-wide
	Associated Goals	Owner Occupied Housing Rehabilitation
	Description	As the city's single-family housing stock ages, there is a high need for minor to moderate rehabilitation for owners who are not able to afford the improvements.

	<p>Basis for Relative Priority</p>	<p>Data and public comments show that there is an increasing need for assistance to homeowners who find themselves unable to repair their homes or to retrofit them for accessibility. The City receives calls frequently from residents looking for such assistance and the UM Army that does repairs on a volunteer basis is aware of a number of homes that would qualify for housing rehabilitation. In addition, the City plans to work with the Southeast Texas Housing Finance Corporation to rehabilitate homes for disabled and low income households.</p>
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Table 49 – Priority Needs Summary

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

Influence of Market Conditions

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

Table 50 – Influence of Market Conditions

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

Introduction

League City only receives CDBG funds from HUD, but is applying for a Section 108 loan to be able to aggregate anticipated funding to complete the projects outlined in the plan. In addition, the City will be creating a Tax Increment Reinvestment Zone around the Main Street Target Area and the tax revenues recaptured will be invested in the area. Additional general funds and Capital Improvement Program funds will also be used in the target area.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	CDBG		\$335,632		\$2,750	\$338,382	\$1,332,780	Annual Allocation includes \$2,437 from Texas City's PY 2016 reallocation
CDBG	Section 108		\$1,665,975			\$1,665,975	\$0	It is anticipated that the Section 108 loan will be expended within 5 years and repaid within 20

Table 51 - 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

There is no matching requirement for the CDBG funds. The City will utilize the Section 108 loan, Capital Improvement Program (CIP) funds, general funds, and tax revenue from the Tax Increment Reinvestment Zone proceeds to merge with the CDBG allocation for the improvements in the area.

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

League Park will be the primary property used to address the needs identified in the plan. Other parks, such as Mustang Park, Helen's Garden, and Heritage Park.

Discussion

The City of League City is committed to the improvement of living and business conditions in the Main Street Redevelopment Area, which includes the CDBG Main St/Park Ave area. As a result, it is applying for a Section 108 loan with all of the award targeting the Main Street Target Area along with local City funds and TIRZ revenues. In addition, the City will continue to expend 15% of its funds on public services and 20% on program administration, which includes fair housing activities.

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
City of League City	Municipality/EJ	Program Administrator	City of League City

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

One of the major strengths in the delivery system is the coordination between the CDBG program and the City’s Main Street Redevelopment Implementation program to use public dollars more efficaciously to the greatest benefit of the entire city, especially those of lower income. While the City’s relatively small size makes it not financially feasible for many social service agencies to locate in the city, those that are here work well together and have been able to secure sustainable funding from a number of public and private sources. Changes in staffing and organizational structure in the past few years has improved the CDBG program administration greatly.

The gaps in the delivery system are primarily in funding limitations and service availability. With a 15% cap of a small \$330,000+/- allocation for public services, the agencies that serve League City must expend almost as much in other funding for administering their CDBG-funded activities as they spend on the activities themselves. Additionally, due to the relatively small population in need, the larger public service agencies in the region do not find it cost effective to locate offices in League City. Because HUD prohibits “stockpiling” of CDBG funds in order to implement larger infrastructure and facility improvements, it is difficult for the City to fund a number of the larger projects. This year, the City is applying for a Section 108 loan that will allow us to blend the funds with other dollars and complete major infrastructure improvements in the Main Street Target Area.

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

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

Table 53 - 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 only services meeting the needs of homeless individuals and families are those services provided by Bay Area Turning Point for victims of domestic violence and sexual assault. Additionally, Anchor Point provides pregnancy testing, limited prenatal care/education, and prenatal referrals to low-income whether homeless or housed. Interfaith Caring Ministries provides one-time rent and utility assistance to prevent homelessness, but does not provide rapid rehousing or other rent/utility assistance for more than one month per year.

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 strengths of the service delivery system for special needs populations revolve around the few but strong social service agencies in League City. Gulf Coast Center has two offices in League City, with one in the Main Street Target Area, serving MHMR clientele with a cadre of services. Interfaith Caring Ministries, also located in the Main Street Target Area, serves low income, including homeless, those at risk of homelessness, elderly, and disabled with food, emergency rent and utility assistance, senior outreach program, referrals to no-cost and low-cost medical care, school supplies, and vouchers for their resale shop. Galveston County Social Services, with an office in League City, like Interfaith Caring Ministries provides short-term emergency assistance for residents that are unable to meet their housing, food, or utility needs because of a temporary medical condition or unemployment. Bay Area Turning Point which provides services and shelter for victims of domestic violence, is not located in League City but serves League City residents. Communities in Schools provides counseling and integrated services to at risk youth, many of whom are homeless – either unaccompanied youth or living with their homeless families. Anchor Point provides health care, prenatal care, and parenting education to low-income women and youth, including the homeless. Bay Area Meals on Wheels provides home-delivered meals to the elderly in League City, though it only serves about 20 in the city at this time. They do not have the capacity to expand services.

Though the above agencies provide quality services to League City residents, there are no programs that specifically target the homeless or special needs populations other than Bay Area Turning Point. As a result, the lack of non-profits providing services in League City is the biggest gap. Due to the city's size and demographics, it is not economically feasible for mainstream service providers, much less those targeting special needs populations, to locate in the city. The second major gap is transportation. Again, the size and demographics of the city prevents agencies from being able to support a transportation program. Another problem that the City faces is the small CDBG allocation coupled with the 15% cap on social services. This leaves less than \$50,000 per year to divide among eligible agencies. Some have found that the small grant does not warrant the record-keeping and paperwork. Others refuse to accept federal money.

