

Executive Summary

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

1. Introduction

The City of League City is a rapidly developing community southeast of Houston and north of Galveston. In 2000, League City had 45,444 residents, and 20 years later the 2020 Census now shows the population to be 114,392 through development and annexation. In 2004, League City qualified to be an Entitlement Jurisdiction for the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) Program. This is a non-competitive grant automatically provided to cities with a population of more than 50,000 and counties with a population of more than 200,000, excluding any Entitlement Jurisdictions within the county limits. While the grant is non-competitive, meaning League City does not apply for the funds, there are requirements to receiving the pre-determined award. Every five years the City must develop a 5-Year Consolidated Plan outlining the well-being and needs of the community, the priorities to address the needs, and the general plans for the coming five years to implement CDBG-funded improvements.

This is League City's Program Year (PY) 2022-2026 Consolidated Plan. In addition to the 5-Year Consolidated Plan, the City must complete an Annual Action Plan to detail exactly how that year's allocation will be utilized to help the community and under-resourced population. CDBG funding must be expended to meet one or more of the three national objectives:

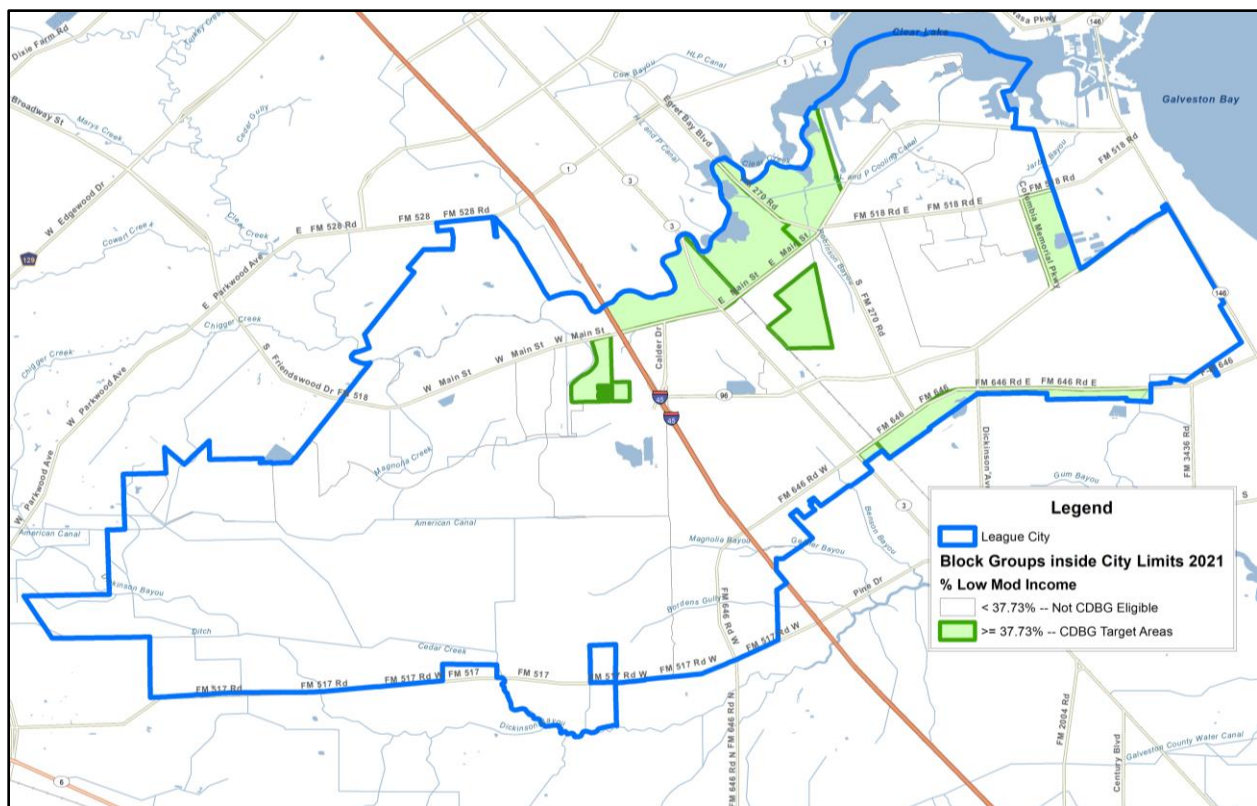
1. Benefiting low- to moderate-income persons (those with incomes of 80% or less of the area median income);
2. Preventing, reducing, or eliminating slum and blight; and
3. Meeting an urgent community development need due to a natural disaster or other catastrophic event.

At least 70% of the annual award not allocated to administration must be spent on the first objective – benefiting low- to moderate-income persons.

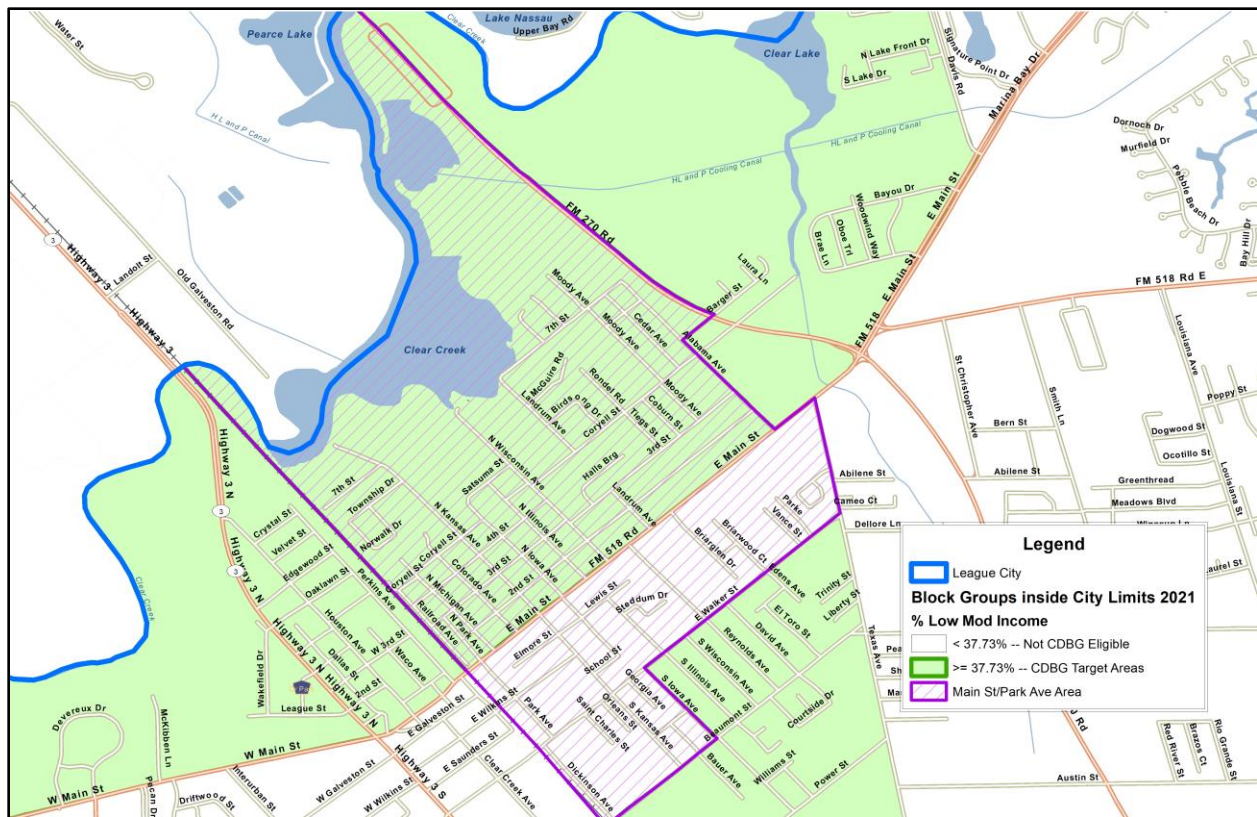
The Annual Action Plan is embedded in the Consolidated Plan for the first of the five years and is a stand-alone document for each of the four successive years. As a result, the PY 2022 Annual Action Plan (AAP) is a part of this 5-Year Consolidated Plan. The City's Program Year begins on October 1 and ends on the following September 30 of each year.

During the next five years, the City expects to focus its CDBG entitlement funds by directly improving the lives of low- to moderate-income individuals and families and by improving the conditions of neighborhoods that are predominately low- to moderate-income. HUD's definition of "predominately low- to moderate-income" varies from community to community. Most locales must meet the requirement of at least 51% of residents being low- to moderate-income to be an eligible neighborhood for CDBG funding. However, HUD does provide exceptions to the requirement for jurisdictions, such as League City, with a relatively low percentage of low- to moderate-income (LMI) households. When all

Census Block Groups in a jurisdiction are sorted from highest to lowest by the percent of low- to moderate-income households, the Block Group with the lowest percent LMI of the top quartile (1/4) becomes the threshold for the neighborhood LMI eligibility. Currently, League City's exception is 37.73%. This percentage will likely change when all of the 2020 Census files have been created and the American Community Surveys' 5-year estimates and geography have been adjusted to coordinate with the 100% count of the Decennial Census. The geographic area of concentration for CDBG funds is the Main Street/Park Avenue Target Area, which is shown on Map 2 below. The area immediately south of Main Street is not currently CDBG eligible. However, it has been eligible in the past and will most likely be eligible with the next update from HUD. The Main Street/Park Avenue area as a whole, combining the two Census Block Groups, does meet the threshold for the percent low- to moderate-income. As a result, the City intends to maintain the integrity of the overall neighborhood and conduct CDBG-funded activities which benefit the entire neighborhood. Section SP-10 Geographic Priorities explains the designation and area in more detail.



Map 1 – Current CDBG-Eligible Target Areas



Map 2 – Main Street/Park Avenue Target Area

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

The CDBG objectives below are based on three factors:

1. The results of the resident surveys, stakeholder interviews, public comments, and secondary data from HUD, the Census Bureau and other HUD-approved sites;
2. The limitations placed on the City by HUD regulations with regards to the location of public improvements and the cap on social service spending; and
3. The existence and capacity of potential subrecipients to carry out activities.

While HUD separates CDBG activities into three main categories: decent housing, suitable living environment, and economic opportunity; League City will concentrate of addressing suitable living environment for low- to moderate-income residents. Currently there is not a potential subrecipient to manage a housing program for rehabilitation, new construction or homeownership assistance. The City will continue to strive to identify a group with the capacity to conduct housing rehabilitation for elderly or disabled homeowners and/or provide first-time homebuyer assistance. Additionally, there is no Public Housing Authority serving League City with public housing developments or Housing Choice Vouchers. The City has attempted to provide assistance to small businesses and microenterprises, particularly those with LMI owners. However, business owners have not been willing to accept the assistance using federal funding.

The City will expend its CDBG allocation on improving the infrastructure in CDBG Target Areas and in supporting social services to the extent allowed by HUD regulations – that is 15% of the total CDBG allocation. As part of League City’s Main Street Revitalization Plan, the City will continue to utilize CDBG funds to leverage or augment funding needed for infrastructure projects in the Main Street/Park Avenue area. It has been the policy of League City to identify the areas with the greatest need and focus the improvements over time, while allowing for other more isolated needs to be addressed. The City began with Shellside, an LMI area without public water or wastewater lines. Over several years, League City utilized CDBG funds to augment City funds to install public lines and to install lines from the mains to the homes and safely cap the wells and septic tanks. Once that project was completed throughout Shellside, the City moved to the Main Street/Park Avenue area and has been improving the parks, streets, drainage, sidewalks, and parking in the area, augmenting the revitalization work being implemented with other City funds and the activities of private entities. The focus for the next five years in the Main Street/Park Avenue area will include the Safe Routes to School program, to ensure safe sidewalks leading to schools, particularly in older neighborhoods, such as Main Street/Park Avenue where several new sidewalks are needed both for children walking to school and residents walking to public facilities, social service agencies, and commercial establishments. Additional street reconstructions and drainage improvements will also be taking place in the area with or without CDBG funds.

The City will continue to allocate its maximum 15% to public services/social services. It is anticipated that the focus will continue to be on short-term emergency rent/utility assistance to prevent homelessness; child and youth assistance through Communities in Schools and potentially other counseling programs; food assistance through food pantries, Meals on Wheels or other providers; and assistance to the homeless, those with mental health issues, and victims of domestic violence through organizations such as Family Promise, Bay Area Turning Point, Resource Crisis Center of Galveston County, or Gulf Coast Center. League City has few public service agencies and even fewer interested in applying for CDBG funding. Each year, the City identifies viable organizations and invites them to apply but due to the relatively limited amount of funds available to public services, many have opted to not apply.

3. Evaluation of past performance

Since the approval of the previous Consolidated Plan in 2017, the City has completed a reconstruction and widening of Park Avenue south of Main Street, with added drainage and on-street parking; reconstructed 4th, Coryell, Iowa, and Vance Streets north of Main Street; constructed and reconstructed parking lots for use by League Park and neighboring residents north of Main Street. The City is currently completing the reconstruction of 3rd Street, also north of Main Street and will be beginning the process of improving the drainage system along N. Wisconsin Ave. to discharge into Clear Creek. During the first four years of the previous Consolidated Plan and through January of 2022 of the fifth year, the City’s subrecipients have provided counseling services to 675 youth through Communities in Schools – Bay Area and a contract counselor at Clear Creek ISD; 2,950 individuals through Interfaith Caring Ministries’ food pantry; 420 residents in 149 rental households with one-time emergency rent and/or utility assistance; and 6 female teens with pre-natal scanning and care. In addition, with a grant from both Rounds 1 and 3 CARES Act funds, between June 2020 and January 2022, Interfaith Caring Ministries has provided up to 6 months of rent and/or utility assistance to 909 individuals affected by COVID in 342 households.

League City has reached out to other potential subrecipients to submit applications for funding in the areas of housing rehabilitation, first-time homebuyer's assistance, shelter and homeless services, domestic violence and sexual assault services, and counseling services. There are no local agencies able to provide housing rehabilitation services in League City and those located in Houston, Baytown and Pasadena are not interested in providing services outside of their area. For PY 2022, the City will be funding Family Promise for the first time. The agency provides shelter and services to homeless families by housing the beneficiaries in churches on a rotating basis. With the limited amount of funding for public services, the City has not been successful in securing applications from other qualified social service and homeless providers. Two previous subrecipients were unable to correctly carry out their contracts and one, who was successful in the past, has indicated that the small amount of funding has not been worth the administrative costs of complying with the program requirements.

4. Summary of citizen participation process and consultation process

League City's citizen participation process, as outlined in its Citizen Participation Plan, generally involves public notification, public hearings, and public comment period. For the Consolidated Plan there is also an extensive consultation element. At least two public hearings are held each year for the Consolidated Plan or Annual Action Plan. In addition, a 30-day public comment period is provided for receiving questions and comments from interested parties. Both public hearings and public comment period are publicized in the daily general circulation newspaper, on the City's website and at City Hall. Each year there is a public notice and public comment period of at least 15 days for the CAPER. During the years when the City has one or more activities that the Environmental Review Record deems not to be exempt, a public notice and 18-day comment period are provided for the Notice of Finding of No Significant Impact and Intent for the Request for Release of Funds.

For this Consolidated Plan, the City held two public hearings -- March 16, 2022 and July 14, 2022. The first public hearing also included a pre-application workshop for interested non-profits. The public comment period was held from July 8, 2022 through August 7, 2022. In addition, there was the opportunity for individuals to speak at the City Council meeting that had the approval of the Consolidated Plan on its agenda. The public notices for all public hearings and Council meetings are posted/published at least 72 hours prior to the event. Two surveys were also posted on the City's website for any interested party to complete. Both were provided in English and Spanish. One was a survey on community needs and priorities and one was a Fair Housing survey to determine residents' experience with housing and neighborhood discrimination. The surveys were posted on January 14, 2022 and respondents had through April 15, 2022 to complete both surveys. There were 114 respondents to the community needs survey and 35 to the Fair Housing survey. None responded to the either Spanish survey.

The City also contacted a number of agencies, organizations, and stakeholders in the development of both the Consolidated Plan and Fair Housing Plan. Those contacted and the results or the interactions are in the body of this plan and the Fair Housing Plan.

5. Summary of public comments

For this Consolidated Plan, the City held two public hearings -- March 16 2022 and July 14, 2022. The first public hearing also included a pre-application workshop for interested non-profits. No one attended the first hearing or second public hearing. The public comment period was held from July 8, 2022 through

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

League City accepts and considers all comments that are not inflammatory or discriminatory in nature or defaming of any individual or group. Any comments irrelevant to the CDBG program are forwarded to the appropriate department for review and response. No inappropriate comments were received and those not pertaining to the CDBG program were addressed by the relevant department.

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. Those located in surrounding communities focus on the entitlement communities with greater resources, including local, CDBG, HOME, HOPWA, ESG funds.

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/Park Avenue 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
CDBG Administrator		Planning & Development

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's Grants Administration Manager reviews all reviews of reimbursement requests and ensures that regulatory documents are completed. The Finance Department is also responsible for paying all invoices and reimbursement requests from general funds and approving reimbursements from the U.S. Treasury through HUD's IDIS on-line system once the funds have been disbursed. In-house improvement projects are carried out by the Project Management Department in collaboration with the Planning Department's CDBG staff and consultant. When legal questions or issues arise, the City Attorney is consulted.

Consolidated Plan Public Contact Information

Kris Carpenter
Planning Manager
Planning Department
City of League City
500 W. Walker St.
League City, TX 77573
281-554-1098
Kris.Carpenter@leaguecitytx.gov

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

League City consults with a number of local and regional agencies throughout the year and works to coordinate 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. There are a limited number of Low-Income Housing Tax Credit properties in League City to assist in providing affordable housing to residents. There are few social service agencies in the community, however, League City works with most and utilizes CDBG funds to support multiple agencies, including Communities in Schools-Bay Area and Interfaith Caring Ministries. The City consults with Houston-Galveston Area Council, the region's Council of Governments on regional issues such as transportation, emergency management, environmental issues, and hazard mitigation. In addition, H-GAC manages the region's Area Agency on Aging and the City receives information on the needs and resources of the Seniors in the community. Various state agencies are contacted and provide information, as well as several national and state advocacy groups for special needs and protected class populations.

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)).

There are few housing, health, mental health and social service agencies serving League City. Harris County Housing Authority has no public housing and only a very small portion of League City falls within their jurisdiction for Housing Choice Vouchers. Currently, no Voucher holders are residing in League City. Bay Area Turning Point and Family Promise, though not located in League City, do provide homeless assistance to families and victims of domestic violence. The governmental health agency serving League City is the Galveston County Health District (GCHD) located in Texas City with other offices in the City of Galveston. However, League City does work closely with the agency in areas of public health preparedness, environmental health, and natural disasters. During the past two years, the City has worked closely with GCHD in addressing the COVID-19 needs for the community. Gulf Coast Center provides mental health and substance use services throughout Galveston County. Their Intellectual & Developmental Disabilities program is located in League City and the CDBG team has invited the agency to apply for CDBG funding and has consulted them about their services. Communities in Schools – Bay Area, Clear Creek ISD, Bay Area Turning Point, and Family Promise are consulted regarding the mental health needs of their clientele. League City consults with the few social service agencies serving the community. All agencies are invited to submit applications for CDBG funding, and the City collaborates closely with those who receive or request funding.

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 primarily in Galveston County which is part of the Balance of State CoC process. Though a small portion of League City is in Harris County, part of the Coalition for the Homeless of Houston/Harris County, Galveston County's Gulf Coast Coalition for the Homeless includes League City and is part of the Texas Balance of State. The CDBG team consults with Texas Homeless Network, the Balance of State agency. The Gulf Coast Homeless Coalition serves Galveston County but has no facilities or services 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 and Texas City. Only sheltered homeless are counted in the League City portion of the Point In Time Count. The City of League City does assist Bay Area Turning Point as it addresses homelessness among victims of domestic violence and sexual assault. The League City Police provide protective transportation to Bay Area Turning Point for victims fleeing domestic violence or sexual assault. Additionally, the City funds Communities in Schools – Bay Area 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 emergency rent/utility assistance to prevent homelessness and their food pantry, both to prevent homelessness and to serve homeless individuals and families. In PY 2022, the City will be extending CDBG funds to Family Promise which provides shelter and services to homeless families.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Not Applicable – League City does not receive ESG funds

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 has provided rehabilitation and accessibility services to homes in League City and the City consults with SETH to determine the availability of assistance to serve those homeowners in need. The anticipated outcome was met, though there are no plans at this time for SETH to provide rehabilitation in League City.

2	Agency/Group/Organization	HARRIS COUNTY 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 Housing Choice Voucher 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. The anticipated outcome to determine the degree to which HCHA Voucher holders are able or willing to access to League City housing.
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 and 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, and the outcome was met.
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 about employment/unemployment issues and need for adult education and specialized training 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, though there was no opportunities for collaboration.
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	FAMILY PROMISE
	Agency/Group/Organization Type	Services-Homeless Families

	What section of the Plan was addressed by Consultation?	Homeless Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	An agency representative was interviewed and provided data on the needs that the agency sees for shelter and services to homeless families. The anticipated outcomes were to determine the magnitude of need and how League City could best meet the needs of homeless persons through CDBG and the outcomes were met.
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. The agency provided statistical data on the population seeking assistance. 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. The impacts of COVID on mental health, academic achievement and access to learning were discussed. Anticipated outcome was information and the outcome was met.
12	Agency/Group/Organization	TEXAS HOMELESS NETWORK
	Agency/Group/Organization Type	Non-profit Balance of State CoC Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs
	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 from the Point In Time and Housing Inventory Count specific to League City as well as for all of Galveston County. The anticipated outcome was 2022 data and the outcome was met.

13	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.
15	Agency/Group/Organization	BAY AREA HOUSTON TRANSPORTATION PARTNERSHIP
	Agency/Group/Organization Type	Transportation
	What section of the Plan was addressed by Consultation?	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?	Agency contacted to gather information regarding on-demand and fixed route transportation plans for elderly and disabled in League City. The anticipated outcome was 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.

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?
League City Master Mobility Plan	City of League City	The plan was used to determine priorities for providing mobility-based infrastructure improvements in CDBG Target Areas, particularly Main St/Park Ave
Land Use Assumptions Report	Freese and Nichols	The report was used to investigate any assumptions that may reflect an impediment to the City's affirmatively furthering fair housing
Environmental Justice	Houston-Galveston Area Council	The report was used for both the section on Barriers to Affordable Housing and the Fair Housing Plan by examining the methodologies for defining Environmental Justice and reviewing the regional plans, data and maps for League City
Gulf Coast Workforce 2021-2024 Local Plan	Gulf Coast Workforce Board	This report was used to examine labor force predictions for the area as part of the Market Analysis section of the Con Plan
Fair Housing Equity Assessment	Houston-Galveston Area Council	This report was used to examine H-GAC's assessment of housing equity throughout the region and in the League City area for the Barriers to Affordable Housing section and the Fair Housing Plan
Back Home Rapid Rehousing Recovery	Houston-Galveston Area Council	This report on a pilot program was used to determine the level and causes of homelessness as well as ways to provide housing. The report was used for the Homeless and the Marketing sections.
Regional Housing Plan Phase I	Houston-Galveston Area Council	This plan was reviewed to extract information on the first phase of a regional housing plan that will include League City. The information was used in the Housing Market section of the plan.

Galveston County Coastal Project Area Flood Risk Report	FEMA	This report and its data file and Geodatabase was used to complete the Hazard Mitigation section of the Con Plan and to assist in identifying environmental inequalities for the Fair Housing Plan
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Table 3 – Other local / regional / federal planning efforts

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

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 and area social service agencies to coordinate with larger service providers in Houston, Harris County, Texas City and City of Galveston.

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

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

League City's citizen participation process, as outlined in its Citizen Participation Plan, generally involves public notification, public hearings, and public comment period. For the Consolidated Plan there is also an extensive consultation element. At least two public hearings are held each year for the Consolidated Plan or Annual Action Plan. In addition, a 30-day public comment period is provided for receiving questions and comments from interested parties. Both public hearings and public comment period are publicized in the daily general circulation newspaper, on the City's website and at City Hall. Each year there is a public notice and public comment period of at least 15 days for the CAPER. During the years when the City has one or more activities that the Environmental Review Record deems not to be exempt, a public notice and 18-day comment period are provided for the Notice of Finding of No Significant Impact and Intent for the Request for Release of Funds.

For this Consolidated Plan, the City held two public hearings (March 16, 2022 and July 14, 2022). The first public hearing also included a pre-application workshop for interested non-profits. The public comment period was held from July 8, 2022 through August 7, 2022. In addition, there was the opportunity for individuals to speak at the City Council meeting that had the approval of the Consolidated Plan on its agenda. The public notices for all public hearings and Council meetings are posted/published at least 72 hours prior to the event. Two surveys were also posted on the City's website for any interested party to complete. Both were provided in English and Spanish. One was a survey on community needs and priorities and one was a Fair Housing survey to determine residents' experience with housing discrimination. The surveys were posted on January 14, 2022 and respondents had through May 15, 2022 to complete the surveys. There were 114 respondents to the community needs survey and 35 to the Fair Housing survey. None in Spanish.

During the last five years, the City has endeavored to broaden our citizen participation efforts by hosting public hearings in various accessible locations, and during COVID all hearings were conducted virtually or in hybrid – in person and virtually. Those efforts have not resulted in an increase in participation at the hearings. However, there has been a dramatic increase in the number of responses to the community needs survey and fair housing survey. In past years, less than 20 individuals completed either survey. This year for the Consolidated Plan, 114 completed the community needs survey and 35 completed the fair housing survey. While both were provided in Spanish, however no one completed either or the Spanish surveys. Discussions with stakeholders, including non-profit organizations, and responses to the public surveys have informed the priority determinations, goal-setting and proposed activities in this Consolidated Plan. The top three highest responses to infrastructure and public facility needs are the three primary goals and proposed projects in this Consolidated Plan: drainage, street reconstruction, and sidewalk reconstruction/installation. Unfortunately, the four highest responses to social service needs are for services not provided by local agencies or agencies willing to receive CDBG funding. These include services for the elderly, persons with disabilities, mentally ill, and victims of domestic violence. Likewise, the highest responses in the area of housing needs are homebuyer counseling, housing for persons with

disabilities, senior housing and affordable rental housing. League City does not have any agencies providing the housing or services that received the highest priorities. In the area of economic development, general assistance to small businesses had the highest priority, followed by the need for trade schools and job creation/retention. The City of League City has attempted to provide assistance to small businesses in the past but none have been willing to receive CDBG funding.

The summary of the two surveys are in the attachments.

