



**PY 2026 Annual Action Plan
for the League City
Community Development Block Grant (CDBG)**

Prepared by

City of League City

UEI: SFFSNBP96U81



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August 14, 2026

Executive Summary

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

1. Introduction

The City of League City is an Entitlement Jurisdiction (EJ) that receives an annual non-competitive Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development (HUD). The City was first awarded CDBG funding in 2004, when its population surpassed 50,000. According to the 2020 Census, League City's population is 114,392. The most recent estimate from the American Community Survey (2020-2024) indicates a population of 116,215, with 593 residents in group quarters and 115,622 across 42,950 households.

Although the CDBG grant is non-competitive, specific requirements must be met to receive the predetermined award. First, the City must complete a 5-Year Consolidated Plan. The most recent plan was submitted in Program Year (PY) 2022, covering PY 2022–PY 2026. Second, an Annual Action Plan must be submitted each program year, aligning with the current 5-Year Consolidated Plan. This Annual Action Plan for Program Year 2026 marks the final year of the current Consolidated Plan's five-year period. All activities outlined in the Annual Action Plan must meet one or more of 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 costs, must be dedicated to the first objective: benefiting low- to moderate-income individuals. Historically, League City has allocated all non-administrative funds to this objective and will continue this practice in PY 2026.

League City's Program Year 2026 begins on October 1, 2026, and concludes on September 30, 2027. The priorities and plans for this program year align with the PY 2022-2026 5-Year Consolidated Plan. For PY 2026, the City will receive \$426,229, reflecting a 5.6% decrease from PY 2025, which itself saw 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 youth who are at risk of academic failure due to daily challenges they and their families face. In addition, League City will use CDBG funds to acquire rights of way and fund the design and engineering services for two sidewalk projects that will enter the construction phase in PY 2027. One sidewalk will be along S. Kansas Ave. from E. Main St. to E. Wilkins St. ending where existing sidewalks begin at the League City Elementary School and one block north of the League City Community Center. The second sidewalk will be along Davis Rd. between FM 2094 and the bridge above the Houston Lighting and Power Cooling Canal. This will provide much needed pedestrian access over the canal to link a large residential area to Clear Creek High School and Clear Creek Intermediate School.

2. Summarize the objectives and outcomes identified in the Plan

League City's PY 2026 Annual Action Plan

1

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.

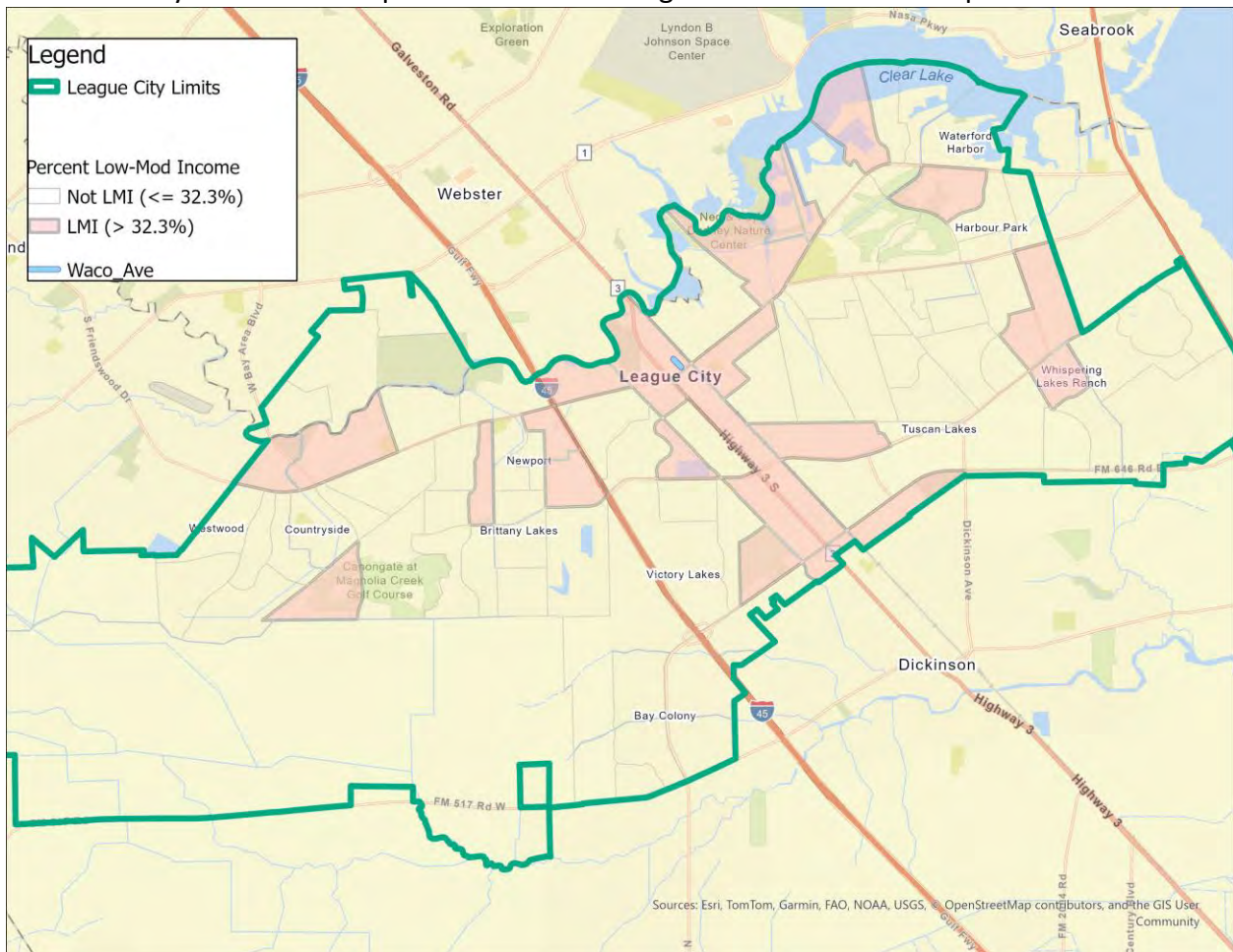
The CDBG objectives for PY 2026 align with the first national objective of benefiting low- to moderate-income individuals, defined as those whose total household income is less than 80% of the area median income, adjusted for household size. The following objectives are based on three key factors:

- **Data Analysis:** Results from resident surveys, stakeholder interviews, public comments, and secondary data from HUD, the Census Bureau, and other HUD-approved sources.
- **Regulatory Constraints:** Limitations imposed by HUD regulations regarding the location of public improvements and caps on social service and administration spending.
- **Subrecipient Capacity:** The ability and potential of subrecipients to effectively carry out activities using federal funding.

