



**PY 2025 Annual Action Plan  
for the League City  
Community Development Block Grant (CDBG)**

*Prepared by*

**City of League City**

**UEI: SFFSNBP96U81**



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Position 6  
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**August 15, 2025**

# Executive Summary

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

### 1. Introduction

The City of League City is classified as an Entitlement Jurisdiction (EJ) and receives an annual non-competitive Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development (HUD). The first CDBG grant was awarded in 2004, coinciding with the City's population surpassing 50,000. According to the 2020 Census, the population is 114,392, with the most recent estimate from the American Community Survey indicating a population of 114,885 for the 2019-2023 period.

While the CDBG grant is non-competitive, there are specific requirements for receiving the predetermined award. One requirement is that the City must complete a five-year Consolidated Plan every five years, with the most recent submission occurring in Program Year (PY) 2022. The second requirement is that an Annual Action Plan must be submitted each program year that aligns with the current 5-year Consolidated Plan. This Annual Action Plan for Program Year 2025 represents the fourth year of the five-year period outlined in the current Consolidated Plan. Within the Annual Action Plan, all activities must meet one or more of the three national objectives:

- Benefiting individuals with low to moderate incomes.
- Preventing, reducing, or eliminating slum and blight; and
- Addressing an urgent community development need resulting from a catastrophic event.

At least 70% of the annual expenditures, excluding administrative expenses, must be spent on the first objective of benefiting low- to moderate-income individuals. Historically, League City has dedicated all non-administrative funds to this objective and will continue to do so in PY 2025.

League City's Program Year 2025 begins on October 1, 2025, and concludes on September 30, 2026. The priorities and plans for this program year align with the PY 2022-2026 5-Year Consolidated Plan. For PY 2025, the City will receive \$451,655, reflecting a 2% decrease from PY 2024. During this program year, the City will allocate funds to assist renters facing eviction and potential homelessness, as well as at-risk youth who are struggling and may consider dropping out of school. Additionally, the City will undertake the reconstruction of a section of Waco Avenue between 3rd Street and Plymouth Street within a HUD-designated Community Development Block Grant neighborhood.

### 2. Summarize the objectives and outcomes identified in the Plan

*This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.*

The CDBG objectives for PY 2025 align with the first national objective of benefiting low- to moderate-income individuals. This refers to individuals whose total household income is less than 80% of the area median income, adjusted for household size. The objectives outlined below are based on three key factors:

- The results of the resident surveys, stakeholder interviews, public comments, and secondary data from HUD, the Census Bureau, and other HUD-approved sources.
- The limitations imposed on the City by HUD regulations concerning the location of public improvements and the cap on social service spending; and
- The ability and potential of subrecipients to effectively carry out activities.

During PY 2025, the City will address two high-priority needs identified through resident surveys: road improvements and public services. The City will take the following actions to meet these needs:

- Allocate the permitted 15% of the current year's allocation to two public service activities: Communities in Schools will receive \$47,748 to offer counseling services to at-risk students in five League City schools, while Interfaith Caring Ministries will receive \$20,000 to provide one-time emergency rent and/or utility assistance to low- to moderate-income households facing eviction or utility service termination.
- Assist in funding the reconstruction of Waco Avenue between 3<sup>rd</sup> Street and Plymouth Street, located just west of the Main Street/Park Avenue CDBG Target Area and north of the Main Street sidewalk project completed in PY 2023. The City is allocating \$314,907 from PY 2025 funds and \$23,579 from unexpended funds from prior years, contributing to an estimated total project cost of \$675,000.
- Allocate \$69,000 of the allowable \$92,579 (20%) for program administration.

#### **Map 1 – Waco Ave. Reconstruction**

#### **Map 2 - Waco Ave Zoomed In**

### **3. Evaluation of past performance**

*This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.*

During PY 2024, the City was able to move forward with the PY 2021 drainage project and completed Phases 1 and 2 of the Main Street Sidewalk for PY 2022, ensuring compliance with the timeliness requirements for CDBG funding. The reconstruction of Clear Creek Avenue for PY 2024 has also commenced. The three public service activities for PY 2024—Communities in Schools, Interfaith Caring Ministries Rent/Utilities Assistance, and Food Pantry—have been executed promptly. Communities in Schools expended their CDBG grant funds in February, 2025, providing 569 hours of individual assistance to 115 unduplicated students, exceeding the initial expectation by 15 students. In addition to individual assistance, over 90% of the students participated in group sessions. Interfaith Caring Ministries is expected

to fully expend their funding by the end of the program year, offering rent and utility assistance as well as food to League City residents in need. Both agencies and their programs have proven to be vital and successful assets to the community.

#### **4. Summary of Citizen Participation Process and consultation process**

##### **Summary from citizen participation section of plan.**

League City's citizen participation process, as outlined in its Citizen Participation Plan, typically includes public notifications, public hearings, and a public comment period. For the Consolidated Plan, there is also a comprehensive consultation and public survey component that informs the priorities for the five-year period covered by the plan. These priorities may be adjusted annually based on feedback from residents and stakeholders.

For PY 2025, two public hearings were conducted. The first hearing took place on March 13, 2025, and included a pre-application workshop for interested nonprofit public service and housing agencies. The second public hearing was held on June 19, 2025. Public notices for both hearings were published in the Galveston County Daily News, on the City's website, and on the City's public notice board at City Hall. Notices, available in both English and Spanish, were posted at least 72 hours prior to the hearings. The 30-day public comment period commenced on June 19, 2025 and concluded on July 21, 2025. Details about the comment period were included in the notice for the June 2025 public hearing.

#### **5. Summary of public comments**

*This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.*

The residents and stakeholders were given the opportunity to comment on the Action Plan at both public hearings, during the 30-day public comment period, at any City Council meeting, and at any time during the year. Comments in writing, by telephone or email, and in person are welcome. Contact information is on the website and is provided at the public hearings and in the public notices. During this PY 2025 planning process there were

#### **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. In the case of the process in PY 2025, no comments were not accepted.

## 7. Summary

The City of League City has utilized its CDBG funds to address the most pressing needs within the community, aiming to create the greatest possible impact on the living conditions of low- to moderate-income residents. However, these efforts are hindered by limited funding and a lack of comprehensive services offered by non-profit social service, housing, and homeless agencies in League City. Due to the city's relatively small size, location, and the economic stability of its residents, there is insufficient demand to attract many social service, homeless, and affordable housing providers to establish operations in League City. Agencies located in surrounding communities tend to prioritize entitlement communities with greater resources, including local, CDBG, HOME, HOPWA, and ESG funds.