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 City attempts to locate and interact with as many social service agencies as it can identify in order to tell them about the CDBG program and encourage them to either apply for funding or collaborate with an existing subrecipient. Additionally, the City is continuing to assess the viability of a social service agency expanding demand-response transportation for the elderly and disabled in order to better serve their needs.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Street Improvements	2017	2021	Non-Housing Community Development		Street Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2549 Persons Assisted
2	Storm Water Drainage	2017	2021	Non-Housing Community Development		Storm Water Drainage		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2549 Persons Assisted
3	Park Improvements	2017	2021	Non-Housing Community Development		Park Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2549 Persons Assisted
4	Sidewalk Improvements	2017	2021	Non-Housing Community Development		Sidewalk Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2549 Persons Assisted
5	Street Lighting Improvements	2017	2021	Non-Housing Community Development		Street Lighting Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2549 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Subsistence Payments	2017	2021	Affordable Housing Non-Housing Community Development		Subsistence Payments		Homelessness Prevention: 200 Persons Assisted
7	Food Pantry	2017	2021	Non-Housing Community Development		Food Bank		Public service activities other than Low/Moderate Income Housing Benefit: 750 Persons Assisted
8	Youth Service	2017	2021	Non-Housing Community Development		Youth Services		Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
9	Senior Services	2017	2021	Non-Housing Community Development		Senior Services		Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted
10	Health Services	2017	2021	Non-Housing Community Development		Health Services		Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
11	Transportation Services	2017	2021	Non-Housing Community Development		Transportation Services		Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Domestic Violence Services	2017	2021	Homeless Non-Housing Community Development		Domestic Violence Services and Shelter		Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted Homeless Person Overnight Shelter: 10 Persons Assisted
13	Section 108 Payments	2017	2021	Section 108 repayment		Section 108 Payments		Other: 5 Other
14	Fair Housing Activities	2017	2021	Fair Housing Activities		Fair Housing Activities		Other: 10 Other
15	Code Enforcement	2017	2021	Non-Housing Community Development		Code Enforcement		Housing Code Enforcement/Foreclosed Property Care: 10 Household Housing Unit
16	Owner Occupied Housing Rehabilitation	2017	2021	Affordable Housing		Owner Occupied Housing Rehabilitation		Homeowner Housing Rehabilitated: 2 Household Housing Unit

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Street Improvements
	Goal Description	The rehabilitation of streets in the Main St/Park Ave area, including, in some cases the addition of on-street parking and/or the widening of the street.

2	Goal Name	Storm Water Drainage
	Goal Description	In conjunction with street improvements, or as separate activities, the City will improve the drainage in the Main St/Park Ave area.
3	Goal Name	Park Improvements
	Goal Description	The City intends to improve League Park and possibly other parks in the Main St/Park Ave area.
4	Goal Name	Sidewalk Improvements
	Goal Description	In conjunction with street improvements or as separate activities, the City will improve or install sidewalks in the Main St/Park Ave area.
5	Goal Name	Street Lighting Improvements
	Goal Description	In conjunction with street and/or sidewalk improvements or as separate activities, the City will install street lighting for increased visibility and safety.
6	Goal Name	Subsistence Payments
	Goal Description	The City intends to continue funding one-time rent and utility assistance to low- to moderate-income residents at risk of eviction or utility cut-offs.
7	Goal Name	Food Pantry
	Goal Description	The City will continue to provide funding to the local food pantry(ies).
8	Goal Name	Youth Service
	Goal Description	The City will continue to provide assistance to agencies serving youth, including Communities in Schools.
9	Goal Name	Senior Services
	Goal Description	The City will fund requests by non-profits and/or the City's departments that assist seniors with meals, recreational activities, educational activities, and/or transportation.

10	Goal Name	Health Services
	Goal Description	The City will fund qualified non-profit agencies providing eligible no-cost health services to low- to moderate-income residents. These may include prenatal care, pediatric health care or other health services.
11	Goal Name	Transportation Services
	Goal Description	The City will attempt to secure a qualified non-profit to provide demand-response transportation or vouchers to elderly or disabled persons or victims of domestic violence.
12	Goal Name	Domestic Violence Services
	Goal Description	The City will fund qualified non-profits applying to serve and/or shelter victims of domestic violence, sexual assault or stalking.
13	Goal Name	Section 108 Payments
	Goal Description	The City is applying for a Section 108 loan to fund improvements throughout the Main St/Park Ave area and will be using CDBG funds to repay the loan.
14	Goal Name	Fair Housing Activities
	Goal Description	As part of the CDBG Administration funding, the City will affirmatively further fair housing by conducting the activities and action steps outlined in the 2017 Fair Housing Plan/Assessment of Fair Housing.
15	Goal Name	Code Enforcement
	Goal Description	The City may fund a portion of code enforcement officers salaries for providing enforcement activities in the Main St/Park Ave area.
16	Goal Name	Owner Occupied Housing Rehabilitation
	Goal Description	The City will continue to apply for funding from SETH for housing rehabilitation or accessibility retrofits as well as continue to encourage UM Army to conduct such activities.

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)

Not Applicable. The City is not a HOME PJ and will not be using funds to provide affordable housing as defined by HOME 91.315(b)(2).

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)

Not Applicable. There are no public housing units in the jurisdiction.

Activities to Increase Resident Involvements

Not Applicable. There are no public housing units or Section 8 HCV programs in the jurisdiction.

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

Not Applicable. There are no public housing authority or agency in or serving the jurisdiction.

Plan to remove the ‘troubled’ designation

Not Applicable.

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

Barriers to Affordable Housing

All low- to moderate-income households, regardless of their protected-class status under the Fair Housing Act, face impediments in accessing affordable housing and housing in choice locations. This is often especially true for elderly and disabled individuals and large families. The limited stock of the housing within a price range affordable to the low- to moderate-income is, for the most part, older housing that has not been retrofitted for ADA compliance and accessibility to the physically disabled and/or may not meet Housing Quality Standards as set forth by HUD. The rental market, while relatively new, is lacking sufficient units with more than three bedrooms for large families. Many middle-income residents are living in units well below their affordability limits, pushing the lower-income residents to higher-cost housing that is out of their affordability level.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

As part of the City's plan to utilize Community Development Block Grant and other funds, the City is committed to addressing issues of fair housing choice and barriers to affordable housing. Based on the findings of the Analysis of Fair Housing, as detailed above, League City commits to the following actions:

- Though the City acknowledges there is an impediment/barrier to affordable housing, there is no remedy it can take to directly address the issue. There is no public housing agency in League City and Section 8 HCV voucher holders from Harris County, Galveston Island and Texas City do not generally seek housing in League City. With the limited CDBG funding and no HOME funds, no direct action to create affordable housing can be taken by the City in the foreseeable future.
- The City will continue to review all applications to the State for Low Income Housing Tax Credits and will support viable projects, particularly projects targeting the elderly and disabled.
- During the next 5 years, the City will assess its current development and zoning ordinances to determine remedies to the shortage of rental housing for large families.
- During the next 5 years, the City will facilitate securing volunteers to rectify code violations in the homes of elderly or disabled owners. The volunteers will be recruited from churches, social service agencies, UM Army, and private contractors using grant funds from SETH and/or similar organizations. At least 4 houses will be rehabilitated or retrofitted for accessibility.
- The City will apply for a Section 108 loan to be utilized in the Main Street Target Area to

augment the CDBG funds in improving the area's quality of life.