During PY 2026, the City will address two high-priority needs identified through resident surveys: pedestrian connectivity improvements and public services. To meet these needs, the City will take the following actions:

- **Public Service Allocation:** Allocate the permitted 15% of the current year's funding to two public service activities:
 - **Communities in Schools:** \$43,934 to offer counseling services to at-risk students in five League City schools.
 - **Interfaith Caring Ministries:** \$20,000 to provide one-time emergency rent and/or utility assistance to low- to moderate-income households facing eviction or utility service termination.
- **Pedestrian Connectivity:** Help fund the construction of an ADA-compliant sidewalk along S. Kansas Ave. from E. Main St. to E. Wilkins St. and second sidewalk along Davis Rd over the HL&P Cooling Canal part of the broader Pedestrian Connectivity Program. These sidewalks will provide safe pedestrian mobility through two CDBG Target Areas, connecting residential neighborhoods east to League City Elementary School and west to the Municipal Complex (which includes the library, City Hall, community center, public swimming pool, city office annex, and police station) as well as connecting LMI neighborhoods to Clear Creek ISD schools. The City is allocating \$293,295 from PY 2026 funds and \$450,000.
- **Program Administration:** Allocate \$69,000 of the allowable \$90,330 (20%) for program administration.

Infrastructure projects must be located within eligible CDBG Target Areas, as defined by HUD using Census Bureau data. Typically, at least 51% of households in these areas must be low- to moderate-income, and the area must be predominantly residential. However, due to its overall average income, League City is an exception to the "51% rule." The minimum qualifying percentage of low- to moderate-income households for an area in League City varies annually and is currently 32.3%. The map below shows the eligible Census Block Groups for PY 2026.



Map 1 – Census Block Groups Eligible for CDBG-funded improvements Based on Income

PUT IN MAP OF THIS YEAR'S PROJECT

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 2025, the City completed the PY 2021 drainage project. The reconstruction of Clear Creek Avenue, originally slated for PY 2024, was also completed during PY 2025. League City canceled the Waco Avenue infrastructure project in PY 2025, replacing it with a sidewalk

construction project along State Highway 3. This project is awaiting HUD approval and is expected to be completed in PY 2026.

The two public service activities for PY 2025, Communities in Schools (assistance to at-risk youth) and Interfaith Caring Ministries (Rent/Utilities Assistance), have been executed promptly. Communities in Schools expended its CDBG grant funds in February 2026, providing 1,187 hours of individual assistance to 197 unduplicated students, exceeding the initial expectation of 100 students. In addition to individual assistance, over 90% of the students participated in group sessions. Interfaith Caring Ministries is expected to fully expend its funding by the end of the program year, offering rent, utility, and food assistance to League City residents in need. To date, ICM has served 111 persons within 42 households, exceeding its anticipated goal of 35 persons. 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.

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.

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

To be completed at the end of the public comment period.

7. Summary

The City of League City has utilized its CDBG funds to address pressing community needs, aiming to maximize impact on the living conditions of low- to moderate-income residents. However, due to the city's size and proximity to Houston, these efforts are hindered by a shortage of comprehensive services from non-profit social service, housing, and homeless agencies within League City. Agencies in surrounding communities often prioritize entitlement communities with greater resources, including local, CDBG, HOME, HOPWA, and ESG funds, as well as a larger population base in need of services.

League City has consistently addressed community social service and infrastructure needs through the CDBG program, local funds, and other available state and federal funding sources. During PY 2025, it was determined that funds initially approved for the reconstruction of Waco Avenue would be better spent on constructing sidewalks along State Highway 3. These sidewalks would serve neighborhoods with the highest percentage of households without vehicles. An amendment to the Annual Action Plan was submitted on May 1, 2026, with construction slated to begin in early PY 2026.

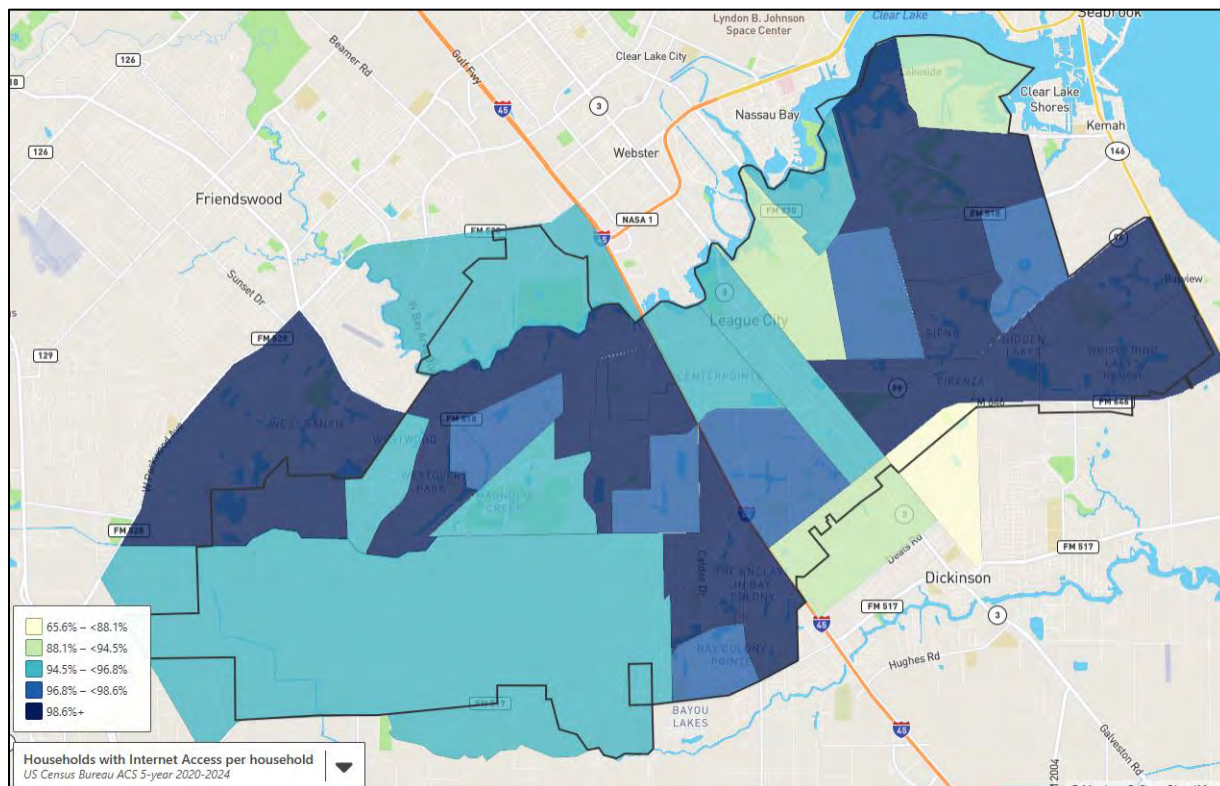
Pedestrian connectivity, especially to and around schools, is one of League City's highest priorities. For PY 2026, the City proposes to conduct the design, engineering, and land acquisition for two sidewalks, with construction planned for PY 2027. Additionally, Interfaith Caring Ministries and Communities in Schools will receive maximum possible funding to provide emergency rent and utility assistance to approximately 25 households and to support and empower around 140 at-risk students academically and in life.

