

League City's Proposed Amendment to the PY 2025 CDBG Annual Action Plan

This amendment is to replace the reconstruction of a section of Waco Avenue with the installation of sidewalks along Hwy 3 from Shady Oaks Mobile Home Community to W. Wilkins.

Only the changes are included below. The deletions are in red with strikethroughs and the additions are in purple with italicized bold text.

A copy of the entire existing Annual Action Plan can be found on the website next to this list of proposed amendments.

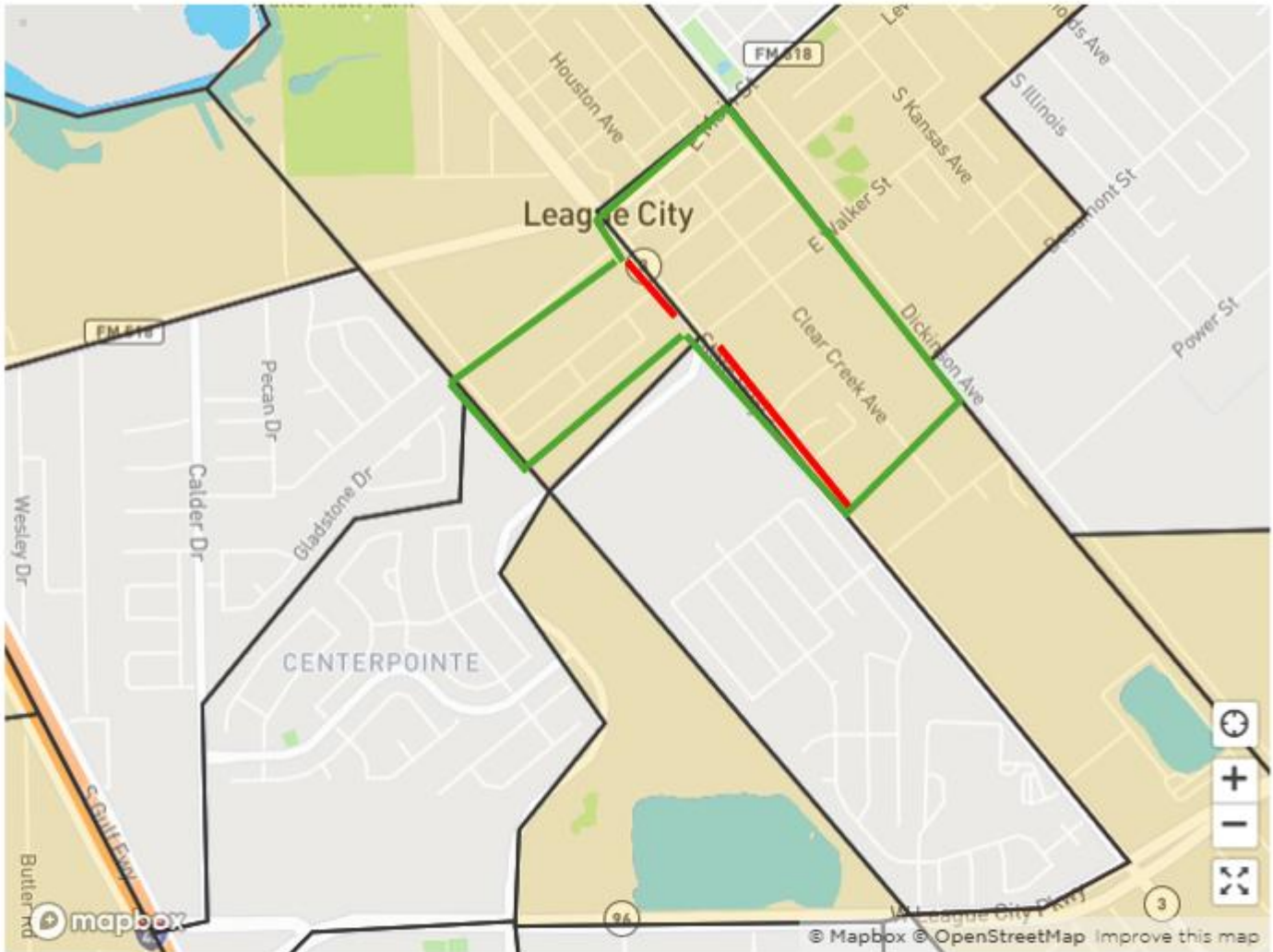
Executive Summary

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

2. Summarize the objectives and outcomes identified in the Plan

- ~~Assist in funding the reconstruction of Waco Avenue between 3rd 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 area consists of multi-family and single-family homes in one of the older areas of League City. 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.~~
- *Replacing the original plan for reconstruction of Waco Avenue, assist in funding the construction of two elements of a larger pedestrian mobility/trail program. This will provide pedestrian connectivity to two low- to moderate-income neighborhoods with commercial, governmental, educational, and public service sectors in League City. The \$338,486 originally allocated to Waco Avenue reconstruction will be used to construct a sidewalk along the east side of Hwy 3 from south of E. Walker Street south to the southernmost drive of the Shady Oaks Mobile Home Community as well as the western side of Hwy 3 from W. Wilkins Street south to the Municipal facilities on W. Walker – library, City Hall, Municipal Court, civic center, and municipal pool. Both neighborhoods are low- to moderate-income areas and the sidewalks will connect to existing sidewalks leading to Main Street (FM 518) as part of the City’s overall pedestrian plan. This will allow residents in both neighborhoods to have pedestrian access to the new east/west sidewalks on Main Street, funded in part with CDBG funds.*





■ PY 2025 Sidewalks

▭ Population to be directly served

HUD LMI 2024 BG Data: LOWMODPCT24

0% - <32.3%

32.3% - 100%

4. Summary of Citizen Participation Process and consultation process