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	City-wide	114 completed surveys	Comments involved highest priority needs; summary is in attachments	All comments were accepted and considered; some were not relevant to the program, but were reviewed and considered	www.leaguecitytx.gov
2	Stakeholder Contacts			Information gathered on priority needs & recommendations to address the needs	All comments were accepted and considered	
3	Public Hearings	City-wide	2 hearings	No comments were received.	No comments were received.	
4	Newspaper Ads	City-wide	N/A			www.galvnews.com
5	Public Notices on City website	City-wide	N/A			www.leaguecitytx.gov

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

General Information on Data: League City has a relatively small low- to moderate-income population, but strives to identify and address their needs as funding allows and subrecipients are available to manage pertinent programs. The latest available housing and population information aggregated for HUD's data needs is the American Community Survey 2013-2017 5-year average estimates. The 2015-2019 American Community Survey provides more current estimates. However, some of the detailed disaggregations are not available with the more recent data as they are special data sets created only for HUD. Most of the special tabulations are reported in HUD's Comprehensive Housing Affordability Strategy (CHAS) data files. However, the latest CHAS files are based on the 2014-2018 ACS. Where 2015-2019 data files are available, they are used. When 2015-2019 ACS information is not available the pre-populated 2013-2017 tables remain to avoid confusion.

More current and precise counts of population by race/ethnicity come from the 2020 Census PL94 database for political redistricting. Unfortunately, additional 2020 Census data will not be released before submission of this Consolidated Plan. However, the 2020 PL94 total population count for League City is 114,392 up from the 2013-2017 estimate of 98,215 and 103,310 from the 2015-2019 estimate. Below Table 5 – Housing Needs Assessment Demographics, with data populated by HUD, is Graph 1 – 2020 PL94 Census Population by Race/Ethnicity. Throughout the Consolidated Plan, the columns labeled HAMFI in the HUD-populated housing tables, refer to HUD Adjusted Median Family Income, which is different from the Census Bureau's Area Median Household Income and Area Median Family Income from the American Community Survey. Three-fourths (73.1%) of League City households have incomes greater than the area median income, and only 20.3% would qualify for HUD CDBG assistance with incomes at or below 80% of the area median income.

Housing: Only 17% of the households have a housing problem. Only 1% have housing problems other than a housing cost burden. Of the total households, 8.42% have a housing cost burden of 30-50% of their income and 6.44% have a cost burden of greater than half of their income. Housing cost is the most critical housing issue in League City, particularly for the lower income households. There is no public housing in League City and only one small area of the city in the far northeast is within Harris County, making housing using Housing Choice Vouchers from the Harris County Housing Authority accessible to voucher holders. There are four Low Income Housing Tax Credit (LIHTC) properties in League City with a total of 694 units, 674 of which are listed as low-income units according to HUD's LIHTC list. The need for affordable housing has been exacerbated by COVID with the skyrocketing unemployment and underemployment rate. The City has funded Interfaith Caring Ministries to provide emergency rental assistance for up to six consecutive months for those adversely affected by COVID-19. There is a housing cost mismatch in League City. There are too few units affordable to the low- to moderate-income and many are rented by higher-

income households. However, without ESG or HOME funds or local agencies receiving Continuum of Care funding, there are no resources for long-term rental assistance. A second major housing need is the rehabilitation of aging owner-occupied homes, especially after major natural disasters, such as Hurricane Harvey. The survey results show that there is a perceived need for affordable senior housing and housing for the disabled.

Homeless: The available information about the homeless population is incomplete at best. League City is part of the Gulf Coast Homeless Coalition which is part of the Texas Balance of State. According to the latest Point in Time count, there were 10 homeless individuals in 3 households who were sheltered and there were no unsheltered persons counted in League City. There are no standing homeless shelters, transitional housing units, or permanent supportive housing in League City. Family Promise of Clear Creek provides housing to families experiencing short-term homelessness and it housed the 3 households counted in the PIT. It is supported by several churches that house the families in the church facilities for a week on a rotating basis, for up to three months. Supportive services are provided in Family Promise's main office. Bay Area Turning Point is the nearest shelter and it serves victims of domestic violence. Resource and Crisis Center of Galveston County provides domestic violence counseling in League City and refers homeless victims to their shelters in Texas City and City of Galveston.

Non-homeless Special Needs: According to the latest American Community Survey, there are 10,973 individuals 65 years and older living in League City, with 44.6% living alone. An estimated 4,178 have some disability. Fewer than 20% of elderly homeowners have a housing cost burden; however, 68% of elderly renters pay more than 30% of their income on housing. The results of the public survey conducted for the Consolidated Plan indicates that senior housing is a priority need.

The latest ACS indicates that 8,948 residents have a disability, with 46.7% being elderly and 43.5% being working age. Just over two-thirds of the residents with a disability are not in the labor force. The median income for persons with a disability is \$41,858 and 86.7% have income of twice the poverty level or greater. The Consolidated Plan survey also indicated that housing for persons with disabilities is a priority need.

The rate of mental illness has increased during the COVID pandemic and there is no definitive research to indicate if the figures will decline when the pandemic has receded significantly. Pre-COVID approximately 20% of adults nationwide had a mental illness. That rate grew in 2020 to approximately 22.5% and there are no statistics for 2021, though anecdotal evidence indicates that the rate continues to increase. The Kaiser Family Foundation reports that Texas has lower rates of mental illness than the nation as a whole but the need for services and treatment still exists. Though League City is primarily in Galveston County, it abuts Harris County and the population is more similar to Harris County residents than the remainder of Galveston County. Harris County statistics follow state and national rates of mortality from mental illness, including self-inflicted harm, and substance use, while Galveston County rates exceed the state and nation. As with all populations, the unemployment, underemployment, income, and housing issues are not available for the 5-year ACS estimates concluding in 2021. The 2021 ACS estimates, when available, will be skewed toward pre-COVID years, covering 60% of the time frame and the annual estimates are very unreliable.

Domestic violence, sexual assault and stalking cases have increased greatly throughout Texas and the country as a whole since early 2020. However, there are very few small-area statistics to indicate the magnitude in League City. The concept of “domestic violence” is changing to be “family violence” as more non-intimate partners are being abused, especially with multi-generational households. The Institute for Health Metrics and Evaluation (IHME) reports that interpersonal violence mortality rates for Harris and Galveston Counties exceeds the state and national rates. No statistics are available at the municipal level. Bay Area Turning Point and Resource and Crisis Center of Galveston County (only one specifically serving Galveston County) provide the most services to League City.

League City Police Department works closely with BATP to provide transportation to the shelter or crisis center for persons who are victims of domestic violence and are in danger of being abused.

There are no statistics available for domestic violence in League City. The lowest geographic level for non-criminal information is the county. Texas Department of Public Safety provides selected crime statistics by jurisdiction and the latest data show that League City’s crime rates for crimes related to domestic violence – rape and assault – are much less than Galveston County as a whole. To estimate incidences of domestic violence, including cases not reported to law enforcement, the ratio of the League City crime rates to the County crime rates are being applied to county-wide domestic violence and sexual assault rates. According to the Texas Council on Family Violence (TCFV), 90.1% of domestic violence survivors indicated that they were homeless one or more times due to domestic violence, making the need for shelters more critical.

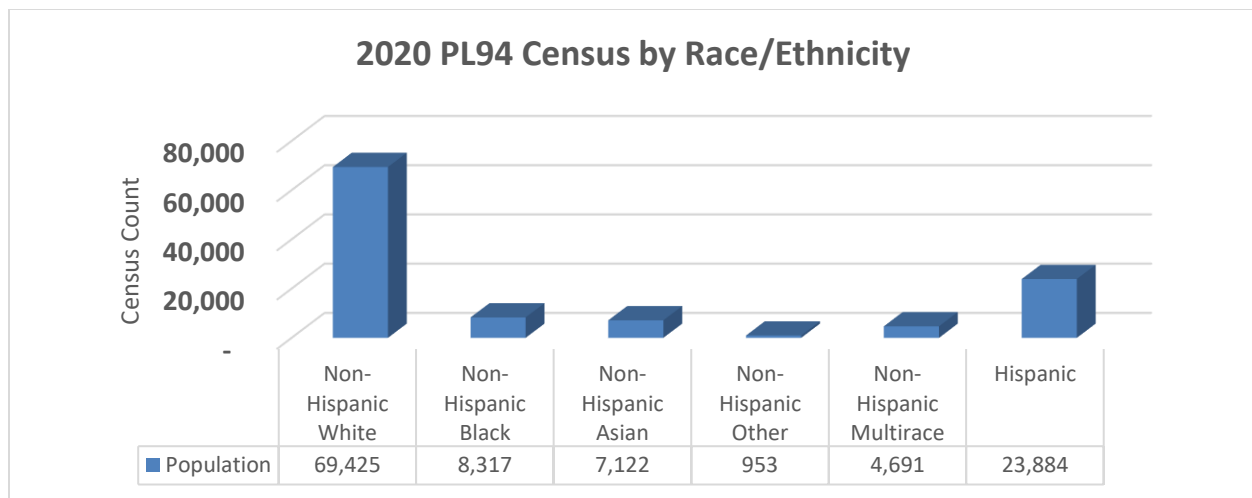
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	66,488	114,392	72%
Households	23,807	41,352	74%
Median Income	\$83,662.00	\$124,633.00	49%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2010 Census (Base Year), 2015-2019 ACS (Most Recent Year)



Graph 1 – 2020 Census by Race/Ethnicity

Data Source: 2020 PL94 Census count

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,585	1,805	3,640	2,270	25,245
Small Family Households	435	530	1,385	1,330	15,180
Large Family Households	320	150	300	95	2,410
Household contains at least one person 62-74 years of age	290	505	850	340	3,815
Household contains at least one person age 75 or older	135	230	700	215	1,025
Households with one or more children 6 years old or younger	355	130	850	265	5,310

Table 6 - Total Households Table (Provided by HUD)

Data Source: 2013-2017 CHAS

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI	Table Total
Total Households	3,480	2,831	6,381	3,849	21,121	37,662
Small Family Households	955	832	2,428	2,255	11,022	17,492
Large Family Households	703	235	527	161	1,972	3,598
Household contains at least one person 62-74 years of age	637	793	1,492	577	3,025	6,524
Household contains at least one person age 75 or older	297	361	1,229	365	841	3,093
Households with one or more children 6 years old or younger	779	205	1,492	450	4,261	7,187

Table 6a – Total Households Table CHAS 2016-2020 Estimated

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	25	0	50	0	75	0	50	0	0	50
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	60	0	0	55	115	10	30	0	10	50
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	225	0	30	0	255	0	0	4	0	4
Housing cost burden greater than 50% of income (and none of the above problems)	430	280	90	0	800	485	370	370	200	1,425

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	0	340	1,090	245	1,675	60	425	375	375	1,235
Zero/negative Income (and none of the above problems)	135	0	0	0	135	40	0	0	0	40

Table 7 – Housing Problems Table

Data 2013-2017 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	735	280	175	55	1,245	495	455	380	215	1,545
Having none of four housing problems	100	375	1,505	940	2,920	80	700	1,580	1,070	3,430
Household has negative income, but none of the other housing problems	135	0	0	0	135	40	0	0	0	40

Table 8 – Housing Problems 2

Data 2013-2017 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	270	165	465	900	130	235	310	675
Large Related	255	85	50	390	65	60	119	244
Elderly	50	115	445	610	160	425	275	860
Other	165	260	255	680	195	155	40	390
Total need by income	740	625	1,215	2,580	550	875	744	2,169

Table 9 – Cost Burden > 30%

Data 2013-2017 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	270	90	50	410	130	190	140	460
Large Related	255	60	0	315	65	35	90	190
Elderly	50	70	45	165	135	105	130	370
Other	165	60	0	225	160	95	10	265
Total need by income	740	280	95	1,115	490	425	370	1,285

Table 10 – Cost Burden > 50%

Data 2013-2017 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	285	0	30	55	370	10	4	0	10	24

	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	4	0	4
Other, non-family households	0	0	50	0	50	0	25	0	0	25
Total need by income	285	0	80	55	420	10	29	4	10	53

Table 11 – Crowding Information – 1/2

Data 2013-2017 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	449	134	585	1,168	385	286	615	1,286

Table 12 – Crowding Information –

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

Based on the latest available ACS data (2016-2020), there are 8,274 single-person households in League City. Of these 4,643 are owners and 3,631 are renters. Applying the cost burden data from the 2016-2020 ACS to single-person households and comparing the renter data to the number of renter households requesting assistance from Interfaith Caring Ministries, it is estimated that of the single-person households 653 owners and 1,077 renters are in need of assistance. League City and Galveston County have no Public Housing Authority and none of the Harris County Housing Choice Voucher holders reside in the League City portion of Harris County. As a result, there is no public housing assistance for League City residents. COVID-19 has exacerbated the problem as single householders who became unemployed or underemployed are now unable to pay current housing costs plus deferred rent and mortgages.

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.

The 2016-2020 ACS estimates that there are 8,073 adults, including 3,895 householders, with a disability. It is estimated, based on income, age, and employment status, that 2,875 working age adults and 3,250 elderly adults are in need of housing assistance. Approximately 2,559 adults, including 1,368 elderly, have an independent living difficulty and are in need of additional assistance, including having live-in caregivers. Finding rentals that will accept is often difficult, though refusal is a violation of the fair housing regulations.

Of the working age disabled, 547 have no health insurance coverage, placing an extra economic burden on the household, making the need for additional financial assistance more critical.

No information exists for victims of stalking or sexual assault needing housing assistance in League City. According to the Resource and Crisis Center of Galveston County, 1,099 victims of domestic violence or sexual assault requested shelter in 2020. All of these were in need of emergency shelter and most will require housing assistance as they leave the shelter.

What are the most common housing problems?

Housing cost is by far the most common housing problem in League City. According to the 2016-2020 ACS, only 358 housing units (with a margin of error of 464) in League City lack complete plumbing. Only 961 (with a margin of error of 660) have more than 1 occupant per room, with 72 also lacking plumbing. Therefore, only 961 units (2.5%) have a HUD-defined housing problem other than a housing cost burden of greater than 30% of income. However, due to the small numbers estimated and the high margin of error, it is unclear how many units are overcrowded and/or are lacking some or all plumbing. The 2016-2020 ACS shows that 38.8% of all renters have a housing cost burden, with nearly 17% paying more than 50% of their income on housing. Approximately 17% of owners have housing costs of more than 30% of their income, 7.2% having a burden of more than 50% of their income.

Post-COVID information is not available to determine how the over-crowding and cost burden estimates have changed.

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

The lower the income, the greater the percent with a housing cost burden. Rents in League City are high, with 87% of units renting for \$1,000 or more. Renters must earn at least \$40,000 per year to rent the typical League City unit without a housing cost burden of more than 30%. Families are especially burdened as the more bedrooms, the higher the rent, requiring an income of at least \$60,000 for rents of \$1,500. While the National Low Income Housing Coalition does not provide data strictly for League City, their 2020 information for Galveston County indicates that the average renter would require an income of \$47,040 to afford the median priced two-bedroom in Galveston County. Households earning minimum wage would need to work 125 hours per week to meet the required income. That is the equivalent of three full-time employees.

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.

Virtually all extremely low-income households with incomes of \$20,000 or less have a housing cost burden of more than 30%. All renters and 67% of owners with household incomes of \$20,000-\$34,999 also have a housing cost burden of more than 30%. Three-fourths of renters with incomes of \$25,000-\$49,999 have

a cost burden of more than 30%, as do half of the renters with incomes of \$50,000-\$74,999. Interfaith Caring Ministries clients whose rent is paid by CDBG funds have an average income of \$21,177. ICM also receives funding for rent and utility assistance for those affected by COVID-19 and the average income of those receiving CDBG-CV assistance is \$17,335.

League City does not have any rapid re-housing programs. The participants in Family Promise, a shelter provider for homeless families, have difficulty finding suitable housing at a rent that they can afford and most often must rely on rental assistance for at least three months.

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:

Due to the lack of regional, state and national data disaggregated to municipalities, League City does not produce estimates of at-risk populations.

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

Housing cost is linked with housing instability. Housing less than 20 years old comprises 61% of the market in League City. Additionally, 77% of housing has 3 or more bedrooms, increasing the average housing cost. A lack of public transportation, limits job opportunities for extremely low- and very low-income workers. The effects of COVID-19 on individual homeowners and renters, as well as landlords, has put a great strain on housing affordability and availability in the entire region, including League City.

Discussion

League City's housing stock is new compared with most municipalities and three-fourths of the units have at least 3 bedrooms. These two realities result in higher housing costs than exist in the balance of Galveston County. Though League City has a higher average household income than the remainder of the metropolitan area, there remains an undue housing cost burden for approximately 18% of owners and 40% of renters.

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

One indicator of housing disparity among racial/ethnicity groups is the percent of each group that has one or more housing problems. The four problems for which HUD provides data are housing cost burden of greater than 30% of household income, lacking some or all plumbing, lacking some or all elements of a kitchen, and having more than one person per room (not per bedroom, but per total rooms). For League City, more than three-fourths of households with a housing problem only have housing cost as their issue. There are very few homes lacking complete kitchens or plumbing, and not many who are living in overcrowded conditions. The information below details the magnitude of housing problems by race/ethnicity for each income group below the area median.

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	1,285	125	175
White	710	125	150
Black / African American	30	0	25
Asian	60	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	485	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,495	310	0
White	975	170	0
Black / African American	225	40	0
Asian	85	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	115	100	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,015	1,620	0
White	1,200	1,100	0
Black / African American	100	70	0
Asian	125	80	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	545	300	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	885	1,390	0
White	570	895	0
Black / African American	125	120	0
Asian	40	95	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	145	255	0

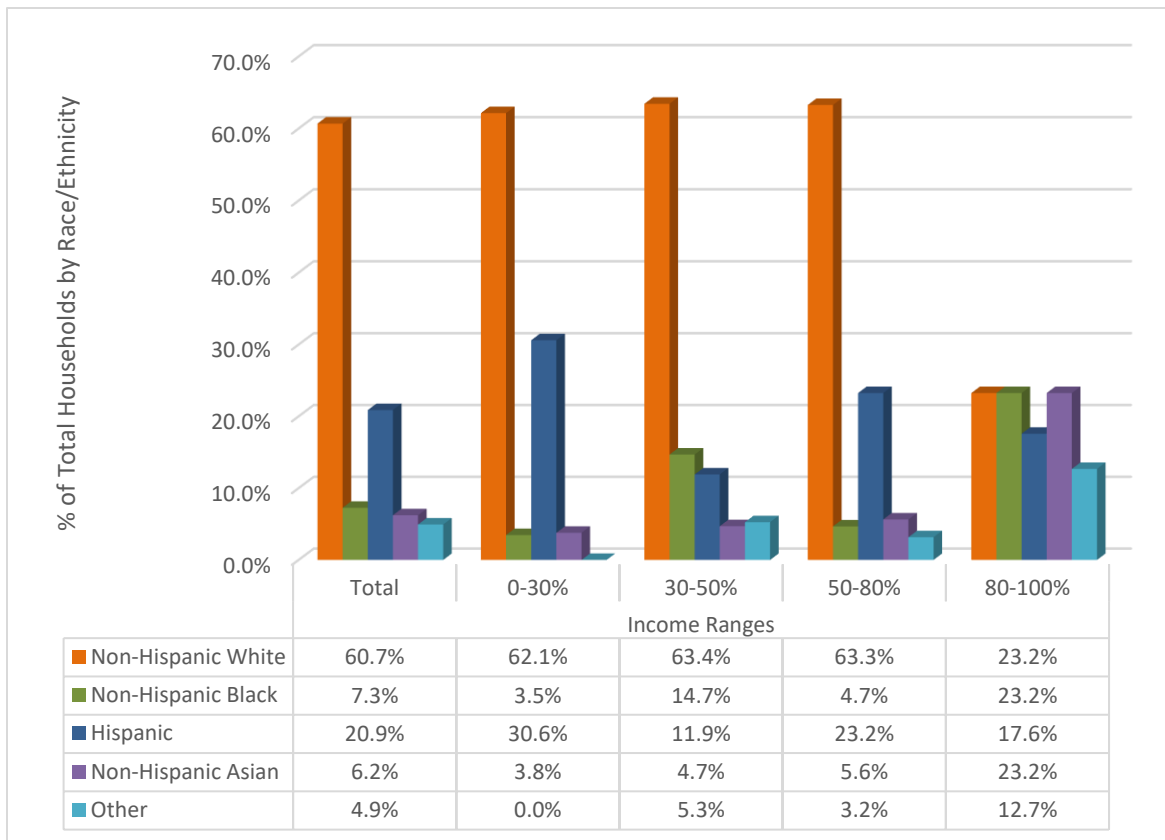
Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2013-2017 CHAS

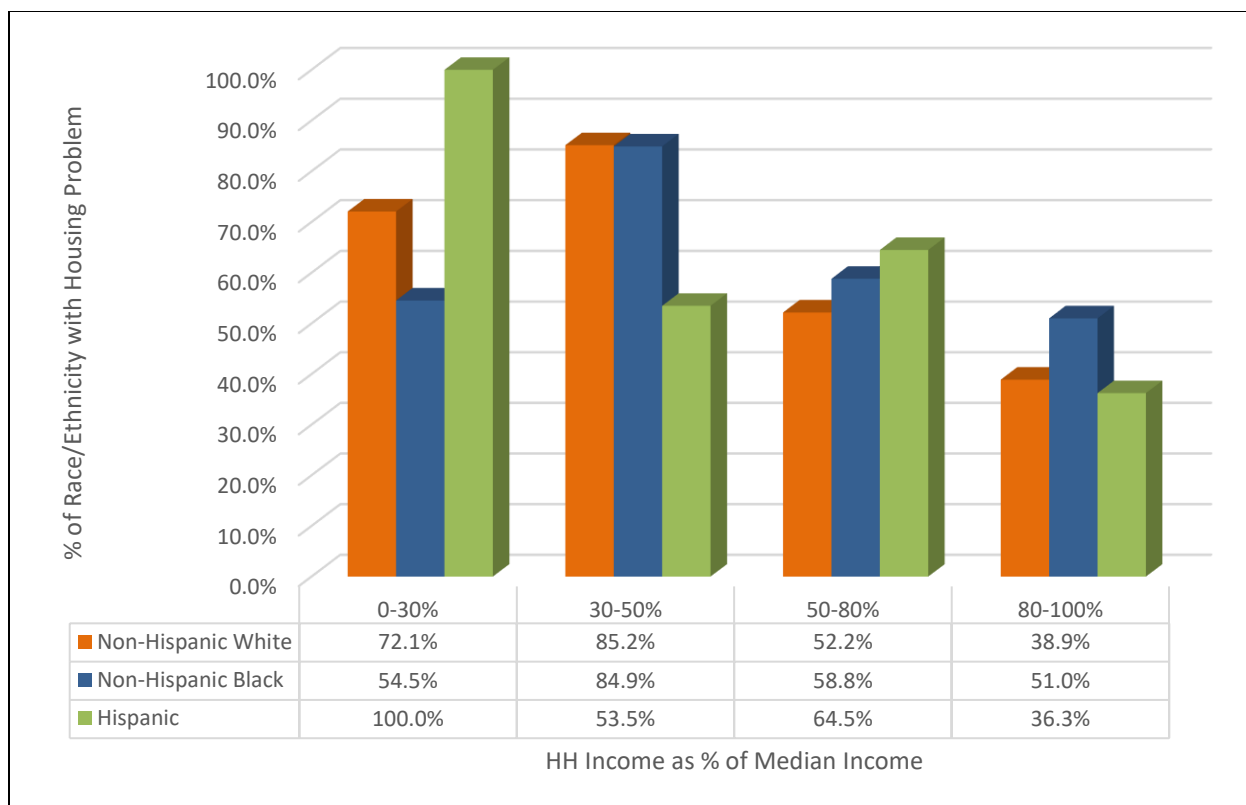
Source:

*The four housing problems are:

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



Graph 2 – Households Distributed by Race/Ethnicity within Each Income Range



Graph 3 – Percent of Each Race/Ethnicity with Housing Problems by Income as % of Median Income

(Note: Too few Asian and American Indian Households to quantify)

Discussion

Generally, racial/ethnic disparity in housing quality is considered problematic when the gap between groups exceeds 10 percentage points. Hispanics with household incomes of 30% or less of the area median have considerably higher rate one or more housing problems than non-Hispanic Whites or African Americans. Non-Hispanic Whites exceed African Americans by nearly 18 percentage points for households with incomes of 30% or less of the area median. Hispanics with incomes of 30-50% of median have a considerably lower rate of households with one or more housing problems than non-Hispanic Whites and African Americans. Hispanics have a slightly higher rate than African Americans but 12.2% higher than non-Hispanic Whites. For households with incomes of 80-100% of the median, Hispanics have a slightly lower percentage with problems than non-Hispanic Whites, while African Americans exceed both groups by more than 10 percentage points.

The statistics indicate that, while there is generally some disparity among racial/ethnic groups, the magnitude and direction are dependent upon incomes. It is expected that the lower the income, the greater the potential for living with at least one housing problem. As incomes increase, the likelihood of having a housing problem decline, though housing cost burden of more than 30% of income is somewhat consistent regardless of income.