Broadband Status and Needs

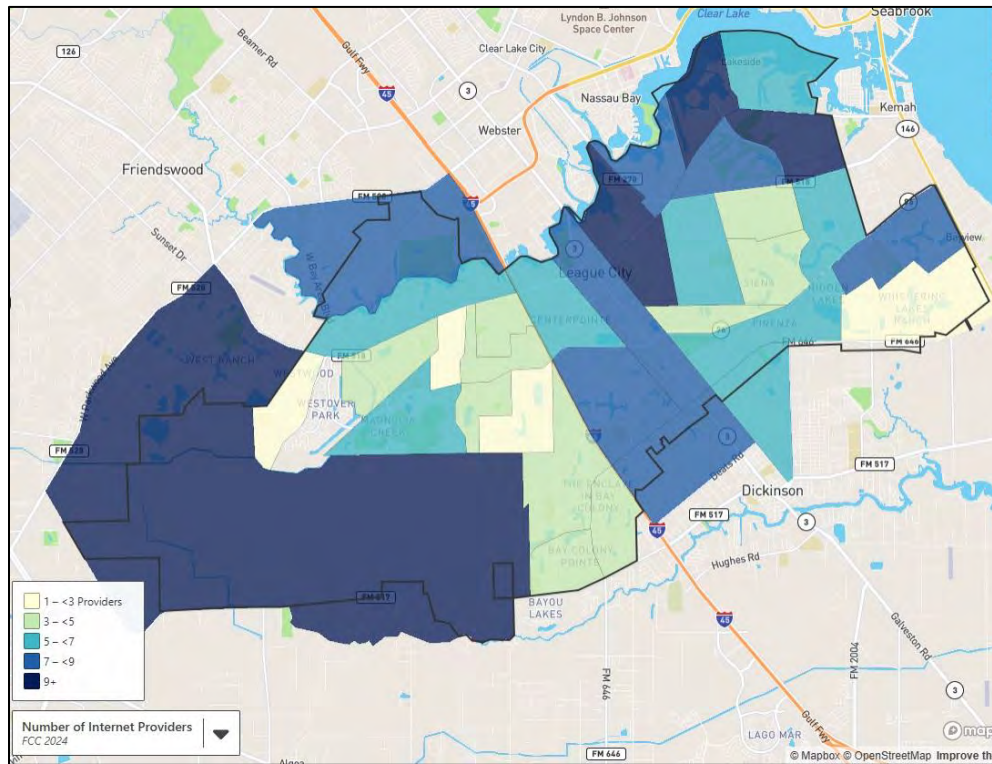
(This is a newly required section with no chapter or section heading in which to place it and insufficient space to add to Barriers to Affordable Housing chapter.)

According to the FCC's 2024 Broadband Deployment data and the 2020-2024 American Community Survey, League City has nine broadband providers, three of which are fiber optic. Every area of the city is served by at least two internet providers. The majority of census tracts, including many CDBG Target Areas, have eight providers. Three of the nine providers are major broadband companies that serve most residential customers in League City, primarily with fiber optic lines. While most of the city has at least one provider advertising download speeds of 5 Gbps or greater, the average download speed in those areas is significantly lower, with most of the city only achieving speeds of 1 Gbps. The 2020-2024 ACS indicates that 41,394 households have broadband service, though 1,556 households (3.6%) lack broadband service despite its availability.

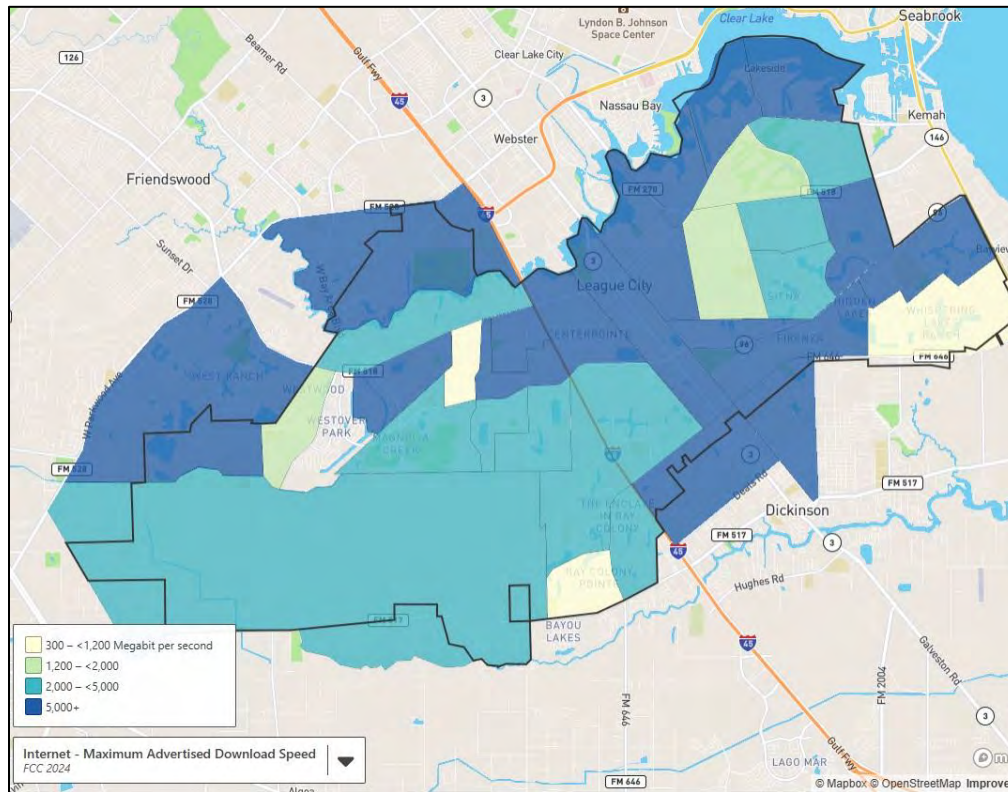
Map 2 - Percent of Households with Internet Access



Map 3 - Number of Internet Providers



Map 4 - Maximum Advertised Internet Download Speed



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 hurricanes and major inland flooding. These hazards include hurricanes, coastal flooding, inland flooding, strong winds, and tornadoes. The Federal Emergency Management Agency (FEMA) assesses risk levels by calculating several variables, with two key factors in its Hazard Risk Index Score being 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 a 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 resulting value ranges from zero to one hundred, where zero indicates no risk and one hundred represents the highest risk. League City's 2025 Hurricane Hazard Risk Index Score is 86, down from 89 in 2023, with census tract-level scores varying based on distance from Galveston Bay. The new Inland Risk Score is 47, replacing the considerably higher Riverine Risk Score. The Coastal Flooding Risk is 77, which is higher than in 2023.

Although hurricane-force winds can cause significant damage, water poses the greatest threat to League City, whether originating from the Gulf, bay, lake, bayous, creeks, or heavy rains in areas with limited drainage. 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 between Main Street and Clear Creek. Despite delays, the project was completed in PY 2025.

League City has also received CDBG-DR and CDBG-MIT funds through the State of Texas General Land Office to provide assistance to low- to moderate-income residents and neighborhoods. The CDBG-DR funds are being used for housing rehabilitation, infrastructure repair, and economic revitalization due to damage caused by specific named disasters. The CDBG-MIT funds focus on improving League City's resilience to the impacts of future disasters. Federal regulations mandate that 70% of these funds must directly benefit low- to moderate-income populations. Additionally, 50% of the mitigation funds and 80% of the disaster recovery funds must be spent in areas designated by HUD as Most Impacted and Distressed (MID).