In February 2026, League City abandoned the reconstruction of Waco Avenue in favor of constructing sidewalks that will serve residents in two Census Block Groups that have been predominantly low- to moderate-income but only recently designated as eligible Target Areas. A public hearing was conducted on March 4, 2026 with a notice in the Galveston County Daily News on February 24, 2026, with the 30-day public comment period beginning on February 27, 2026 and running through March 30, 2026. The notice was in English and Spanish and was also posted in the library, at City Hall and on the City's website.

5. Summary of public comments

A summary of comments from the public hearing, public comment period and City Council meeting where the change will be on the agenda will be added to this section prior to submission.

7. Summary

~~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 which is currently failing and 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.~~

Two segments of the Hwy 3 sidewalk/trail system will be added to provide safe pedestrian mobility from primary low- to moderate-income neighborhoods located on either side of Hwy 3 as part of the pedestrian connectivity plan. This will facilitate improved access to the services and amenities along Main Street connecting to the Main Street sidewalks constructed in part with prior CDBG funds.

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

For the amendment to the PY 2025 Annual Action Plan, an additional public hearing and 30-day public comment period was held. Notice was in the Galveston Daily News, at the library and City Hall, and on the City's website on February 25, 2026. It alerted residents of the 30-day comment period beginning on February 27, 2026 and running through March 30, with the public hearing at Johnny Arolfo Civic Center on March 3, 2026. Results of the hearing, comment period and date of City council meeting and results will be added prior to submission.

Expected Resources

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

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.~~

CDBG does not require matching funds. However, it will leverage City funds for the construction of two segments of a sidewalk along Hwy 3 within two CDBG target areas. The construction cost will be approximately \$400,000 with CDBG funds allocated for \$338,486 of that amount. In addition, the design and engineering component will be funded by City funds and will be contracted to an outside firm. The cost will be approximately \$100,000.