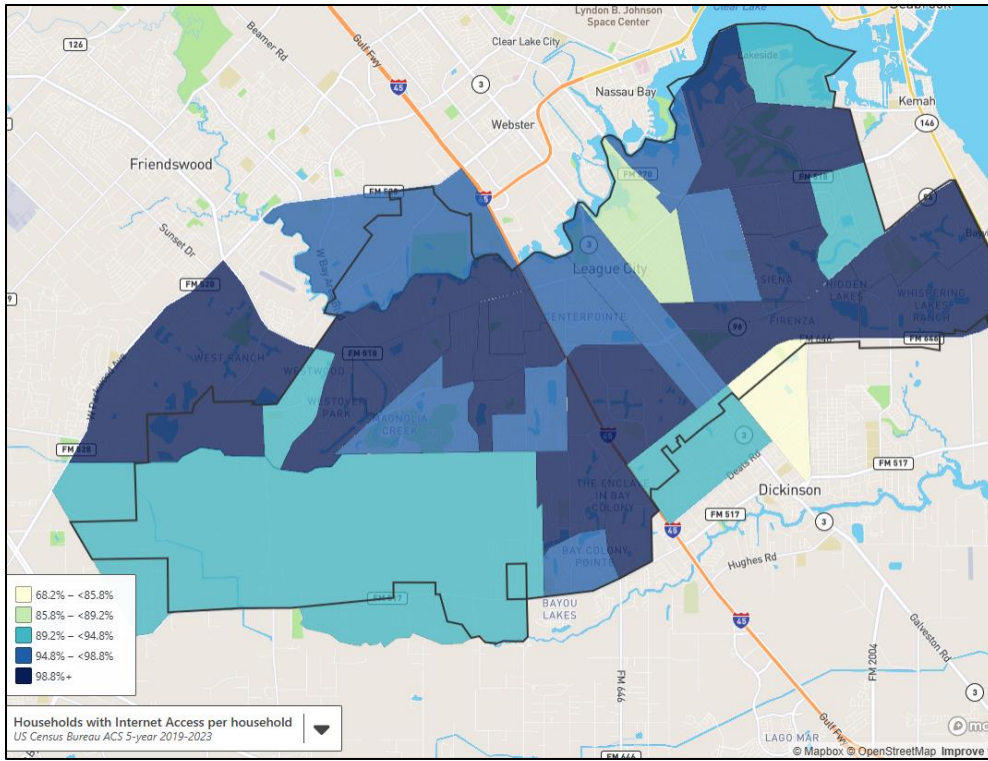
However, the City has continued to address the social service and infrastructure needs of the community through the CDBG program, local funds, and other available funding sources. The past, present, and planned activities in the Target Areas within the older sections of League City, where the highest percentage of low- to moderate-income residents reside, exemplify the City's efforts to improve conditions for those with limited resources and opportunities, particularly in areas with higher concentrations of minority individuals. The reconstruction of Waco Avenue, located north of Main Street and west of the Main Street/Park Avenue Target Area, will enhance mobility and connectivity for households living north of Main. By reconstructing the roadway with deteriorating pavement edges, the City will not only improve the safety of vehicular transportation but also enhance pedestrian mobility, allowing residents to walk on solid pavement along the edge of the street. This improvement will provide better access to 3rd Street and Plymouth Street, which connect to Houston Avenue, Perkins Avenue, and Symma Street, offering access just one block from Main Street and the new ADA-compliant sidewalk installed using CDBG and local funding. This will facilitate improved access to the services and amenities along Main Street. Additionally, the City will allocate the maximum allowed 15% of the funding for emergency rent and utility assistance, as well as counseling and case management for at-risk children and youth through the Communities in Schools model.

### **Broadband Status and Needs**

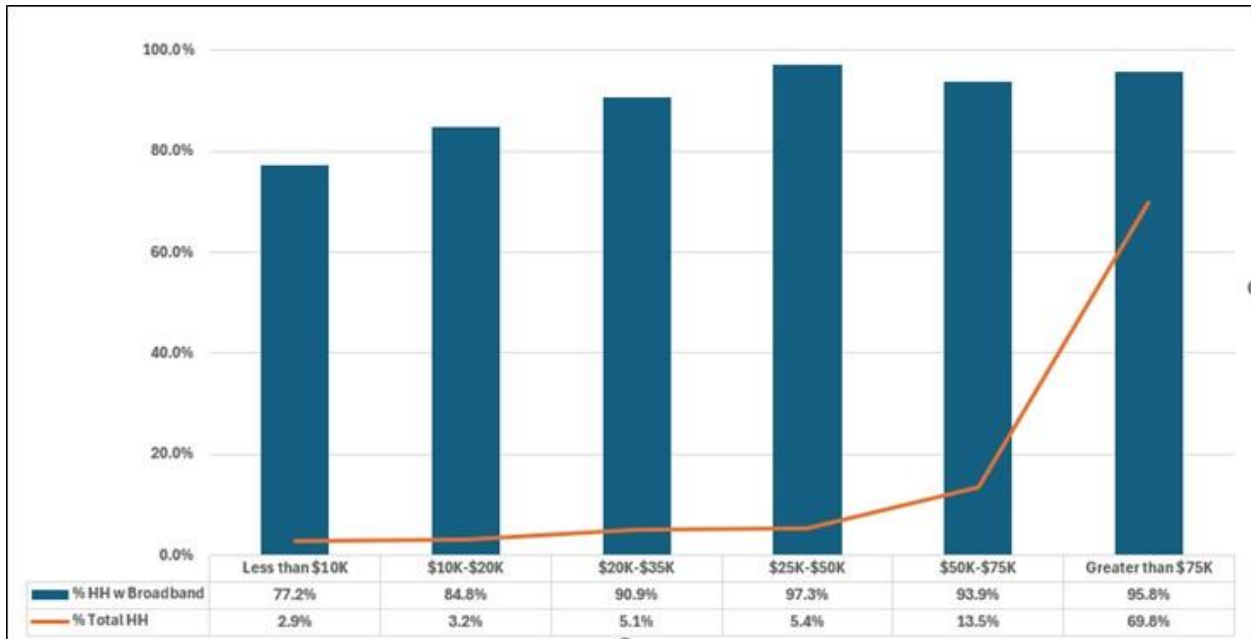
*This is a newly required section with no chapter or section heading in which to place it and insufficient space to add to Barriers to Affordable Housing chapter.*

According to the FCC's 2024 Broadband Deployment data and the 2019-2023 American Community Survey, League City has 10 broadband providers, and every area of the city is served by at least two providers. The majority of the census tracts have eight or nine providers, including much of the CDBG Target Areas. Three of the 10 providers are major broadband companies that serve most residential customers in League City. Approximately 52.2% of households are covered by at least one fiber optic service, with one section along SH 3 and the Harris County area of League City offering a choice between two fiber providers. Most of the city has at least one provider that advertises download speeds of 5 Gbps or greater; however, the average download speed in those areas is significantly lower, with most of the city only achieving speeds of 1 Gbps. According to the 2019-2023 ACS, there are still some small pockets, totaling 964 households (2.3%), without internet access.