The map displays the hazard risk index scores for League City, Texas, categorized into two main variables:

- Variable A: Coastal Flooding Hazard Risk Index Score (FEMA NRI v1.20 2025)**
 - High Risk (Dark Blue/Purple)
 - Medium Risk (Light Blue/Pink)
 - Low Risk (Light Green/White)
- Variable B: Inland Flooding Hazard Risk Index Score (FEMA NRI v1.20 2025)**
 - High Risk (Dark Green/Blue)
 - Medium Risk (Light Green/Pink)
 - Low Risk (Light Yellow/White)

The map also includes a scale bar (0 to 1 mile) and a north arrow. Key locations and roads labeled include Clear Lake City, League City, Dickinson, Friendswood, and major highways like I-45, I-10, and FM 126.

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.

Agency Role	Name	Department/Agency
Grant Administrator	League City	Finance

Table 1 – Responsible Agencies

Narrative (optional)

The responsibility for managing the CDBG program is assigned to the Grants Administration Division of the Finance Department. It is tasked with 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 and document writing.

Consolidated Plan Public Contact Information

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

1. Introduction

League City lacks a public housing agency and has few social service agencies. However, the City collaborates with most service providers and uses CDBG funds to support applying agencies. 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. H-GAC also manages the region's Area Agency on Aging, providing the City with information on senior needs and resources. Various state agencies and national/state advocacy groups focusing on special needs and protected class populations are consulted throughout the year for the Consolidated Plan, primarily by accessing current websites, reports, and data.

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

League City has limited housing, health, mental health, and social service agencies. Neither League City nor Galveston County has a Public Housing Authority. The Harris County Housing Authority, which only covers a small portion of League City for Housing Choice Vouchers, does not provide public housing, and no voucher holders currently reside in League City. Although not located in League City, Bay Area Turning Point and Family Promise assist homeless families. Bay Area Turning Point provides shelter and services to victims of domestic violence and their children, while Family Promise offers shelter and support to families experiencing homelessness due to urgent events like job loss, illness, fire, medical expenses, spousal death, or divorce. The CDBG team regularly consults both agencies to assess changing needs and programs. The League City area is developing into a medical hub serving residents from Beltway 8 south to the City of Galveston. Though the Galveston County Health District (GCHD) has no League City offices, the City consults with it on public health, environmental health, and natural disaster issues. Gulf Coast Center provides mental health and substance use services across Galveston County, with its Intellectual & Developmental Disabilities program located in League City. The CDBG team has invited this agency to apply for CDBG funding and has consulted with them for mental health information and services. Devereux Advanced Behavioral Health, a nonprofit residential program for youth, is located within a primary CDBG Target Area in League City. While informed about the CDBG program, the agency has not sought funding from the City. The City primarily coordinates with Communities in Schools – Bay Area, Interfaith Caring Ministries, Clear Creek ISD, and Bay Area Turning Point. Communities in Schools

– Bay Area and Interfaith Caring Ministries successfully apply for CDBG funding annually, serving numerous households at risk of eviction and children at risk of academic failure or dropping out.

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, primarily in Galveston County, is part of the multi-county Gulf Coast Homeless Coalition, which falls under the Texas Balance of State for Continuum of Care (CoC) funding. The Gulf Coast Homeless Coalition focuses on the City of Galveston and Brazoria County, addressing the needs of chronically homeless and treatment-resistant individuals. Currently, no programs in League City or its immediate vicinity serve populations covered by CoC legislation or the Coalition's focus. Family Promise of Clear Creek, a Coalition member, aims to prevent homelessness and provide temporary shelter for families experiencing crises, with the goal of stabilizing them in independent housing within three to six months. Bay Area Turning Point offers services and shelter to victims of domestic violence or sexual assault, and the League City Police Department collaborates with the agency to provide safe transportation for victims in League City to their facilities.

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, serving Galveston and Brazoria Counties, is part of the Continuum of Care (CoC) Balance of State (BoS) managed by the Texas Homeless Network. The Texas Homeless Network receives Point in Time (PIT) and Housing Inventory Count (HIC) survey results from the Gulf Coast Homeless Coalition and disaggregates data specifically for League City. Currently, League City has no shelters or homeless service providers and does not participate in the homeless coalition. However, the CDBG consultant interacts with the Texas Homeless Network, receiving available PIT and HIC counts for League City, as well as legislative updates. While counts fluctuate annually, Family Promise is the only agency participating in the count for League City, with clientele ranging from 5 to 12 individuals in two to four families. As Family Promise Clear Creek is located outside League City and serves a broader geographic area, most of its clientele are not League City residents. Local agencies in and around League City do not receive Continuum of Care funds, and no grantees in Galveston or Brazoria Counties receive 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

1	Agency/Group/Organization	SOUTHEAST TEXAS HOUSING PARTNERS
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Infrastructure needs
	Briefly describe how the Agency/Group/Organization was consulted. 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. SETH recently provided a grant for the replacement of lateral water lines in LMI areas. Additionally, SETH was contacted to determine the viability of encouraging League City renters to work with them to secure First Time Homebuyers Assistance. The anticipated outcome was met, though there are no plans at this time for SETH to provide assistance 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 Needs
	Briefly describe how the Agency/Group/Organization was consulted. 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
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Environment, Transportation, Disaster Recovery Broadband
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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 2026, information was gathered in the area of hazard mitigation and expansion of broadband services. Anticipated outcome was met.
4	Agency/Group/Organization	Gulf Coast Center
	Agency/Group/Organization Type	Regional organization Mental Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Mental Health
	Briefly describe how the Agency/Group/Organization was consulted. 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. Anticipated outcomes were met.
5	Agency/Group/Organization	INTERFAITH CARING MINISTRIES
	Agency/Group/Organization Type	Services - Housing Food Pantry

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Food Insecurity
	Briefly describe how the Agency/Group/Organization was consulted. 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.
6	Agency/Group/Organization	Family Promise of Clear Creek
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	COMMUNITIES IN SCHOOLS - BAY AREA
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth At Risk Children and Youth

	Briefly describe how the Agency/Group/Organization was consulted. 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 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 continued impacts of COVID on mental health, academic achievement and access to learning were discussed. Anticipated outcome was information, and the outcome was met.
8	Agency/Group/Organization	BAY AREA TURNING POINT INC
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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.
9	Agency/Group/Organization	Texas Homeless Network
	Agency/Group/Organization Type	Regional organization Balance of State CoC Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

Briefly describe how the Agency/Group/Organization was consulted. 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 agency discussed homelessness in the League City area and steps to address the issue. The anticipated outcome was data, and the outcome was met.
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Table 2 – Agencies, groups, organizations who participated

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 for either the PY 2026 or the PY 2022-2026 Consolidated Plan. Those listed above were contacted for the Consolidated Plan and this Annual Action Plan, either in person or through their website entries, published documents, and data. For the table below, only the plans specifically reviewed for the PY 2026 Annual Action Plan are listed, though the agencies providing information The PY 2022-2026 Consolidated Plan outlines all plans reviewed at that time. During PY 2026, League City will be developing the PY 2027-2031 Consolidated Plan, and additional agencies will be consulted for that endeavor. All agencies to League City are consulted regularly.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	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 the goals of THN to get better locally specific data for Galveston County and to identify and train agencies serving northern Galveston County.
Plan Integration for Resilience - League City Stud	Texas A&M - HRRC	The goals of HRRC and of the document are 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.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Community Infrastructure	Texas A&M - Institute for Sustainable Communities	The planning efforts of this program are to create innovative ways for addressing infrastructure problems in local communities. Because League City typically uses its 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

To be completed after the public comment period has concluded.