- The City will focus virtually all of its non-public service CDBG funds to enhance the infrastructure in the Main Street Target Area in order to improve the commercial and mixed-use viability of the area with the highest number of low- to moderate-income residents. This will bring more amenities to the area in the form of improved recreational opportunities, improved employment opportunities, better mobility, less flooding, and improved retail access.
- The City will continue to use CDBG funds to support Communities in Schools Bay Area as it provides in-school counselling and drop-out prevention for low-income at-risk youth in three of League City's schools. This improves educational outcomes leading to more earning potential in the future. The mixed-use development(s) in the Main Street Target Area will provide job opportunities for low- to moderate-income residents throughout the city.

SP-60 Homelessness Strategy – 91.215(d)

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

The City has attempted to work with the Gulf Coast Homeless Coalition in addressing the needs of the homeless who might be in League City and to reach out to the homeless. Without staffing, financial resources, or assistance from the regional coalition, the City is unable to reach out to unsheltered individuals. By funding Communities in Schools (CIS) that serves homeless school children at three campuses, the City, through CIS, is able to reach out to homeless families and assess their needs and link them to services.

Addressing the emergency and transitional housing needs of homeless persons

There are no emergency shelters, transitional housing programs, or other supportive housing programs in League City for the general homeless population. Bay Area Turning Point provides services and shelter to victims of domestic violence. The City has used the CDBG program to support B ATP in the past and will continue to do so if and when they apply for funding.

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.

There are no programs in League City to support homeless persons and families in making the transition to permanent housing and independent living. Without the institutional support of service providers, there is nothing the City can do to facilitate the movement of homeless households into permanent housing.

Interfaith Caring Ministries does help prevent homelessness through its emergency rent/utility program and food pantry. The City will continue to fund these two activities.

Communities in Schools provides counseling to homeless children attending their schools and the City will continue to fund their program at 3 campuses. The CIS counselors interact with the students and their parents and assist them in accessing programs to move them into permanent housing.

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

Without any publicly or privately funded institutions or systems of care in the community, or public or private agencies addressing the specific needs of those likely to become homeless, there is no method by which the City can support the efforts to help this population.

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

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

The City does not have a housing rehabilitation program, however it does work with Southeast Texas Housing Finance Corporation and UM Army to identify homes in need of rehabilitation and/or accessibility retrofitting. Both agencies ensure that all of the LBP regulations are met when they repair, rehabilitate, and/or retrofit the homes.

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

There are no definitive numbers for the households living in housing with lead based paint or other lead hazards. Using the 2005 HUD report from WESTAT, the formulas for the nation result in an estimated 355 housing units built before 1978 that are renter occupied with children under 6 and 531 owner occupied with children under 6. Assuming that those with lower household incomes have the greatest risk of lead poisoning and the lowest rate of medical care to detect lead, WESTAT went on to estimate the percent of households with incomes less than \$30,000 and children under 6. Applying the ratios to League City, an estimated 257 would be most likely to have elevated lead. However, the State of Texas has determined that of the children tested for lead poisoning, 24% of the children were exposed through lead paint and another 12.3% from dust. That would indicate that 93 children under 6 would have elevated lead levels due to paint or paint dust. While any child with elevated lead levels from any source is critical, in League City the worst case scenario based on state statistics 93 children in 50 homes being affected. Though SETH and UM Army are providing rehabilitation and addressing any lead paint hazards, the units they are repairing are occupied by elderly and disabled individuals. There are currently no programs to address the lead poisoning hazards among children under 6 years of age.

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

While the City has housing policies and procedures in place in the event that it begins a housing rehabilitation program, at this time there is no internal program or funding to external agencies for which the policies and procedures come into play. SETH has very rigid HUD-approved housing rehabilitation policies and ensures that all work complies.

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

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

The City of League City's anti-poverty strategy is not only aimed at lifting existing residents out of poverty but also preventing others from falling into poverty. Poverty is a two-edged sword – lack of income and high costs of living. Therefore, the 5-year strategy is aimed at helping residents increase their incomes and reduce their costs of living. The strategies include:

Income Strategies: Education is a key to increasing incomes. The City will continue to fund Communities in Schools to provide mentoring and counseling to those middle school and high school students in imminent risk of dropping out of school and thus becoming underemployed and in poverty. By keeping the youth in school until at least high school graduation, the program will help to enhance their earning capacity. Additionally, Communities in Schools provides family counseling and parenting education to address the needs, including poverty, within the entire family.

Employment opportunities is another key to increasing incomes. The City will continue provide information on Section 3, and provide assistance to potential firms and individuals in becoming Section 3 certified. Additionally, the City will include compliance mandates in all bid packets and will send bid packets to known Section 3 firms. During the next 5 years, significant infrastructure improvements will be conducted in the Main Street Target Area and Section 3 firms will receive high priority in the scoring process.

Using various funding sources, the City will improve the commercial areas within the Main Street Target Area as a means to enhance desirability of and accessibility to the businesses, increasing revenues that will stabilize the small businesses and retain and/or create jobs.

Living Costs: The City of League City will continue to fund Interfaith Caring Ministries to provide emergency rental and utility assistance and homeless prevention activities in League City, thus reducing the out-of-pocket living costs of those who are marginally homeless. In addition, the City will fund Interfaith Caring Ministries to provide food in their food pantry for those in League City in greatest need of assistance.