### Percent of Households with Internet Access by Census Tract

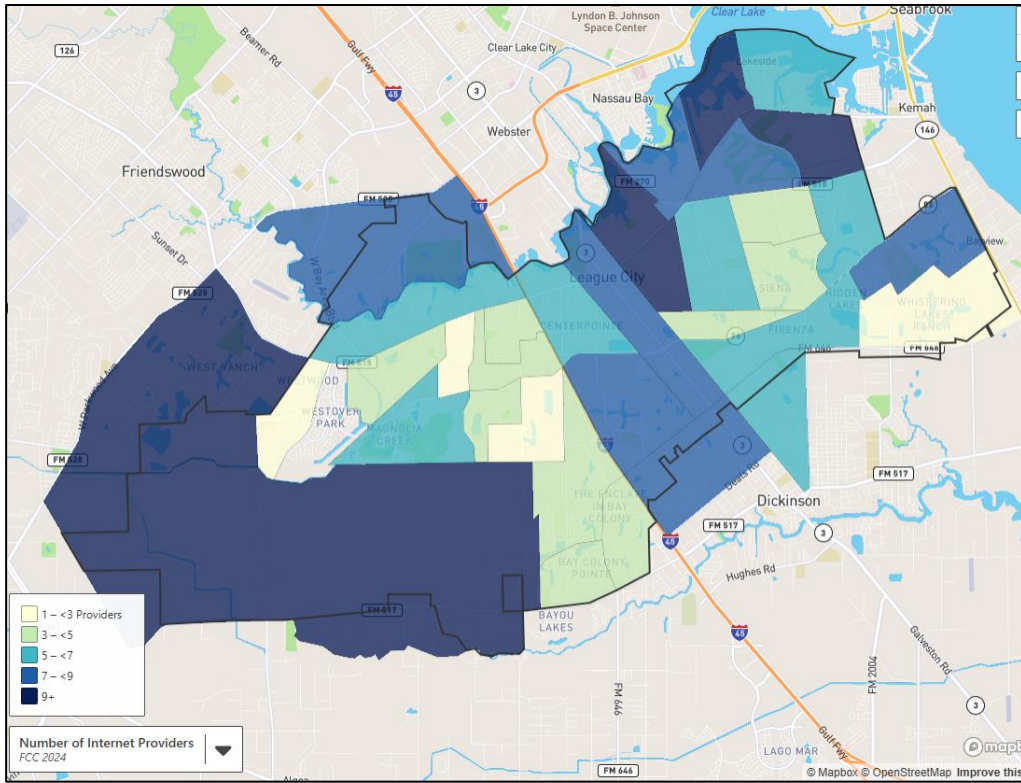


### Broadband Service by HH Income

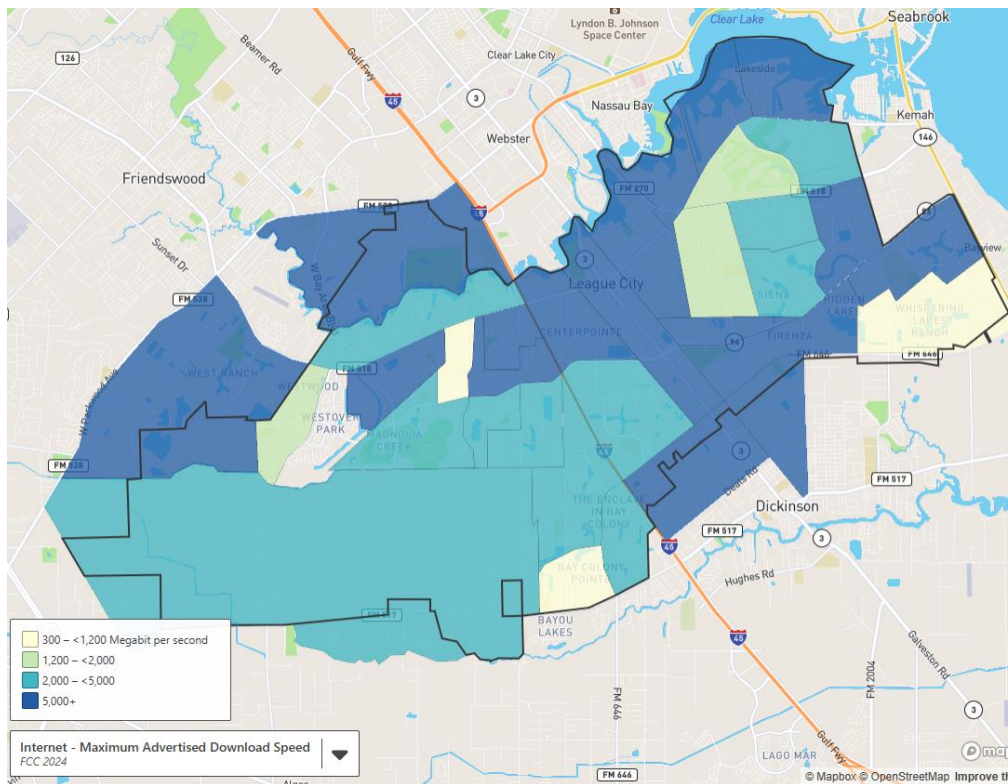




## Number of Internet Providers by Census Tract



## Maximum Advertised Download Speed by One or More Providers



## Hazard Mitigation

*This is a newly required section with no chapter or section heading in which to place it and insufficient space to add to Barriers to Affordable Housing chapter.*

League City faces numerous environmental hazards, primarily related to the threats posed by hurricanes. These hazards include hurricanes themselves, coastal flooding, riverine flooding, strong winds, and tornadoes. The Federal Emergency Management Agency (FEMA) assesses the level of risk by calculating several variables. Two key factors in determining FEMA's Hazard Risk Index Score for each environmental hazard are the Social Vulnerability Index and the Community Resilience Score. The Social Vulnerability Index is derived from various socio-economic factors affecting the population, while the Community Resilience Score evaluates the community's ability to withstand and recover economically, institutionally, in terms of housing, infrastructure, and socially from a disaster. The National Risk Index is calculated by multiplying the expected annual financial loss by the Social Vulnerability Index and then dividing by the Community Resilience Score. The result is a value ranging from zero to one hundred, with zero indicating no risk and one hundred representing the highest risk. League City's 2023 Hurricane Hazard Risk Index Score is 89, with census tract level scores varying based on distance from Galveston Bay. The Riverine Risk Score is 74, which also varies by distance from Clear Lake, Clear Creek, and Dickinson Bayou. The Coastal Flooding Risk is 73, the Tornado Risk is 69, while the Strong Wind Risk is only 26.

Although hurricane-force winds can cause significant damage, water poses the greatest threat to League City, whether it originates from the Gulf, bay, lake, bayous, or creeks. The city is actively improving drainage in older areas that lack adequate storm drain lines or water retention ponds. In PY 2021, the city allocated CDBG funds for a drainage project aimed at alleviating flooding in the northern half of the Main Street/Park Avenue area, specifically the region between Main Street and Clear Creek. Although the project experienced delays, it is currently underway and is expected to be completed in PY 2025.

In 2024, the City received a \$15 million grant for flood mitigation from the Texas General Land Office for updating the city's master drainage plan, flood preparedness efforts, and various drainage improvement projects. Additionally, the city has applied to FEMA for funds to elevate houses with severe repetitive losses (SRL).

see about elevation grant



## **PR-05 Lead & Responsible Agencies – 91.200(b)**

### **1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Grant Administrator	LEAGUE CITY	Finance

**Table 1 – Responsible Agencies**

### **Narrative (optional)**

In PY 2024, the Grants Administration Division of the Finance Department was assigned the responsibility of managing the CDBG program and is tasked with preparing the Annual Action Plan and overseeing the daily administration of the CDBG program. The City allocates a portion of its CDBG Administration funds to contract with a consultant who has extensive experience in CDBG management.

### **Consolidated Plan Public Contact Information**

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League City, TX 77573  
281-554-1365  
Kayla.Davis@leaguecitytx.gov

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

League City does not have a public housing agency and has very few social service agencies within the community. However, the City collaborates with most service providers and utilizes CDBG funds to support those agencies that apply for funding. The City consults with the Houston-Galveston Area Council (H-GAC), the region's Council of Governments, on regional issues such as transportation, emergency management, environmental concerns, and hazard mitigation. Additionally, H-GAC manages the region's Area Agency on Aging, providing the City with information regarding the needs and resources available for seniors in the community. Various state agencies are contacted to provide information, along with several national and state advocacy groups that focus on special needs and protected class populations for the Consolidated Plan. League City has coordinated with Southeast Texas Housing (SETH) Partners for the rehabilitation of owner-occupied homes. In June 2022, League City accepted a \$50,000 SETH grant, which was utilized during PY 2023 to rehabilitate aging water lines serving the low- to moderate-income (LMI) Block Groups along Main Street (FM 218). The new public lateral water lines enhance water pressure, improving fire protection and service to households.

### **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. The Harris County Housing Authority does not provide public housing, and only a small portion of League City falls within its jurisdiction for Housing Choice Vouchers. Currently, no voucher holders reside in League City. Although Bay Area Turning Point and Family Promise are not located in League City, they offer assistance to families experiencing homelessness. Bay Area Turning Point provides shelter and services to victims of domestic violence and their children, while Family Promise offers shelter and support services to families facing homelessness due to significant events such as job loss, illness, fire, medical expenses, the death of a spouse, or divorce. The League City area is becoming a medical hub serving the residents from Beltway 8 to Galveston. Though the Galveston County Health District (GCHD) does not have offices in League City, the City does consult with the agency about public health issues, environmental health, and natural disasters. Gulf Coast Center provides mental health and substance use services throughout Galveston County. Its Intellectual & Developmental Disabilities program is located in League City. The CDBG team has invited the agency to apply for CDBG funding and has consulted with them to learn of the latest mental health information and services. Devereux Advanced Behavioral Health is a nonprofit residential program for youth located within one of the primary CDBG Target Areas in League City. The agency has been informed of the CDBG program but has not engaged with the City for funding. The primary agencies with which the City has ongoing coordination are Communities in Schools – Bay Area, Interfaith Caring Ministries, Clear Creek ISD, Bay Area Turning Point, and Family Promise.

**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 primarily located in Galveston County, which is part of the multi-county Gulf Coast Homeless Coalition, falling under the Texas Balance of State for Continuum of Care (CoC) funding. The Gulf Coast Homeless Coalition focuses on the City of Galveston and the services to address the needs of chronically homeless and treatment-resistant individuals living on the streets of Galveston and Brazoria Counties. Currently, there are no programs in League City or the surrounding area that serve the populations covered by the Continuum of Care legislation or the Gulf Coast Homeless Coalition's focus. Family Promise of Clear Creek is a member of the Coalition; however, its objectives are to prevent homelessness and to provide shelter for families who have become homeless due to unforeseen crises, with the aim of stabilizing them in independent housing within three to six months.

Children and unaccompanied youth receive service referrals and counseling through Communities in Schools – Bay Area (CIS-BA) if they are enrolled in one of the public schools that host CIS-BA counselors.