COVID-19 has further exacerbated the circumstances of housing problems as many have become unemployed or underemployed and landlords are raising rents to compensate for the loss of income during the eviction moratorium. Households that received no rental assistance faced paying up to six months of deferred rent or mortgage plus their current month's payment. Few households, regardless of pre-COVID income, are able to pay seven months of dwelling expenses at one time.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD also estimates the number of households with severe housing problems – greater than 50% housing cost burden, more than 1.5 persons per room, and lacking some or all plumbing and/or kitchen facilities. The primary difference between the problems above are the higher cost burden and greater persons per room. These populations have a greater housing instability as they are not able to sustain paying at least 50% of income in rent and/or having more than 1.5 persons per room, often due to multiple families doubling up.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,230	180	175
White	675	160	150
Black / African American	30	0	25
Asian	60	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	465	25	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	735	1,075	0
White	580	570	0
Black / African American	0	265	0
Asian	10	70	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	45	175	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	555	3,085	0
White	340	1,965	0
Black / African American	10	155	0
Asian	70	135	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	135	715	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

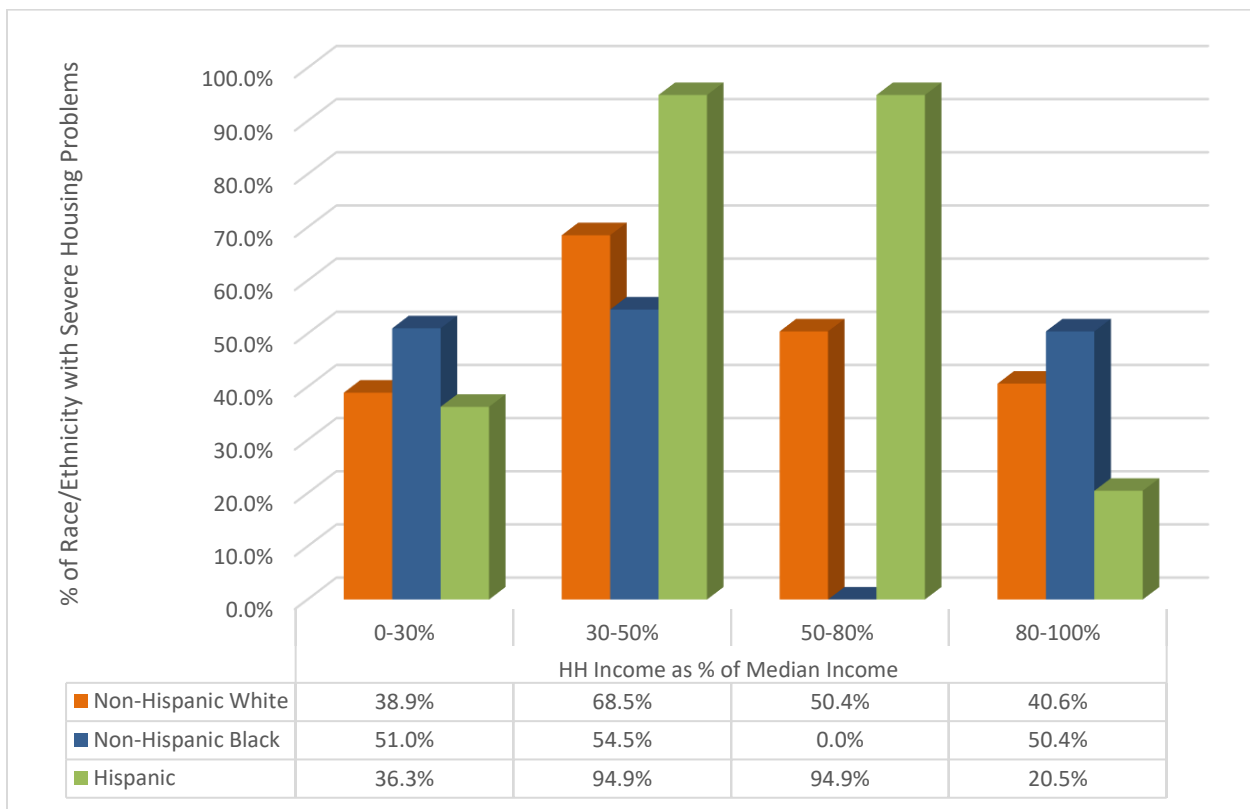
Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	270	2,010	0
White	90	1,375	0
Black / African American	110	135	0
Asian	0	135	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	65	335	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

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



Graph 4 – Percent of Each Race/Ethnicity with Severe Housing Problems by Income as % of Median Income

Discussion

The racial/ethnic disparity among households with severe housing problems is more pronounced than with moderate housing problems. Except households with incomes greater than 80% of the median, Hispanics have higher percentages of severe housing problems than non-Hispanic Whites. Hispanics have much higher rates for households with incomes of 30-80%, reaching nearly 100%. Approximately half of African Americans have at least one severe housing problem for all incomes except the 50-80% group. It should be noted, however, that with the exception of households with incomes of 50-80% Hispanics have many fewer total households in the HUD-provided tables of severe housing problems.

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:

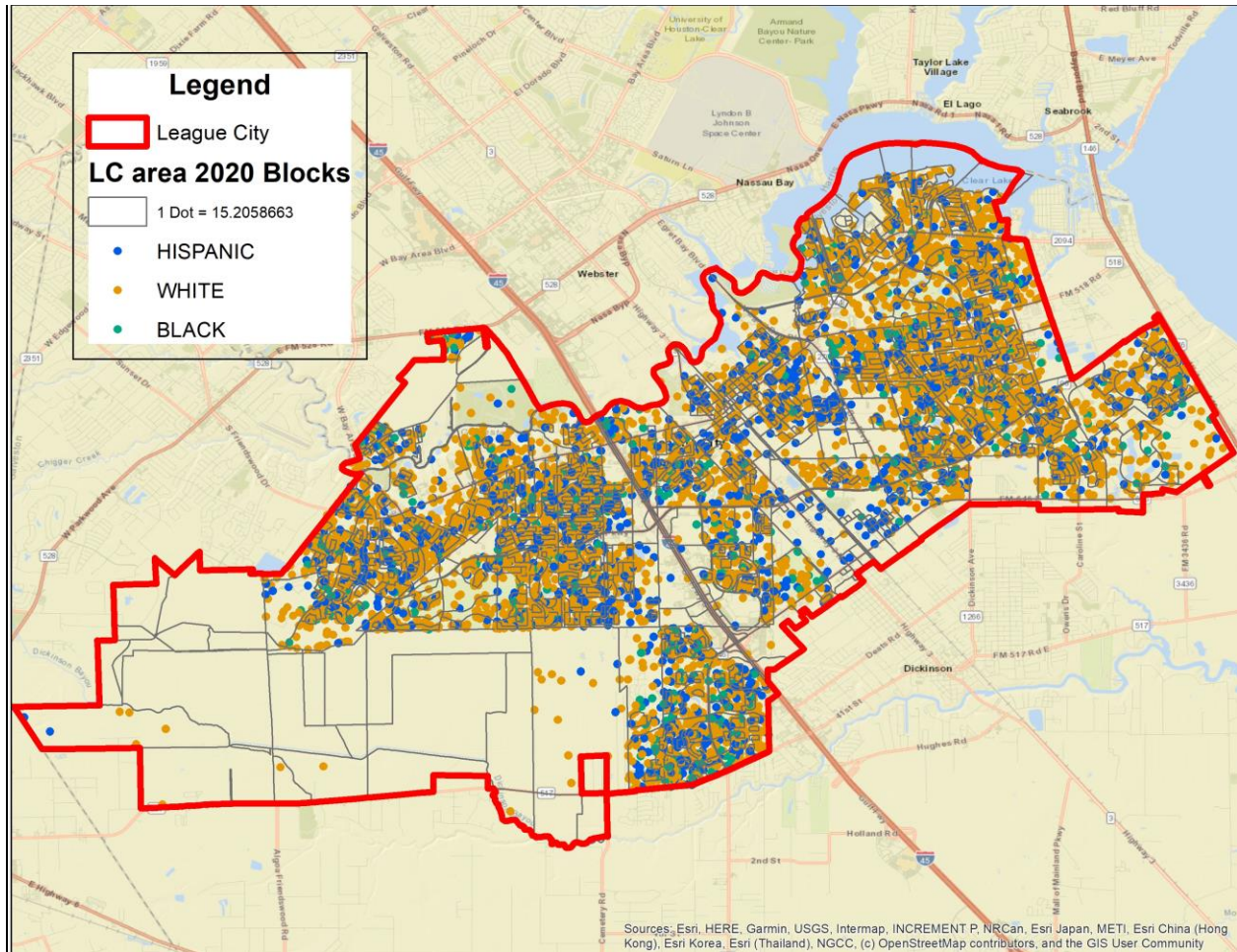
Most of the households with one or more housing problems have a housing cost burden of 30% or more of income than any other problem, regardless of race/ethnicity. One-fifth of total households in League City have a housing cost burden of 30% or greater.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	27,470	4,240	2,665	170
White	20,555	2,505	1,655	150
Black / African American	1,720	365	155	25
Asian	1,175	385	125	0
American Indian, Alaska Native	65	0	0	0
Pacific Islander	0	0	0	0
Hispanic	3,355	940	625	0

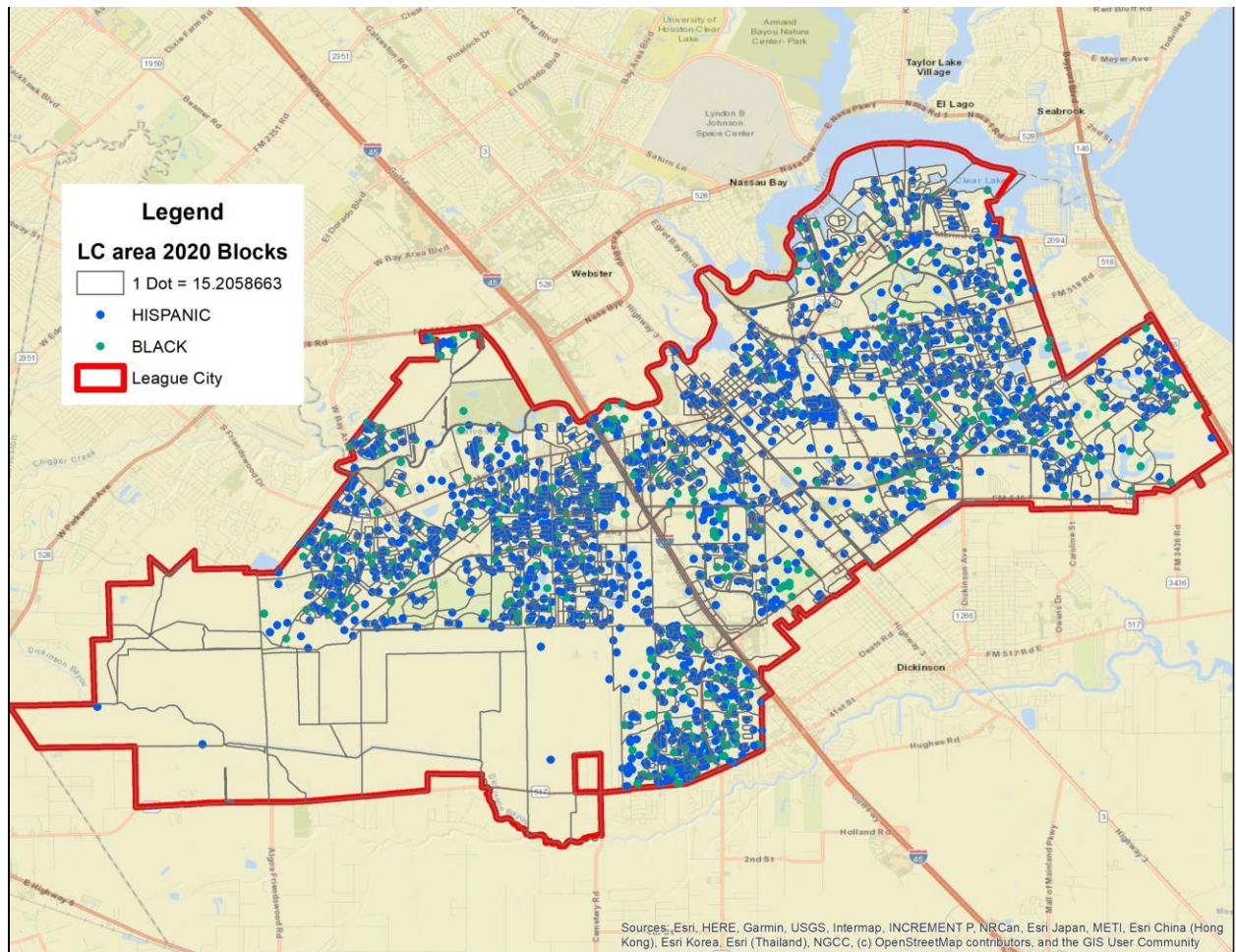
Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS



Map 3 – 2020 Census by Block for Major Racial/Ethnic Groups

Data Source: 2020 PL94-171



Map 4 – 2020 Census by Block Hispanics and Non-Hispanic African Americans

Data Source: 2020 PL94-171

Discussion:

African Americans and Whites have the lowest rate of households with housing cost burdens above affordability, with Hispanics having slightly higher rates. Those households with affordable housing costs comprise 82.7% of Non-Hispanic White; 75.9% of non-Hispanic African Americans and 68.2% of Hispanics. Hispanics are comparable to non-Hispanic African Americans for cost burdens of 30-50%, but are nearly double the rates for Whites and African Americans for households paying 50% of their income for housing. The 2020 Decennial Census PL-94 data file shows that racial/ethnic groups are disbursed relatively equally throughout the city.

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?

Unaffordable housing is the greatest housing need in League City. The lower the income the greater the need regardless of the racial or ethnic group. Controlling for income, Hispanics generally have a higher need than other racial/ethnic groups in League City. One-third of Hispanics have a housing cost burden of more than 30% of their income, compared with one-fourth of non-Hispanic African Americans and one-fifth of non-Hispanic Whites. Asians mirror Hispanics, though the total household count is too small for reliable estimates.

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

Income and household size are the biggest disparities, creating disparate housing needs for affordability and crowding. Single person households have a difficult time finding efficiencies or 1-bedroom units and large households have difficulty finding 4- and 5-bedroom multi-family units forcing them into the much higher cost single-family market. Due to the age of the housing in League City, a large percentage of households have difficulty finding housing that does not pose a housing cost burden. Newer housing, particularly housing build in within the past 20 years, is more costly per square foot than older homes, be they multi-family or single family.

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

For the most part, African Americans, Hispanics, and non-Hispanic Whites are distributed evenly throughout the city. The small area between Hobbs Rd and Newport Blvd west of IH-45 is predominantly Hispanic as is a mobile home park west of S. Egret Bay Blvd between Webster St. and Austin St. A small apartment complex south of Main St. between Briarglen Dr. and Reynolds Ave. is predominantly Hispanic. (See maps in NA-25 above).

NA-35 Public Housing – 91.205(b)

Introduction

There is no Public Housing Authority in League City or that serves League City. A very small portion of the city is in Harris County, which maintains and Housing Choice Voucher program. However, no program participants are using a HCV for housing in League City.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0		0		0	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	0	0	0	0	0
Average length of stay	0	0	0	0	0	0	0	0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	0	0	0	0	0	0	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	0	0	0	0	0
# of Disabled Families	0	0	0	0	0	0	0	0
# of Families requesting accessibility features	0	0	0	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

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 *
White	0	0	0	0	0	0	0	0	0
Black/African American	0	0	0	0	0	0	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0
Not Hispanic	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Not Applicable – no public housing authority serves League City

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

Not Applicable – no public housing authority serves League City

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

Not Applicable – no public housing authority serves League City

Discussion

Not Applicable – no public housing authority serves League City

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The available information about the homeless population is incomplete at best. League City is part of the Gulf Coast Homeless Coalition which is part of the Texas Balance of State. Most of Gulf Coast Homeless Coalition's Point in Time (PIT) surveying efforts are concentrated in the City of Galveston and in Texas City. According to the latest PIT count, there were 10 homeless individuals in 3 households who were sheltered and there were no unsheltered persons counted in League City. There are no standing homeless shelters, transitional housing units, or permanent supportive housing in League City. Family Promise of Clear Creek provides housing to families experiencing short-term homelessness and it housed the 3 households counted in the PIT. It is supported by several churches that house the families in the church facilities for a week on a rotating basis, for up to three months. Supportive services are provided in Family Promise's main office. Bay Area Turning Point is the nearest shelter and it serves victims of domestic violence. Resource and Crisis Center of Galveston County provides domestic violence counseling in League City and refers homeless victims to their shelters in Texas City and City of Galveston.

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 information is available for chronically homeless, veterans or unaccompanied youth. The only information that is available is for the families facing short-term homelessness who seek shelter through Family Promise. Family Promise residents experience homelessness for less than three months as they are families with short-term needs for shelter.

Nature and Extent of Homelessness (Optional)

	Estimate the # of persons		Estimate the #	Estimate	Estimate the	Estimate the #
	experiencing homelessness on a		experiencing	the # becoming	# exiting	of days persons
	given night		homelessness	homeless	homelessness	experience
	Unsheltered	Sheltered	each year	each year	each year	homelessness
Persons in Households with Adult(s) and Child(ren)		12	32	32	32	90
Persons in Households with Only Children						
Persons in Households with Only Adults						
Chronically Homeless Individuals						
Chronically Homeless Families						
Veterans						
Unaccompanied Youth						
Persons with HIV						

Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

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

No information is available for homeless families of veterans. Approximately four families at any one time receive shelter through Family Promise. The families are housed for an average of 90 days. It is estimated that in any given year, 16 families will receive shelter through Family Promise and of those, 12 will require housing assistance upon exiting the shelter.

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

No information was gathered by race/ethnicity.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

During the Point in Time Count for the past 5 years, no unsheltered homeless in League City were identified and counted. Only sheltered homeless served by Family Promise were counted for League City. Of these, all are families and most have lost housing temporarily due to loss of income, ill health, fire, flood or other recoverable event. Bay Area Turning Point provides shelter to victims of domestic violence in the area but does not receive funding from League City and cannot provide information on the number and nature of homelessness due to domestic violence for League City only.

Discussion:

League City has a small homeless population. The PIT counts for the entire county do not count unsheltered homeless in League City nor do City staff know of any homeless encampments or congregating places in League City for unsheltered homeless. The counts are for those enrolled in Family Promise. Family Promise is a program for homeless families who are not chronically homeless but anticipate securing housing within 90 to 180 days. The agency collaborates with participating churches to house the families at each of the member churches for one week per church at a time. Bay Area Turning Point provides shelter to individuals and families who are victims of domestic violence. However, the agency is not receiving funding from League City at this time and, therefore, does not track the clientele by municipality.

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

Introduction:

The primary special needs populations in League City are the elderly and disabled. Approximately 10% of the population is elderly, with 37.9% having one or more disabilities to some level of severity. Of working age adults, 5.7% have a disability. Veterans comprise 8.3% of the adult population. There is no definitive information for the number of city residents with HIV or the number of victims of domestic violence, sexual assault or stalking. In 2019 there were 56 rapes 48 other assaults of all types.

Describe the characteristics of special needs populations in your community:

Based on the latest available ACS data (2016-2020), there are 10,430 residents 65 years of age or older in League City and 3,961 (37.9%) have some level of disability or disabilities. The ACS provides information on each disability without delineating those with multiple disabilities. Many elderly have multiple disabilities. Current estimates indicate that 18.1% have a hearing difficulty, 5.3% have a vision difficulty, 10.5% have a cognitive difficulty, 21.5% have an ambulatory difficulty, 6.7% have a self-care difficulty, and 15% have an independent living difficulty. Of those 18-64 years, 5.7% have some form of disability. Based on the estimates by type of disability and age, approximately 4,500 elderly and 3,250 working-age adults are in need of some level of daily care. For all ages and disabilities, 8.7% of non-Hispanic Whites, 7.8% of African Americans, and 6.1% of Hispanics have a disability. While the unemployment rate among disabled adults is only slightly higher than for non-disabled, three-fourths of the adults who are disabled are not in the labor force, compared to one-fourth of those with no disability.

The 2016-2020 ACS estimates that there are 6,303 veterans in League City, which represents 8.3% of the adult population. Nearly one third are Vietnam era veterans and another third are early Gulf War era (1990-2001). Just over three-fourths are non-Hispanic White, 9.3% are African American and 13.7% are Hispanic. More than one-fourth (28.7%) of veterans have a disability compared with 10.2% of adults in the general population. Earnings for the past year were much lower for those with disabilities, with 48.6% earning less than \$35,000 compared with only 30% of those with no disability. Nearly one-third (29.3%) of disabled adults earned less than \$15,000.

No information exists for League City corporate limits for the number of individuals who are victims of domestic violence. County-wide, in 2020, the Resource and Crisis Center of Galveston County received 4,827 hotline calls, with 1,099 requesting shelter and 1,100 requesting crisis intervention. Of the 126 victims who received medical accompaniment, 56 were related to non-domestic sexual assault. RCCGC sheltered 350 individuals, of which 71.5% were adults and 28.5% children. Whites accounted for more than 75% of the shelter residents and African Americans most of the rest. The whites were not divided between Hispanic and non-Hispanic and no Hispanic numbers were provided.

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

There is a need in League City and the surrounding areas for affordable housing for elderly and disabled residents. Without a Public Housing Authority and few Low Income Housing Tax Credit properties, as well as a disproportionate number of single-family homes, the elderly and disabled on limited incomes are either living in rentals they cannot afford or in their own homes that are declining in quality and value with deferred maintenance. There appears to be sufficient shelter beds in the area for victims of domestic violence, though none actually within League City.

Due to the nature of League City, there are few supportive services to address the needs of the special needs population. Economies of scale prevent many agencies from locating in League City because of the number of persons in need and the relatively high income of residents, including special needs residents. The supportive services that do exist in League City are for the general population or are private for profit agencies, such as residential mental health programs. While there are a number of agencies in Galveston County that provide supportive services to the disabled, those with mental health or substance use disorders, veterans, and those living with HIV/AIDS they are located on Galveston Island or in Texas City, not in close proximity to League City.

As a result of the lack of local services, transportation becomes one of the greatest needs for the special needs populations. League City has no public mass transit and specialized fixed-route services for elderly and disabled have ceased serving League City. There is limited demand-response service but there are no subsidies for the cost.

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

Region 6 has 30,198 people living with HIV. Within the area, Galveston County has 1,178 people living with HIV. No information is available for League City. Assuming League City's number of people living with HIV compared with Galveston County's count is in line with the total population of the city as a percent of the County total, then there would be an estimated 384 League City residents who are living with HIV. The state information for the Houston EMA shows the racial/ethnic distribution to be: 44.5% African Americans, 28% Hispanics, 16% non-Hispanic Whites, and 11.5% multi-racial or other. As would be expected, persons 25-64 years of age have the highest rates within 10-year ranges, including 20.5% for 25-34 year olds, 23% for 35-44 year olds, 24.9% for 45-54 year olds and 20% for 55-64 year olds. Only 4.2% of the cases are under 25 years and 7.3% are 65 years or older. Counts by gender indicate that 75% of the cases are male and 25% are female, based on gender declaration.

Discussion:

Because of the relatively low number of special needs residents in League City, there are few specialized housing and services for the various groups. As a result, one of the greatest needs is affordable transportation to allow for access to services in Houston, Texas City or Galveston as well as for special needs populations to access employment outside of the city limits. The elderly, particularly the elderly

with one or more disabilities, are in the greatest need of specialized transportation, including para-transit, at an affordable cost. Better transportation and employment opportunities are needed for the working-age population who have one or more disabilities. At this time only one-fourth of the League City disabled population is in the work force either employed or seeking employment. The League City Police Department works with Bay Area Turning Point to provide emergency transportation to the shelter for victims of domestic violence or sexual assault. This assists in addressing the emergency transportation issue for this population.

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

Describe the jurisdiction's need for Public Facilities:

Based on the responses to the Community Development survey available to the public from January 2022 through May, 2022, additional senior centers and parks have the highest priority need. The need for more senior and special needs activities were listed as high priority, whether through senior and special needs centers or within existing parks and the community center. Within the parks and recreation category, sports fields and biking paths are priority needs. A library on the west side of IH 45 is another need in League City.

How were these needs determined?

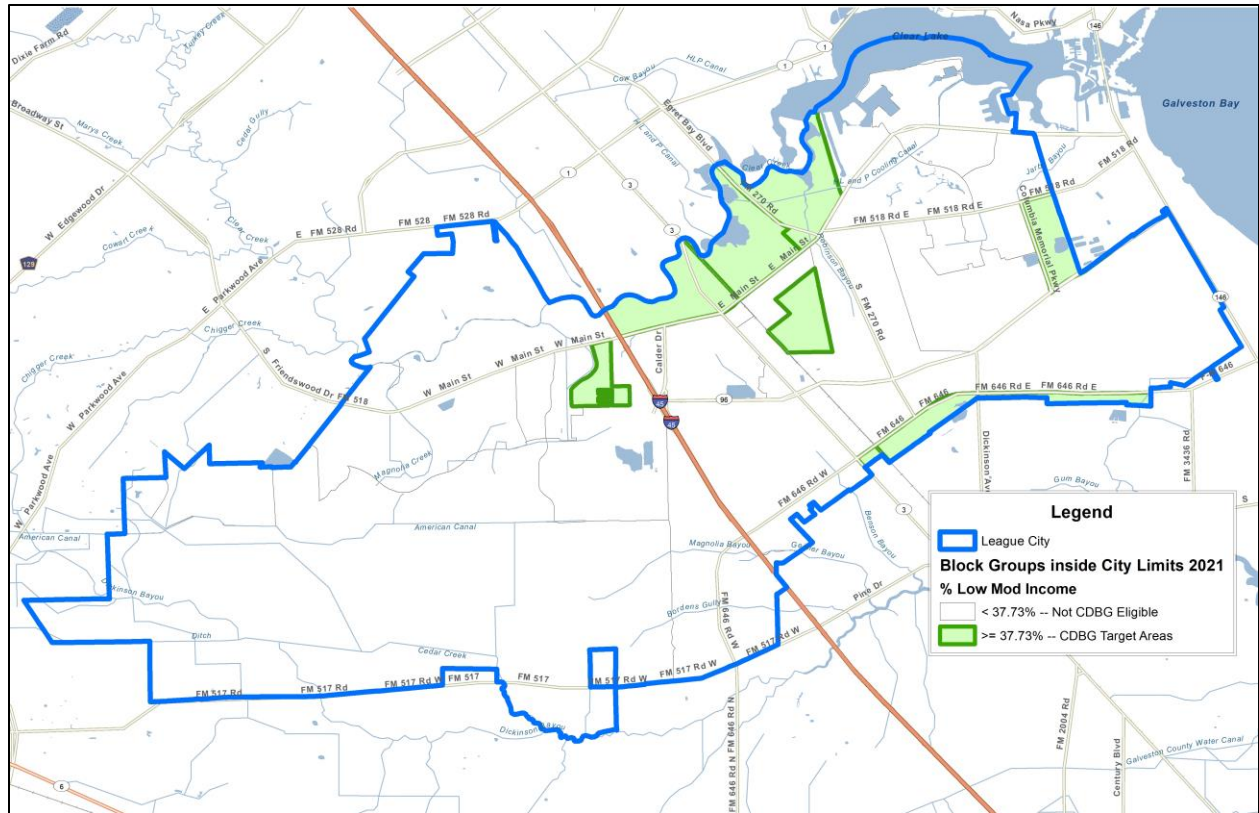
The public facility infrastructure needs were determined from resident and stakeholder input through a Community Development survey posted from January through May 2022; input from public forums during the development of the Main Street Revitalization Plan and Comprehensive Plan; and studies conducted by City departments and planning consultants. The public survey results indicate there is a need for improved or additional senior centers and parks, with a lesser need for improved or additional community centers. Programs within the community center or public parks for special needs classes and recreation also received a high priority.