Additional Resources: The City will continue to seek out agencies that provide adult education, job training, job placement, and financial support to individuals and families to raise them out of poverty.

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

The programs to reduce poverty by better educating the residents is coordinated with the Consolidated Plan in that we fund Communities in Schools to counsel at risk youth and their families in order to prevent dropping out of school and helping families access needed services. Though not funded through CDBG, the Clear Horizons Early College High School provides low-income, minority, and other youth underrepresented in colleges the opportunity to graduate high school with either an associate's degree or up to 2 years of credit toward a university. The various tax and development incentives to attract employers to the city greatly influence economic growth, thus providing employment opportunities and reducing poverty. Bay Area Turning Point provides job training and educational opportunities to victims of domestic abuse and sexual assault so that they can become self-sufficient and rise out of the poverty they either lived in or were thrown into by leaving their abuser.

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 City of League City's monitoring strategy is designed to assist staff in fulfilling its regulatory obligations in monitoring subrecipients, including City departments, as well as assist subrecipients in best serving their consumers. The primary purpose for this monitoring strategy is to ensure proper program performance, financial performance and regulatory compliance in accordance with HUD Regulations. Included in the primary purpose is the monitoring strategy to ensure that the goals, objectives and priorities of the Consolidated Plan are being met and that funds are expended in a timely manner, meeting HUD's timeliness requirements. In order to ensure that the activities are meeting the priorities set forth in the Consolidated Plan, the City reviews all subrecipient applications and City-recommended projects prior to the selection of projects for the Action Plan. In addition, the City attempts to fill any voids or gaps in addressing the priorities when insufficient activities are brought to CDBG staff members' attention. During the program year, the City reviews expenditures on a monthly basis to track timeliness and alerts subrecipients and City departments with projects to any delays in spending.

The secondary purpose is to ensure that the funded agencies are providing the best and most cost effective services possible and that they are positioned to access additional funding from non-HUD sources.

Staff will continue to have the responsibility to ensure that each subrecipient, including each recipient City department, is adhering to their approved scope of service, budget and service of schedule. Each subrecipient or City department must also abide by the regulatory guidelines set forth by HUD in providing benefits to low-moderate income persons and/or eliminating a slum or blighted condition.

The monitoring process is an on-going one of planning, implementation, communication and follow-up. A major component of the monitoring process is the review of all documents submitted with the quarterly reimbursement requests. These documents include all financial supporting documentation as well as client information and agency staffing information. Each document is carefully reviewed and any concerns or questions are directed to the submitting agency. No funds are reimbursed until all documentation is in order.

Under normal circumstances, on-site monitoring is conducted annually to semi-annually. However, if the activity or program is considered to have a high-risk of non-compliance, a more

frequent monitoring schedule is developed based on the nature of the activity being performed. High-risk programs include programs undertaken by any one subrecipient or City department for the first time, housing rehabilitation, agencies conducting multiple activities, and programs undertaken by an agency or department with a history of staff turnover, reporting problems, or monitoring findings. The details of the monitoring strategy can be found in the CDBG Policies and Procedures Manual and the attachment to this Consolidated Plan.

Expected Resources

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

Introduction

League City only receives CDBG funds from HUD, but is applying for a Section 108 loan to be able to aggregate anticipated funding to complete projects outlined in this plan. In addition, the City will be creating a Tax Increment Reinvestment Zone around the Main Street Target Area and the tax revenues recaptured will be invested in the area. Additional general funds and Capital Improvement Program funds will also be used in the area.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	CDBG		\$335,632		\$2,750	\$338,382	\$1,332,780	Annual Allocation includes \$2,437 from Texas City's PY 2016 reallocation
CDBG	Section 108		\$1,665,975			\$1,665,975	\$0	It is anticipated that the Section 108 loan will be expended within 5 years and repaid within 20

Table 55 - 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

There is no matching requirement for the CDBG funds. The City will utilize the Section 108 loan, Capital Improvement Program (CIP) funds, general funds, and tax revenue from the Tax Increment Reinvestment Zone proceeds to merge with the CDBG allocation for the improvements in the Main Street Target Area.

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

League Park will be the primary property used to address the needs identified in the plan. Other parks, such as Mustang Park, Helen's Garden, and Heritage Park.

Discussion

The City of League City is committed to the improvement of living and business conditions in the Main Street Redevelopment Area, which includes the CDBG Main St/Park Ave area. As a result, it is applying for a Section 108 loan with all of the award targeting the Main Street Target Area along with local City funds and TIRZ revenues. In addition, the City will continue to expend 15% of its funds on public services and 20% on program administration, which includes fair housing activities.

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	Street/Drainage/sidewalk/amenity Improvements	2017	2021	Non-Housing Community Development	Main St/Park Ave	Street Improvements Storm Water Drainage		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2549 Persons Assisted
2	Youth Service	2017	2021	Non-Housing Community Development		Youth Services		Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
3	Subsistence Payments	2017	2021	Affordable Housing Non-Housing Community Development		Subsistence Payments		Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted
4	Food Pantry	2017	2021	Non-Housing Community Development		Food Bank		Public service activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted
5	Health Services	2017	2021	Non-Housing Community Development		Health Services		Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Street Improvements
	Goal Description	The City will complete the reconstruction of Park Avenue, including the drainage improvements, other pedestrian amenity improvements and adding on-street parking.
2	Goal Name	Youth Service
	Goal Description	The City will fund Communities in Schools Bay Area to provide counselors in three schools who will assist at risk youth and their families. This program addresses risky behaviors, drop-out risks, and social service needs.
3	Goal Name	Subsistence Payments
	Goal Description	The City will fund Interfaith Caring Ministries to provide emergency rent and/or utility payments on a one-time basis to families at risk of eviction or unsafe living due to lack of water or power.
4	Goal Name	Food Pantry
	Goal Description	The City will fund Interfaith Caring Ministries to manage the food pantry that provides food to low-income families in need. They also deliver the food on a monthly basis to home-bound seniors and disabled.
5	Goal Name	Health Services
	Goal Description	Anchor Point is a program to provide prenatal care to low-income women and health care to their children. The City will assist by funding sonograms to confirm pregnancy and fetal viability and will refer the pregnant women to prenatal care and, when indicated, counseling.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City will be focusing its CDBG resources on completing the Park Avenue project and public services. The public services will assist at risk youth and their families, households at risk of homelessness, individuals and families in need of food assistance, and young pregnant teens or women who are in need of an ultrasound to confirm their pregnancy and viability of the fetus.