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)

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

League City will receive \$426,229 in PY 2026 CDBG funds. The PY 2026 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 to at-risk children, and Interfaith Caring Ministries (ICM), which offers emergency rent and utility assistance to prevent homelessness.

The majority of the funds will be used to supplement local funding for the City's sidewalk construction projects as part of the Pedestrian Connectivity Program. During PY 2026, the City will use CDBG funds to acquire necessary rights-of-way along S. Kansas and Davis Road and to complete the design and engineering tasks for both sidewalks and begin the preconstruction process. In PY 2027, the construction will be completed using PY 2027 funds to augment City dollars.

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. This system 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 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Administration & Planning Public Services Public Improvements	426,229	0.00		426,229	0.00	This is the final year of the current Consolidated Plan; carry over from unallocated admin

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 staff time for oversight of the design and engineering of two sidewalk projects scheduled for construction in PY 2027. The total project cost is approximately \$450,000, with pre-construction activities costing approximately \$293,000 in PY 2026 and additional funds in PY 2027. League City allocates the maximum 15% of the current award to public services. The City utilizes its general funds to provide staffing and other in-house support costs for CDBG, which frees up additional funds for public improvement projects that would otherwise be used for program administration.

In addition to the CDBG program funds, League City also receives CDBG-DR and CDBG-MIT from the State of Texas General Land Office to serve the same LMI population as the annual CDBG program through HUD. Although not considered matching or leveraging for this CDBG program, the combined \$22,369,296 is used to assist LMI neighborhoods and populations with housing and infrastructure projects that are beyond the scope and capacity of the federal CDBG program. The Governor's office has also granted League City funds totaling \$546,047 to assist victims of crimes, including domestic violence, senior abuse, child abuse, and human trafficking, and to establish a Mental Health Unit within the Police Department. This assistance benefits the CDBG special needs populations in the city.

The CDBG public service funds for PY 2026 will be utilized to expand the services of the Interfaith Community Ministry (ICM) and Communities in Schools - 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 2026 has decreased compared to PY 2025, which itself was significantly reduced in the two previous years. 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 for 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

The sidewalks construction will be within public right of way along S. Kansas Ave. and Davis Rd. in two CDBG Target Areas. The civic center and community center are used to conduct CDBG public hearings and meetings and City Hall is used to house the Finance Department which manages CDBG. No other public property will be used to address the needs identified in the plan.

Discussion

League City lacks public transit, and parking is limited in many of its older areas. Therefore, pedestrian connectivity, in the form of paved sidewalks and trails, is a high-priority need. This is particularly true near Main Street and State Highway 3, where a high percentage of households either have no vehicle or have only one vehicle for two or more adults needing transportation. For PY 2026, CDBG funds will be used to augment funding for a section of sidewalk, which will greatly benefit under-resourced households and low-to-moderate-income children who walk to and from school. League City has received applications from two agencies for public services and will fund both up to the combined maximum allowed limit of 15% of the program year's award. These public service activities include emergency rent and utility assistance for low-to-moderate-income renters through Interfaith Caring Ministries, as well as youth services for at-risk children 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	Sidewalk Improvements	2022	2026	Non-Housing Community Development	CDBG Target Areas	Sidewalk Improvements	CDBG: \$293,295	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 365 Persons Assisted
2	Youth Services	2022	2026	Non-Housing Community Development		Youth Services	CDBG: \$43,934.00	Public service activities other than Low/Moderate Income Housing Benefit: 120 Persons Assisted
3	Subsistence Payments	2022	2026	Affordable Housing		Subsistence Payments	CDBG: \$20,000.00	Homelessness Prevention: 40 Persons Assisted
4	Program Administration	2022	2026	Program administration		Program Administration	CDBG: \$69,000.00	Other: 2 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Sidewalk Improvements
	Goal Description	One of the greatest needs in League City is improved pedestrian mobility in the form of improved and new sidewalks in the older areas of town. For PY 2026, two sidewalks along S. Kansas between E. Main and E. Wilkins and along Davis Rd. south over the HLP Cooling Canal to Marina Bay/E. Main. S. Kansas is in Block Group 721301-2 with 1,240 population, 59.7% of whom are LMI. Davis Rd straddles two eligible block groups – 721302-1 and 721501-2 with a total population of 2,175 and 47.8% LMI, well over the 32.3% exemption.
2	Goal Name	Youth Services
	Goal Description	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 during the development of the current Consolidated Plan. 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.
3	Goal Name	Subsistence Payments
	Goal Description	Preventing homelessness in League City is of critical importance to marginally resourced households as well as the community as a whole. With a high percentage of households with a housing cost burden of greater than 30% of their income, the threat of evictions is significant. 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
4	Goal Name	Program Administration
	Goal Description	City staff and CDBG consultant will administer the CDBG program.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City will conduct the design and engineering for two sidewalks which will be constructed in PY 2027. In addition, any costs for acquiring rights of way will be funded in PY 2026. Using the allowable percentage of the PY 2026 allocation, the City will also address two high priority public service needs – improving academic and behavioral outcomes among children and youth; and preventing homelessness among low- to moderate-income households. The City will utilize significantly less than the allowable 20% of the PY 2026 allocation for program administration.

Projects

#	Project Name
1	Sidewalk Construction
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 2026 are based on several factors. First, only activities for which public service agencies have submitted applications can be considered for funding. For PY 2026, the City received applications from only two public service agencies: Interfaith Caring Ministries, which requested funds for rent/utility assistance, and Communities in Schools – Bay Area, which requested funds to provide assistance to at-risk children in five schools serving League City students.

Second, sidewalk construction is a high priority for League City. During PY 2026, the City will contract with an engineering firm to prepare plans for the construction of two sidewalks. These sidewalks will not only link low- to moderate-income residents to public services and commercial amenities but also provide safe pedestrian routes to three major schools located in League City: League City Elementary, Clear Creek Intermediate, and Clear Creek High School. Additionally, League City Elementary is located in a neighborhood with one of the highest percentages of households with no vehicle. Without public transit, walking is one of the only means of transportation for these residents.