Describe the jurisdiction's need for Public Improvements:

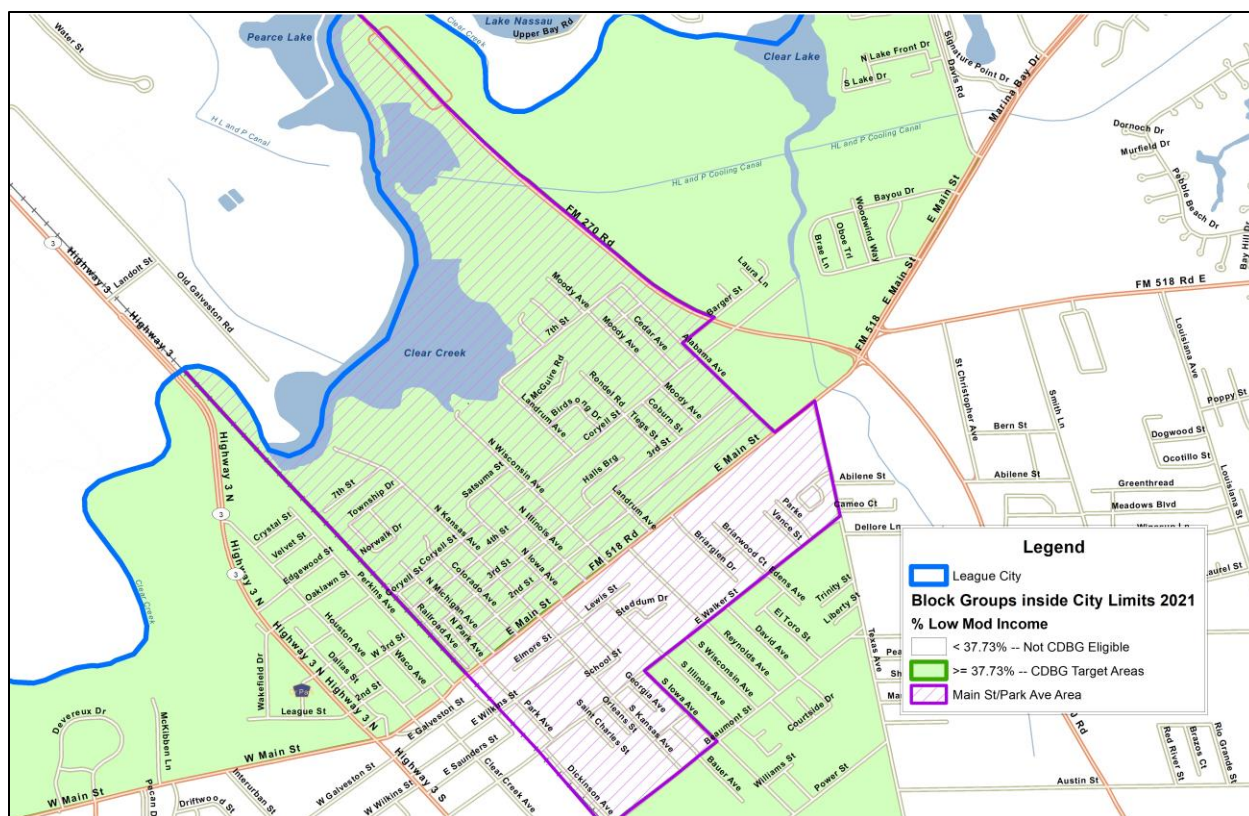
The City's needs for public improvements include improved drainage, streets and on-street parking, sidewalks, street and sidewalk lighting, and signalization in the older areas of the city. Currently, the primary area of need and opportunity is Main Street/Park Avenue and the neighborhood just to the south of the area. The maps below show the location within the city limits and zoomed in to the specific area.

How were these needs determined?

The public infrastructure needs were determined from resident and stakeholder input through a Community Development survey posted from January through May 2022; input from public forums during the development of the Main Street Revitalization Plan and Comprehensive Plan; and studies conducted by City departments and planning consultants. The public survey results indicate that drainage and flooding prevention improvements has the highest priority need, particularly in the Main Street/Park Avenue area and south. Sidewalk reconstruction or installation as part of the Safe Routes to School program had the second highest rank need, along with road reconstruction.



Map 5 – CDBG Eligible Target Areas within the City, Highlighting the Main St/Park Ave Area



Map 6 – Main St/Park Ave Target Area

Describe the jurisdiction's need for Public Services:

Services for the elderly and disabled, including expanded Meals on Wheels program, recreational and educational programs, and transportation services have the combined overall priority. Affordable/accessible mental health services are a high priority need in League City, especially in the wake of the COVID-19 pandemic and the upswing in mass shootings and violence in the country. There is a high priority need for services and shelter for victims of domestic violence. Tied closely to the need for specific public services is the need of affordable transportation to access the services that do exist or to be transported to services in surrounding areas. Youth services, particularly drop-out prevention and gang prevention programs are needed in League City. Emergency rental assistance is also a high priority need, particularly with the impact of COVID-19 and rapid inflation.

How were these needs determined?

The public services needs were determined from resident and stakeholder input through a Community Development survey posted from January through May 2022 and input from public service providers in and around League City. The public survey results indicate that mental health services, domestic violence shelters and services, services to the elderly and disabled, youth services, food services such as food banks and meals on wheels, domestic violence services and emergency rental assistance had the highest

priorities. Also having a high priority and impacting each of these other service needs is the need for affordable public transportation, including fixed route transit and demand-response services for the elderly and disabled.

Housing Market Analysis

MA-05 Overview

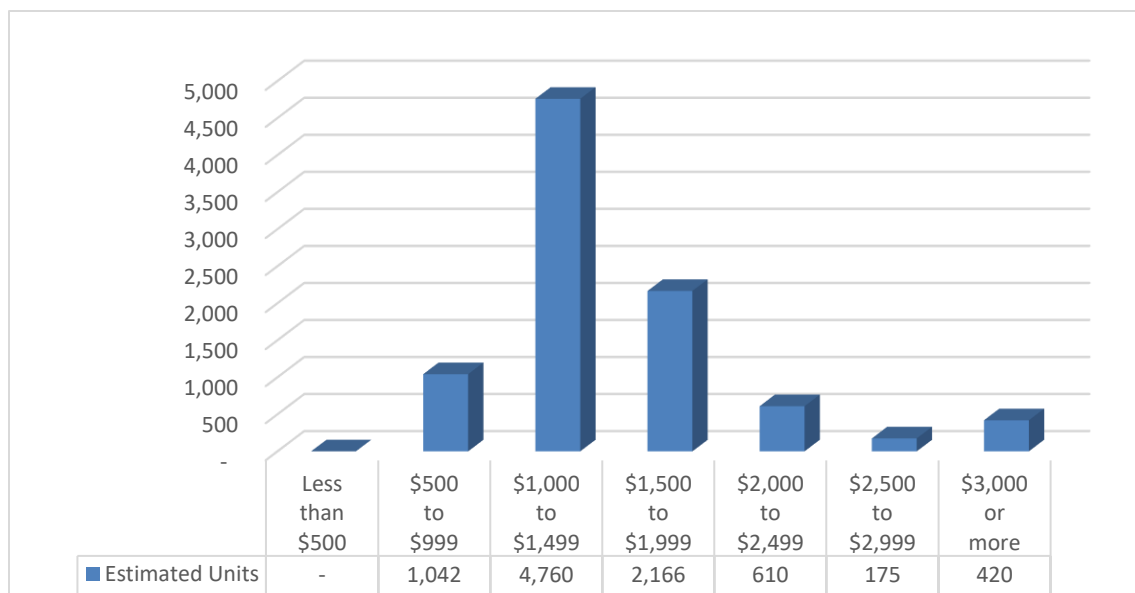
Housing Market Analysis Overview:

The fair market rents in League City are much higher than the rest of the Houston-The Woodlands-Sugar Land HUD Metro Fair Market Area (HMFMA). The table below compares the two areas for 2020 and 2022. The latest estimates for actual rents in League City are from the 2016-2020 American Community Survey (ACS), which is a 5-year average of a small sample of households. According to the ACS, the average median rents in League City in 2016-2020 was \$1,387. The graph below shows the distribution of units by cost range from the ACS.

	0 BR	1 BR	2 BR	3 BR	4 BR
2020					
HMFMA	\$ 826	\$ 908	\$ 1,096	\$ 1,485	\$ 1,878
League City	\$ 1,060	\$ 1,160	\$ 1,400	\$ 1,900	\$ 2,400
2022					
HMFMA	\$ 944	\$ 1,014	\$ 1,208	\$ 1,603	\$ 1,897
League City	\$ 1,200	\$ 1,290	\$ 1,400	\$ 1,900	\$ 2,400

Table 30 – 2020 & 2022 Fair Market Rents for Houston Metropolitan Area and League City

Graph 5 – 2016-2020 ACS Rental Units by Rents Paid



Based on the latest National Low Income Housing Coalition data, to rent a unit in 2022 within a housing cost burden of 30% of income or less, the household would require an income of \$48,000 for a 0-bedroom unit, \$51,600 for a 1-bedroom, \$56,000 for a 2-bedroom, \$76,000 for a 3-bedroom, and \$96,000 for a 4-bedroom. Currently, 39.5% of renters have a housing cost burden of more than 30% of their income. There is a significant housing affordability mismatch for renters in League City. There are no affordable rentals available to households earning less than \$35,000, though there are 1,705 renter households with incomes less than \$35,000, all of whom are at rents of greater than 30% of their income. Of the households earning between \$35,000 and \$50,000, 268 are renting at an affordable payment, but 1,027 have a housing cost burden above 30%. Renters earning more than \$50,000 are absorbing many of the units that would be available to lower-income renters. More than 2,700 renters with incomes of more than \$50,000 are renting units affordable to those earning less than \$35,000.

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

Introduction

League City has a relatively new housing stock. Of the 37,662 housing units 85.6% were constructed between 2000 and 2019. Additionally, the housing stock is predominately single-family. The age of the structures and the structure type – single-family – makes housing more expensive than in areas with a high percentage of older homes and of multi-family dwellings.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	29,738	79%
1-unit, attached structure	574	2%
2-4 units	600	2%
5-19 units	2,977	8%
20 or more units	3,321	9%
Mobile Home, boat, RV, van, etc	452	1%
Total	37,662	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	78	0%	295	3%
1 bedroom	260	1%	2,837	24%
2 bedrooms	864	3%	2,899	25%
3 or more bedrooms	24,781	95%	5,648	48%
Total	25,983	99%	11,679	100%

Table 27 – Unit Size by Tenure

Data Source: 2016-2020 ACS

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

There is no public housing in League City. The only programs that have any assistance is Low Income Housing Tax Credit properties. Currently there are three complexes active in League City, totaling 596 units, with 594 reserved for low- to moderate-income. One complex of 100 units has 80 units reserved for low-income seniors. One complex with 244 units includes families and has 120 3-bedroom units and 124 2-bedroom units. The remaining complex does not provide the distribution by bedrooms.

League City has three large senior living developments that provide independent living, assisted living, and memory care housing. The cost varies but none are affordable for households with moderate incomes or less, except in the case of having sufficient investments for home sale or other sources to buy into the development.

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

There is no expectation of units being lost from the affordable housing inventory. There are no public housing, Section 8 contracts, Housing Choice Vouchers, or Section 811 properties. The LIHTC properties are stable and should not lose units.

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

The availability of housing does not meet the needs of the population. While residents of League City have household incomes above those of the remaining metropolitan area, there are a number of low- to moderate-income households and insufficient affordable housing. According to the 2016-2020 American Community Survey, 3,621 renter households (39.5% of all renters) have a housing cost burden of more than 30% of their income. The median rent in League City is \$1,387 and 89% of the rental units rent for \$1,000 or more requiring a household to have an income of \$40,000 or more to not have an undue cost burden. A primary reason for the affordability mismatch is that more than half of all housing units in League City were constructed between 2010 and 2019. New construction is more costly than older housing. Additionally, 79% of the units are single family (1-unit detached). As with new construction, single-family housing is more costly than multi-family units. Unlike many municipalities, 70% of League City's housing stock is 3 or more bedrooms, making the housing applicable to families. However, the more bedrooms the dwelling has, the more costly the rents become.

Because League City is a relatively new municipality, with new housing, and attractive amenities, land costs are high and demand for housing in League City leans toward higher-cost single-family homes. Developers drive the construction and the residents and prospective residents drive the market. League City's median household income is \$108,979 compared to Galveston County's at \$74,633 and the Houston MSA at \$69,328. Median Family income in League City is \$125,643, more than \$30,000 above Galveston County's and nearly \$44,000 above the MSA's.

Describe the need for specific types of housing:

League City needs more affordable rental housing, particularly multi-family units. In addition, the city needs more affordable senior housing and housing for disabled persons. Though the incomes in League City are more able to support new unsubsidized housing, there is a need for affordable housing for households earning \$75,000 or less. Only 10% of the housing is 0- or 1-bedroom, resulting in singles and couples without children, especially the elderly, out of the affordable market. Due to the age of the housing, there is no opportunity for gentrification or reconstruction of older homes. Only 1,077 houses were built before 1960 and 70% are owner occupied. While they may need some rehabilitation, they are not in a condition of needed to be razed and reconstructed.

Discussion

League City is a rapidly growing municipality, with more than half of the housing units being less than 20 years old and more than three-fourths being single family units. Though the land costs are high in League City, they are not as high as the older more urbanized areas of the Houston MSA that are going through regentrification. That fact, coupled with the employment opportunities being near the Johnson Space Center and its ancillary contractors driving demand for higher cost housing, makes League City a place for developers to construct higher-end apartments and single-family neighborhoods. As a result, residents who earn less than \$75,000 per year have a difficult time finding quality affordable housing.

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

Introduction

The cost of housing throughout the nation is in flux at the moment due to the COVID-19 pandemic and other national uncertainties. Initially, there was a swift and dramatic drop in prices, followed by a very steep rise. According to the Dallas Fed, housing prices rose 19.3% between January 2020 and the summer of 2021, and then began to decline. The Houston area saw a dramatic increase in home purchases in 2019 and 2020, but housing is remaining on the market longer as most sellers have inflated their asking price. However, League City is a more suburban municipality and is highly rated as an attractive location. As a result, with the dramatic increase of stay-at-home workers, more and more near-town residents of Houston are moving to the suburban cities such as League City. These are millennials reaching the age of affordability for purchasing a home, and are mostly professionals who can work from home. Additionally, the dramatic expansions to the medial fields in and around League City has made the area attractive to medical professionals.

When reviewing the tables below, it should be noted that the values and rents are estimates of 5 year-averages. The 2020 estimates include data from 2016 and 2017 from the base 5-year estimate. As a result, the magnitude of the change is muted by 40% of the duplicated estimates. The 1-year estimates appear to be volatile due to the variances in the number and location of the small sample.

Cost of Housing

	Base Year: 2017	Most Recent Year: 2020	% Change
Median Home Value	\$218,900	\$258,800	18.2%
Median Contract Rent	\$1,117	\$1,377	23.3%

Table 28 – Cost of Housing

Data Source: 2013-2017 ACS (Base Year, 2016-2020 Most Recent Year)

Rent Paid	Number	%
Less than \$500	240	2.8%
\$500-999	802	9.2%
\$1,000-1,499	4,457	51.4%
\$1,500-1,999	2,211	25.5%
\$2,000 or more	959	11%
Total	8,669	100.0%

Table 29 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	240	1,976
50% HAMFI	802	4,142
80% HAMFI	4,457	4,634
100% HAMFI	2,211	6,786
Total	8,429	17,538

Table 30 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$826	\$908	\$1,096	\$1,485	\$1,878
High HOME Rent	\$826	\$908	\$1,096	\$1,304	\$1,435
Low HOME Rent	\$690	\$739	\$887	\$1,025	\$1,261

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents 2020

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 \$238 a month for housing. There are no rental units currently on the market that are affordable.

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 frequently. As a result, rents and values are rising consistently. Couple the trend of the past 20 years with the impact of

COVID-19, and housing costs are rising out of the reach of many middle-income renters and buyers, to say nothing of the low- to moderate-income households. Landlords who were required to put a 6-month eviction moratorium on those affected by COVID have not been able to recover fully because renters who could not pay rent, or chose not to, each month cannot pay seven months rent at the end of the moratorium. Buyers are facing dramatic increases in housing costs since the beginning of the pandemic. New construction costs for multi-family and single-family units have increased due to supply shortages and supply chain delays.

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

HOME and Fair Market Rents are based on the Houston MSA and are lower than the rents in League City. However, the incomes in League City are considerably higher than the region as a whole. League City is not a HOME PJ and does not receive enough grant funds to produce affordable housing. Private developers are only able to afford to construct affordable units in the unincorporated areas around League City where land and taxes are considerably less costly.

Discussion

Though incomes in League City outpace the rest of the region, housing costs do also and there are no significant forms of assistance for low- to moderate-income residents. League City has no Opportunity Zones or other designated areas for significant tax savings to developers. For those households who cannot afford market rents, there is little assistance. Without public housing, Housing Choice Vouchers or other subsidies and very few LIHTC units, renters have no avenue for assistance.

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

Introduction

The Census Bureau is the primary provider of data on housing conditions and the only indicators provided to the general public are from the American Community Survey 5-year estimates and only for housing cost burden, overcrowding, and lacking some or all plumbing or kitchen facilities. The structural condition is no longer assessed. Housing age can be used as another indicator of possible housing condition. League City's housing is relatively new, with less than 3% built before 1960. Unfortunately, the ACS data are suspect as they are based on a 5-year average of survey results taken in extremely small samples each month. According to the 2015-2019 ACS, 24,752 units (61%) were built between 2000 and 2018, while only 20,564 (52%) were counted as built between 2000 and 2019, with no units built in the past 20 years removed from the inventory. The tables below reflect the 2016-2020 ACS where estimates are provided, and the HUD-provided information from the 2013-2017 ACS where the Census Bureau developed special estimates for HUD.

The next three tables – Condition of Units, Year Unit Built, and Risk of Lead-Based Paint Hazard – are the tables provided by HUD through the IDIS template. While the information is out of date there are not reliable cross-tabulations for all of the tables and it is more consistent to not update some tables and not all three. The Vacant Units table is not populated by HUD data and the information is based on the City's estimates of sub-categories from the ACS 5-year estimates. The Vacant Unit total count of 2,141 is from the 2020 Decennial Census – a 100% count of housing units – PL 94-171 Redistricting file.

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 – total rooms, not bedrooms;
- Housing with a potential lead-based paint hazard, particularly for children under 6 years of age are those built before 1978. 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 and exposed; and
- Housing not suitable for rehabilitation is defined as housing that rehabilitation would cost more than 50% of the value of the rehabilitated structure.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,965	16%	2,735	29%
With two selected Conditions	135	1%	365	4%
With three selected Conditions	0	0%	50	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	21,005	84%	6,295	67%
Total	25,105	101%	9,445	101%

Table 32 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	13,580	54%	4,705	50%
1980-1999	8,435	34%	3,140	33%
1950-1979	2,935	12%	1,530	16%
Before 1950	150	1%	60	1%
Total	25,100	101%	9,435	100%

Table 33 – Year Unit Built

Data Source: 2013-2017 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	6,305	25%	4,460	47%
Housing Units build before 1980 with children present	3,085	12%	1,590	17%

Table 34 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	2,137	4	2,141
Abandoned Vacant Units	9	2	11
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

Need for Owner and Rental Rehabilitation

Most of the units that are in need of minor to moderate rehabilitation are homes built before 1960 owned and occupied by elderly and disabled householders. There is no information on the housing units by tenure, age of householder or disability status, age of housing, and household income cross-tabulated. However, using as a proxy those units with incomplete plumbing and those with values less than \$100,000, it can be estimated approximately 500 owner occupied units are in need of some level of rehabilitation and of those, 106 are lacking some or all plumbing and most likely will require major rehabilitation.

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

It is estimated that approximately 3,376 owner occupied homes and 3,052 renter occupied homes are occupied by low- to moderate-income households. Of these, approximately 405 owner occupied and 518 renter occupied LMI households have an LBP hazard.

Discussion

The housing stock in League City is relatively new with only approximately 25% constructed before 1980. As a result, the number of housing units that may have a need for rehabilitation or may have an LBP hazard are relatively small. On the rare occasions when the City is able to secure a grant or assistance by a non-profit to rehabilitate LMI owner occupied homes, it ensures that LBP testing and remediation is done in keeping with Federal regulations.

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

Introduction

The only area of League City which is covered by a public housing authority is a small area that is located in Harris County. Harris County Public Housing Authority has no public housing units, only Housing Choice Vouchers. At this time there are no HCV holders in the League City area of Harris County. The remainder of the City is without any PHA with jurisdiction, thus no public housing units, project-based vouchers, or HCVs.

Totals Number of Units

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

Table 36 – Total Number of Units by Program Type

Data Source: Harris County PHA – League City Part

Describe the supply of public housing developments:

Not Applicable – there is no PHA or public housing developments in League City.

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 League City as there is no Public Housing Authority.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - 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 League City as there is no Public Housing Authority.

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 League City as there is no Public Housing Authority.

Discussion:

Not Applicable – there are no public housing units in League City as there is no Public Housing Authority.

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

Introduction

League City has only one agency that houses homeless families – Family Promise. Family Promise partners with churches in and around League City to provide shelter for approximately 90 days to homeless families who are experiencing temporary homelessness due to an emergency situation such as fire, flood, illness, unemployment. Each family resides at each of the participating churches for one week at a time and rotates through the churches. Meals are provided by church members and social services are provided at Family Promise's offices. For those without a vehicle, transportation can be provided by church members or Family Promise staff.

Bay Area Turning Point is a domestic violence and sexual assault crisis center that has a shelter for victims. It is not located in League City but often does serve League City residents. In earlier years, League City's CDBG program provided support to Bay Area Turning Point, but during the past 8 years the agency has not submitted a grant application. During the last year that funding was provided, the agency housed 139 women and children in their emergency shelter. At this time Bay Area Turning Point cannot provide information on the number of households from League City that they serve. As they do not have a facility in League City, no estimate of League City beneficiaries is provided below. The Resource and Crisis Center also provides crisis services, legal services, and shelter to victims of domestic violence or sexual assault but the services are not located in 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)	12	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 38 - 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 mainstream services in League City are provided to homeless individuals and families include Interfaith Caring Ministries; Galveston County Welfare Department; Resource and Crisis Center of Galveston County; Anchor Point; and Devereaux.

Interfaith Caring Ministries operates a food pantry and provides rent and utility assistance to those at eminent risk of eviction or service termination. In addition, they provide financial assistance for prescriptions for those who are indigent.

Galveston County Welfare Department provides family-based services that are under the Texas Department of Family and Protective Services and assist children in foster care, whose parents may be homeless. The other programs provided are located outside of League City with no transportation assistance to access the services on Galveston Island or in Texas City.

Resource and Crisis Center of Galveston County provides crisis intervention services for victims of domestic violence or sexual assault.

Anchor Point provides prenatal and well-woman care, pregnancy counseling and respite care for pregnant teens and young women in League City. The agency also provides family counseling and services for pregnant teens/women and their families.

Devereaux is a private residential and out-patient clinic for individuals, including children, with intellectual and developmental disabilities and behavioral/mental health issues, including children in foster care. In some cases funding is provided for those without insurance or other resources.

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.

Family Promise of Clear Creek is a service for families who have become homeless due to a short-term housing crisis, such as a job loss, illness, house fire, or other temporary financial downturn. All are families without special needs.

Bay Area Turning Point is a domestic violence shelter and the only facility in the vicinity that meets the needs of homeless victims, particularly families and children. Anchor Point does provide housing for pregnant teens or young women who need respite care or a safe environment. There are no programs in League City for veterans or the general unaccompanied youth population. Communities in Schools – Bay Area provides counselors in the schools who serve students, including homeless youth to assist in identifying services and shelter for them. But, the agency does not provide specific services nor do they provide shelter or housing.

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 or uninsured. 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 and there are no supportive housing programs or public housing located within the City. There are private market-rate senior complexes that provide independent living and assisted living for the elderly who are financially able to afford the units and services. In addition, there are LIHTC properties in League City, one of which targets elderly and would be available at an affordable price but without supportive services.

The only program serving the persons with mental and developmental disabilities is Devereaux, a private for-pay residential and outpatient program. There are no programs serving individuals with HIV or their families.

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 to League City from mental or physical health institutions receive appropriate housing. Gulf Coast Center provides assistance to those returning from mental health institutions and assists in securing appropriate supportive housing in the City of Galveston and in Brazoria County where there are facilities to accommodate them. Due to the size of League City, the services are limited and there are not supportive housing programs. Most persons take advantage of the myriad of opportunities in Houston.

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 home-bound; and emergency rent and utility assistance to those at risk of eviction and homelessness. Other programs serving League City are either private for profit or are resisting our efforts to have them apply for support from the CDBG or other City programs. However, there are no supportive housing programs in League City and those in need of such programs are directed to Houston where there are a number of programs. The City and its subrecipient agencies will continue to refer inquiries to agencies within Houston or Harris County.

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))

Not Applicable

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The greatest barrier to affordable housing in League City is the real estate market that drives land and housing costs while the public demand drives lot sizes housing types. League City, incorporated in 1962, with just over 2,600 residents is a rapidly growing municipality with a 2020 population of 114,392. As a result, the housing stock is relatively new with 80% of the homes built since 1980 and more than one-third since 2000. League City has consistently been rated as one of the best small to mid-size cities in Texas, attracting a large professional- and managerial-level residents. It is located within close proximity to Galveston Bay, flooding is a major concern for all residents and businesses. Ensuring adequate drainage by requiring retention ponds and other non-developable space as well as elevating property prior to construction also add to the overall cost per lot of residential subdivisions or per unit of multi-family developments. The lack of older homes, coupled with the demand for higher-end developments and the limitations of the terrain, housing in League City does not vary greatly in price. While overall housing prices are higher in League City than in some of the surrounding communities, incomes are also higher. The ratio of housing value to income for both homes with mortgages and those with no mortgage is lower for League City than for the three encompassing or surrounding counties – Galveston, Harris, and Brazoria. The percent of households with a value:income ratio of 3.0 or higher is lower for League City than the three counties for both with and without a mortgage. Even though League City has municipal property taxes in addition to county taxes and the three county aggregates have a significant proportion of homes with no municipal taxes, League City's median monthly homeowner costs as a percent of income are less than the three counties. Likewise the median gross rent as a percent of income is lower for League City than for the three counties. It is understood that these calculations do not negate that there are lower income residents with higher than affordable housing, be it owned or rented units.