The table below shows all of the projects to be carried out in PY 2017. In addition, the City will allocate \$67,126.40 (20%) of its total annual allocation to program administration.

Projects

Project Summary Information

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
1	Park Avenue Resurfacing, Drainage, Parking	Street Improvements	Main St/Park Ave NRSA - Strategy area	Street Improvements	\$1,899,070.80
	Description	Complete the resurfacing of Park Avenue with drainage improvements and on-street angled parking			
	Target Date for Completion	09/30/2018			
	Estimate the number and type of families that will benefit from the proposed activities	2,549 people live in the NRSA served by Park Avenue.			
	Location Description	The project is located in the Main St/Park Ave NRSA in CT/BG 721300/2 and 721300/3, east of SH 3, west of Egret Bay Blvd and extending north and south across Main from E. Walker to 3rd St.			
	Planned Activities	Complete the resurfacing of Park Avenue, including adding drainage improvements and adding angled on-street parking on both sides of the street.			
2	Communities in Schools	Youth Service		Youth Services	\$14,000
	Description	Provide funding for partial salaries for 3 counselors, 1 in each of 3 schools to provide counseling to at risk youth and their families.			
	Target Date for Completion	09/30/2018			
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 40 unduplicated youth will benefits			
	Location Description	City-wide			

	Planned Activities	Provide partial funding for counselors in three League City schools to counsel with at risk youth and their families in order to reduce drop outs, improve school performance and link them to other resources they may need			
3	ICM Rent/Utility Assistance	Subsistence Payments		Subsistence Payments	\$20,614.80
	Description	Provide funding for one-time rent and/or utility assistance to households at risk of eviction or losing their water or power.			
	Target Date for Completion	09/30/2018			
	Estimate the number and type of families that will benefit from the proposed activities	100 households, including 200 persons who are low- to moderate-income.			
	Location Description	City-wide			
	Planned Activities	The City will provide funds to ICM to pay rent and/or utilities on a one-time emergency basis to households at risk of eviction or loss of power or water.			
4	ICM Food Pantry	Food Pantry		Food Bank	\$10,200.00
	Description	The City will provide funds to support part of the salary of the manager that provides direct services to the program participants and for transportation costs for the delivery of food boxes to home-bound elderly			
	Target Date for Completion	09/30/2018			
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,200 persons in 600 households will benefit. These will include families, individuals, especially the elderly and disabled.			
	Location Description	City-wide			
	Planned Activities	The City will fund part of the salary of the food pantry manager, who is the person directly serving the clientele. In addition, the funds will support the transportation costs for delivering the food boxes to home-bound elderly or disabled clients who cannot pick up their food in person.			
5	Anchor Point Ultrasound	Health Services		Health Services	\$5,530.00

Description	Anchor Point provides prenatal counseling, care, referrals to low-income women, including teens and homeless women. The City will fund part of the salaries for those administering the ultrasounds and for the direct cost of each ultrasound.
Target Date for Completion	09/30/2018
Estimate the number and type of families that will benefit from the proposed activities	Approximately 40 women who are pregnant or think they may be pregnant, including teens and homeless women.
Location Description	City-wide
Planned Activities	The City will fund part of the salaries of those administering ultrasounds and the direct costs of the ultrasound for low-income women who are pregnant or think they may be pregnant and have no primary care or other doctor.

Table 57 – Project Information

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

The reasons for the allocation priorities are 2-fold -- (1) need expressed in the community through studies, surveys, meetings, input from stakeholders and agencies, and staff discussions; (2) agencies that applied for public service funding. All agencies that applied are receiving funds. The shortage of funds to meet all the needs is the main obstacle to addressing underserved needs.

AP-38 Project Summary

Project Summary Information

This table does not download from IDIS.

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

All of the infrastructure improvements, including Park Avenue will be carried out in the Main St/Park Ave area, the city's core LMI CDBG target area.

Geographic Distribution

Target Area	Percentage of Funds
Main St/Park Ave	81%

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

This Park Ave project will improve pedestrian and vehicular mobility through the target area, to the parks, commercial properties, the elementary school, ICM and other amenities and provide additional parking. It will also improve safer and faster response by the fire department located on the north side of Main and accessing the south side via Park Avenue.

Discussion

The Main Street Target Area was established because it is the eligible CDBG in greatest need of concentrated infrastructure improvements, both for the livability of the residents and for economic development purposes. This is in the oldest area of the city and the one with the most potential, but greatest overall need. Through a number of studies and public meetings, the Main Street Redevelopment Plan was created and the NRSA developed to dovetail and augment the planned activities. Although the City does not still have the NRSA designation, the City is investing significant CIP, general, and TIRZ funds into the area as well as a Section 108 loan to augment the CDBG funding in the Main Street Target Area. For the next 5 years it is anticipated that all of the infrastructure and public facility activities funded by CDBG or the Section 108 loan will be in this Main Street Target Area.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

Table 59 - One Year Goals for Affordable Housing by Support Requirement

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

Table 60 - One Year Goals for Affordable Housing by Support Type

Discussion

At this time the City has no capacity to use CDBG funds to provide rental assistance, produce new housing units, acquire units, or rehabilitate existing units. It is relying on Southeast Texas Housing Finance to rehabilitate one unit and retrofit another for accessibility. The City will fund ICM for emergency rent/utility assistance which is classified as a public service, not housing activity as it is a one-time/single month assistance. The City will use other funds to complete the rehab of one owner-occupied home and the accessibility retrofitting of another.

AP-60 Public Housing – 91.220(h)

Introduction

There is no public housing in League City. While Harris County does have Section 8 HCVs and a small corner of League City is in Harris County, that corner does not have rental properties.

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

Without a public housing authority, there are no plans that can be made or implemented to address the needs of public housing.