AP-38 Project Summary

Project Summary Information

1	Project Name	Sidewalk Construction
	Target Area	Main Street/Park Ave Target Area and Marina Bay/Davis Rd
	Goals Supported	Sidewalk Improvements
	Needs Addressed	Sidewalk Improvements
	Funding	CDBG: \$293,295.00
	Description	Preconstruction phase (Design, Engineering, Environmental) for the construction of sidewalks along S. Kansas Ave and along Davis Rd.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	3,415 people live in the immediate areas, 52.1% being LMI (59.7% around S. Kansas and 47.8% around Davis Rd, both meeting the 32.3% exception
	Location Description	S. Kansas is south of E Main (518) and the sidewalk will run to E. Wilkins, the north border of League City Elementary and a block from the Community Center. Davis Rd north of Marina Bay/E. Main and ends at the Clear Creek ISD complex which contains CCIS, CCHS, and CCISD administration
2	Planned Activities	Conduct design and engineering as well as environmental assessment in PY 2026 for the construction of the two sidewalks with construction to begin in late PY 2026 and continue in PY 2027 with city and PY 2027 CDBG funds.
	Project Name	Communities in Schools
	Target Area	
	Goals Supported	Youth Services
	Needs Addressed	Youth Services
	Funding	CDBG: \$43,934.00
	Description	Provide funding for partial salaries for 5 counselors, 1 in each of 5 schools to provide counseling to 120 LMI at risk children and their families living within the League City Corporate Limits, including homeless youth either unaccompanied or with guardians.
	Target Date	9/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 120 unduplicated LMI youth in approximately 85 families, including an estimated 15 homeless will benefit.
	Location Description	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.
	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 dropping out of school, improve school performance and link them to other resources they may need.
3	Project Name	ICM Rent/Utility Assistance
	Target Area	
	Goals Supported	Subsistence Payments
	Needs Addressed	Subsistence Payments
	Funding	CDBG: \$20,000.00
	Description	Provide funding for one-time rent and/or utility assistance to households at risk of eviction or utility disconnections.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	25 households, including 35 persons, who are low- to moderate income, living within the League City Corporate Limits, and at risk of homelessness.
	Location Description	Beneficiaries are city-wide; service location is 151 Park Ave, League City
	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	Project Name	Program Administration
	Target Area	
	Goals Supported	Program Administration
	Needs Addressed	Program Administration

	Funding	CDBG: \$69,000.00
	Description	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
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable for program administration
	Location Description	300 W. Walker, League City TX
	Planned Activities	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

Assistance will be directed to two CDBG Target Areas – Main St/Park Ave which has been the core area for CDBG expenditures for a decade, and Davis Rd which is a newly defined Target Area including three block groups meeting the CDBG LMI criteria and spanning from Egret Bay Blvd east between the major roadway Marina Bay Dr/E. Main St/FM 2094 and Clear Creek.

Geographic Distribution

Target Area	Percentage of Funds
Main St/Park Ave	34%
Davis Rd	34%

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The S. Kansas Avenue sidewalk is long overdue and will connect the new CDBG-assisted sidewalks along Main Street with League City Elementary and the League City Community Center. This area has one of the highest percentages of LMI residents in the city, with 59.7% out of a population base of 1,240. It is located in the southern part of the Main Street/Park Avenue Target Area, but much of the CDBG funding for this area has been expended north of Main Street. The area directly to the west has been added to the Main Street/Park Avenue Target Area and is in critical need of infrastructure improvements across both block groups.

Although it has a large LMI population, the Davis Road Target Area has only recently become eligible for assistance. This area is situated across the primary east-west corridor through League City, which separates the Davis Road area from the Clear Creek ISD school compound, including Clear Creek High School, Clear Creek Intermediate School, and CCISD administration. Currently, the HL&P Cooling Canal prevents pedestrians from crossing to Main Street or to the schools. This project will provide students and other residents with safer, shorter, and easier access to Main Street and the campuses, which are only a few blocks away but presently out of reach.

Discussion

The Main Street/Park Avenue Target Area, which comprises multiple CDBG-eligible block groups, has undergone several infrastructure improvements using CDBG funds. However, significant gaps remain, which the City is committed to addressing. Other areas, such as the vicinity of Davis Road,

also require improvements and enhancements, particularly concerning pedestrian mobility. As a result, the CDBG program will focus a two-year sidewalk construction project on these two neighborhoods. During PY 2026, only design and engineering will be conducted, in preparation for the one-year construction of the two sidewalks in PY 2027. By dividing the project into two distinct phases, the CDBG Grants team can ensure that timeliness requirements are met. The design and engineering process will commence at the start of the new program year in October 2026. The Main Street/Park Avenue Target Area, which comprises multiple CDBG-eligible block groups, has undergone several infrastructure improvements using CDBG funds. However, significant gaps remain that the City is committed to addressing. Other areas, such as the vicinity of Davis Road, also require improvements and enhancements, particularly concerning pedestrian mobility.

As a result, the CDBG program will focus a two-year sidewalk construction project on these two neighborhoods. During Program Year (PY) 2026, only design and engineering will be conducted in preparation for the one-year construction of the two sidewalks in PY 2027. By dividing the project into two distinct phases, the CDBG Grants team can ensure that timeliness requirements are met. The design and engineering process will commence at the start of the new program year in October 2026. The Main Street/Park Avenue Target Area, which comprises multiple CDBG-eligible block groups, has undergone several infrastructure improvements using CDBG funds. However, significant gaps remain, which the City is committed to addressing. Other areas, such as the vicinity of Davis Road, also require improvements and enhancements, particularly concerning pedestrian mobility.

Consequently, the CDBG program will focus on a two-year sidewalk construction project in these two neighborhoods. In PY 2026, only design and engineering will be conducted, preparing for the one-year construction of the two sidewalks in PY 2027. Dividing the project into two distinct phases will allow the CDBG Grants team to ensure that timeliness requirements are met. The design and engineering process will commence at the start of the new program year in October 2026.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

League City does not receive local or State HOME or ESG funds, so it must rely on CDBG funding or private developers to support affordable housing initiatives. Due to limited funding and the 15% cap for all combined public services, only \$20,000 was allocated for one-time rental and utility assistance for households at risk of homelessness.

There is no League City Housing Authority or Galveston County Housing Authority. The Harris County Housing Authority can provide Housing Choice Vouchers only to eligible households in the small portion of League City located within Harris County. However, the Texas Department of Housing and Community Affairs (TDHCA) operates a statewide Housing Choice Voucher program that serves League City. According to HUD's Picture of Subsidized Households, as of January 2026, 27 League City households received Texas Housing Choice Vouchers, and another 260 resided in low-income units within League City's two LIHTC properties.

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	25
Special-Needs	
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 and its public service agencies cannot produce new units, acquire existing units, or support long-term rental assistance. Low-Income Housing Tax Credits (LIHTC) have been the primary source for affordable housing

production in League City.

Households in a small area of the city in Harris County are eligible for Harris County Housing Choice Vouchers; however, no Harris County Housing Authority participants are currently utilizing this opportunity to live in League City. League City residents are eligible for the State of Texas Housing Choice Voucher program, with 27 households currently participating.

The only impact on housing affordability is to provide one-time rent and/or utility assistance to households facing eviction or service termination. Due to funding limitations, Interfaith Caring Ministries can only provide one month of assistance to qualified applicants, though they are permitted to offer up to three consecutive months in dire circumstances.