A review of the public policies affecting the development, availability, and cost of housing accessible to the low- to moderate-income and protected classes indicates that the city ordinances do not impede fair housing choice nor cause an undue barrier to affordable housing. While minimum lot sizes and dwelling sizes may appear to be deterrents to constructing affordable housing, the City has developed a policy to create Planned Unit Developments (PUDs) that allow the opportunity for flexibility in development that may be outside of the strict application of land use regulations, development standards, and the zoning ordinance. PUDs are a tool to provide for small lot sizes and smaller homes. Currently, the City has 22 PUDs approved. Additionally, the Zoning Commission has the discretion to approve a rezoning or special use permit for a proposed land use that is not consistent with the current zoning map.

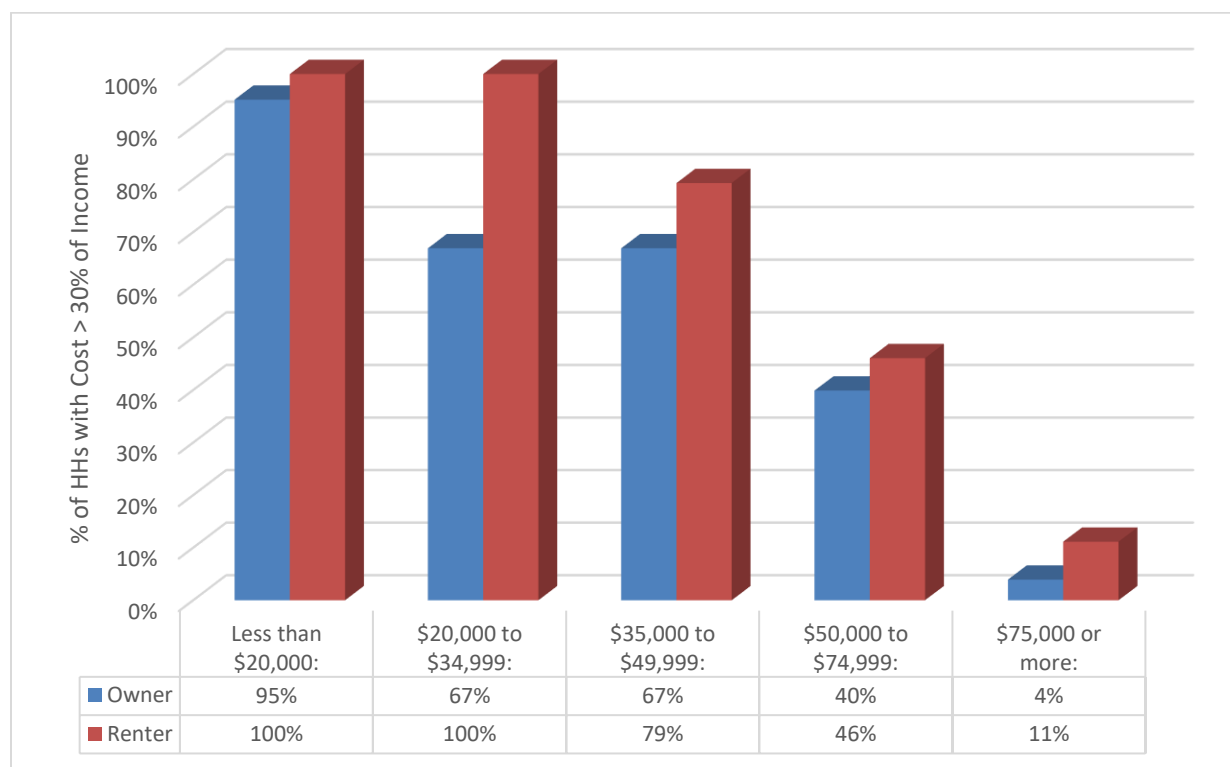
Unlike many Texas cities, League City has only two small strips of Extraterritorial Jurisdiction (ETJ) along the southern border available for annexation. The city cannot expand geographically to provide additional undeveloped land for residential growth.

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.

All low- to moderate-income households, regardless of their protected-class status under the Fair Housing Act, face impediments in accessing affordable housing. 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 as well as units that are efficiencies or 1-bedroom units for singles. There is a shortage of multi-family units which forces renters to access single-family housing, which generally has higher rents and higher utilities. 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.

The graph below shows the percent of households by income range and tenure with a housing cost burden of more than 30% of their income. Those with incomes under \$50,000 are predominantly placed out of affordability.



Graph 6 – Percent of Households by Income with an Affordability Issue

Data Source: 2016-2020 American Community Survey

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

Introduction

Employment: The tables below, prepopulated by HUD, are out of date but there is no more current data for some of the variables that compare with the HUD aggregates or terminology. Additionally, some of the variables are not available for the 2016-2020 ACS, only for 2015-2019 and prior. The major changes between the 2013-2017 data presented by HUD and the more current 2015-2019 and 2016-2020 data involve the percent of the population in the labor force and the percent of workers in certain business sectors. The ACS is a very small sample of the population with the survey conducted monthly and averaged over a 5-year period. As a result, the information is not very accurate, as evidenced by the very high margin of error for most variables, and there is significant overlap of results unless viewing 5-year segments where the earliest year of the later survey starts after the last year of the previous survey. For example, the 2015-2019 ACS includes the monthly sample surveys from the last 3 years of the 2013-2017 survey that HUD has used to pre-populate tables. And the 2016-2020 ACS overlaps the 2015-2019 by 4 years and the 2013-2017 by 2 years.

The 2016-2020 ACS, which includes one year of employment information during COVID-19 reports that 70.5% of the population 16 and over was in the labor force, while the 2013-2017 reported by HUD in Table 46 indicates that 96.2% of the population 16 years and over were in the labor force. However, the 2015-2019 ACS, which was pre-COVID also shows only 70.4% of the same aged population in the labor force. There has not been a significant demographic change in the character of the League City population to explain the radical change from 2013-2017 to 2015-2019, which may indicate that the survey samples are skewed.

As can be seen in Graph 7 below, the rapid expansion of hospitals, medical offices, and urgent care centers along IH-45 in and around League City, as well as new schools in the area, has led to a tremendous rise in medical and educational services.

Comparing the 2013-2017 ACS with the 2016-2020 ACS, the percent of management/business/financial occupations 63%, again assuming the variable definitions are comparable. Production/transportation/material moving increased by 35%. Travel times to work does not appear to have changed from 2013 through 2020, based on the ACS.

Education: The educational attainment in League City has not changed significantly since the 2013-2017 ACS surveys that have pre-populated summaries in the tables below. However, it appears that the median income by educational attainment as pre-populated by HUD is grossly overstated. In comparing the incomes with the actual 2013-2017 ACS and the 2016-2020 ACS, it is apparent that the information provided is incorrect. As a result, the information has been updated in Table 51 to reflect current ACS data, which correspond closely with the earlier data directly from the ACS.

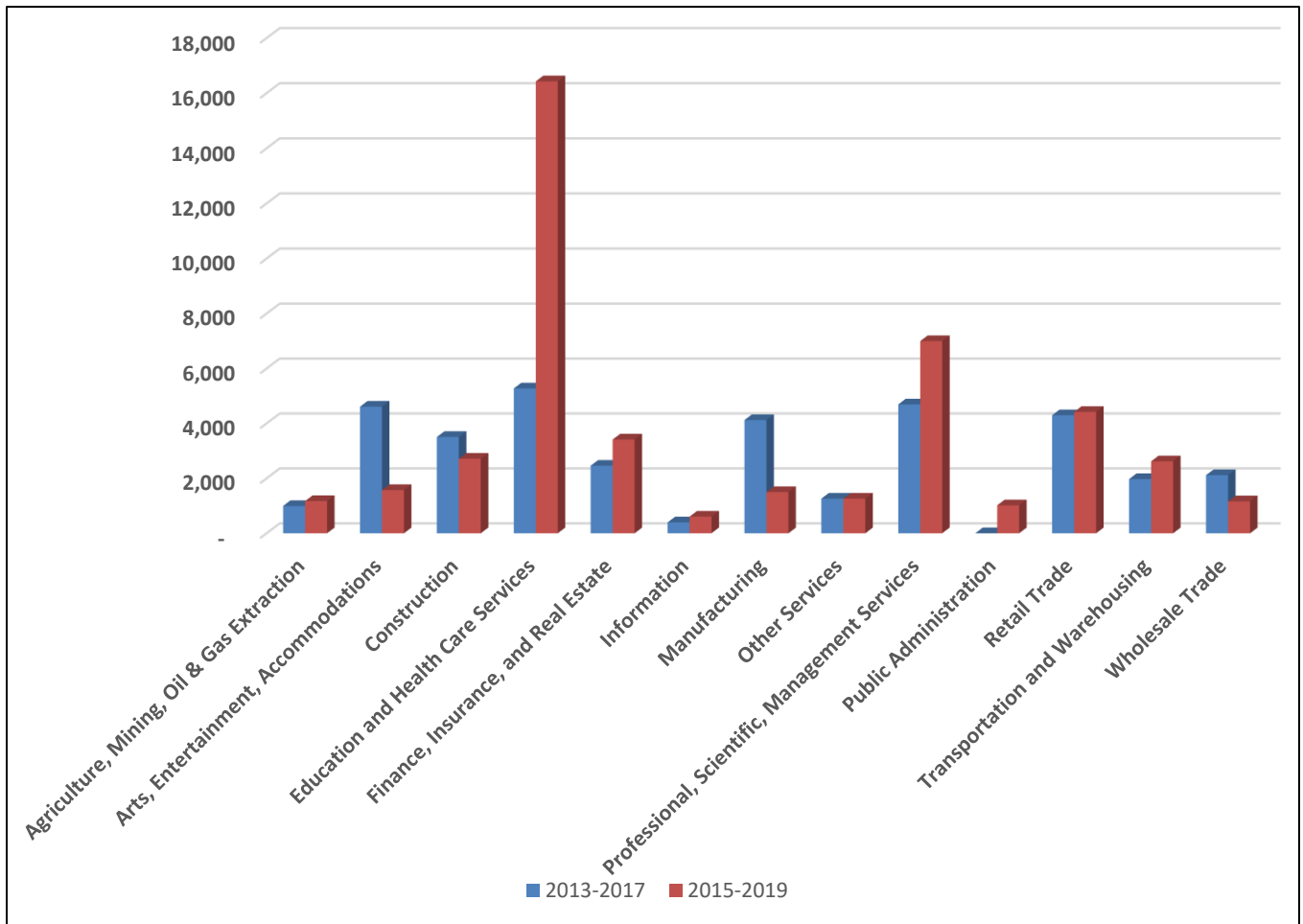
Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	993	220	3	1	-1
Arts, Entertainment, Accommodations	4,610	3,675	12	19	7
Construction	3,507	2,312	9	12	3
Education and Health Care Services	5,274	2,648	14	13	0
Finance, Insurance, and Real Estate	2,459	1,904	6	10	3
Information	395	129	1	1	0
Manufacturing	4,121	600	11	3	-8
Other Services	1,261	1,000	3	5	2
Professional, Scientific, Management Services	4,691	1,401	12	7	-5
Public Administration	0	0	0	0	0
Retail Trade	4,296	4,038	11	21	9
Transportation and Warehousing	1,972	451	5	2	-3
Wholesale Trade	2,116	608	6	3	-2
Total	35,695	18,986	--	--	--

Table 39 - Business Activity

Data 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)
Source:



Graph 7 - Change in Business Activity from 2013-2017 to 2015-2019

Data 2013-2017 ACS; 2015-2019 ACS
Source:

Labor Force

Total Population in the Civilian Labor Force	52,935
Civilian Employed Population 16 years and over	50,910
Unemployment Rate	3.81
Unemployment Rate for Ages 16-24	14.67
Unemployment Rate for Ages 25-65	2.26

Table 40 - Labor Force

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	18,220
Farming, fisheries and forestry occupations	1,670
Service	2,810
Sales and office	10,760
Construction, extraction, maintenance and repair	2,895
Production, transportation and material moving	1,830

Table 41 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	25,590	53%
30-59 Minutes	16,435	34%
60 or More Minutes	6,000	12%
Total	48,025	100%

Table 42 - Travel Time

Data Source: 2013-2017 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	1,570	60	465
High school graduate (includes equivalency)	6,225	275	2,360
Some college or Associate's degree	14,595	270	2,945
Bachelor's degree or higher	20,775	610	3,245

Table 43 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	130	130	215	280
9th to 12th grade, no diploma	850	40	770	815	360
High school graduate, GED, or alternative	2,190	2,255	2,095	4,565	2,740
Some college, no degree	3,145	3,395	3,095	5,290	2,025
Associate's degree	710	1,690	1,469	2,995	680
Bachelor's degree	1,155	4,740	4,780	6,565	1,970
Graduate or professional degree	63	2,060	2,520	3,965	1,315

Table 44 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$57,283
High school graduate (includes equivalency)	\$41,777
Some college or Associate's degree	\$60,038
Bachelor's degree	\$69,856
Graduate or professional degree	\$83,391

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

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

The major employment sectors in League City, based on the 2015-2019 ACS, are Education and Health Care Services, and Professional/Scientific/Management services. Both have increased since 2013-2017 ACS used by HUD, with the Education and Health Care Services increasing by 300% according to the two ACS summaries. Professional/Scientific/Management Services increased 150%, as did Information Technology. Wholesale Trade, Manufacturing, Arts/Entertainment/Accommodations and Construction saw a loss in the number and percent of employees living in League City. Other sectors remained relatively constant, employment. While the population was sampled for the ACS before COVID-19, the loss in those living in League City and working in the Arts/Entertainment/Accommodations sector indicates that the sector is losing employees and that many employees have moved out of League City for more affordable housing.

Describe the workforce and infrastructure needs of the business community:

Nearly three-fourth of the labor force are employed in businesses with 1-4 employees and less than 2% in firms of 100 or more. The primary workforce needs are education and medical due to the rapid expansion of public schools, post-secondary schools, and medical complexes in and adjacent to League City. Teachers, school administrators, medical doctors, medical scientists, and nurses, all requiring at least a Bachelor's degree are in high demand in the area. The hospitals, rehabilitation centers and nursing care facilities do need individuals with Associate's degrees or certifications. Professional engineers, scientists, and managers make up the next largest employment sector and workforce needs for the area. The proximity to NASA and NASA contractors as well as the petrochemical industries results in a large labor force in the fields within a relatively short commute to League City. 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. With the growing medical and aerospace industries, scientists such as chemists, atmospheric and space scientists, medical scientists, environmental scientists, and other physical scientists are in great demand.

During COVID-19 jobs in the retail trade and arts/entertainment/hospitality were temporarily lost. Now that the economy is recovering, filling the reopened positions and new positions with new eating establishments, retail stores, and entertainment venues has become difficult. There is a jobs-to-employee mismatch and workers are needed to fill the positions. For the most part, individuals with no college experience are qualified for these jobs. However, the living expenses in the entire north-northeast Galveston County place most unskilled workers out of affordability for housing.

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 major growth that began about five years ago in the immediate League City area and is continuing is in the medical field. UTMB Health, Methodist, Memorial Hermann, HCA Healthcare, and Houston Physicians' are the hospitals in or within close proximity to League City. The medical complexes house doctors' offices and support services. In addition to the full-service hospitals a number of urgent care and stand-alone emergency clinics have opened or are scheduled to open soon. Retail trade and arts/entertainment/hospitality are growing markets in need of more employees.

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

The educational level of residents in League City exceeds most of the region. Nearly half of the adult population has a Bachelor's Degree or higher, with approximately one-third having some college. The gap between education and employment opportunities is in the unskilled labor, particularly part-time jobs in retail trade and food services.

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 how 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)?

Yes. 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 CDBG-CV funds which will improve both the livability of the area and the economic viability as commercial development and redevelopment occur.

Discussion

The Bay Area in which League City sits, has an employment base that is predominately professional, requiring most 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. UH Clear Lake, a University of Houston System school is in close proximity to League City and provides upper division courses toward Bachelor's Degrees and Graduate Degrees in a number of disciplines.

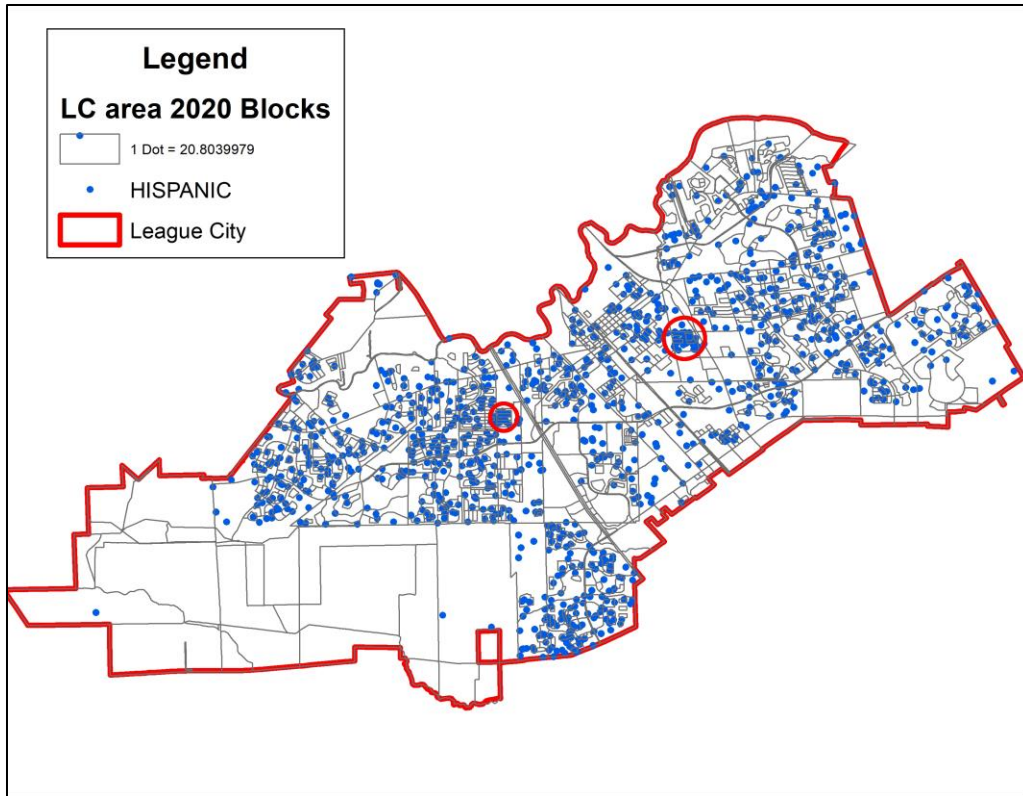
MA-50 Needs and Market Analysis Discussion

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

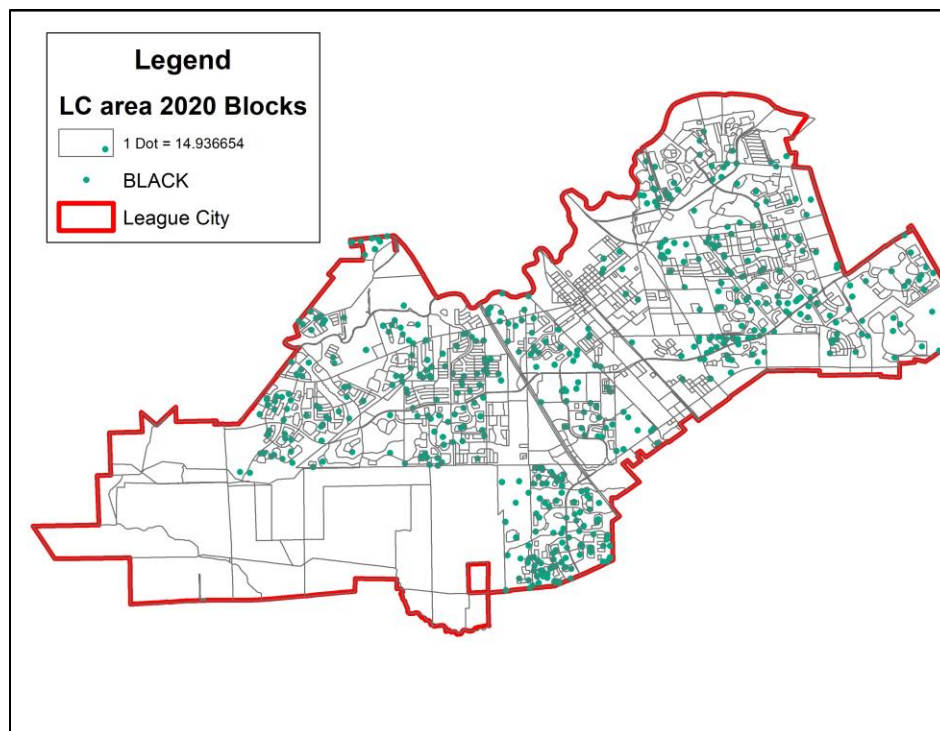
The City has defined “concentration” as having more than 33% of renter households and/or 15% of owner households in any given block group with more than one housing problem. The predominate housing problem in League City is a housing cost burden of more than 30% of household income. The only other housing problem that is significant is overcrowding – more than one person per room. Virtually no households are lacking some or all plumbing or kitchen facilities. There are several block groups with more than one third of the renters having a housing cost burden but a very low rate of overcrowding, resulting in no block groups with a concentration of households with multiple housing problems. One of the main causes of high housing cost burdens for renters is the shortage of small units – efficiencies and 1-bedroom units, resulting in the need to rent a larger than needed unit, therefore not having an overcrowding issue.

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

A number of block groups have a majority minority population but few have more than 45% of the population representing a single minority group. Block Group 1 of Tract 7212.04 is 61.2% Hispanic with the vast majority living in a mobile home park. Block Group 1 of Tract 7205.10 is 52.5% Hispanic. Map xx below shows the 2020 Hispanic population by Census Block with the two highest concentration of Hispanics circled in red. Map xx shows the 2020 African American population by Census Block. Though it appears that there are a couple of clusters, the percentage of African Americans is less than 20%, in keeping with the overall city percentage.



Map 7 – 2020 Hispanic Population with 2 Areas of Concentration > 50% Circled



Map 8 – 2020 African American Population with no Areas of Concentration > 30%

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

The mobile home park on the east side of the city is surrounded by single family housing and patio homes which are older than the average housing in League City, but well maintained. In general, the market characteristics in the areas of concentration mirror the city as a whole and are not lacking in amenities. The area of Hispanic concentration on the east side is an older area with a mobile home park. While the housing values and rents are lower in the area, it is bordered by quality amenities and the performance in the schools serving the area is equal to the majority white and equally mixed neighborhoods. The area east of IH-45 has rents of \$850-\$2,000. The current sale prices range from \$89,000 to \$1.05 million, with a wide range of prices and sizes within a single neighborhood in the immediate area. In general, the homes are smaller and more affordable than the housing west of IH-45. The area west of IH-45 with a concentration of Hispanics is a newer single-family neighborhood with amenities comparable to the city as a whole. The houses are more uniform and range in price from \$200,000 to \$450,000. The rentals range from \$1,700 to \$2,500 depending on the type of dwelling and size. The apartments in the area are less expensive than the single family homes, but are still newer than many of the areas east of IH-45 and therefore more expensive.

Are there any community assets in these areas/neighborhoods?

Quality schools are near the east side mobile home park, as is a water park. There is a Kroger's with a pharmacy, several churches, hike and bike trail, bank, eating establishments, and several retail establishments. The area west of IH-45 with the high concentration of Hispanics is a single-family development with one apartment complex. There is a park and additional green space in the neighborhood. Kroger's, Walmart Neighborhood Market, YMCA, and CVS are adjacent, as are quality schools. Both areas have emergency services equal to the city as a whole. The public amenities provided by the City are consistent throughout League City, including in the two areas of Hispanic concentration.

Are there other strategic opportunities in any of these areas?

The area of Hispanic concentration east of IH-45 has a pocket of rural large lot houses and vacant land that can be redeveloped in time to provide more commercial, and support services to the area. Egret Bay Blvd bounds the area on the east and is a major throughfare to parks, NASA, and additional commercial amenities. There is significant undeveloped land along the western side of Egret Bay Blvd bordering the Hike and Bike trail that can be developed or maintained as open space. The area west of IH-45 with the high concentration of Hispanics is relatively new and has been completely developed.

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

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

According to the FCC's 2021 Broadband Deployment data, more than 4 broadband providers cover 100% of the City, with the vast majority of the city, and all of the developed areas having at least two providers. Three major broadband companies serve the majority of League City residential customers according to the 2020 update to the Fixed Broadband Deployment Data of July 2018. Based on the number of households in the area served by the three primary providers, it appears that 100% of the area has cable availability through COMCAST/Xfinity or Frontier, with 40.66% of residences accessing one of these two cable providers. Both companies also cover approximately 50% of League City residences with high speed fiber optic cable and are expanding their fiber availability. ViaSAT/Skycasters and HughesNet are satellite providers available to 99% of League City residences, and serve 54.07% of customers. The remaining 5.27% are served by a number of small providers En-Touch, EarthLink, CenturyLink, MCI, and Verizon. A total of 10 providers serve residential customers in League City.

According to the 2015-2019 American Community Survey data for broadband service, of the total population in households, 94.8% had both a computer and an internet subscription. Of the households with children and working age adults (18-64 years), 96.2% have both a computer and an internet subscription, but only 83.1% of the elderly population have both devices. While the percent of housed children without a computer and internet access is low, more than 1,150 children are negatively impacted due to no internet access for school. Even more children are affected if there is only one or two computers in the house and there are multiple school-aged children and/or parents working from home.

The data by race/ethnicity indicate that the multi-racial population has the highest rate of living in households with both a computer and an internet subscription, at 96.45%. Non-Hispanic whites have the next highest percent at 95.3%, followed by Asians at 94.3%, African Americans and Hispanics at 93.9%. Native Americans have a slightly higher rate at 95.4% than non-Hispanic whites; however, the ACS estimates their household population at 326. African Americans at 532 housed persons and Hispanics at 1,217 housed persons have the highest actual numbers with no internet subscription, whether they have a computer or not.

Of the household population 25 years and older, 93.6% of those without a High School education have both a computer and internet subscription, and 97.1% of those with at least a bachelor's degree have both; however, only 90.8% of high school graduates with or without some college have both a computer and internet subscription. While 96% of employed persons have both devices, only 89% of unemployed in the labor force have both, with the majority of those unemployed having a computer but no internet service. This poses a severe barrier to the estimated 2,445 unemployed persons in their job search.