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

The Gulf Coast Homeless Coalition serves Galveston and Brazoria Counties and is part of the Continuum of Care (CoC) Balance of State (BoS) managed by the Texas Homeless Network. The Texas Homeless Network receives the results of the Point in Time (PIT) and Housing Inventory Count (HIC) surveys from the Gulf Coast Homeless Coalition and disaggregates the results specifically for League City. Currently, there are no shelters or homeless service providers in League City, and the city does not participate in the homeless coalition. However, the CDBG consultant interacts with the Texas Homeless Network and receives information on the PIT and HIC counts for League City when available, as well as updates on changes in legislation. Although the counts fluctuate from year to year, the total number of individuals in League City, Family Promise is the only agency participating in count and its clientele ranges from 5 to 12 individuals in two to three families. Local agencies in and around League City do not receive Continuum of Care funds, and neither League City nor Galveston County receives ESG funds.

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

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

1	<b>Agency/Group/Organization</b>	SOUTHEAST TEXAS HOUSING PARTNERS
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Infrastructure needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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. SETH recently provided a grant for the replacement of lateral water lines in LMI areas. The anticipated outcome was met, though there are no plans at this time for SETH to provide rehabilitation in League City. League City has also participated on the board of the organization.
2	<b>Agency/Group/Organization</b>	HARRIS COUNTY HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Houston-Galveston Area Council
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	League City elected officials serve on HGAC boards and relay information to staff as well as vote on programs at HGAC. Additionally, the agency was contacted for the 2022 Con Plan in the areas of housing, seniors, transportation, and economic development. For PY 2025, information was gathered in the area of hazard mitigation. Anticipated outcome was met.
4	<b>Agency/Group/Organization</b>	GULF COAST CENTER
	<b>Agency/Group/Organization Type</b>	Mental Health Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Mental Health Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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. Anticipated outcomes were met.
5	<b>Agency/Group/Organization</b>	INTERFAITH CARING MINISTRIES
	<b>Agency/Group/Organization Type</b>	Services - Housing Food pantry
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Food insecurity prevention
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
6	<b>Agency/Group/Organization</b>	FAMILY PROMISE OF CLEAR CREEK
	<b>Agency/Group/Organization Type</b>	Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	An agency representative was interviewed and provided data to the City 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 individuals through CDBG, and the outcomes were met.
7	<b>Agency/Group/Organization</b>	BAY AREA TURNING POINT INC
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs Victims of Domestic Violence
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Contacted and staff interviewed to determine the needs of and services to victims of domestic violence, especially those who are homeless in League City. The agency provided statistical data on the population seeking assistance. The anticipated outcome was information, and the outcome was met. However, the agency was not interested in applying for CDBG funding.
8	<b>Agency/Group/Organization</b>	COMMUNITIES IN SCHOOLS - BAY AREA
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency is a subrecipient of CDBG funding and coordinates services to youth and their families with CCISD and 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.
9	<b>Agency/Group/Organization</b>	TEXAS HOMELESS NETWORK
	<b>Agency/Group/Organization Type</b>	Balance of State CoC Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 agency discussed homelessness in the League City area and steps to address the issue. The anticipated outcome was data, and the outcome was met.

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

All relevant agencies with a presence in League City and the surrounding area were contacted either for PY 2025 or for the PY 2022-2026 Consolidated Plan. Those listed above were contacted for the Consolidated Plan and either again in 2025 or their website entries and documents were reviewed in 2025. For the table below, only the plans specifically reviewed for the PY 2025 Annual Action Plan are listed. The PY 2022 Consolidated Plan outlines all plans reviewed for both the Consolidated Plan and the PY 2022 Annual Action Plan.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Texas Homeless Network	The goals of the League City Strategic Plan to determine the extent of homelessness within the city and to identify agencies that could possibly fill the gaps in services overlap with THN's goal to get better locally specific data for Galveston County and to identify and train agencies serving northern Galveston County.
Plan Integration for Resilience Scorecard League City Case Study	HRRC @ Texas A& M	The goals of HRRC and of the document is to review relevant local plans and data to determine how well the various plans are integrated, supporting common policy frameworks and how well they address the issue of hazard mitigation. A goal of the CDBG Strategic Plan is to address the hazard mitigation needs of the city and to integrate the CDBG program and its goals with the other local plans.
Community Infrastructure	Institute for Sustainable Communities @ Texas A&M	The planning efforts of this program are to create innovative ways for addressing infrastructure problems in local communities. Because League City typically uses it's CDBG funds for infrastructure projects, ways to more efficaciously address the infrastructure needs in vulnerable communities can enhance CDBG planning.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(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 detailed in its Citizen Participation Plan, typically includes public notifications, public hearings, and a public comment period. Additionally, the Consolidated Plan incorporates a comprehensive consultation and public survey component that informs the priorities for the five-year period covered by the plan. These priorities can be adjusted annually based on feedback from residents and stakeholders.

For PY 2025, two public hearings were conducted. The first hearing took place on March 13, 2025, and included a pre-application workshop for interested non-profit public service and housing agencies. The second public hearing was held on June 19, 2025. Public notices for both hearings were published in the Galveston County Daily News, on the City's website, and on the City's public notice board at City Hall. Notices were available in both English and Spanish and were posted at least 72 hours prior to the meetings. Over the years, the City has made efforts to identify a time and day that would be most convenient for residents and stakeholders. In PY 2025, the City scheduled both hearings for noon, anticipating that more local employees and non-working individuals would be willing and able to attend. The 30-day public comment period commenced on June 19, 2025, and continued through July 21, 2025, with information included in the notice for the June 19, 2025, public hearing. The Action Plan was presented to the City Council and approved on July 22, 2025. The agenda for the City Council meeting was posted at least 72 hours in advance, and the public was given the opportunity to provide input on the plan during the meeting.

The City welcomes all comments and opinions, provided they do not contain derogatory or discriminatory language against any individual, group, or organization. Comments pertaining to the CDBG program are reviewed and addressed by the CDBG staff as promptly as possible. Comments received by CDBG staff regarding other City matters are forwarded to the appropriate department. **For this Annual Action Plan, no public comments were submitted in person or through phone, email, or mail.**

## 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	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Ads for each public hearing & comment period  Not applicable -- newspaper ad	No comments on the ad were received.	No comments were received and not accepted.	www.galvnews.com
2	Public notices on City website, City Hall & library	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Notices were posted prior to every public hearing and public comment period. Attendance is not applicable to notices.	No comments on the postings were received.	No comments were received and not accepted.	www.leaguecitytx.gov
3	Public Hearing	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Two public hearings were held. No one comments were made or received post-meeting.			

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)
4	Public Comment Period	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>Public comment period began open for 30 days, however was extended half-way through for another 30 days as the infrastructure project changed.</p> <p>Notices were in the paper, city website, city library, city hall for the initial comment period and the extended period.</p>			<a href="http://www.leaguecitytx.gov">www.leaguecitytx.gov</a> , <a href="http://www.lgalvnews.com">www.lgalvnews.com</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	City Council Meeting	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>City Council holds a public comment time at the beginning of the meeting. The meeting approving the AAP allowed for any comments on the plan. Approximately 30 people attended the council meeting.</p>			<a href="http://www.leaguecitytx.gov">www.leaguecitytx.gov</a>

**Table 4 – Citizen Participation Outreach**



## Expected Resources

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

#### Introduction

League City will receive \$451,655 in PY 2025 CDBG funds. There will be \$23,579 from prior year funds allocated to activities in PY 2025. The PY 2025 funds will support two public service projects through two agencies: Communities in Schools-Bay Area (CIS-BA), which provides in-school case management, counseling, and support, and Interfaith Caring Ministries (ICM), which offers emergency rent and utility assistance to prevent homelessness. The majority of the funds will be utilized to supplement local funding for the City's \$675,000 street reconstruction project on Waco Avenue, located within a newly defined CDBG-eligible Target Area. Administrative funds will be allocated for a consulting contract to oversee the majority of CDBG activities and for a subscription to a national databank system that has been successfully employed by League City and several other municipalities for accessing and displaying updated information required by HUD programs, including CDBG.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	451,655	0	23,579	475,234	450,000	After completing numerous back-logged activities only \$23,579 remains to carry over into PY 2025. One year remains on Con Plan

**Table 5 - 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 does not require matching funds. However, it will leverage City funds for the reconstruction of Waco Avenue. The total project cost is approximately \$675,000, with CDBG funds allocated for \$338,486 of that amount. The City utilizes its general funds to provide staffing and other in-house support costs for CDBG.