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

Not Applicable.

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

Not Applicable.

Discussion

There is no public housing in League City.

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

Introduction

In the past, League City has funded Bay Area Turning Point to provide shelter and services to homeless victims of domestic violence or sexual assault. B ATP opted to not apply for funds for PY 2017 due to the uncertainty of the continuance of CDBG and the limited funds available for a high-maintenance program. No other agencies serve League City's homeless individuals or families.

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

The Gulf Coast Homeless Coalition conducts the annual Point In Time count in which they attempt to locate, reach out to, and enumerate the homeless in Galveston and Brazoria Counties. To date they have not located any homeless in League City. There are no programs or facilities to which to refer the homeless. The City funds CIS-BA which provides counseling and referrals to homeless youth and their families. ICM provides one-time rental assistance as a stop-gap measure to prevent homelessness and provides food and other essential to homeless individuals and families. Those coming to the food pantry are provided with information about other services in the area.

Addressing the emergency shelter and transitional housing needs of homeless persons

There are no agencies or programs in the area to address the needs of homeless persons, other than B ATP which addresses the needs of victims of domestic violence or sexual assault who find themselves homeless.

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

The only program in the area is B ATP which provides shelter, social services, job training and assists in the transition from shelter to independent living. Gulf Coast Center does have two offices in League City but their permanent housing is located in Galveston.

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.

ICM provides once-a-year emergency rent and utility assistance to prevent homelessness. Other social services, such as Meals on Wheels provides hot home-delivered meals to the elderly which improves their ability to remain in their home and not move to assisted living or become homeless.

Discussion

There are no shelters or specific programs for the general homeless population in League City. BATP provides comprehensive shelter, transitional living, and services through a continuity of care to victims of domestic violence or sexual assault. ICM provides emergency one-time rent/utility assistance to help prevent homelessness and counsels those recipient families to access other funds. ICM also is the primary food bank in the city.

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

Introduction:

All low- to moderate-income households, regardless of their protected-class status under the Fair Housing Act, face impediments in accessing affordable housing and housing in choice locations. This is often especially true for elderly and disabled individuals and large families. The limited stock of the housing within a price range affordable to the low- to moderate-income is, for the most part, older housing that has not been retrofitted for ADA compliance and accessibility to the physically disabled and/or may not meet Housing Quality Standards as set forth by HUD. The rental market, while relatively new, is lacking sufficient units with more than three bedrooms for large families. Many middle-income residents are living in units well below their affordability limits, pushing the lower-income residents to higher-cost housing that is out of their affordability level.

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

The City will not be using CDBG funds to ameliorate the barriers to affordable housing. Generally the City's policies to not hamper the development of affordable housing and it does review and approve to the state all viable applications for LIHTCs. At this time 4 properties have been approved by the state and 2 are operational. The City intends to establish a Tax Increment Reinvestment Zone (TIRZ) as an overly to the Main St/Part Ave area. This will greatly enhance mixed income housing and mixed/use developments.

Discussion:

The City will be focusing this year and the next 5 years on substantial improvements in the Main Street Target Area. This will create a viable market for in-fill mixed income housing and for mixed use developments that can include affordable housing. While the City acknowledges that there will always be a need for housing affordable to the low- to moderate-income, the economies of scale are not such for developers to ensure that there are sufficient numbers of potential renters/buyers in the area for developing such housing in new subdivisions or apartment complexes. As a result, the City will be focusing its efforts in providing incentives and encouragement for mixed use developments with mixed income housing in the Main Street Redevelopment Area west of SH 3.

AP-85 Other Actions – 91.220(k)

Introduction:

The City coordinated the creation of the Main Street Redevelopment area with the Main St/Park Ave area in order to blend a number of funding sources to create sufficient leverage to redevelop this older area of the city. The 5-year plan is to improve the roads, sidewalks, lighting, signalization, parks, historic area, commercial areas and housing with CDBG, general, CIP, TIRZ, and Section 108 funds. During PY 2017, the City will complete the Park Avenue reconstruction, drainage, parking project and will receive Section 108 funds in order to begin other infrastructure projects in the area.

Actions planned to address obstacles to meeting underserved needs

The City staff will continue to reach out to agencies that can provide needed services to the community. For PY 2017, the City will be funding for the first time Anchor Point that provides prenatal services to low-income pregnant women and pediatric care to their children. Additionally, the City received a grant from the Southeast Texas Housing Finance to rehabilitate an owner-occupied house and provide accessibility retrofits to a home owned by a disabled veteran.

Actions planned to foster and maintain affordable housing

The City's grant from SETH and the volunteer work by UM Army to rehabilitate owner-occupied housing will assist in maintaining the quality and safety of affordable owner-occupied housing.

Actions planned to reduce lead-based paint hazards

At any time that the City conducts or supports the rehabilitation of housing built before 1978, it ensures that the structure is tested for LBP and that any remediation necessary is carried out. During this next year, the City will provide information to CCISD, ICM, Anchor Point, and CIS-BA about lead poisoning, testing, and ask them to share the information with their program participants to inform parents of dangers of lead in paint, toys, cookware, clothes of workers working around lead.

Actions planned to reduce the number of poverty-level families

A major emphasis of the City during the next 5 years is the redevelopment of the Main Street/Downtown area. By improving and enhancing existing conditions and encouraging new commercial and mixed use developments, there will be more employment opportunities during construction and afterwards for skilled and unskilled labor in close proximity to their homes. This is aimed at reducing the number of poverty-level families. In addition, during the construction phase of projects the City will be encouraging the use of Section 3 firms – either low-income owners or firms hiring low-income employees. All contracts will have Section 3 clauses in them and the City will provide the names of Section 3 firms and individuals who have registered with the City or neighboring

jurisdictions.

Actions planned to develop institutional structure

The City staff will continue to attend as many HUD trainings as possible and to participate in webinars and local HUD meetings. Additionally, staff will continue to interface with the HUD staff to receive assistance in addressing issues. During the contract negotiations and monitorings the City will continue to work with the subrecipients to ensure that they are not only complying with the regulations, but are developing their institutional structure to better address the needs of their clientele and to know to whom they can refer their program participants. The expanded coordination between CDBG staff, other planning staff, and other departments involved in the Main Street activities will continue to develop a much more cohesive and stronger institutional structure.