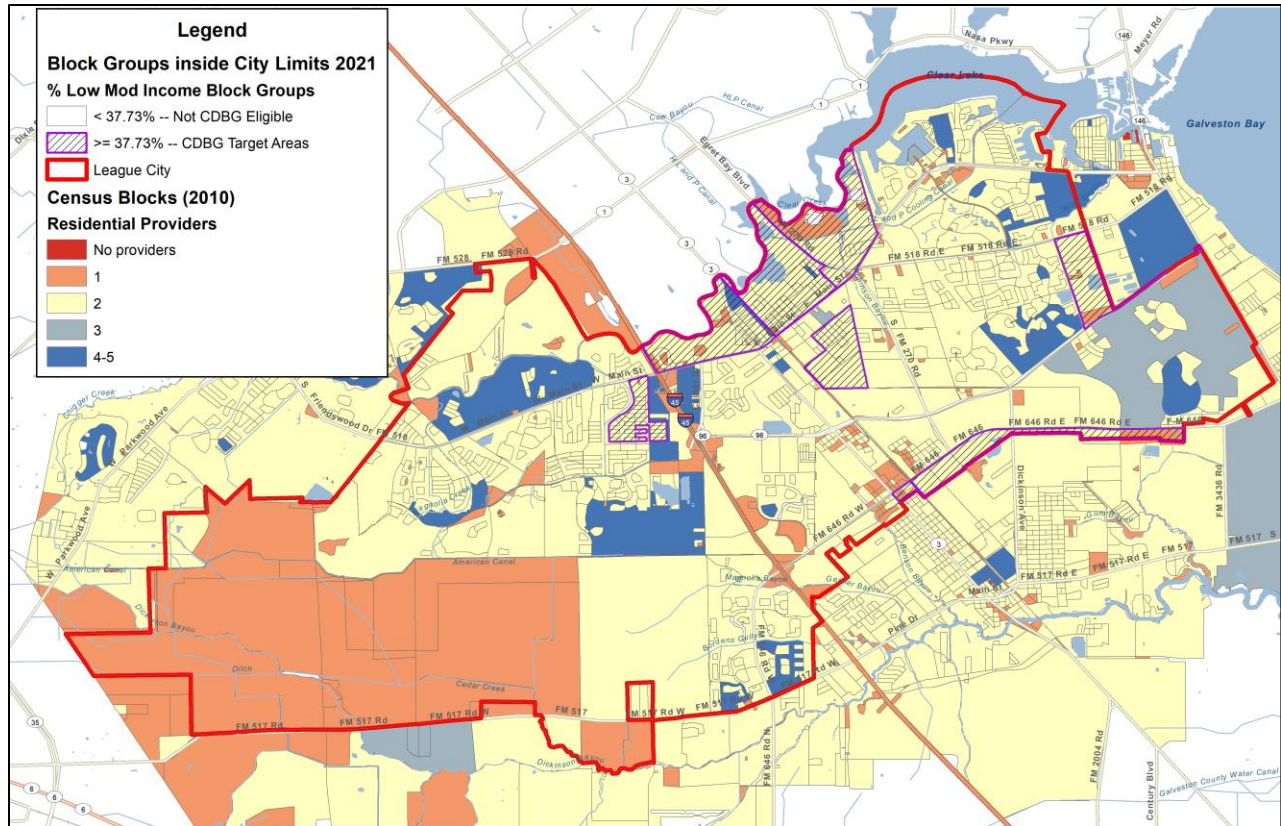
Unfortunately, the ACS has only recently been tracking broadband accessibility and the total numbers are too small to provide estimates at either the block group level or the census tract level split by city limit lines. Therefore, the data from the ACS presented above cannot be provided at the neighborhood level or at the split-tract level.

One of the complications with analyzing the data is that the Fixed Broadband Deployment Data does not capture the number of households with broadband access, rather the number of service providers with license and distribution access – cable, satellite, or other form. The Fixed Broadband map at the end of this section shows that every Census Block inside the city limit of League City has at least one service provider and most have two. However, only a few have strong competition with at least three options for residents. A map of VSAT's coverage and one of COMCAST's coverage follow the Fixed Broadband map.

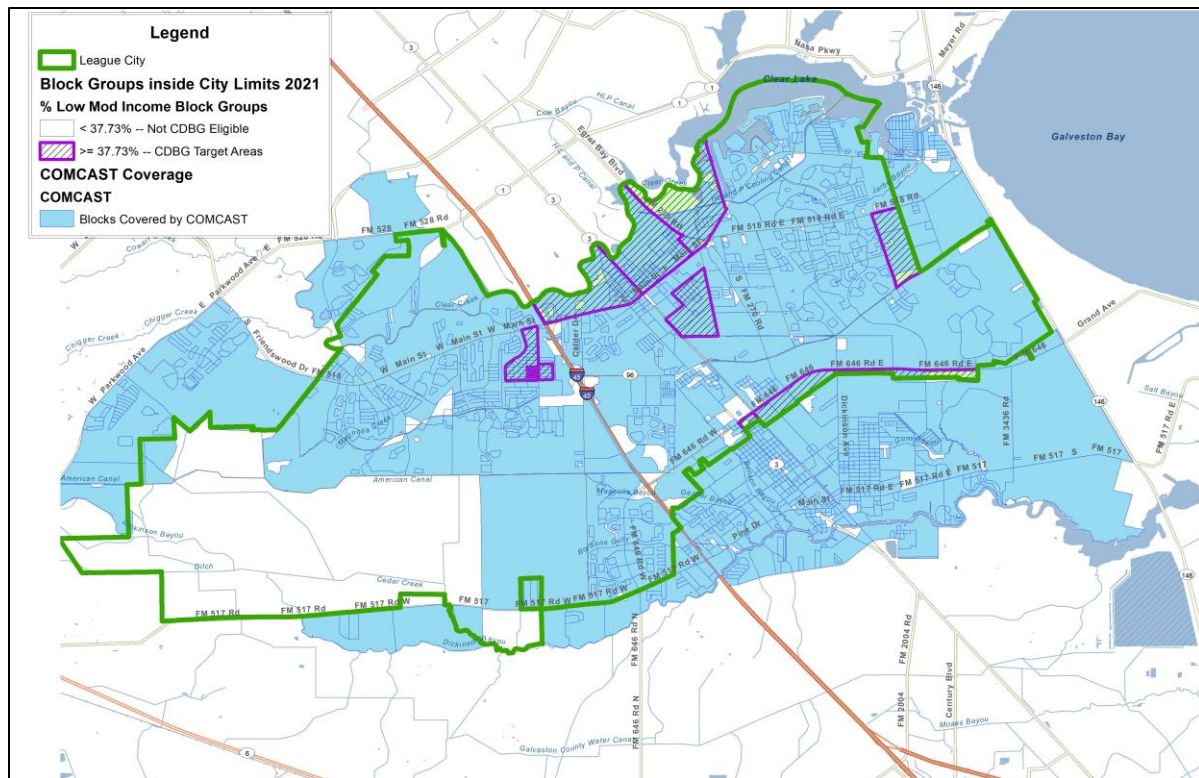
A limitation to closing the digital divide is the inability or unwillingness of service providers to separate internet charges/bills from cable TV costs. Federal, State and most charitable dollars do not support payments for cable TV, resulting in viable agencies being unable to provide assistance to those unable to afford broadband access for the internet. Only with the regulatory changes due to COVID has HUD released guidance on using CDBG funds for broadband equipment and service. To date, none of the potential subrecipients that the City has identified and approached is able to manage funds for providing broadband assistance or the work to deal with providers to have bills, including various fees, separated between internet and cable TV. Additionally, none of the non-profits and churches that have been approached have the space to open a computer room for after school access and for unemployed and underemployed adults to use the facilities for on-line education or job searches. The public library does have computers and free wi-fi access but space is limited. The community needs survey resulted in comments that more computers and internet access are needed at the library and at least one more library – west of IH-45 – with free internet access is needed in League City.

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

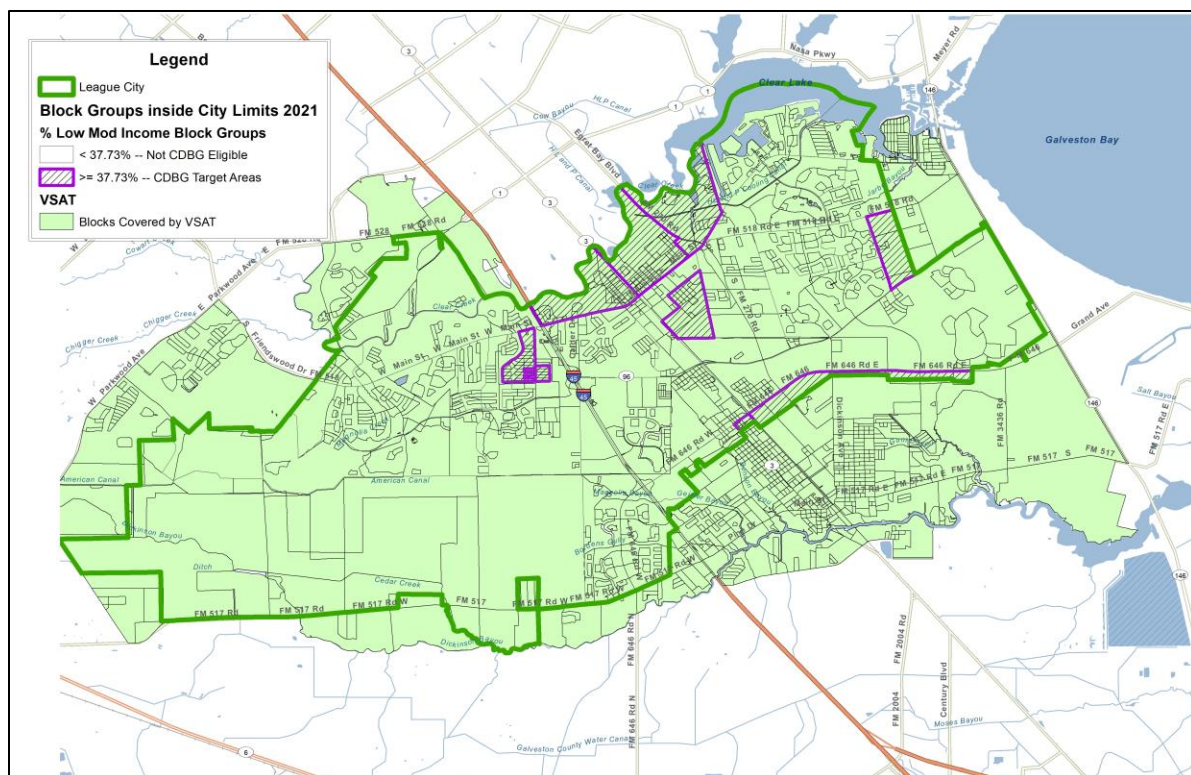
There does not appear to be a need for increased competition for broadband internet in League City as 100% of the City is covered by 4 or more providers, and there are 10 companies with available service to residences in League City. The prices are competitive and lower than most large cities in Texas and the nation. Because the housing in League City is relatively new, most dwellings built after 2000, they are wired to be cable-ready and many are smart-home ready. Based on input from public services agencies, particularly Communities in Schools and Interfaith Caring Ministries that serve the highest number of low- to moderate-income, there appears to be a lack of knowledge about Texas' Affordable Connectivity Program that provides up to \$30/month for internet service to low- to moderate-income households. The City is investigating this program further and will be developing a notice specific to League City residents to provide to both agencies. The staff can then post the information and supply handouts to beneficiaries of the food pantry, emergency rental assistance and at-risk youth in the schools.



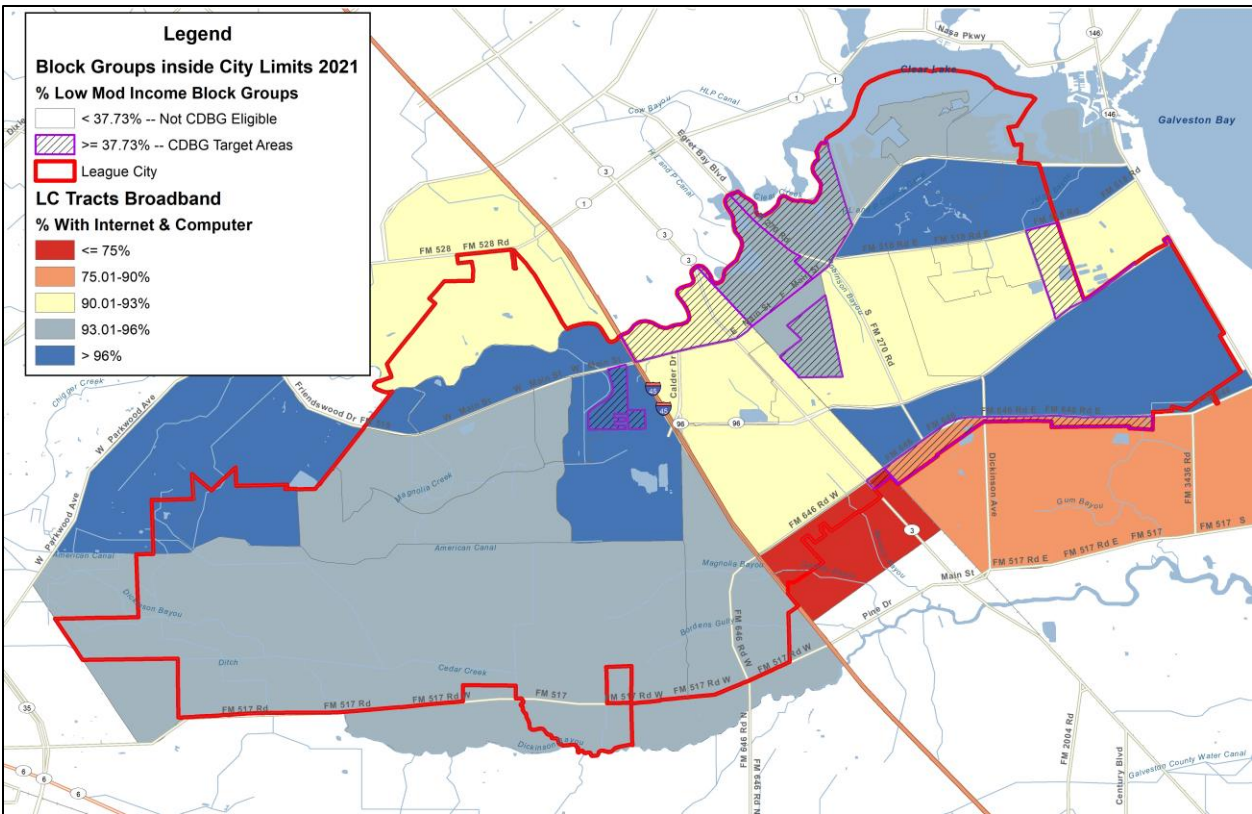
Map 9 – 2020 Fixed Broadband Service Availability – FCC 2020 Database



Map 10 – 2020 Xfinity/COMCAST Service Availability – FCC 2020 Database



Map 11 – 2020 VSAT Service Availability – FCC 2020 Database



Map 12 – Households with Internet Service and At Least One Computer – ACS 2015-2019 Data

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

Describe the jurisdiction's increased natural hazard risks associated with climate change.

ClimateCentral.org states that climate change is impacting coastal communities as the frequency of coastal floods has risen sharply in recent decades. The rising sea level is caused by the warming ocean and shrinking ice; and is exacerbated by sinking coastal land. Sea level is the base point for tides, waves, and storm surge. As the sea level rises, the height/magnitude of the tides, waves and storm surge rise accordingly. Rising seas will continue to result in flooding, particularly during extreme weather events. Tidal flooding that now occurs once a year may occur on a weekly basis by 2050 in some coastal communities, including along the Gulf Coast. Hurricanes and related hazards comprise the vast majority of natural hazards in League City. Located within 10 miles of Galveston Bay and 23 miles from the Gulf of Mexico, League City is placed in the direct path of many Gulf storms. In addition, having an elevation of between 3 feet below sea level to 23 feet above sea level makes flooding from Clear Creek and Galveston Bay as well as storm surge from the Bay and Gulf a potential danger.

Add to the problem of rising sea levels and the sinking land, urban development causes the reduction of natural land to absorb the storm water. The extensive new development in and around League City, replacing undeveloped land and vegetation with concrete, has resulted in less land to absorb both rain and storm surge waters. In addition, the extensive growth in League City and the region is creating localized climate change due to the emissions of heat-trapping pollution, which results in the rise of sea levels. Population density in League City has increased ten-fold since 1970, with a population change from 10,818 in 1970 to 114,392 in 2020. The surrounding area has seen similar growth. Currently, League City is 53 square miles with 51.3 square miles being land. Due to the suburban nature of League City, the area has no mass transit and few amenities and employment centers within walking distance, making private vehicles the main mode of mobility. According to the 2016-2020 ACS, 75% of workers drove to work alone. Continued high carbon emissions in Harris and Galveston Counties will result in increased coastal flooding risks.

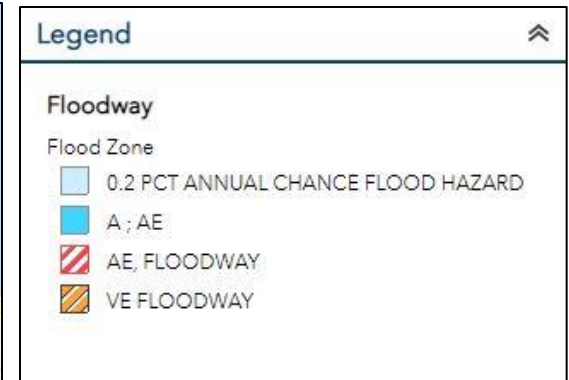
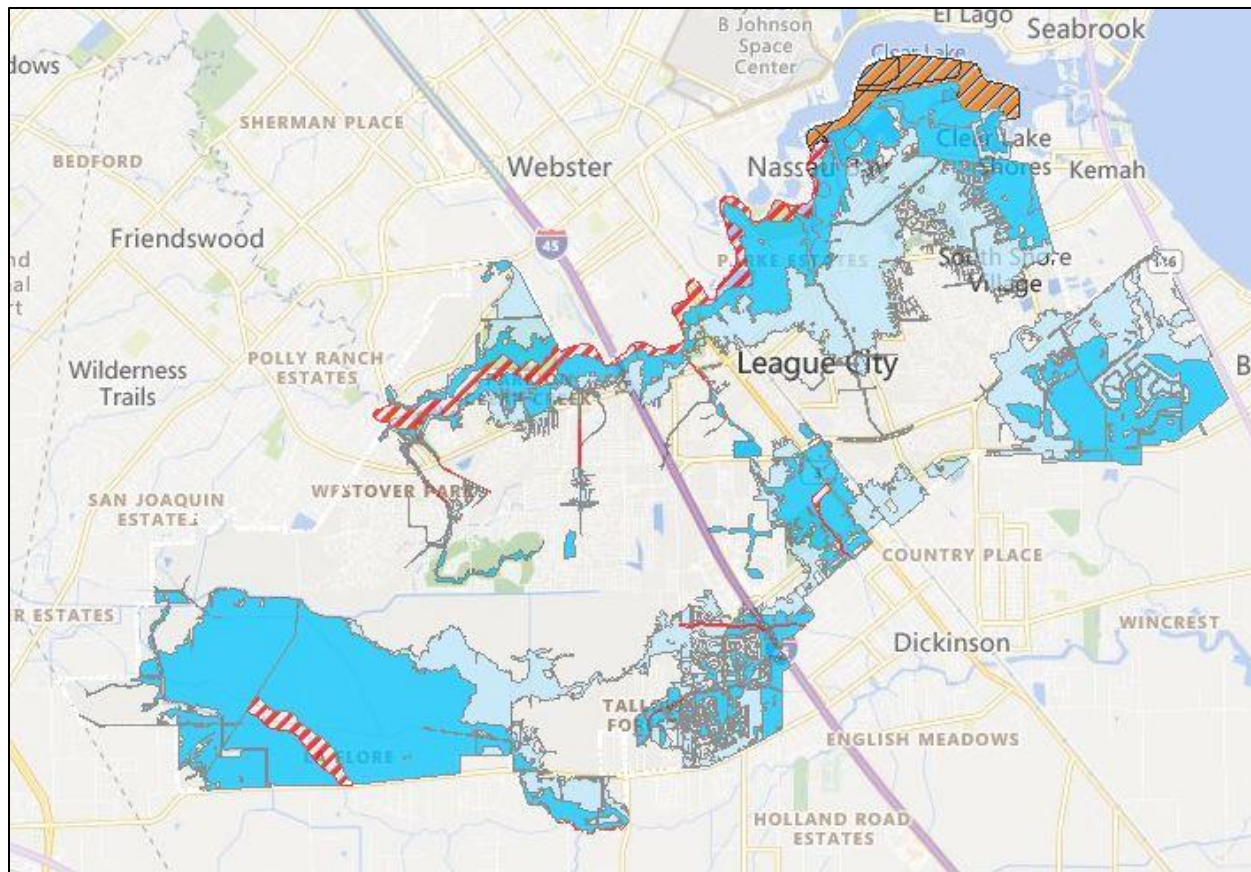
In addition to global warming and shrinking ice, the League City area had a historic freeze event in 2021, which resulted in an extensive fish kill in Galveston Bay and the Gulf. The study by the Harte Research Institute will be published in late 2022 that will quantify the impact to the Bay, Gulf and surrounding population.

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

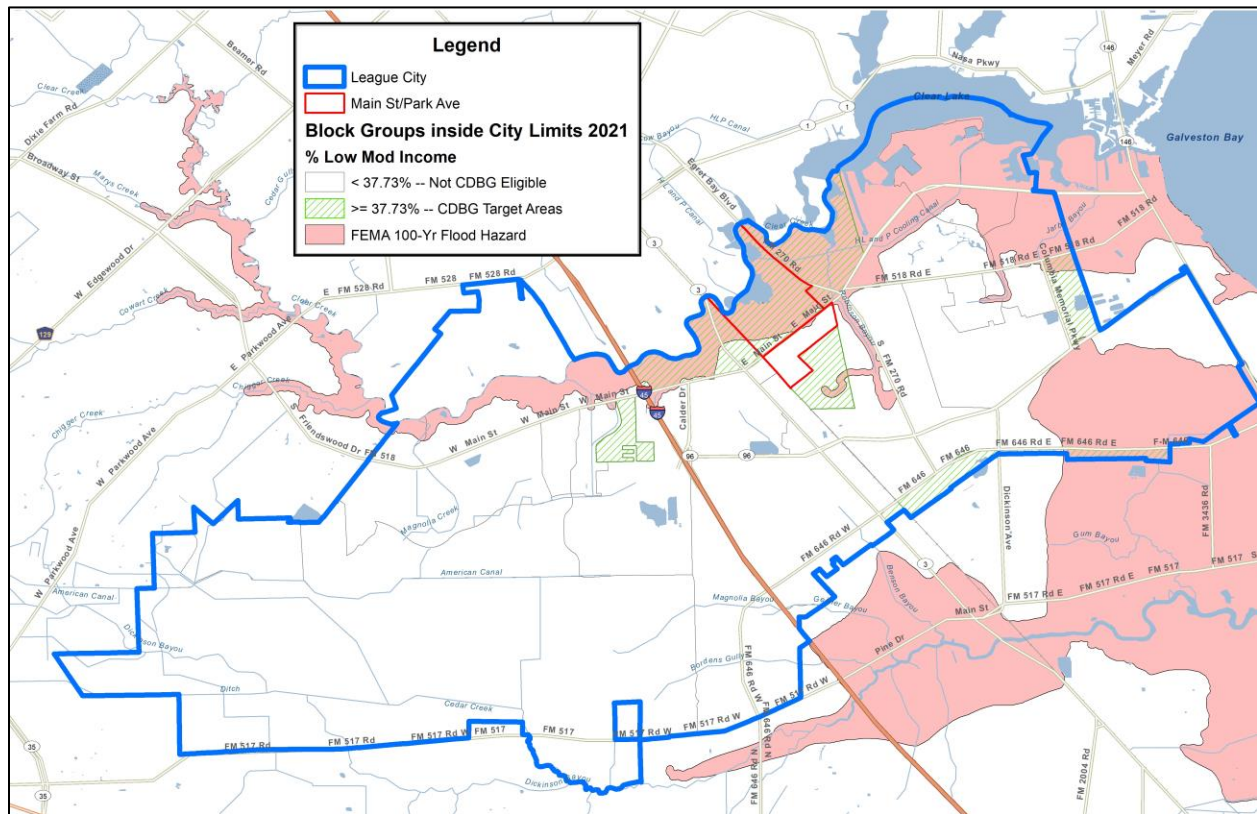
ClimateCentral.org through *Surging Seas Risk Finder* indicates that at the 100-year flood height, 1,100 persons, 1 school, and 5 miles of local roads will be impacted by coastal flooding. Over the past century, League City has experienced 28 inches of sea level rise and climate change is projected to cause more sea level rise in the future. The information does not enumerate the number of houses, including affordable housing units that may be affected in the Texas Gulf Coast region.

FEMA's *Galveston County Coastal Project Area Flood Risk Report* provides a summary of estimated potential residential losses due to flood events. Based on the estimated value of the residential buildings and contents, FEMA has estimated that 10-year event will cause a dollar-loss of 2% of the total residential values; 50-year event, a 4% loss; 100-year event, a 9% loss; and 500-year event, an 18% loss. FEMA has increased the size of the Special Flood Hazard Area (SFHA) by 5.4% based on new FIRM flood zone maps. However, the report only provides estimates on monetary losses, not on the number of housing units, households or persons affected by flooding.

By mapping the FEMA data by Census Block with the HUD-provided Block Group estimates of low- to moderate-income households, it can be estimated that during a 100-yr flood event approximately 1,745 LMI households would suffer significant structural damage to their homes.



Map 13 – 100-Year (A, AE) and 500-Year (0.2% Chance) Floodplains



Map 14 – 100-Year Floodplain with Low-Mod Income CDBG Target Areas

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of League City has strategically targeted the Main Street/Park Avenue area in which to focus the majority of its area-based CDBG funding. This area has the highest concentration of low- to moderate-income households, older homes and infrastructure, and minority population. It also has a great potential for revitalization. It 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. Two block groups are contained in the area. One consistently qualifies as a CDBG Target Area while the other, though it hasn't changed in demographics over time, varies in percent LMI by more than 10 percentage points from year to year in the ACS data. This is due to the inaccuracies of the data caused by the small sample of households – usually just one or two random, non-repeating households, with each sample. The two block groups together more than qualify for CDBG funding.

Over the past five years, the City has concentrated its CDBG funding on reconstructing deteriorated streets in the area and adding on-street and off-street parking. In addition, in PY 2021 a major drainage project began which will use PY 2021 funds once the construction contract is executed. For the next 5 years, there will be a focus on the Safe Routes to Schools Program, providing better and safer pedestrian mobility through the neighborhood to the schools located in or adjacent to Main Street/Park Avenue. Additionally, as funds are available, more street reconstruction and/or drainage projects may use CDBG funds.