The CDBG public service funds for PY 2025 will be utilized to expand the services of the Interfaith Community Ministry (ICM) and the Community Integration Services - Bay Area (CIS-BA) beyond the limitations imposed by their existing financial commitments from grants and fundraising activities. It is estimated that for both agencies, every dollar of CDBG funds will augment three to five dollars from other funding sources, thereby increasing their overall benefits by approximately 20%. Unfortunately, the funding for PY 2025 has decreased compared to PY 2024, which itself was significantly reduced from PY 2023. Consequently, there are fewer overall funds available, and due to the 15% cap on public services, CDBG is unable to support public services at the same level as in previous years. League City is committed to allocating the maximum allowable amount for public services, with the remaining program funds designated infrastructure projects within the CDBG Target Areas.

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

Waco Avenue is a public street and, along with rights of way on either side, is owned by the City. The community centers in League City will be used to host public hearings, but no other publicly owned property will be used to address the needs identified in the plan.

**Discussion**

Road improvements, particularly in the oldest areas of League City, have been identified as a high priority in the city's current Consolidated Plan. League City has received applications from two agencies for public services and will fund both up to the maximum allowed limit of 15%. The public service activities include providing rent and utility assistance for low- to moderate-income renters through Interfaith Caring Ministries, as well as youth services that offer in-school counseling and case management through Communities in Schools-Bay Area.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Street Improvements	2022	2026	Non-Housing Community Development	Main Street/Park Ave Target Area	Street Improvements	CDBG: \$338,486	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 860 Persons Assisted
2	Youth Services	2022	2026	Non-Housing Community Development		Youth Services	CDBG: \$47,748	Public service activities other than Low/Moderate Income Housing Benefit: 120 Persons Assisted
3	Subsistence Payments	2022	2026	Affordable Housing		Subsistence Payments	CDBG: \$20,000	Homelessness Prevention: 35 Persons Assisted in 25 households
5	Program Administration	2022	2026	Program administration			CDBG: \$69,000	Administration of CDBG program through a contract consultant and subscription to an on-line data mining/analysis/mapping firm

Table 6 – Goals Summary

#### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Street Improvements
	<b>Goal Description</b>	One of the greatest needs in League City is improved mobility in the form of improved streets and improved/new sidewalks in the older areas of town. Waco Avenue is in census tract 720701 block group 3, with a population of 365 and 35.6% LMI, within League City's current exception of 32.3%. The street is in the CDBG Target Area immediately west of the Main Street/Park Avenue Target Area and to the north of the newly installed CDBG-funded sidewalk to enhance mobility. This has been an often-overlooked neighborhood. The area is predominately residential with two apartment complexes, a mobile home community, and single-family homes.
<b>2</b>	<b>Goal Name</b>	Youth Services
	<b>Goal Description</b>	Improving academic and behavioral outcomes of at-risk children and youth was determined to be a high priority in the 2022 surveys, stakeholder contacts, and school district. The City will fund Communities in Schools Bay Area to provide counselors in five schools who will assist 120 at risk youth and their families. This program addresses risky behaviors, drop-out risks, and social service needs.
<b>3</b>	<b>Goal Name</b>	Subsistence Payments
	<b>Goal Description</b>	Preventing homelessness in League City is of critical importance to marginally resourced households as well as the community as a whole. Therefore, the City will fund Interfaith Caring Ministries to provide emergency rent and/or utility payments on a one-time basis to 25 households at risk of eviction or unsafe living conditions due to lack of electricity.
<b>4</b>	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	City staff and CDBG consultant will administer the CDBG program.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City will reconstruct a 650-foot section of Waco Avenue north of Main Street, between SH 3 and the Union Pacific Railroad. CDBG funding will provide approximately 50% of the cost for the project. Using the allowable percentage of the PY 2025 allocation, the City will address two high priority public service needs – improving academic and behavioral outcomes amount children and youth; and preventing homelessness among low- to moderate-income households. The City will utilize less than the allowable 20% of the PY 2025 allocation for program administration.

#### Projects

#	Project Name
1	Waco Ave Reconstruction
2	Communities in Schools
3	ICM Rent/Utility Assistance
4	Program Administration

**Table 7 - Project Information**

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

The allocations for PY 2025 are based on several factors. First, only activities for which public service agencies have submitted applications can be considered for funding. For PY 2025, the City received applications from only two public service agencies, encompassing three activities. Interfaith Caring Ministries requested funds for both rent/utility assistance and food assistance. After discussions, the Executive Director indicated that the funds would be better utilized for rent and utilities, as the agency was more capable of securing private funding and donations for the food pantry. Road reconstruction is a high priority for League City. Waco Avenue is one of the roadways within a CDBG Target Area that is currently in need of reconstruction. It is located between 3rd Street and Plymouth Street, and the segment to be reconstructed is approximately 650 feet long. This segment serves to connect the interior area of the neighborhood with cross streets that extend out to larger thoroughfares. Waco Avenue is situated in Census Tract 720701, Block Group 3, which has 365 residents living in apartments, a mobile home area, and single-family homes. Of these residents, 35.6% are classified as low- to moderate-income, exceeding the exception of 32.34% determined in 2024. The City will utilize less than the allowable 20% of the allocation for program administration.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Waco Ave Reconstruction
	<b>Target Area</b>	Main Street/Park Ave Target Area (Revised boundaries)
	<b>Goals Supported</b>	Street Improvements
	<b>Needs Addressed</b>	Street Improvements
	<b>Funding</b>	CDBG: \$338,486
	<b>Description</b>	Reconstruct Waco Avenue from 3 <sup>rd</sup> St south to Plymouth St
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	365 people live in the immediate area, within approximately 250 families, with 35.6% LMI, above the City's exception of 32.3%.
	<b>Location Description</b>	Waco Avenue is located between Railroad Ave. on the east, and SH 3 on the west, and between Main St. on the south and Clear Creek on the north, adjacent to the western border of the original Main St/Park Ave. Target Area. The Target Area is being expanded to include this block group and the one due south across Main St.
2	<b>Planned Activities</b>	Reconstruct approximately 650 feet of Waco Avenue from 3 <sup>rd</sup> St. south to Plymouth St. Roadway will be approximately 20 feet wide and not increase the current footprint. This Project will include two activities: design and engineering, and actual construction.
	<b>Project Name</b>	Communities in Schools
	<b>Target Area</b>	None – City-wide
	<b>Goals Supported</b>	Youth Services
	<b>Needs Addressed</b>	Youth Services
	<b>Funding</b>	CDBG: \$47,748
	<b>Description</b>	Provide funding for partial salaries for 5 counselors, 1 in each of 5 schools to provide counseling to 120 LMI at risk youth and their families, including homeless youth either unaccompanied or in families living within the League City Corporate Limits.
	<b>Target Date</b>	9/30/2026



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 120 unduplicated LMI youth in approximately 85 families, including an estimated 15 homeless will benefit.
	<b>Location Description</b>	Beneficiaries are city-wide; service locations are Clear Falls HS @4380 Village Way, Clear Creek HS @ 2305 E Main, Clear Springs HS @ 501 Palomino, Clear Creek IS at 2451 E Main, and League City Elem @ 520 Walker – all in League City. CIS offices are at 18333 Egret Bay Blvd, Houston.
	<b>Planned Activities</b>	Provide partial funding for counselors in five League City schools to counsel with at risk youth and their families in order to reduce dropping out of school, improve school performance and link them to other resources they may need.
<b>3</b>	<b>Project Name</b>	ICM Rent/Utility Assistance
	<b>Target Area</b>	None – City-wide
	<b>Goals Supported</b>	Subsistence Payments
	<b>Needs Addressed</b>	Subsistence Payments
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Provide funding for one-time rent and/or utility assistance to households at risk of eviction or utility disconnections.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 households, including 35 persons, who are low- to moderate income, living within the League City Corporate Limits, and at risk of homelessness.
	<b>Location Description</b>	Beneficiaries are city-wide; service location is 151 Park Ave, League City
	<b>Planned Activities</b>	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).
<b>5</b>	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	9/30/2026
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	Program Administration
	<b>Funding</b>	CDBG: \$69,000

	<b>Description</b>	Funds will be used to contract with a CDBG Consultant to manage most of the programmatic activities, and for an annual subscription to an on-line data mining/analysis/mapping system that provides a myriad of demographic, housing, environmental, and economic data for CDBG programming
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Not Applicable
	<b>Location Description</b>	300 W. Walker, League City TX
	<b>Planned Activities</b>	Program Administration will be carried out by City staff and a CDBG consultant. The primary department will be the Grants Administration within the Finance Department, supported by the Project Management Department for the infrastructure project.