League City also received CDBG-DR (Disaster Recovery) and CDBG-MIT (Mitigation) funds through the State of Texas General Land Office to assist low- to moderate-income residents and neighborhoods. The CDBG-DR funds are being used for housing rehabilitation, infrastructure repair, and economic revitalization addressing damage from specific named disasters. The CDBG-MIT funds focus on improving League City's resilience to the impacts of future disasters. Federal regulations require that 70% of these funds directly benefit low- to moderate-income populations. Additionally, 50% of the mitigation funds and 80% of the disaster recovery funds must be spent in areas designated by HUD as Most Impacted and Distressed (MID).

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 the area of the Harris County Housing Authority, 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

Without a Public Housing Authority, League City is unable to address the needs to public housing residents.

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

Not Applicable

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

Not Applicable

Discussion

There is no Public Housing 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

The 2026 Point-in-Time (PIT) survey identified six homeless individuals in League City: three children and three working-age adults, comprising two households. No individuals aged 65 or older, chronically homeless individuals, or veterans were reported. Additionally, none indicated a mental illness, substance use disorder, HIV/AIDS, or reported being survivors of domestic violence. Of the 245 homeless individuals counted in all of Galveston County during the 2026 PIT survey, 90 were unsheltered and 155 were sheltered.

During Program Year 2025, Communities in Schools – Bay Area served 27 homeless children in League City, representing 117 individuals across their households. All of these children lived in households ranging from 2 to 11 members; none were unaccompanied youth. The PIT survey, however, counted one unsheltered unaccompanied youth and 49 sheltered children and youth.

The 2026 Housing Inventory Count revealed that Family Promise of Clear Creek has a capacity for four households with children, totaling 14 individuals or beds. However, only two units had beds specifically for families with children, and one unit had a single bed for households without children. Bay Area Turning Point, a domestic violence program located outside of League City, is the only other program near League City offering shelter beds. At the time of the Housing Inventory Count, they had 32 beds for 12 households with children and one bed for a single adult.

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 across the country, such as Family Promise Clear Creek. FPCC provides shelter for families with children through a network of host church congregations that offer lodging and meals on a weekly rotating schedule. 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 and their children in League City. The agency is situated just outside League City's city limits 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 (CCISD) 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 receives annual funding from League City's CDBG program to partially fund counselors/case managers in five League City schools. 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

Homeless shelters in areas adjacent to League City are limited to victims of domestic violence or sexual assault and their children. League City utilizes its State Victims of Crime Assistance Program to assist victims of domestic violence and others who become homeless due to violence. Additionally, the League City Police Department provides protected transportation from League City to Bay Area Turning Point for victims of sexual violence and their children.

Family Promise of Clear Creek is the only agency in and around League City that serves homeless families with children not experiencing domestic violence. Family Promise provides emergency shelter exclusively to families 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 League City area, the only way to help the chronically homeless is to assist them in finding shelter or housing in Houston, Baytown, Pasadena, or Galveston. Likewise, no program addresses those discharged from publicly funded institutions or systems of care. For youth, the Devereux Advanced Behavioral Health facility provides continuity of care for discharged individuals. Family Promise offers 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, and

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 to those who are cost-burdened in current rental situations, which puts 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 individuals and families who are housed but at risk of becoming homeless. Bay Area Habitat for Humanity constructs and provides affordable housing units for ownership to cost-burdened individuals and families, helping them avoid homelessness, though they are unable to serve large numbers. Communities in Schools-Bay Area addresses the educational, social service, and other needs of its students and their families. For youth, the Devereux Advanced Behavioral Health facility provides continuity of care for discharged youth. Family Promise offers shelter to families who have lost their housing due to illness and are being discharged from a medical facility.

Discussion

Due to League City's suburban nature, size, and proximity to major Houston agencies and facilities—as well as smaller programs in neighboring Pasadena, Baytown, and Texas City—there do not appear to be sufficient economies of scale to attract social service, shelter, and housing agencies to address the needs of the homeless and those at risk of homelessness. Most needs of the precariously housed and homeless must instead be addressed in Houston, Galveston, Texas City, or Pasadena. As long as HUD limits public service spending to 15% and the CDBG award remains between \$400,000 and \$500,000, there will be insufficient funding for public service agencies, including those 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 its real estate market, which drives up land and housing costs. Public demand further influences lot sizes and housing types. Incorporated in 1962, League City has rapidly grown to a population of 119,905. The housing stock is relatively new, with over 1,000 dwelling units built since 2020 and 58% of all units constructed since 2000. Over 78% of the housing consists of single-family homes, with 74% being owner-occupied. The majority of multi-family dwellings were built within the last 20 years and command significantly higher rents than older units. The age of the housing stock and the high percentage of single-family homes drive up costs, particularly for renters. According to data from the 2020-2024 American Community Survey, the median rent is \$1,684, with more than half of renters paying over 30% of their income on housing alone. League City offers no public transportation beyond a few park-and-rides located outside the city limits. When transportation costs are factored in, median-income households spend over half of their income on housing and transportation, while low-income individuals spend more than their total income on these two categories.

League City attracts a significant number of professional and managerial residents. Consequently, individuals 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 centers. 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.

Situated near Galveston Bay and, like most of southeast Texas, being flat, League City faces significant concerns regarding flooding for both residents and businesses. 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 public policies affecting the development, availability, and cost of housing accessible to low- to moderate-income individuals and protected classes indicates that 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). PUDs 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 its extraterritorial jurisdiction 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

Low- to moderate-income households, irrespective of their protected class status under the Fair Housing Act, face substantial barriers to securing affordable housing. This challenge is particularly acute for the elderly, disabled individuals, and large families. The scarcity of affordable housing for these households is driven by housing demand, not by public policies and regulations.

One public policy that negatively impacts affordable housing is the absence of public housing authorities (PHAs) in League City and unincorporated Galveston County surrounding League City. Establishing a PHA requires community involvement and a demonstrated need and willingness to approve such an authority. However, the need is not substantial, as less than 5% of the city's population qualifies for housing subsidies based on income. Furthermore, the community does not support creating a PHA within League City or its surrounding areas in Galveston County.

League City and its surrounding area are fast-growing suburbs of Houston to the north and Galveston to the south. Lower-income residents migrating to the area are often young, single individuals who are less likely to establish roots and become involved in the community. Additionally, there is no concentrated group of low- to moderate-income residents to advocate for subsidized housing; these households are dispersed throughout the community.

Without sufficient demand to make affordable housing and social services viable for organizations, market forces and developers' financial interests primarily drive the creation of support services and affordable housing. This contrasts sharply with Houston/Harris County, which benefits from extensive private supportive services, two public housing authorities, older properties suitable for conversion, a robust HOME program, and several Community Housing Development Organizations (CHDOs) actively constructing and renovating various types of

affordable housing.

League City reviews state applications for Low-Income Housing Tax Credit (LIHTC) approval and plans for developments that include affordable housing options. The city collaborates with viable entities to help them comply with existing ordinances or obtain necessary variances for their projects before application.

Discussion:

The issue of affordable housing is multifaceted. Governmental regulations, presumably based on constituents' wishes and established through fair and open public participation, significantly contribute to or deter affordable housing development. The marketplace also dictates housing types, sizes, locations, and costs. Both factors are key determinants of housing expenses.