The City also seeks out public service agencies that address the greatest needs in the community and are willing to apply for assistance. Emergency Rent/Utility assistance, food assistance, in-school counseling of at-risk youth, and homeless assistance have been recurring programs for League City. The homeless assistance was provided by a domestic violence agencies for several years and for PY 2022 a homeless shelter program will be receiving funds. For the past few years, Bay Area Turning Point, the domestic violence crisis center and shelter have opted to not apply for the limited funds available. Family Promise, a provider of shelter and services to families facing short-term homelessness, serves League City residents and has applied for funding for the first time this year.

The City will continue to seek public service projects to fund within the 15% mandatory funding cap. Though not using City CDBG funds, the City will continue to work with non-profits that may be able to provide minor home repairs or moderate housing rehabilitation for homes owned and occupied by LMI elderly, disabled or veterans. In the past, Southeast Texas Housing (SETH) has assisted four homeowners and the City will be seeking further assistance from SETH and additional agencies willing to use non-City funds to assist homeowners.

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

Geographic Area

Census Tract/Block Group (entire block groups)	Total (2015 HUD Data)*	Low/Mod (2015 HUD Data)*	Percent Low/Mod (2015 HUD Data)*	Total Pop (2020 Census)	Minority Pop (2020 Census)	Percent Minority (2020 Census)
721300/2	760	280	36.84	1,180	680	57.63
721300/3	1,795	775	43.18	1,659	609	36.71
Total Area	2,555	1,125	41.29	2,839	1,289	45.40

Table 46 - Geographic Priority Areas

General Allocation Priorities

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

One of the oldest areas of League City, and one of the ones with the highest percentage of low- to moderate-income residents, is the Main Street/Park Avenue area. The area consists of two Census Block Groups divided by Main Street. Based on several factors, the City staff has determined that this area has the highest need for improvements that are fundable with CDBG dollars. Additionally, according to the 2020 Census, the area has one of the highest percentage of minorities in the city. Over the next five years, the City will use CDBG funds to leverage and augment general funds and Capital Improvement funds to improve public infrastructure and public facilities in the area. The results of many public forums conducted over the past five years, the results of the public surveys for this Consolidated Plan, public complaints about inadequate infrastructure, and area deficiencies identified by staff have consistently confirmed that the Main Street/Park Avenue area has the greatest need and greatest potential of the eligible CDBG Target Areas.

CDBG-funded activities are aimed at assisting low- to moderate-income individuals, households, or neighborhoods. For an area-based activity to receive CDBG funding, the area must be primarily residential. The Main Street/Park Avenue Area is clearly residential in nature as it contains 867 residential parcels; 106 commercial parcels; and 51 exempt parcels, such as churches, schools, parks, and emergency facilities that support the neighborhood residences.

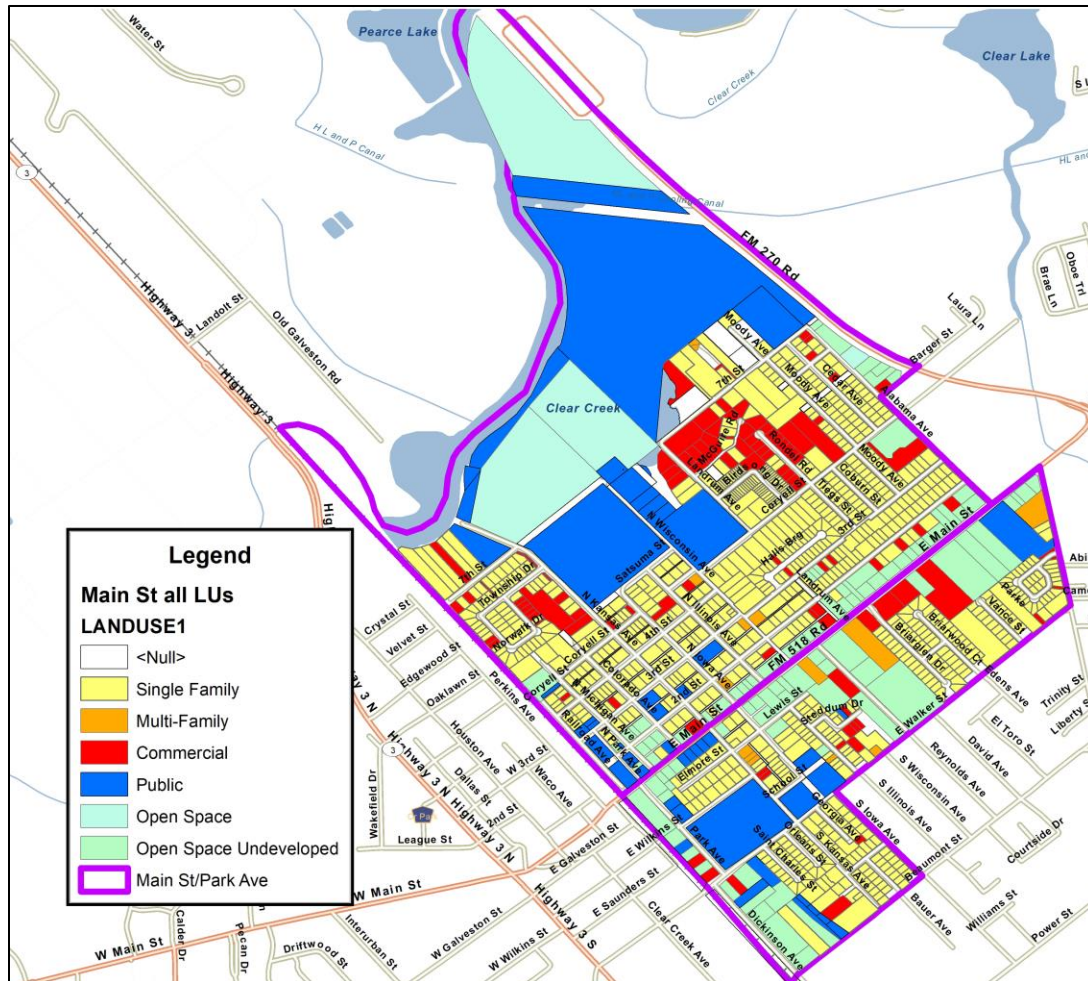
In addition, to qualify for CDBG funds the areas usually must have at least 51% of the residents having household incomes of 80% or less of the area median income. These households are considered low- to moderate-income (LMI) households. However, some CDBG jurisdictions have very few areas that meet the 51% criteria. As a result, HUD has developed a methodology to calculate a new threshold unique to each jurisdiction. HUD ranks all Block Groups from the highest percent LMI to the lowest percent. The top 25% of the Block Groups qualify for CDBG funding, with the lowest of the top 25% comprising the jurisdiction's exception threshold. The threshold changes two to three times in any given decade as the Census Bureau provides special tabulations for HUD that give the number of estimated total households,

the number of estimated low- to moderate-income households, and a resulting percent of LMI households. At the time of this Consolidated Plan, League City's exception is 37.73% based on a 2011-2015 average.

According to the 2011-2015 HUD data released in 2021, Main Street/Park Avenue, which comprises two Block Groups, has a combined population of 2,555 persons and 41.28% are LMI. However, it should be noted that this latest HUD estimate for the total population in the southern Block Group is only 760 with only 36.84% LMI. However, the previous post-2010 estimate for the Block Group was 1,155 with a LMI estimate of 680 (58.87%). The actual Decennial Census count in 2010 was 1,241 and in 2020 was 1,180. Unfortunately, the Census Bureau no longer collects income data as part of its Decennial Censuses, but relies on the American Community Survey (ACS) to estimate income as well as total population and households during intercensal years. The ACS is based on very small national monthly household samples averaged over a 5-year period. The results in the case of the Block Group south of Main Street indicate a significant estimation error in the most recent estimates.

Based on the HUD data, the area north of Main Street has 43.18% LMI households and the area south of Main Street has 36.84% LMI. However, the average percentages by Block Group and HUD's exception threshold vary from data release to data release of the special HUD-contracted analysis of the Census Bureau's American Community Survey (ACS). The most recent previous exception to the 51% rule was 28.99%, in effect when the two block groups were designated as a single cohesive neighborhood for concentrated improvement. With virtually no change in the composition of the area south of Main over the years, the average percent of low-mod income households has varied depending on which household(s), if any, were surveyed in any given 5-year period. In actuality, sections of the Block Group south of Main Street have significantly higher instances of low- to moderate-income households in the mobile home park and multi-family units than in the area north of Main Street. While Main Street bisects the overall area, the two Block Groups are cohesive as residents on both sides of Main utilize the amenities and benefits such as parks, schools, emergency services, social services, and commercial establishments.

.The map below shows the Main Street/Park Avenue area by land use.



Map 15 – Current Land Use in Main Street/Park Avenue Target Area

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 reconstruction 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 diverse 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. 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 determined to have the highest need. The planning consultants and staff of the Planning, Project Management, Engineering, and Public Works Departments 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 area.
	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. 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 determination of the area with the greatest need. The planning consultants and staff of the Planning, Project Management, 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	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 has very few sidewalks and older, narrow streets throughout most of the neighborhood. As a way to alleviate some vehicular congestion and to make pedestrian mobility available and safer, the City has established the federal Safe Routes to Schools program which will be implemented older neighborhoods including the Main St/Park Ave area. The program plans on concentrating CDBG funds in the Main St/Park Ave area for new or reconstructed sidewalks leading to schools in or adjacent to the neighborhood, primarily to and along Main Street which bisects the neighborhood.
	Basis for Relative Priority	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. 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 indicates that sidewalks have a very high priority and the Main St/Park Ave area has the highest need. The Safe Routes to School program has spotlighted the need for safe pedestrian mobility through the area to neighborhood schools. 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 sidewalks that do exist have deteriorated and many are not ADA compliant.
4	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	The City has plans to continue the expansion of hike & bike trails throughout the city. As funding permits, CDBG funds may be used for these expansions in CDBG Target Areas. In addition, there are several parks in CDBG Target Areas that may require improvements or expansions within the next 5 years.

	Basis for Relative Priority	Resident surveys indicated a need for more parks, and more amenities in existing parks. 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.
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 the sidewalks and streets in the Main St/Park Ave area, additional street lighting is needed.
	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. 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 improvements to pedestrian mobility must include the addition of street lights to illuminate the streets and adjacent sidewalks. 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. The need has grown dramatically due to COVID-19 and the recent increase in the cost of living throughout the region and nation.
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 Services

	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. As a result, each year Communities in Schools is expanding the number of League City schools it serves, increasing their budget to address the need.
	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. Communities in Schools is seeing the need grow annually and has found that reaching into the elementary schools is a way to get the children the help they need before they reach secondary schools and become more likely to drop out. As a result, CIS is adding new schools to serve each year, including elementary schools. COVID-19 caused significant decline in academic and behavioral outcomes for students, further increasing the demand for CIS services.
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, including 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 in need of assistance are women of childbearing age.
	Basis for Relative Priority	Each year the number of individuals needing some level of free or low-cost health care rises. Although, over 93% of the residents have health insurance, according to the 2016-2020 American Community Survey, 7,035 individuals in League City are uninsured. Minorities are uninsured at a much higher rate than non-Hispanic whites.
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, 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 voucher system, would improve 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	Homeless Assistance
	Priority Level	High
	Population	Homeless
	Geographic Areas Affected	City-wide
	Associated Goals	Homeless Assistance
	Description	League City has a relatively hidden homeless population, living in doubled up situations, “couch-surfing”, or living in places not meant for human habitation, but the estimates of homeless children in the Clear Creek ISD range from 1,500 to 2,500. Communities in Schools serve 700-1,100 in a given school year in the schools in which they have counselors.
	Basis for Relative Priority	There are no standing shelters in League City. The only agencies that serve League City residents are Family Promise, providing short-term shelter and services through make-shift rooms in churches to families who are not chronically homeless; and Bay Area Turning Point, providing shelter and services to homeless victims of domestic violence. There are no shelters for unaccompanied youth, individuals, or chronically homeless.

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. The steps for affirmatively furthering fair housing are limited to actions that can be carried out by the City or other public agencies.
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	Comments and ratings by the public in the public survey.
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.
	Basis for Relative Priority	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.
17	Priority Need Name	Program Administration
	Priority Level	High
	Population	N/A
	Geographic Areas Affected	City-wide
	Associated Goals	Program Administration

	Description	Administer the CDBG program
	Basis for Relative Priority	Without proper administration and management the CDBG program would not be viable

Table 47 – Priority Needs Summary

Narrative (Optional)

League City is a relatively young, suburban municipality that is growing rapidly. While the incomes are higher than the rest of the region, the city is not without significant needs which should be addressed. Aging and inadequate infrastructure in the Main Street/Park Avenue area is the highest need. The second highest need is the lack of comprehensive social services and homeless services. The number of individuals in need, is not sufficient to support a large number of varied service agencies or shelter providers. As a result, many needs are not able to be met, including housing rehabilitation, transportation, homeless services, shelter, and the like. The 15% cap on public services, coupled with the small total CDBG award, makes it difficult to adequately address the needs of the public service agencies we do have. The homeless in League City are not part of the Point In Time annual count and remain well hidden, making it difficult to identify the need. Communities in Schools, which serves homeless children in select schools, Family Time which provides short-term shelter for families temporarily homeless, and the police officers who provide emergency transport to Bay Area Turning Point for victims of domestic violence are the only sources of information on the needs of the homeless population.

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 48 – Influence of Market Conditions

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	CDBG	Public Services, Infrastructure, Administration	\$425,094	\$0	\$0	\$425,094	\$1,700,000	Any prior year funds will be applied to PY 2021 infrastructure; Remainder of Con Plan based on 4 years times PY2022 rounded to nearest \$1,000

Table 49 - 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

CDBG funds will leverage or expand additional funds by allowing public service agencies to expand their services and allow the City to begin and expand its Safe Routes to Schools program. CDBG does not require matching funds, however, it is estimated that the public service activities will be funded by CDBG at \$1 for every \$5 dollars expended using other funding sources. The City will leverage the Safe Routes to Schools program with CDBG funds over the next 3 to 5 years at a rate of approximately \$1 for every \$4 using general funds and other City revenue.

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

The Safe Routes to Schools program will involve the reconstruction of deteriorated sidewalks owned by the City and the construction of new sidewalks on land owned by the City, both within the Main Street/Park Avenue area. Otherwise no public land or property will be used to address the PY 2022 plan.

Discussion

League City has placed a high priority on continuing the improvements in the Main Street/Park Avenue area, one of the oldest areas of the City and one with the greatest need for residents. The priorities for infrastructure and public facilities improvements were determined by resident surveys, stakeholders serving low-mod income residents, and the staff's knowledge of the need. Main Street/Park Avenue continues to be the CDBG Target Area given the highest priority need and in the PY 2022 survey drainage, streets and sidewalks had the highest need. The City has expended significant funds for streets in the area over the last 5 years and is expending significant PY 2021 CDBG and general funds for drainage in the area at this time. As a result, sidewalks were determined to be the next need to address.

The maximum 15% allowed for public services has been allocated to the applications with highest need: youth services, emergency rent/utility assistance and homeless shelter. Unfortunately, due to the 11% cut in funding from PY 2021, League City was not able to allocate the same level of funding to public services as in the past. This leaves a shortfall for the agencies to either reduce proposed services or find alternative funds.

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	Grantee/Program Administrator	City Limits of League City Texas

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The strength of the delivery system for CDBG funds is enhanced by the coordination between the CDBG program, managed by the Planning and Development Department, and both the Project Management Department that manages infrastructure projects and new Grants Division of the Finance Department that manages all other grants, including the American Rescue Plan Act grant. The American Rescue Plan Act grant addresses many of the needs of small businesses, apartment landlords and residents, and other low-income populations that CDBG funds are not able to assist. Though there are few public service agencies in League City, they work well together and have been able to secure sustainable funding from a number of public and private sources. Each year the City attempts to identify and discuss the CDBG program with agencies which have yet to apply for funding.

The gaps in the delivery system are primarily in funding limitations and service availability. With the 15% cap in an already-small CDBG allocation, awards to some public service agencies would be too small to be cost effective given the paperwork involved, especially for homeless shelters and health clinics. Agencies that do receive funding from League City are small and have limited staff. In the past quality of staff was an issue in some projects funded, but during the past two years, agencies' staffing quality has improved greatly, though the number of administrative and direct service staff members has not increased. Additionally, in the past new agencies funded through CDBG have shown to not have a clear understanding of Federal requirements and have failed to perform well or meet goals.

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

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

Table 51 - 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)

Services serving League City's homeless persons include: Bay Area Turning Point which provides crisis intervention, shelter, and services to victims of domestic violence and sexual abuse; the League City Police Department that reaches out to victims of domestic violence and transports them to Bay Area Turning Point; and Family Promise which provides between 3 and 6 months of shelter through churches in the community, along with counseling services, to families who have temporarily lost housing. Gulf Coast Center provides mental health counselling but does not specifically target homeless individuals. Communities in Schools – Bay Area provides support services to youth in the Clear Creek ISD, including unaccompanied homeless youth and well the homeless families of participating youth, but does not

specifically target homeless individuals. Interfaith Caring Ministries provides a food pantry for low-income residents, including homeless individuals and families, but does not specifically target the homeless.

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 serves MHMR clientele with a cadre of services. Interfaith Caring Ministries serves low income, including homeless, those at risk of homelessness, elderly, and disabled with food, emergency rent and utility assistance, senior outreach program, prescription assistance program, referrals to no-cost and low-cost medical care, school supplies, and vouchers for their resale shop. As a result of the COVID-19 pandemic Interfaith Caring Ministries has been able to extend the rental assistance to those negatively impacted by COVID-19 for up to 6 consecutive months of assistance. Galveston County Social Services, 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 serves League City residents. Family Promise provides shelter through churches to families who have become homeless due to a housing or health crisis. 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, residential services, and parenting education to low-income pregnant 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, Family Promise, Meals on Wheels, and Gulf Coast Center. As a result, the shortage 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 \$65,000 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 any federal money. The PY 2022 award is a significant drop (\$50,000 or 11%) from previous years, despite the rapid growth of the population. Still others do not have the capacity to manage a government grant.

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. When a new agency is awarded funding, the City works closely with the staff to educate them on the Federal regulations and local procedures and to help them set up their documentation files and reporting processes. The City's CDBG consultant is available to walk new subrecipients through the set-up and reimbursement process throughout their first year.

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

Table 52 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Street Improvements	2022	2026	Non-Housing Community Development	Main St./Park Ave	Street Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,500
2	Storm Water Drainage	2022	2026	Non-Housing Community Development	Main St./Park Ave	Storm Water Drainage		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,500 Persons Assisted
3	Sidewalk Improvements	2022	2026	Non-Housing Community Development	Main St./Park Ave	Sidewalk Improvements	CDBG: \$276,311	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,500 Persons Assisted
4	Park Improvements	2022	2026	Non-Housing Community Development	Main St./Park Ave	Park Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,500 Persons Assisted
5	Street Lighting Improvements	2022	2026	Non-Housing Community Development	Main St./Park Ave	Street Lighting Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Subsistence Payments	2022	2026	Affordable Housing Non-Housing Community Development	City-wide	Subsistence Payments	CDBG: \$20,764	Homelessness Prevention: Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted
7	Food Pantry	2022	2026	Non-Housing Community Development	City-wide	Food Bank		Public service activities other than Low/Moderate Income Housing Benefit: 750 Persons Assisted
8	Youth Services	2022	2026	Non-Housing Community Development	City-wide	Youth Services	CDBG: \$40,000	Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted
9	Senior Services	2022	2026	Non-Housing Community Development	City-wide	Senior Services		Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted
10	Health Services	2022	2026	Non-Housing Community Development	City-wide	Health Services		Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
11	Transportation Services	2022	2026	Non-Housing Community Development	City-wide	Transportation Services		Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted
12	Domestic Violence Services	2022	2026	Homeless Non-Housing Community Development	City-wide	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	Homeless Services	2022	2026	Homeless	City-wide	Shelter for homeless families	CDBG: \$3,000	Homeless Person Overnight Shelter: 30 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	Fair Housing Activities	2022	2026	Fair Housing Activities	City-wide	Fair Housing Activities		Other: N/A
15	Code Enforcement	2022	2026	Non-Housing Community Development	Main St/Park Ave	Code Enforcement		Housing Code Enforcement/Foreclosed Property Care: 10 Household Housing Unit
16	Owner Occupied Housing Rehabilitation	2022	2026	Affordable Housing	City-wide	Owner Occupied Housing Rehabilitation		Homeowner Housing Rehabilitated: 2 Housing Unit
17	Administration	2022	2026	Program Administration	City-wide	Program Administration	CDBG: \$85,019	Program Administration: N/A beneficiaries

Goal Descriptions

1	Goal Name	Street Improvements
	Goal Description	The City may continue the reconstruction 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 to reduce flooding.
3	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, particularly for Safe Routes to Schools program.
4	Goal Name	Park Improvements
	Goal Description	The City may improve parks in the CDBG Target areas, including 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 may 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 may 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 to prevent drop-outs, provide after school activities, etc.
9	Goal Name	Senior Services
	Goal Description	The City may 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 may 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 may contract with a non-profit to provide demand-response transportation vouchers to elderly or disabled persons or victims of domestic violence.
12	Goal Name	Domestic Violence Services
	Goal Description	The City may fund qualified non-profits applying to serve and/or shelter victims of domestic violence, sexual assault or stalking.

13	Goal Name	Homeless services
	Goal Description	The City will fund agencies to provide shelter or transitional housing, along with services, to homeless families or individuals.
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 2022 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 or other CDBG Target Areas.
16	Goal Name	Owner Occupied Housing Rehabilitation
	Goal Description	The City may secure a non-profit for housing rehabilitation or accessibility retrofits to owner occupied homes of low- to moderate-income, particularly disabled and/or elderly.
17	Goal Name	Program Administration
	Goal Description	The City will administer the CDBG program using in-house staff and/or CDBG consultant(s)

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)

No affordable housing will be provided as the City does not receive HOME funds, ESG funds or sufficient CDBG funds to be able to provide new housing or long-term rental assistance. At this time the City has been unable to secure agencies willing to conduct housing rehabilitation given the small grant amount League City receives. The City does review and provide approval to the State for appropriate Low Income Housing Tax Credit properties that fall within city ordinances of land use, parking spaces, unit sizes. At this time the City has no pending LIHTC approval requests that fit within current building and land use ordinances. The City is proposing to use a portion of the American Rescue Plan Act grant to assist apartment owners in recovering funding lost during the eviction moratorium and/or with modifications and repairs to the units, with the funds being passed down to LMI tenants through lower rents.

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 of League City.

Activities to Increase Resident Involvements

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

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

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

Plan to remove the ‘troubled’ designation

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

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

Barriers to Affordable Housing

The greatest barrier to affordable housing in League City is the real estate market that drives land and housing costs while the public demand drives lot sizes housing types. League City, incorporated in 1962, with just over 2,600 residents is a rapidly growing municipality with a 2020 population of 114,392. As a result, the housing stock is relatively new with 80% of the homes built since 1980 and more than one-third since 2000. League City has consistently been rated as one of the best small to mid-size cities in Texas, attracting a large professional- and managerial-level residents. It is located within close proximity to Galveston Bay, flooding is a major concern for all residents and businesses. Ensuring adequate drainage by requiring retention ponds and other non-developable space as well as elevating property prior to construction also add to the overall cost per lot of residential subdivisions or per unit of multi-family developments. The lack of older homes, coupled with the demand for higher-end developments and the limitations of the terrain, housing in League City does not vary greatly in price. While overall housing prices are higher in League City than in some of the surrounding communities, incomes are also higher. The ratio of housing value to income for both homes with mortgages and those with no mortgage is lower for League City than for the three encompassing or surrounding counties – Galveston, Harris, and Brazoria. The percent of households with a value:income ratio of 3.0 or higher is lower for League City than the three counties for both with and without a mortgage. Even though League City has municipal property taxes in addition to county taxes and the three county aggregates have a significant proportion of homes with no municipal taxes, League City's median monthly homeowner costs as a percent of income are less than the three counties. Likewise, the median gross rent as a percent of income is lower for League City than for the three counties. It is understood that these calculations do not negate that there are lower income residents with higher than affordable housing, be it owned or rented units.

A review of the public policies affecting the development, availability, and cost of housing accessible to the low- to moderate-income and protected classes indicates that the city ordinances do not impede fair housing choice nor cause an undue barrier to affordable housing. While minimum lot sizes and dwelling sizes may appear to be deterrents to constructing affordable housing, the City has developed a policy to create Planned Unit Developments (PUDs) that allow the opportunity for flexibility in development that may be outside of the strict application of land use regulations, development standards, and the zoning ordinance. PUDs are a tool to provide for small lot sizes and smaller homes. Currently, the City has 22 PUDs approved. Additionally, the Zoning Commission has the discretion to approve a rezoning or special use permit for a proposed land use that is not consistent with the current zoning map.

Unlike many Texas cities, League City has only two small strips of Extraterritorial Jurisdiction (ETJ) along the southern border available for annexation. The city cannot expand geographically to provide additional undeveloped land for residential growth.

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.

All low- to moderate-income households, regardless of their protected-class status under the Fair Housing Act, face impediments in accessing affordable housing. 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 as well as units that are efficiencies or 1-bedroom units for singles. There is a shortage of multi-family units which forces renters to access single-family housing, which generally has higher rents and higher utilities. 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

Because the market drives the affordability of housing in League City, there is little that the City can do to remove or ameliorate barriers to affordable housing. When viable applicants to the State request the City's approval of Low-Income Housing Tax Credits, the City does review their application and act positively if the project meets City codes and is fiscally viable. A review of City policies and ordinances does not show undue burden for the development of affordable housing, though the developers do pose their own limits on lot sizes, unit sizes, and amenities provided. Most developments, single family and multi-family, in League City are less than 20 years old and the cost per square foot due to the market drivers and the need for adequate drainage control makes affordable housing limited in the city.

SP-60 Homelessness Strategy – 91.215(d)

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

The City is beginning to fund Family Promise which reaches out to homeless families in need of shelter for 3-6 months due to a housing or health crisis. It is anticipated that approximately 12 families with a total of 50 persons will be assisted in any given year. Each year, the City reaches out to Bay Area Turning Point that provides shelter to victims of domestic abuse. However, during the past four years, BATP has chosen not to submit a funding application. While not funded by the City of League City, BATP does reach out the homeless persons and the City's Police Department reaches out to victims of domestic violence and transports them to BATP. Approximately 20 adults per year are transported with or without children to BATP.