## **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**

Waco Avenue is situated north of Main Street, between SH 3 and the Union Pacific Railroad tracks. This falls Census Tract 720701/Block 720701, Block 3, which has a population that is 35.6% low- to moderate-income, exceeding City's new threshold 32.34%. The Main Street/Park Avenue Target Area is being expanded to include this Census Tract and Census Tract 720701, Block Group 1 to the south. The result will be more a inclusive area that primarily extends west to SH 3. All other activities for PY 2025 are services assisting residents city-wide.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Main Street/Park Ave Target Area (revised)	71

**Table 8 - Geographic Distribution**

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

Over the years, including the 2022 public survey completed by 114 residents and stakeholders, City staff has identified the areas surrounding the intersection of Main Street and SH 3 as having the greatest need for public improvements. This region is one of the oldest in town, featuring a mix of single-family homes, multi-family dwellings, and mobile homes. The interior streets are asphalt without curbs and are deteriorating, with crumbling edges and cracks in the pavement, which pose significant challenges for vehicular mobility, particularly for emergency vehicles. Additionally, pedestrian safety is compromised as individuals navigate along the broken roadway. The neighborhood encompassing Waco Avenue is adjacent to the Main Street/Park Avenue Target Area, where League City has concentrated its CDBG funds for more than a decade. In 2024, two block groups west of the Target Area became eligible for CDBG funding. As a result, the Main Street/Park Avenue Target Area is being expanded to include the areas west to SH 3. Both the PY 2024 Clear Creek Avenue reconstruction and the PY 2025 Waco Avenue reconstruction are located in this expanded Target Area. These improvements will provide safer connectivity to the sidewalks constructed along Main Street in PY 2022 and PY 2023, as well as a new parking area being developed as part of the PY 2024 Clear Creek Avenue reconstruction.

### **Discussion**

In recent years, the City has concentrated its efforts and resources—both local and CDBG—on enhancing the older neighborhoods flanking Main Street that qualify for CDBG funding. The City has invested substantial local and CDBG funds for improvements in streets, drainage systems, sidewalks, parks, and parking facilities in the Main Street/Park Avenue area. With the updated boundaries from the 2020 Census and the new HUD low- to moderate-income estimates derived

from the 2016-2020 American Community Survey, the north side of the Main Street/Park Avenue neighborhood is no longer eligible for CDBG funding. However, the area west of Main Street/Park Avenue has now become eligible and demonstrates a significant need for revitalization. Consequently, in PY 2024 the City identified the improvement of Clear Creek Avenue as a vital step toward utilizing CDBG funding for the neighborhoods immediately adjacent to Main Street/Park Avenue. Now, in PY 2025, the City is extending the Clear Creek Avenue improvements north of Main Street to Waco Avenue.

## Affordable Housing

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

#### Introduction

League City does not receive local or State HOME or ESG funds. It must rely on CDBG funding or private developers to assist with affordable housing. Given the limited funding and the restriction of 15% allowed for all combined public services, only \$20,000 can be designated for one-time rental and utility assistance for households at risk of becoming homeless. There is no League City Housing Authority or Galveston County Housing Authority. The only exception is a small area of League City located in Harris County, where the Harris County Housing Authority can provide Housing Choice Vouchers to eligible households. To date, no households receiving HCHA vouchers have selected a dwelling unit in League City. According to the 2024 HUD Picture of Subsidized Housing, there are 79 HUD-subsidized housing units distributed throughout the city. There are two Low-Income Housing Tax Credit (LIHTC) properties in League City and one in the Extraterritorial Jurisdiction, totaling 283 units within the city limits and 180 on the outskirts. An additional 36 homes are assisted with State HOME funds. The City reviews and approves any affordable housing developments, such as LIHTC applications with the state, provided they comply with zoning regulations or special use permits and receive approval from the Zoning Commission.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	25
Special-Needs	0
Total	25

**Table 9 - 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 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Without HOME or ESG funding, and without local agencies receiving Continuum of Care funds for Rapid Rehousing or Permanent Supportive Housing, League City is unable to produce new units, acquire existing units, or support long-term rental assistance. LIHTC are the primary source for the production of affordable housing in League City. Currently, there are no agencies in the area willing to conduct federally

funded housing rehabilitation. The only impact the CDBG program has on making housing affordable is to provide one-time rent and/or utility assistance to households facing eviction or service termination. Due to funding limitations, Caring Ministries can only provide one month of assistance to qualified applicants. In cases of dire circumstances, they are permitted to offer up to three consecutive months of assistance.

League City is currently awaiting notification regarding the status of a grant proposal submitted to FEMA for the elevation of three homes with severe repetitive losses (SRL) along Clear Lake in Waterford Harbor. While raising the houses may not directly enhance their market value, it will allow owners to remain in place, make insurance more accessible and affordable, and any future damage will be significantly reduced.



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

### **Introduction**

There is no Public Housing Authority (PHA) in League City or unincorporated Galveston County. The City of Galveston and Texas City do have PHAs, but they do not serve League City or other areas outside their jurisdictions. A small portion of League City falls within Harris County, which does offer Housing Choice Vouchers that can be used in the Harris County section of League City. However, due to the limited public services and unskilled job opportunities in and around League City, eligible voucher holders have not settled in the qualifying area of League City.

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

Not applicable/No public housing in League City

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

Not applicable/No public housing in League City

### **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 in League City

### **Discussion**

There is no Public Housing Authority serving League City that provides public housing developments or Housing Choice Vouchers, except for the Harris County Housing Authority, which permits HCV holders to reside in the small areas on the northwest edge of the city limits.

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

### **Introduction** waiting for information from THN

The 2025 Point in Time numbers for Galveston County have not yet been disaggregated into subareas, including League City. The most recently released count indicated that there were 14 homeless individuals in League City, comprising 2 children, 2 youth (ages 18-24), and 10 working-age adults, with no individuals aged 65 or older. One household, consisting of one parent and two children, was sheltered, leaving 11 individuals counted as unsheltered. Among the unsheltered, one person was chronically homeless, and one was an unaccompanied youth (aged 18-24). One adult reported a substance use disorder, while another disclosed being a survivor of domestic violence. Of the 14 individuals counted, 7 identified as female and 7 as male. Among the 14, there were 4 non-Hispanic whites, 6 Hispanics, and 1 African American unsheltered, while 3 non-Hispanic whites were sheltered. The three sheltered individuals were residents of Family Promise of Clear Creek. Clear Creek Independent School District (ISD) serves League City and surrounding areas, and during the previous school year, they reported 966 homeless children enrolled in their schools.

The 2024 Housing Inventory Count identified a capacity of four households with children, totaling 14 individuals/beds through Family Promise of Clear Creek. At the time of the count, three individuals recorded in the Point-in-Time (PIT) inventory were noted, resulting in a 21% utilization rate of the available beds.

The nearest shelter for individuals or families is the Salvation Army of Galveston County, located on Galveston Island. Individual women or those with children are eligible for shelter at the Samaritan Woman at the Well in Texas City, provided they are currently residing in another shelter and are not literally homeless. Sarah's House in Pasadena offers shelter for homeless women and their children. The only facility for men near League City is True Courage in La Marque, which provides transitional living for up to 48 men at a cost of \$60 to \$90 per week per person, depending on the number of men sharing each room.

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

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

The Gulf Coast Homeless Coalition has committed to investing additional resources to reach out to homeless individuals in Mainland Galveston County, including League City and its surrounding areas. Family Promise of Clear Creek (FPCC) is the only organization directly serving the homeless population in League City. Family Promise is a national organization that collaborates with strategic partners, such as Family Promise Clear Creek, across the country. FPCC provides shelter for families with children through a network of host church congregations that take turns offering lodging and meals. Additionally, FPCC operates a Day Center that provides showers, laundry facilities, online job search assistance,

transportation, and other essential services.