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

At this time there are no public or private housing agencies serving League City. The City has a good relationship with Bay Area Turning Point and, though BATP opted not to apply for PY 2017 funding, the City will continue to coordinate with them where possible. Currently the City is coordinating with SETH and UM Army for the rehabilitation of owner-occupied housing. The City will work to coordinate with Gulf Coast Center, which has recently opened offices in League City. The City will continue to coordinate with the current subrecipients in addressing the needs of the community. The activities in the Main Street Target Area will enhance the coordination and communication between City staff in all departments, the school district, ICM and Gulf Coast Center that are both located in the target area, and the various commissions and committees such as the City's Historic Commission and the Bay Area Houston Transportation Partnership.

Discussion:

The main activities that the City can accomplish, given the shortage of support agencies, is to work with SETH and UM Army to rehabilitate more homes; continue and expand its coordination with the social service agencies in the city; and to aggressively work to complete the Main Street/Downtown redevelopment that will not only improve the amenities in the Main Street Target Area but will provide significant business and employment opportunities to help raise skilled and unskilled workers out of poverty.

Program Specific Requirements

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

Introduction:

The City will receive no program income and will receive approximately a \$1,678,160 Section 108 loan, of which approximately \$335,682 will be expended in PY 2017. No other funds are applicable.

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.	\$1,665,975
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
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

Discussion:

The City will focus all of its CDBG allocation on public infrastructure, public services and administration.

Appendix –

Alternate/Local Data Sources:

When the pre-populated data from HUD were not provided, the 2011-2015 American Community Survey data have been used.

Monitoring Procedures – from Policies and Procedures

7.4 Monitoring Process

The City of League City' monitoring strategy is designed to assist staff in fulfilling its regulatory obligation in monitoring approved subrecipients, including City departments, as well as assist subrecipients in best serving their consumers. The primary purpose for this monitoring strategy is to ensure proper program performance, financial performance and regulatory compliance in accordance with HUD Regulations. The secondary purpose is to ensure that the funded agencies are providing the best and most cost effective services possible and that they are positioned to access additional funding from non-HUD sources.

The Planning and Development Department will have the responsibility to ensure that each subrecipient, including each recipient City department, is adhering to their approved scope of service, budget and schedule of service. Each subrecipient, including and funded City department, must also abide by the regulatory guidelines set forth by HUD in providing benefits to low-moderate income persons and/or eliminating a slum or blighted condition.

The monitoring process is an on-going one of planning, implementation, communication and follow-up. Under normal circumstances, monitoring is conducted semi-annually. However, first-time activities and activities that may be considered to have a high-risk of non-compliance, a more frequent monitoring schedule is developed based on these factors and the nature of the activity being performed. High risk programs include housing rehabilitation, economic development, acquisition, multiple activities by the same agency, programs undertaken by any one subrecipient or City department for the first time, and programs undertaken by an agency or department with a history of staff turnovers, reporting problems, or monitoring findings.

7.4.1 Desk Review

The Contracted Agent and Planning and Development Department conduct desk review activities to determine subrecipient's organizational ability to perform as outlined in the subrecipient's contract.

7.4.1.1 The Contracted Agent and Planning and Development Department conduct a Desk Review of the subrecipient's program to be monitored during the program year. The Desk Review consists of a risk assessment tool that is used to assign High, Medium, or Low Risk status to subrecipients.

7.4.1.2 The Planning and Development Department receives and makes copies of the subrecipient's monthly or quarterly progress reports/reimbursement requests that are due in the Planning and Development Department by the 15th of each month or by

the 15th of the month following the end of the quarter. Client reports are forwarded to and reviewed by the Contracted Agent and financial reports are reviewed by the Planning and Development Department and City Controller. Documents used in the assessment include: Subrecipient Subrecipient Client Data Report, Subrecipient Employee Data Report, Reimbursement Request Form which includes the Cost Control Worksheet, and Cost Report.

- 7.4.1.3 Annual client reports and annual financial reports are due thirty (30) calendar days after end of the program year. Reimbursement requests received more than thirty (30) days after the end of the program year will not be paid.
- 7.4.1.4 The Planning and Development Department, under the advisement of the Contract Agent and/or City Controller, makes the decision to approve or disapprove subrecipient's monthly, quarterly, or annual reports and reimbursement requests.
 - 7.4.1.3.1 If the subrecipient's reports are approved, the Planning and Development Department notifies the Project Monitor/Contracted Agent that the reimbursement payment process can begin.
 - 7.4.1.3.2 If the subrecipient's reports are not approved, (1) the Planning and Development Department notifies the subrecipient and the subrecipient corrects the items of concern then (2) the corrections are sent back to Planning and Development and (3) the revised documents are sent through the approval/disapproval process until approved or further action is required. (Contracted Agent and Planning and Development Department note any notable concerns for inclusion in the monitoring process.)
- 7.4.1.4 The Contracted Agent and Planning and Development Department assess the current status of the subrecipient—paying particular attention to the High, Medium, or Low rating given the subrecipient—and develop the monitoring schedule. (All subrecipients will be monitored at least quarterly the first year of funding and no less than semi-annually in subsequent years of funding.)
- 7.4.1.5 The Contracted Agent coordinates the schedule with the Planning and Development Department.

7.4.1.6 The Contracted Agent confers with the Planning and Development Department about the monitoring schedule and sets up the on-site monitoring appointments with subrecipients via e-mail notification at least two weeks prior to the monitoring visit.

7.4.2 On-site Monitoring Process

Contracted Agent and Planning and Development Department conduct monitoring activities to determine subrecipient's compliance with programmatic and financial guidelines. During a monitoring visit the monitors have the right to view any and all files that are related to a particular program or activity that is being funded with CDBG funds. Monitoring will occur at least once per program year for subrecipients with a successful history of receiving/expending CDBG funds through League City. New subrecipients will be monitored at least semi-annually. Subrecipients with findings during the previous monitoring period, will be monitored more frequently until the City is convinced that the program is compliant.