Addressing the emergency and transitional housing needs of homeless persons

League City anticipates funding Family Promise to provide emergency shelter to homeless families. Approximately 12 families per year, with a total of 50 household members will be served by Family Promise and it is anticipated that a portion of the cost will be covered by League City CDBG.

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.

Part of the case management costs of Family Promise that League City will support will be the assistance to move families exiting the Family Promise program to independent housing. This will be facilitated by linking Family Promise to Interfaith Caring Ministries which receives CDBG funds for rent and utility assistance to those facing homelessness.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City does not have the capacity to assist individuals and families who are likely to become homeless after being discharged from institutions or systems of care. However, the CDBG program does fund Interfaith Caring Ministries which provides rent/utility assistance on a one-time basis to those who are at risk of eviction. The agency focuses on those already housed to prevent homelessness, not homeless individuals and families seeking to end current homelessness. The only agencies serving League City and

in the immediate proximity to the city are Bay Area Turning Point for victims of sexual abuse or domestic violence and Family Promise for families who are homeless due to a housing crisis or health issue.

Youth, including the homeless youth in League City are eligible for services at five schools through Communities in Schools, funded in part by League City CDBG. There are few social service agencies in League City that provide housing, health, employment, education assistance to the low- to moderate-income residents. The City reaches out to all agencies providing services to League City residents and encourages those with eligible programs and clientele to apply for funding.

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 conduct any housing rehabilitation programs at this time. In the past, the City has ensured that all lead-based paint abatement is done correctly to any homes receiving rehabilitation, retrofitting or repairs using CDBG funds.

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

Without conducting housing rehabilitation programs, the City is unable to identify or remediate lead poisoning and lead hazards in homes therefore no actions listed are related to the extent – increase or decline of lead poisoning or hazards in the homes.

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

The City's policies and procedures for CDBG funding include policies for lead remediation in the case of housing rehabilitation. The procedures and requirements follow the federal guidelines.

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 school students in imminent risk of dropping out of school, being held back a grade, or being suspended or expelled, thus having a higher risk of unemployment and underemployed. By keeping the youth in school through high school graduation, the program will help to enhance their earning capacity. Communities in Schools is now continuing services to those graduating high school and entering college. 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. All construction projects must meet Davis Bacon Wage Rates for the contractors' and subcontractors' employees. Historically, the contracted firms and their subcontractors have far exceeded the Davis Bacon Wage Rates with all of their job classifications.

Using various funding sources including the American Rescue Plan Act, award other entities such as the League City Chamber of Commerce up to \$600,000 for business assistance programs, education/training for small businesses, digital marketing solutions for small businesses, and counseling/coaching/mentoring programs. An additional \$1,000,000 of the ARPA funds will be allocated to businesses in the Main Street/Park Avenue area to enhance facades to enhance desirability of and accessibility to the businesses, increasing revenues that will stabilize the small businesses and retain and/or create jobs. Houston Galveston Area Council will be administering ARPA funding available to existing, new or expanding businesses in League City to establish or increase viability, revenue, and employment opportunities.

Living Costs: The City of League City will continue to fund Interfaith Caring Ministries to provide emergency rental and utility assistance as a means of homeless prevention activities in League City, thus reducing the out-of-pocket living costs of those who are marginally homeless. Both general LMI population and COVID-impacted population are eligible using CDBG and CDBG-CV funding.

Additional Resources: In addition to the planned use of CDBG and ARPA funding, 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 City's lack of HOME and ESG funding prevents a comprehensive affordable housing plan. However, the programs detailed above will coordinate with the entire Consolidated Plan by reducing/preventing poverty through:

1. Stabilizing educational success in youth in that we fund Communities in Schools to counsel at risk youth and their families to prevent dropping out of school and helping families access needed services.
2. Providing emergency shelter and rental assistance to families with temporary economic crises that have threatened homelessness or led them into homelessness, giving them the opportunity to recover lost income and prevent the cycle into poverty;
3. Establishing, enhancing, and stabilizing small and medium-sized businesses through the ARPA funding;
4. The Clear Horizons Early College High School, funded through public and private education dollars, 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.
5. The various tax and development incentives to attract employers to the city greatly influence economic growth, thus providing employment opportunities and reducing poverty.
6. 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 Consolidated Plan priorities by seeking additional agencies who are qualified to carry out needed priority activities.

During the program year, the City receives and reviews all reimbursement requests, which include counts and demographics of program beneficiaries. Reimbursement requests are required at least quarterly and encouraged monthly. In the past year, requests have been received monthly from non-profit agencies and at least quarterly from infrastructure contractors. Throughout the year, the City reviews expenditures 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 or is a newly-funded agency, 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, 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

For PY 2022, the City will receive \$425,094, a \$51,605 (11%) cut from PY 2021. Three Public Service projects will be funded – Communities in Schools – Bay Area for counseling in 5 schools; Interfaith Caring Ministries for emergency rent/utility assistance and Family Promise for homeless shelter for families. In addition, the City will use CDBG funds to augment general funds to begin a multi-year project of installing and reconstructing sidewalks in the Main Street/Park Avenue area as part of the Safe Routes to Schools program. Several schools are in or adjacent to the Main Street/Park Avenue area.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	CDBG	Public Services, Infrastructure, Administration	\$425,094	\$0	\$0	\$425,094	\$170,000	Any prior year funds will be applied to PY 2021 infrastructure; Remainder of Con Plan based on 4 years times PY2022 rounded to nearest \$1,000

Table 53 - 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

CDBG funds will leverage or expand additional funds by allowing public service agencies to expand their services and allow the City to begin and expand its Safe Routes to Schools program. CDBG does not require matching funds, however, it is estimated that the public service activities will be funded by CDBG at \$1 for every \$5 dollars expended using other funding sources. The City will leverage the Safe Routes to Schools program with CDBG funds over the next 3 to 5 years at a rate of approximately \$1 for every \$4

using general funds and other City revenue.

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

The Safe Routes to Schools program will involve the reconstruction of deteriorated sidewalks owned by the City and the construction of new sidewalks on land owned by the City, both within the Main Street/Park Avenue area. Otherwise no public land or property will be used to address the PY 2022 plan.

Discussion

League City has placed a high priority on continuing the improvements in the Main Street/Park Avenue area, one of the oldest areas of the City and one with the greatest need for residents. The priorities for infrastructure and public facilities improvements were determined by resident surveys, stakeholders serving low-mod income residents, and the staff's knowledge of the need. Main Street/Park Avenue continues to be the CDBG Target Area given the highest priority need and in the PY 2022 survey drainage, streets and sidewalks had the highest need. The City has expended significant funds for streets in the area over the last 5 years and is expending significant PY 2021 CDBG and general funds for drainage in the area at this time. As a result, sidewalks were determined to be the next need to address.

The maximum 15% allowed for public services has been allocated to the applications with highest need: youth services, emergency rent/utility assistance and homeless shelter. Unfortunately, due to the 11% cut in funding from PY 2021, League City was not able to allocate the same level of funding to public services as in the past. This leaves a shortfall for the agencies to either reduce proposed services or find alternative funds.

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	Sidewalk Improvements	2022	2026	Non-Housing Community Development	Main St/Park Ave	Sidewalk Improvements	\$216,311	Public Facility or Infrastructure Activity other than Low/Mod income housing Benefit: 2,555
2	Youth Services	2022	2026	Non-Housing Community Development	City-wide	Youth Services	\$40,000	Public service activity other than Low/Mod income Housing Benefit: 75 low/mod income persons
3	Emergency Rent/Utility Assistance	2022	2026	Non-Housing Community Development	City-wide	Subsistence Payments	\$20,764	Public service activity other than Low/Mod income Housing Benefit: 60 low/mod income persons
4	Homeless Shelter	2022	2026	Non-Housing Community Development	City-wide	Homeless Assistance	\$3,000	Public service activity other than Low/Mod income Housing Benefit: 30 low/mod income persons

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Sidewalk Improvements
	Goal Description	The City will reconstruct and construct sidewalks in the Main Street/Park Avenue area as part of the Safe Routes to Schools program.
2	Goal Name	Youth Services
	Goal Description	The City will fund Communities in Schools Bay Area to provide counselors in five 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	Homeless Shelter
	Goal Description	The City will fund Family Promise to provide shelter and supportive services to homeless families who are facing short-term homelessness and will be housed on a weekly rotating basis in local churches participating in the program. No church shelter will require or encourage church participation to reside in its facility.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City will continue to focus its infrastructure funds on the Main Street/Park Avenue area. More aggregate benefit is evidenced when concentrating on one Target Area over multiple years to address all types of need. In the past the City has reconstructed roads, parking lots, and added new parking, sidewalks and parks. Currently, a major multi-year drainage program is underway and PY 2021 CDBG funds are being used for a portion of the project. For PY 2022, the infrastructure project will be the construction and reconstruction of sidewalks as part of the Safe Routes to Schools program. Public Service projects funded will be Communities in Schools-Bay Area, providing in-school services to at-risk youth and their families enrolled in 5 Clear Creek ISD schools; emergency rent/utility assistance on a one-time basis for those facing eviction and/or utility disconnects; shelter for families facing short-term (approximately 3 months) of homelessness.

Projects

#	Project Name
1	Safe Routes to Schools Sidewalks
2	Communities in Schools
3	ICM Rent/Utility Assistance
4	Family Promise
5	Program Administration

Table 55 – Project Information

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

As this year's Annual Action Plan is part of the 2022-2026 Consolidated Plan, the priorities were determined in great part by the result of the 5-year public survey that received 114 responses, along with applications from public service agencies, and input from the City's Project Management and Planning Departments. The obstacles to addressing underserved needs continues to be the shortage of federal funds. This year the obstacle is considerably worse with a reduction of 11% (\$51,605) from PY 2021's allocation. The reduction resulted in a \$7,740.75 reduction in allowable public service funds, which caused a reduction in the allocation of two returning agencies and considerable less than requested for a newly funded homeless service agency. The regulatory cap of 15% for public services is the major obstacle in allocating CDBG funds. The public service agencies have the greatest need in League City and are limited to the smallest proportion of the CDBG budget. Without the cap, the City would be able to allocate significantly more resources to the greatest need in the community.

AP-38 Project Summary

Project Summary Information

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
1	Safe Routes to Schools Sidewalks	Sidewalk Improvements	Main St/Park Ave Target Area	Sidewalk Improvements	\$276,311
	Description	Construct and reconstruct sidewalks in the Main Street/Park Ave Target Area leading to schools within LMI Target Areas			
	Target Date for Completion	09/30/2023			
	Estimate the number and type of families that will benefit from the proposed activities	2,555 people live in the area served by two block groups housing an estimated 41.29% LMI, more than the current 37.73 LMI exception for League City			
	Location Description	The project is located in the Main St/Park Ave 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	Construct or reconstruct sidewalks that lead to schools located in or adjacent to			
2	Communities in Schools	Youth Service	City-wide	Youth Services	\$40,000
	Description	Provide funding for partial salaries for 5 counselors, 1 in each of 5 schools to provide counseling to LMI 75 at risk youth and their families.			
	Target Date for Completion	09/30/2023			
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 75 unduplicated youth will benefit			
	Location Description	City-wide			

	Planned Activities	Provide partial funding for counselors in five 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	City-wide	Subsistence Payments	\$20,764
	Description	Provide funding for one-time rent and/or utility assistance to households at risk of eviction or utility disconnections.			
	Target Date for Completion	09/30/2023			
	Estimate the number and type of families that will benefit from the proposed activities	25 households, including 60 persons who are low- to moderate-income and at risk of homelessness			
	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 utilities (electricity and/or gas).			
4	Family Promise	Homeless Assistance	City-wide	Homeless Assistance	\$3,000
	Description	The City will provide funds to support part of cost for families experiencing homelessness – includes shelter and supportive services			
	Target Date for Completion	09/30/2023			
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30 homeless persons in 10 households will benefit. These will include families who have lost their housing temporarily (for approximately 3 months) due to an unforeseen, yet short-term emergency.			
	Location Description	City-wide			
	Planned Activities	The City will fund part of the shelter and supportive services for 10 families who are homeless and were living in League City.			
5	Program Administration	Administration	City-wide	Administration	\$85,019

	Description	Program Administration will be carried out by City staff and a CDBG consultant. The primary department will be the Planning and Development Department, supported by the Finance and Project Management departments
	Target Date for Completion	09/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable
	Location Description	500 W. Walker, League City Tx
	Planned Activities	Administration of the CDBG program

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 area-based activities will be conducted in the Main Street/Park Avenue Target Area, which is part of the oldest area of the city and houses some of the highest percentages of low-mod income residents. The City of League City has a LMI exception of 37.73% and the area consists of 41.29%, or 1,055 of the 2,555 total residents based on the latest HUD-provided data. The 2020 Census PL94-171 counts indicate 2,839 total population with 54.6% non-Hispanic white, 2.8% non-Hispanic African American, 36.4% Hispanic, 1.6% non-Hispanic Asian, 3.6% non-Hispanic multi-racial and 1.1% non-Hispanic other single races. While a majority of the area is non-Hispanic white, the counts for the entire city include 20.9% Hispanics, 60.7% non-Hispanic white, 7.3% non-Hispanic African American, 6.2% non-Hispanic Asian, 4.1% non-Hispanic-multi-race, and 0.9% non-Hispanic other single races.

Geographic Distribution

Target Area	Percentage of Funds
Main St/Park Ave	65%

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Over the years, including the 2022 public survey that was completed by 114 residents, the public and City staff have recognized that of the CDBG-eligible areas, the Main Street/Park Avenue area has the greatest infrastructure need in the city. It is one of the oldest areas and the mobility is extremely hampered by inadequate roads and sidewalks. The new Safe Routes to Schools program addresses the inadequate sidewalks leading to schools within and adjacent to the Main Street/Park Avenue Target Area.

Discussion

For several years the public and City staff have identified Main Street/Park Avenue as the primary area that is CDBG-eligible, has one of the highest percentages of LMI population, relatively high minority population, with just under 50%, and the highest need for infrastructure and facility improvements to reduce flooding, enhance parks, reconstruct inadequate roads, reconstruct and construct inadequate or non-existent sidewalks, improve parking, and improve street and sidewalk lighting. In the past 5 years the City has used CDBG funds for street improvements; parking improvements, including parking for the newly reconstructed League Park; and is currently improving drainage through the north side of the area to reduce flooding. PY 2022 will provide funds for sidewalk improvements.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	0
Special-Needs	0
Total	10

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	25
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	25

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

Without HOME or ESG funding and with the 15% cap on public services, the City is not able to adequately address the needs for homeless shelters and emergency rental assistance – one directly addresses existing homeless households and one is able to prevent or delay homelessness among households. The 11% cut in CDBG funding for PY 2022 has further hampered the ability to respond to the need.

AP-60 Public Housing – 91.220(h)

Introduction

There is no public housing or Public Housing Authority in League City. One small portion of the city is located in Harris County and the Harris County Public Housing Authority, which includes only Housing Choice Vouchers, has no program participants renting in League City.

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

Not applicable/No public housing

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

Not applicable/no public housing

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

Not applicable/no public housing

Discussion

There is no public housing or Housing Choice Voucher holders in League City.

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

Introduction

According to the 2022 Point in Time count, League City had 10 sheltered persons and no unsheltered. The only agency serving the homeless in League City and choosing to apply for funds is Family Promise which was the only agency with homeless residents from League City. Based on information provided by Communities in Schools from the Clear Creek ISD, during the 2020-21 school year there are approximately 1,000 homeless children enrolled in the school district. An estimated 750 live within League City and most are doubled up in housing, sleeping in cars or in abandoned buildings. Communities in Schools, for which CDBG funds are provided, served 30 homeless students who lived within the city limits.

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 City is available to assist in the point in time count but, to date, the Gulf Coast Homeless Coalition, in conjunction Texas Homeless Network (the county's Balance of State agency) conducts the count on their own. Family Promise is the only program serving League City that is extracted from the County total. Bay Area Turning point, did not request funding from League City but indicated that in 2021, it provided shelter to 6 victims of family violence and 37 participating in crisis intervention but not requiring shelter. The Gulf Coast Homeless Coalition did not reach out to Bay Area Turning Point in 2021 or 2022 according to BATP staff.

Each year League City reaches out to Bay Area Turning Point to encourage an application for funding. However, due to the small City award, it is not financially prudent for BATP to manage a program and clientele counts for League City residents and opts to not apply for funds. While more would have been available for those impacted by COVID-19, BATP did not have qualifying applicants. After 3 years of reaching out to Family Promise, the agency submitted an application. Unfortunately, due to the 11% cut in CDBG funding for PY 2022, the City was only able to fund 20% of its request.

Addressing the emergency shelter and transitional housing needs of homeless persons

Family Promise addresses the emergency shelter needs in League City and for the first time requested and will be receiving CDBG funds. There are no transitional housing programs in or serving League City residents.

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

Given that there are no permanent housing or independent living programs in League City, there are no plans in place to help chronically homeless to access or retain housing. Family Promise provides shelter for homeless families who anticipate exiting homelessness within approximately 90 days. Family Promise does assist their beneficiaries to access permanent housing upon their completion of the program. This includes first month rent and utilities, and security deposit. Due to limited CDBG funds, the CDBG program will not be funding the program for those exiting homelessness. Interfaith Caring Ministries provides emergency rent/utility assistance on a one-time basis for those facing eviction due to inability to pay rent and/or utilities. The City provides CDBG funding for these households. This does not address the chronically homelessness and only provides partial rent for one month. ICM does receive significant funding from the City's CDBG-CV program for up to 6 consecutive months of funding for those unable to pay rent and/or utilities due to the negative impact of COVID-19. However, the further we get from the peak in the pandemic and the restrictions caused, the fewer new potential clients apply.

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

To date, the City has not been aware of individuals and families being discharged from publicly funded institutions and systems of care who are requesting housing in League City. The primary agency that addresses the social service needs of those needing assistance through systems of care is Communities in Schools – Bay Area that provides assistance to homeless youth, whether accompanied by a guardian or unaccompanied, whether emancipated or not.

Discussion

Due to the size of League City, especially due to the newness of the City, there is not the economies of scale for social services, homeless providers, and other agencies serving the extremely low- to low-income residents. The good news is that League City has a median income above the regional average and a much smaller rate of poverty and very low-income. The bad news is that due to the incomes in League City, there are insufficient numbers in need to make providing services in the city. Most needs require that the potential applicant seek services in Houston/Harris County or the City of Galveston, Texas City or Brazoria County. As long as HUD limits public service spending to 15%, and the CDBG award is sitting at between \$400,000 and \$500,000, there is insufficient funding for public service agencies, including agencies that serve the homeless and those in danger of becoming homeless.

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

Introduction:

The greatest barrier to affordable housing in League City is the real estate market that drives land and housing costs while the public demand drives lot sizes housing types. League City, incorporated in 1962, with just over 2,600 residents is a rapidly growing municipality with a 2020 population of 114,392. As a result, the housing stock is relatively new with 80% of the homes built since 1980 and more than one-third since 2000. League City has consistently been rated as one of the best small to mid-size cities in Texas, attracting a large professional- and managerial-level residents. It is located within close proximity to Galveston Bay, flooding is a major concern for all residents and businesses. Ensuring adequate drainage by requiring retention ponds and other non-developable space as well as elevating property prior to construction also add to the overall cost per lot of residential subdivisions or per unit of multi-family developments. The lack of older homes, coupled with the demand for higher-end developments and the limitations of the terrain, housing in League City does not vary greatly in price. While overall housing prices are higher in League City than in some of the surrounding communities, incomes are also higher. The ratio of housing value to income for both homes with mortgages and those with no mortgage is lower for League City than for the three encompassing or surrounding counties – Galveston, Harris, and Brazoria. The percent of households with a value:income ratio of 3.0 or higher is lower for League City than the three counties for both with and without a mortgage. Even though League City has municipal property taxes in addition to county taxes and the three county aggregates have a significant proportion of homes with no municipal taxes, League City's median monthly homeowner costs as a percent of income are less than the three counties. Likewise, the median gross rent as a percent of income is lower for League City than for the three counties. It is understood that these calculations do not negate that there are lower income residents with higher than affordable housing, be it owned or rented units.

A review of the public policies affecting the development, availability, and cost of housing accessible to the low- to moderate-income and protected classes indicates that the city ordinances do not impede fair housing choice nor cause an undue barrier to affordable housing. While minimum lot sizes and dwelling sizes may appear to be deterrents to constructing affordable housing, the City has developed a policy to create Planned Unit Developments (PUDs) that allow the opportunity for flexibility in development that may be outside of the strict application of land use regulations, development standards, and the zoning ordinance. PUDs are a tool to provide for small lot sizes and smaller homes. Currently, the City has 22 PUDs approved. Additionally, the Zoning Commission has the discretion to approve a rezoning or special use permit for a proposed land use that is not consistent with the current zoning map.

Unlike many Texas cities, League City has only two small strips of Extraterritorial Jurisdiction (ETJ) along the southern border available for annexation. The city cannot expand geographically to provide additional undeveloped land for residential growth.

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.

All low- to moderate-income households, regardless of their protected-class status under the Fair Housing Act, face impediments in accessing affordable housing. 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 as well as units that are efficiencies or 1-bedroom units for singles. There is a shortage of multi-family units which forces renters to access single-family housing, which generally has higher rents and higher utilities. 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

Because the market drives the affordability of housing in League City, there is little that the City can do to remove or ameliorate barriers to affordable housing. When viable applicants to the State request the City's approval of Low-Income Housing Tax Credits, the City does review their application and act positively if the project meets City codes and is fiscally viable. A review of City policies and ordinances does not show undue burden for the development of affordable housing, though the developers do pose their own limits on lot sizes, unit sizes, and amenities provided. Most developments, single family and multi-family, in League City are less than 20 years old and the cost per square foot due to the market drivers and the need for adequate drainage control makes affordable housing limited in the city. Other than providing approval to viable LIHTC applications, and approving Planned Unit Development areas that request variances of lot and dwelling sizes, the City does not have the mechanisms to remove or ameliorate barriers to affordable housing. The City codes for lot sizes, permitting, building requirements, drainage requirements are within the national guidelines. The City has virtually no extraterritorial jurisdiction for annexation and only one small area of the City in the far southwest is undeveloped. The market drives the demand for larger lots, larger units, and more amenities. The environment drives the demand for more land reserved for detention ponds and other drainage requirements.

AP-85 Other Actions – 91.220(k)

Introduction:

This Action Plan is part of the City's new 5-year Consolidated Plan. The plan was developed using results of a general Community Needs survey for which 114 responses were completed, and a Fair Housing survey for which 35 responses were completed. In addition, two public hearings were held and a 30-day public comment period provided. The only responses were to the surveys. The City staff and consulted agencies also provided input into the needs and potential plans to address the unmet and underserved needs.

Actions planned to address obstacles to meeting underserved needs

The two main obstacles to the underserved needs are community size and available funds. Due to the size of the community, few agencies are able to justify the economies of scale to locate in or in close proximity to League City. Additionally, due to the size of the community, the CDBG allocation is too small for the 15% cap to afford many agencies the justification to apply for what little funds are available. This year the issue is exacerbated by the 11% reduction from PY 2021 in the allocation. No agencies are able to receive their requested amount and prior agencies had funds reduced or eliminated from PY 2021. As a result, the City is limited in how it can address the underserved public service needs.

Infrastructure needs are better met due to the funding from other sources, including the general fund and Capital Improvement fund. For PY 2022, the City will focus its CDBG allocation on improving sidewalks within the area of highest need – Main Street/Park Avenue – as part of its Safe Routes to School program. One way that League City plans to address the underserved pedestrian needs is to have a multi-year strategy to address as many of the sidewalks leading to schools that need to be reconstructed or constructed.

Actions planned to foster and maintain affordable housing

The City does not have the capacity to foster or maintain affordable housing. Without HOME funds, a limited CDBG budget and the lack of non-profits willing to rehabilitate or repair homes in League City, there is no viable way that the City can maintain or rehabilitate affordable housing. Currently there are no plans to demolish housing in the community, especially since 80% of the housing is less than 20 years old. However, there are no plans requesting approval for new affordable housing units.

Actions planned to reduce lead-based paint hazards

Without the ability to fund any housing rehabilitation, the City cannot address lead-based paint hazards. Fortunately, there are few houses in League City that were built before 1979, and most are owned and occupied by older residents. However, in the event that a non-profit is willing to conduct housing rehabilitation in the city, the staff will ensure that lead-based paint testing and proper remedies are

carried out before any rehabilitation work is begun.

Actions planned to reduce the number of poverty-level families

The City is continually responding to grant announcements for funds to address the needs of poverty-level families in order to reduce the number of families in League City. Approximately 5% of the families have incomes below the poverty level. By improving existing conditions in the Main Street/Park Avenue area, there will be more opportunities during construction for unskilled, semi-skilled and skilled workers to secure employment at rates higher than the Davis Bacon wage rates. Most contractors in the area pay considerably more than the DBWR. Additionally, as conditions improve, there will be better access to existing commercial establishments, most of which are small businesses and micro-enterprises. More employees will be needed and the owners will see higher profits.

The City will continue to encourage bidding contractors to hire Section 3 workers and will continue to encourage qualified Section 3 firms to be contracted for construction work. All construction bids and contracts have Section 3 clauses and the City requires data on the number of Section 3 hires and Section 3 subcontractors, places they advertised for employees, and success in attracting Section 3 hires.

Actions planned to develop institutional structure

The City continues to attend on-line trainings for elements of CDBG-related regulations, requirements, and best practices. When available and possible for employees to travel, on-site conferences and trainings will be offered to any staff member working on CDBG activities.

During the year and during reimbursement request reviews and annual monitoring the City will provide new information on regulations, will train or help train subrecipients' new staff members, and will provide additional hands-on training for new subrecipients. The staff will continue to ensure that subrecipients are developing institutional structure to better address the needs of their clientele and to know to whom they can refer potential and existing clientele for other services. The Planning Department and other departments involved in the infrastructure projects will continue to develop more cohesive and stronger institutional structure between staff members as well as with contractors and subcontractors.

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 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 and will continue to reach out to other non-profit agencies which have not applied for CDBG funding to encourage applications and to alert them to other funding sources. 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 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 is to enhance access to training for staff, encourage subrecipients to attend relevant training and to continue to work with a CDBG consultant. In addition, the City will continue to enhance coordination with subrecipients and among subrecipients, particularly between Family Promise and Interfaith Caring Ministries that provides services that may be provided by one agency for another agency's clients. The staff will continue to improve coordination between departments, particularly where infrastructure projects are concerned, and to ensure that the CDBG staff and consultant are in the loop for bidding, contracting and monitoring.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
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.	95.2%

Appendixx - Alternate/Local Data Sources