Bay Area Turning Point offers shelter and support services to victims of domestic violence or sexual assault in League City, along with their children. The agency is situated just outside the city limits of League City and has established a partnership with the League City Police Department to safely identify individuals in need of shelter and transport them to Bay Area Turning Point. Although the agency has received CDBG funding from League City in the past, it has opted not to apply for funds in recent years.

Clear Creek Independent School District (ISD) identifies homeless students, including those in families and unaccompanied youth. The district assesses their needs and seeks solutions to address their lack of housing and essential services. Communities in Schools-Bay Area, which receives annual funding from League City's CDBG program has counselors/case managers in 25 schools in and around League City. These professionals collaborate with students to find solutions to their homelessness and its underlying causes.

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

While there are homeless shelters in areas adjacent to League City, they are limited to victims of domestic violence or sexual assault and their children. Family Promise of Clear Creek is the only agency in and around League City that serves homeless families with children who are not experiencing domestic violence. Family Promise provides emergency shelter exclusively to families who are temporarily displaced due to a crisis event. Both Family Promise and Interfaith Caring Ministries work to prevent homelessness by offering rental and utility assistance to those at risk of eviction. Unfortunately, there are no transitional housing programs, permanent supportive housing, or Rapid Rehousing programs in the immediate vicinity of League City.

**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**

With no permanent supportive housing, Rapid Rehousing, or transitional living centers in the immediate area of League City, the only effort to help chronically homeless is to assist them in finding shelter or housing in Houston, Baytown, Pasadena, or Galveston. Likewise, there is not a program to address those discharged from publicly funded institutions or systems of care. For youth, the Devereux Advanced Behavioral Health facility does provide a continuity of care for discharged youth. Family Promise provides shelter for families who have lost their housing due to illness and are being discharged from a medical facility. Bay Area Turning Point, Clear Creek ISD, Communities in Schools-Bay Area work with their

respective clients to identify affordable housing. Interfaith Caring Ministries and Family Promise provide rental and utility assistance to housed families and individuals at risk of becoming homeless for the first time or again. Though unable to serve large numbers, Bay Area Habitat for Humanity constructs and provides affordable housing units for ownership for those who are cost burdened in current rental situations that put them on the track toward homelessness.

**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.**

Interfaith Caring Ministries and Family Promise provide rental and utility assistance to housed families and individuals at risk of becoming homeless for the first time or again. Though unable to serve large numbers, Bay Area Habitat for Humanity constructs and provides affordable housing units for ownership for those who are cost burdened in current rental situations that put them on the track toward homelessness. Communities in Schools-Bay Area addresses the educational, social service, and other needs of their students and students' families. For youth, the Devereux Advanced Behavioral Health facility does provide a continuity of care for discharged youth. Family Promise provides shelter for families who have lost their housing due to illness and are being discharged from a medical facility.

## **Discussion**

Due to the suburban nature and size of League City as well as its proximity to Houston's major agencies and facilities and smaller programs in neighboring Pasadena, Baytown, and Texas City, there does not seem to be the economies of scale to entice social service, shelter, and housing agencies to come to League City to address the needs of the homeless and those at risk of homelessness. Most of the needs of the precariously housed and homeless must be addressed in Houston, City of Galveston, Texas City, or Pasadena. As long as HUD limits public service spending to 15%, and the CDBG award sits 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 primary barrier to affordable housing in League City is the real estate market, which drives up land and housing costs, while public demand influences lot sizes and housing types. League City, incorporated in 1962 and initially home to just over 2,600 residents, has rapidly grown to a population of 114,392 as of 2020. According to the 2019-2023 American Community Survey, the median income in League City is \$119,870. The housing stock is relatively new, with 57% of homes constructed since 2000. Over 78% of the housing consists of single-family homes, and 74% are owner-occupied. The majority of multi-family dwellings were built within the last 20 years and have significantly higher rents than older units. As a result, half of renters are paying more than 30% of their income on rent, and most rental agreements do not include electricity. The median rent is \$1,628, with 94.6% of rents excluding utilities. The average utility bills for multi-family units amount to \$400 per month. When combining rent and utilities, the average renter household would need an income of \$81,820 to maintain affordability at 30% or less of their income. Nearly one-third of households have only one or no vehicle. Without public transportation in League City, it is challenging for single-worker households without a vehicle or dual-worker households with only one vehicle to find jobs close to their residences.

League City has consistently been rated as one of the best small to mid-sized cities in Texas, attracting a significant number of professional and managerial residents. Consequently, potential residents looking to move to League City typically earn salaries well above the area's median income. However, servers and support staff in the retail, entertainment, and food service industries often struggle to afford the rents and mortgages in League City. The area's facilities are expanding, with League City and its surroundings becoming prominent medical center towns. The medical industry employs both minimum wage workers and high-demand staff, yet many of them cannot afford most of the housing options available in League City and the surrounding communities.

As it is situated near Galveston Bay, flooding poses a significant concern for residents and businesses alike. Ensuring adequate drainage by mandating retention ponds and other non-developable spaces, as well as elevating properties prior to construction, contributes to the overall cost per lot in residential subdivisions and per unit in multi-family developments. The scarcity of older homes, combined with the demand for upscale developments and the constraints of the terrain, results in limited variation in housing prices in League City.

A review of the public policies affecting the development, availability, and cost of housing accessible to low- to moderate-income individuals and protected classes indicates that the city ordinances do not impede fair housing choice or create undue barriers to affordable

housing. While minimum lot sizes and dwelling sizes may seem to deter the construction of affordable housing, the City has implemented a policy to create Planned Unit Developments (PUDs) that allow for flexibility in development, which may deviate from the strict application of land use regulations, development standards, and the zoning ordinance. PUDs serve as a tool to accommodate smaller lot sizes and homes. Currently, the City has approved 22 PUDs. Additionally, the Zoning Commission has the discretion to approve a rezoning or special use permit for proposed land uses that do not align with the current zoning map. Like most urban and suburban municipalities in Texas, League City tends to annex properties once development has progressed to a point where it will be profitable or break even after settling any developers' debts. In League City's case, being surrounded by other incorporated areas limits the available land in their extraterritorial jurisdiction (ETJ) for annexation.

**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 influences the affordability of housing in League City, there is little the City can do to eliminate or mitigate barriers to affordable housing. When eligible applicants request the City's approval for Low-Income Housing Tax Credits (LIHTC), the City reviews their applications and responds favorably if the project complies with City codes and is financially viable. An examination of City policies and ordinances reveals no undue burdens on the development of affordable housing; however, developers impose their own limitations on lot sizes, unit sizes, and available amenities. Most residential developments, both single-family and multi-family, in League City are less than 20 years old, and the cost per square foot—driven by market factors and the necessity for adequate drainage—limits the availability of affordable housing in the city. Aside from granting approval for viable LIHTC applications and endorsing Planned Unit Development areas that seek variances for lot and dwelling sizes, the City lacks the mechanisms to address most barriers to affordable housing. The City's codes regarding lot sizes, permitting, building requirements, and drainage standards align with national guidelines. Additionally, the presence of city property within the 100-year and 500-year floodplains further escalates the costs associated with developing or maintaining existing housing. The City has limited ETJ for annexation. Market demand drives the need for larger lots, larger units, and enhanced amenities, while environmental considerations necessitate more land allocated for detention ponds and other drainage solutions.

**Discussion:**

All low- to moderate-income households, regardless of their protected class status under the Fair

Housing Act, encounter significant barriers to accessing affordable housing. This challenge is particularly pronounced for elderly and disabled individuals, as well as large families. The limited availability of housing within an affordable price range for low- to moderate-income households primarily consists of older properties that have not been retrofitted for ADA compliance and accessibility for individuals with physical disabilities. Additionally, many of these properties may not meet the Housing Quality Standards established by HUD. The rental market, although relatively new, lacks an adequate supply of units with more than three bedrooms for large families, as well as efficiency or one-bedroom units for single individuals. The shortage of multi-family units compels renters to seek single-family housing, which typically comes with higher rents and increased utility costs. Many middle-income residents find themselves living in units well below their affordability limits, which inadvertently pushes lower-income residents into higher-cost housing that exceeds their financial capabilities.