The Engineering staff is responsible for monitoring all CDBG-funded infrastructure construction and rehabilitation activities. All such activities will be monitored for Davis-Bacon Wage Rate compliance, reviewing weekly Certified Payrolls, posting of EEO and other notices at the job site or staging site, and safety compliance. The Planning and Development Department, Contracted Agent and Engineering staff will conduct a pre-contract meeting with the construction contractors, providing them with all Davis-Bacon and HUD-reporting requirements and forms. Section 3 will be discussed and contractors will be notified of the Section 3 requirements.

Activities that provide any type of housing assistance will be monitored for compliance with Fair Housing and Equal Opportunity (FHEO) laws. The Planning and Development staff or its contractors/subrecipient will also review projects for compliance with the Lead-Based Paint Ordinance, housing quality standards, City building codes and other rules, as appropriate.

7.4.2.1 The Contracted Agent contacts the subrecipient to confirm the onsite monitoring visit.

7.4.2.2 The Contracted Agent and Planning and Development Department prepare for the monitoring visit as referenced by the following procedures:

- 7.4.2.2.1 Contracted Agent forwards to the subrecipient a list of items to be reviewed during the monitoring visit.
- 7.4.2.2.2 The Contracted Agent and Planning and Development Department prepare the On-site Monitoring Checklist to be used during the site visit.
- 7.4.2.2.3 The Contracted Agent and Planning and Development Department make copies of the subrecipient's Scope of Services and Budget from the Contract located in City's copy of the subrecipient's file.
- 7.4.2.3 The day of the monitoring visit, the Contracted Agent and Planning and Development Department engage in the following activities:
 - 7.4.2.3.1 The Contracted Agent and Planning and Development Department conduct the Entrance Conference with the key subrecipient personnel to outline the scope of the monitoring visit.
 - 7.4.2.3.2 The Contracted Agent reviews the subrecipient's programmatic items while the Planning and Development Department reviews the fiscal items.
 - 7.4.2.3.3 The Contracted Agent and Planning and Development Department transfer notes to the Subrecipient Monitoring Checklist and discuss findings and concerns.
 - 7.4.2.3.4 The Contracted Agent and Planning and Development Department conduct the Exit Conference with key subrecipient personnel to discuss preliminary results of the monitoring visit.

7.4.3 Post-Monitoring Process

Post-Monitoring activities occur when the Contracted Agent and Planning and Development Department return to the office after conducting the monitoring visit.

- 7.4.3.1 The Contracted Agent and Planning and Development Department review the Subrecipient Monitoring Checklist and discuss the monitoring results.

- 7.4.3.2 The Contracted Agent generates a monitoring letter based on the results of the monitoring visit and forwards the letter to Planning and Development Department for placing on letterhead and signature.
- 7.4.3.3 The Planning and Development Department sends the monitoring letter to the subrecipient and files a copy in the subrecipient's file.
- 7.4.3.4 If the Contracted Agent and Planning and Development Department uncover programmatic and/or fiscal finding(s) and/or concern(s) as a result of the monitoring visit, the following procedure is followed:
 - 7.4.3.4.1 The Contracted Agent confers with the Planning and Development Department and notifies the subrecipient in the monitoring letter that it has up to thirty (30) days to address the finding(s) and/or concern(s).
 - 7.4.3.5.2 If the subrecipient has responded properly and timely, the Contracted Agent and/or Planning and Development Department review the information and seek to clear the finding(s) and/or concern(s).
 - 7.4.3.5.3 The Contracted Agent drafts a response letter to the subrecipient concerning the status of the subrecipient's finding(s) and/or concern(s) and forwards it to the Planning and Development Department for approval, placement on letterhead and signatures.
 - 7.4.3.5.4 If the finding(s) and/or concern(s) are cleared, the Planning and Development Department makes copies, files documents in the subrecipient's file.
 - 7.4.3.5.5 If the subrecipient does not respond to requests to provide information concerning the finding(s) and/or concern(s), or does not clear the finding(s) and/or concern(s) within thirty (30) days the Contracted Agent drafts a letter and forwards the draft to the Planning and Development Department for approval, placement on letterhead and signature.

- 7.4.3.5.6 The Planning and Development Department approves the letter, makes copies and sends the original to the subrecipient.
 - 7.4.3.5.7 If the subrecipient fails to respond to the letter, the Contracted Agent confers with the Planning and Development Department, drafts a letter notifying the subrecipient of possible contract termination, and forwards the letter to the Planning Development Department for approval, placement on letterhead, signatures and mailing.
 - 7.4.3.5.8 If the subrecipient continues to disregard notices, the Planning and Development Department and the Contracted Agent will review the subrecipient's contract for termination and follow all applicable laws and regulations. During all aspects of the contract termination process, the Contracted Agent will consult with the Planning and Development Department who in turn discusses the issues and possible courses of action with appropriate City of League City personnel or contract attorneys.
 - 7.4.3.5.9 The Planning and Development Department and Contracted Agent document all activities in the subrecipient's file.
- 7.4.3.6 If the Contracted Agent and Planning and Development Department have not uncovered finding(s) and/ or concern(s) as a result of the monitoring visit, the subrecipient's file is documented accordingly within the Planning and Development Department office.

7.4.4 Technical Assistance Process

Technical Assistance (TA) is provided to subrecipients on aspects of program administration. The Contracted Agent and Planning and Development Department provide Technical Assistance (TA) that is either initiated by the subrecipient, Contracted Agent or Planning and Development Department.

- 7.4.4.1 The subrecipient initiates TA by phone, letter, e-mail, or during an onsite monitoring visit.

- 7.4.4.2 The Contracted Agent or Planning and Development Department initiates TA as a result of a monitoring review of the subrecipient's programs and/or based on an assessment of the subrecipient's monthly, quarterly, or annual reports.
- 7.4.4.3 The Contracted Agent and Planning and Development Department conduct a pre-contract TA session with each subrecipient to explain the CDBG program requirements, the subrecipients contract and all CDBG-related compliance issues and circulars.
- 7.4.4.4 The Contracted Agent and Planning and Development Department document TA activity in the subrecipient's file.