The type and availability of jobs determine affordability for the majority. Most of League City's residents are college-educated professionals in the aerospace, petrochemical, or medical fields. Their incomes and influence often overshadow those in service jobs. Federal regulations disqualify League City from HOME and ESG funds and prevent the creation of a public housing authority, thereby limiting incentives for developers to build affordable housing in the city. Additionally, environmental constraints, such as the threat of flooding and hurricanes, hinder the development of affordable housing that can withstand these natural disasters.

AP-85 Other Actions – 91.220(k)

Introduction:

This is the final year of the 5-year Consolidated Planning period. During the development of the Consolidated Plan, the City conducted extensive community needs assessments and surveys. The City's 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.

Beyond public services and program administration, the City continues to focus its resources on improving public infrastructure in areas with the most aging or insufficient infrastructure. Drainage and pedestrian mobility have been two key focus areas for League City over the past five years and will remain the primary concerns for the next five-year Consolidated Plan.

One barrier League City faces in using CDBG funds for area-based projects is the fluctuating eligibility of block groups across HUD's data releases. This makes it challenging to establish a five-year strategy for an area that may become eligible, then ineligible, and potentially re-eligible within a single planning period. This issue stems from changes to the "51% rule" exception, where the allowable percentage of low-to-moderate-income residents in a block group can vary by six to eight percentage points in each biennial by up to six or eight points.

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 2026, the City will concentrate its CDBG allocation on enhancing pedestrian mobility in two of the areas with the highest percentage of LMI residents. Funds from PY 2026 will be used for the preconstruction activities for two sidewalks. One sidewalk is in the Main St/Park Ave Target Area along S. Kansas from E. Main to E. Wilkins on the north edge of League City Elementary and one block from League City Community Center. The second sidewalk is east of Main St/Park Ave in a newly eligible target area Davis Rd/Marina Bay. The sidewalk will be along Davis Rd for

the residential area south to Marina Bay/S. Main St. providing pedestrian access to the Clear Creek ISD administration building, Clear Creek HS, and Clear Creek Intermediate School. The PY 2026 allocation will be used for the design and engineering as well as possible land acquisition for PY 2027 sidewalk construction projects.

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 and with a limited CDBG budget, 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.

Currently, no agencies or firms have plans seeking approval for new, privately funded 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 State of Texas approval. A prerequisite for a positive City review is that the proposed project must comply with current ordinances or obtain a variance prior to requesting the review. Developers often apply for tax credits before seeking a variance.

Providing one-time rent and utility assistance can alleviate the housing cost burden for one month during a financial emergency.

Actions planned to reduce lead-based paint hazards

League City's housing stock is relatively new, with approximately 90% of units constructed after the prohibition of lead-based paint. The 2020-2024 American Community Survey indicated that 6,279 housing units in League City, representing 10.7% of all houses in Galveston County, have the potential for lead paint.

The Texas Childhood Lead Poisoning Prevention Program (TXCLPPP) maintains a surveillance system of blood lead results for children under the age of 15. Unfortunately, data for 2018-2022 are available only at the county level and only for children younger than six years. During this period, Galveston County

tested 2,786 children under the age of six, and 96 (3.45%) had elevated blood lead levels. Though imprecise, it can be estimated that 10.7% (298) of the children tested would have been from League City, and 10 of the 96 children with elevated BLLs would have resided there.

The City does not have a housing rehabilitation program. However, any CDBG-DR funds used for the rehabilitation or reconstruction of residential, commercial, or industrial structures require lead-based paint assessment and remediation. The Historical Society provides information and assistance regarding lead-based paint to those renovating historical homes or commercial properties. If an organization applies for CDBG funds to conduct housing rehabilitation in the city, 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 in general, including lead-based paint hazards. The most recent sub-state level surveillance data, from Galveston County in 2019, 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 2020-2024 American Community Survey, 5.39% of the total population and 3.32% of families in League City live below the poverty level. This is significantly lower than the broader Metropolitan Statistical Area (MSA), where 13.7% of the population and 11% of families live below the poverty level.

Most construction contractors in the region pay wages significantly above Davis-Bacon Wage Rates. However, 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. League City enforces this regulation for all its construction contracts and will continue to do so for its upcoming CDBG infrastructure projects. For example, the construction company currently reconstructing Clear Creek Avenue is a certified Section 3 company, and all workers on the project are earning well above the Davis-Bacon Wage Rates.

The City's Economic Development Department is currently finalizing its Economic Development Strategic Plan, which was initiated in 2025. As the medical sector along the Gulf Freeway continues to expand, it is expected to generate increased opportunities for unskilled, skilled, and professional jobs, thereby enabling residents to increase their incomes. Furthermore, the Clear Creek Independent School District offers adult ESL and citizenship classes, as well as a Realtor Certification Course, to all residents 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 established a new, more integrated framework for the program, particularly with other departments that also receive grant funds. During PY 2025, efforts focused on further integrating programs into existing systems and enhancing knowledge sharing among staff, covering programmatic, demographic, environmental, and historical aspects of the community. With State-funded CDBG-DR and CDBG-MIT funding, and the HUD CDBG program now under the same departmental division, integrating program goals has become much more seamless. PY 2026 will be dedicated to developing the PY 2027-2031 Consolidated Plan. The CDBG team will expand its collaboration with other departments and agencies and gather extended public input through surveys.

During PY 2026, the City will continue to allocate a portion of its CDBG administrative budget to a multi-faceted database. This resource has enabled staff to visualize and analyze trends and opportunities within the CDBG Target Areas and the city as a whole, facilitating improved communication of results to the public and officials. The objectives are to more effectively identify and analyze the political, economic, social, technological, environmental, and legal factors at play in League City.

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

Currently, no public or private housing agencies serve League City. Staff will continue collaborating with social service agencies, both CDBG-funded and non-funded, to better coordinate services and identify effective methods for preventing duplicate benefits—particularly rental assistance—and ensuring clients are aware of all available services. The City will also inform agencies about additional funding opportunities.

Given the limited number of social service agencies in League City, existing organizations have developed a history of strong collaboration. The Grants Administration team and the CDBG consultant plan to expand the number of collaborating agencies, share programmatic ideas, and enhance knowledge of other funding opportunities for public service and housing organizations in and around League City.

Discussion:

The primary institutional activities that the City's CDBG staff can undertake to improve outcomes include a better understanding of the actual needs and opportunities within the city as a whole, the CDBG Target Areas, and among lower-income residents. By effectively communicating this information, we can increase interest in the CDBG program and support for older, lower-income neighborhoods. In

PY 2026, the development of the PY 2027-2031 Consolidated Plan will help to drive this work.

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
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. | 100.00% |

All non-administration funds are allocated to activities that benefit low- to moderate-income (LMI) households. None of these funds are designated for eligible activities that fall outside the scope of LMI credit requirements. For PY 2026, the City is allocating 16% of the funds to administration. Therefore, 100% of non-administrative funding, representing 84% of total funds, will benefit LMI residents. The PY 2026 infrastructure (non-public service) funds will be used for the design, engineering, and any necessary right-of-way acquisition for two multi-year construction projects.