League City reviews State applications for Low-Income Housing Tax Credit approval and provides a positive assessment for those applications that have complied with League City ordinances or obtained variances to the ordinances prior to application, such as adherence to zoning regulations.

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

### **Introduction:**

This is the fourth year of the 5-year Consolidated Planning period. During the development of the Consolidated Plan, the City conducted an extensive community needs assessment and community surveys. The realities of size, location, and demographics limit the financial, social, and nonprofit infrastructure necessary to implement programs for low- to moderate-income residents. The regulatory cap of 15% of the annual CDBG allocation for public services places a significant burden on the City and its agencies in addressing critical needs such as food insecurity, youth services, senior services, rent and utility assistance, domestic violence support, and homelessness. The City continues to focus its resources, beyond public services and program administration, on the oldest areas of the City—specifically, the census block groups located north and south of Main Street, between the western edge of Walter Hall Park and Texas Avenue.

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

The two primary obstacles to addressing the needs of underserved populations are community size and available funding. Due to the limited size of the community, few agencies can justify the economies of scale necessary to establish a presence in or near League City. Furthermore, the CDBG allocation is insufficient, as the 15% cap on funding does not incentivize many agencies to apply for the minimal resources available. Consequently, the City faces limitations in its ability to meet the public service needs of underserved populations. The City will continue to encourage public service agencies to apply for funds and will provide information about other potential funding sources that may be available.

Infrastructure needs are more effectively addressed through funding from various sources, including the general fund and the Capital Improvement Fund. For PY 2025, the City will concentrate its CDBG allocation on enhancing mobility in one of the older areas of the City—the core surrounding Main Street and SH 3. The City will allocate \$338,486 in CDBG funds to complement \$336,514 in City funds for the reconstruction of Waco Avenue from 3rd Street to Plymouth Street. This project aims to improve vehicular mobility and ensure safer pedestrian access, as the area currently lacks sidewalks.

One critical need of the low-income population is access to quality broadband services at an affordable price. The CDBG team will continue to gather information on special pricing for broadband access for low-income households and will provide that information to the subrecipients, requesting that they share it with all of their beneficiaries. In addition, the CDBG program will renew its contract with an online data mining, analysis, and mapping service that provides detailed demographic, economic, environmental, and community information at the Census block group level. The resulting information and reports will be utilized by staff and shared with subrecipients to aid in their planning and grant applications to other funders.

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

The City lacks the capacity to develop new affordable housing or maintain existing units through CDBG or



other available resources. Without HOME funds, a limited CDBG budget, and the absence of non-profit organizations willing to rehabilitate or repair homes in League City, there is no viable way for the City to promote the construction, maintenance, or rehabilitation of affordable housing. Furthermore, without a Public Housing Authority, the City is unable to provide affordable, publicly supported housing options. Additionally, there are currently no plans from agencies or firms seeking approval for privately funded new affordable housing units. League City staff reviews and comments on all requests for local review of privately funded developments that utilize Low-Income Housing Tax Credits, which require approval from the State of Texas. A prerequisite for a positive review from the City is that the proposed project must comply with current ordinances or obtain a variance prior to requesting the review. Often, developers apply for tax credits before seeking a variance. Providing one-time rent and utility assistance can remove the housing cost burden for one month in the case of a financial emergency.

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

League City's housing stock was primarily constructed after the prohibition of lead-based paint; however, 14% of the housing was built prior to 1980. The Environmental Protection Agency (EPA) has developed a Lead Paint Environmental Justice Index to assess the potential for residents to be exposed to lead paint. The variables used to create this index include the age of housing, the proportion of low-income households, and the proportion of households with residents belonging to ethnic or racial minority groups. While the index varies among census block groups, the overall index for League City is 8, indicating an extremely low potential for residents to be exposed to lead paint. Despite the low index for League City, there remains a potential for exposure and a cause for concern. However, there is a significant lack of available funds for housing rehabilitation, largely due to insufficient HOME funds and other financial resources. Annually, the CDBG team considers allocating funding for housing rehabilitation; however, there are currently no viable nonprofit applicants capable of managing such a program in League City. The Historical Society provides information and assistance regarding lead-based paint to those renovating historical homes or commercial properties. If an organization is willing to apply for CDBG funds to conduct housing rehabilitation in the city, the staff will ensure that lead-based paint testing and appropriate remedies are implemented before any rehabilitation work begins.

The Clear Creek ISD periodically sends flyers to parents regarding the dangers of lead poisoning. The most recent surveillance data available at the sub-state level is from Galveston County in 2019. The county reported 68 children under the age of three with elevated blood lead levels. It can be assumed that most, if not all, of these children resided in the City of Galveston, Texas City, or the unincorporated areas surrounding Texas City. These locations are characterized by the oldest housing and the highest concentration of lead-emitting industries.

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

According to the 2019-2023 American Community Survey, a total of 776 families, 599 of whom have children, live below the poverty level out of 31,596 families surveyed. Most construction contractors pay wages significantly above the Davis-Bacon Wage Rates. CDBG-funded construction projects require

contractors to pay their employees either the Davis-Bacon Wage Rate for their specific job classification or the federal minimum wage, whichever is higher. This policy will remain in effect for the Waco Avenue reconstruction project. Economic development is crucial for lifting residents out of poverty. The City's Economic Development Department is currently conducting a survey to gather input from residents on how they envision the city's growth and prosperity. The results will inform the 2025 Economic Development Strategic Plan. As the medical sector continues to expand along the Gulf Freeway, more unskilled, skilled, and professional job opportunities will arise, allowing residents to increase their incomes. Clear Creek Independent School District offers adult ESL and citizenship classes, as well as a Realtor Certification Course, for residents living within the district, including those in League City.

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

At the beginning of PY 2024, the CDBG program transitioned from the Planning Department to the Finance Department within Grants Administration. This shift has established a new framework for the program—one that is more integrated with other departments, particularly those that also receive grant funds. During PY 2025, efforts will be made to further integrate programs into the systems and to enhance knowledge sharing among staff – programmatic, demographic, environmental, and historical aspects of the community. The City continues to participate in online training sessions focused on CDBG-related regulations, requirements, and best practices. During the year, as reimbursement requests are reviewed and monitoring is conducted, the City will continue to update staff on new regulations and training opportunities. Additionally, the City will assist in training subrecipients' staff members and share data about services focused on specific populations to aid in applying to other funding sources. The departments and divisions involved in infrastructure projects will continue to develop a more cohesive and robust structure among members, as well as with contractors and subcontractors.

During PY 2025, the City will allocate a portion of its CDBG administrative budget to renew its subscription to a multi-faceted database. This resource will enable staff to visualize and analyze trends and opportunities within the CDBG Target Areas, facilitating improved communication of results to the public and officials. The objectives are to more effectively identify the strengths, weaknesses, opportunities, and threats present in the Target Areas, as well as to develop a comprehensive action plan that fosters greater interest among officials, businesses, and residents.

### **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 staff will continue to collaborate with social service agencies—both those receiving CDBG funding and those that do not—to better coordinate services and identify effective ways to ensure that clients do not receive duplicate benefits, particularly regarding rental assistance, or miss out on benefits due to a lack of awareness about available services. The City will also keep agencies informed about other funding opportunities. Given the limited number of social service agencies in League City, those that do operate in the area have

established a history of strong collaboration and interaction.

**Discussion:**

The primary institutional activities that the City's CDBG staff can undertake to improve outcomes include enhancing the understanding of the actual needs and opportunities in the Target Areas, as well as among lower-income residents. By effectively communicating this information, we can increase interest in the CDBG program and support for older, lower-income neighborhoods. The main goals for PY 2025 are to utilize online databases and analytical tools, expand access to training for staff and subrecipients, continue collaboration with a CDBG consultant, and encourage greater cooperation among community social service and educational agencies.

## Program Specific Requirements

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

#### Introduction:

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

All non-administration funds are allocated to activities that benefit low- to moderate-income households. None of these funds are designated for eligible activities which are outside the scope of LMI credit requirements. For PY 2025, the City is allocating the 15.3% of the funds for administration and 100% of non-administrative funding being for LMI benefit.