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. Sidewalks in and adjacent to low- to moderate-income neighborhoods are a high priority given that League City has no public transit system. It was determined that the sidewalks along Hwy 3 are a more critical need at this time than the reconstruction of streets. Hwy 3 is a major thoroughfare and without sidewalks it is extremely dangerous for non-vehicular mobility. Data shows that of the 460 persons living in the two neighborhoods abutting strip of Hwy 3 for the proposed sidewalks, 175 of the households have either no vehicle or only one.~~

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: \$338,486.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 365 Persons Assisted
5	Sidewalk Improvements	2022	2026	Non-Housing Community Development	Hwy 3 south of Main Street	Sidewalk Improvements	CDBG: \$338,486.00	Public Facilities or Infrastructure Activities other than Low-Moderate Income Housing Benefit: 460 Persons Assisted

Table 1 – Goals Summary

Goal Descriptions

1	Goal Name	Street Improvements
	Goal Description	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.
	Goal Name	Hwy 3 Pedestrian Connectivity

5	Goal Description	<i>Without public transit, one of the greatest needs in League City is sidewalks and trails to provide pedestrian mobility for those without vehicles. The area from the south end of Shady Oaks Mobile Home Community just north of Washington Street, north to Main Street is in dire need of sidewalks to provide safe pedestrian mobility to the new sidewalks along Main Street.</i>
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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.

The City will construct two segments of a sidewalk that will total approximately 1,683 feet filling in the gaps from the driveway south of the Shady Oaks Mobile Home Community north to Main Street.

Projects

#	Project Name
1	Waco Ave Reconstruction
2	Communities in Schools
3	ICM Rent/Utility Assistance
4	Program Administration
5	<i>Hwy 3 Pedestrian Connectivity</i>

Table 2 - 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.~~

Pedestrian mobility is a high priority given that League City does not have public transit. It has been determined that the installation of sidewalks along Hwy 3 to connect the lower-income communities south of Main Street to the commercial, health care, public service and Municipal facilities is one of the highest priorities at this time for CDBG Target Areas. Therefore, the Waco Avenue reconstruction is being replaced with 1,673 feet of sidewalk from south of Shady Oaks Mobile Home Community north to Main Street to tie in to small existing segments.

AP-38 Project Summary

Project Summary Information

1	Project Name	Waco Ave Reconstruction
	Target Area	Main Street/Park Ave Target Area
	Goals Supported	Street Improvements
	Needs Addressed	Street Improvements
	Funding	CDBG: \$338,486.00
	Description	Reconstruction of Waco Avenue from 3rd St. to Plymouth St.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	365 people live in the immediate area, within approximately 250 families, with 35.6% LMI, above the City's exception of 32.3%.—
	Location Description	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.
Planned Activities	Reconstruct approximately 650 feet of Waco Avenue from 3rd 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.	
5	Project Name	<i>Hwy 3 Pedestrian Connectivity</i>
	Target Area	<i>Expanded Main St/Park Ave Area</i>
	Goals Supported	<i>Sidewalk Improvements</i>
	Needs Addressed	<i>Sidewalk Improvements</i>
	Funding	<i>\$338,486.00</i>
	Description	<i>Construction of 1,683 linear feet of sidewalks along Hwy 3 to connect with existing sidewalk/trail segments to provide safe pedestrian access to commercial, health care, social service and Municipal facilities.</i>
	Target Date	<i>9/30/2026</i>
	Estimate the number and type of families that will benefit from the proposed activities	<i>460 low- to moderate-income persons in two neighborhoods – one a mobile home community and another a single-family housing neighborhood. Approximately 175 (38%) have no or limited vehicular transportation.</i>
	Location Description	<i>The sidewalks will be on the east side of Hwy 3 from the southern driveway of Shady Oaks Mobile Home Community north to the existing sidewalk at W. Walker Street and then to close gaps on the west side of Hwy 3 from behind the city facilities along W. Walker to W. Wilkins.</i>

Planned Activities	<i>Provide partial funding for the construction of 1,83 linear feet of sidewalks along Hwy 3 to provide sidewalks along Hwy 3 from the mobile home community to Main Street.</i>
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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 Group 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.~~

The area along Hwy 3 south from Main Street has a mix of residential, commercial, municipal offices and vacant land. Two separate lower-income neighborhoods are located between Washington Street and Main Street. The two neighborhoods are comprised of 460 low- to moderate-income persons, 175 of whom have no or limited access to a vehicle. While there are segments of sidewalks along Hwy 3, there are gaps preventing safe pedestrian travel along one of the busier through street in League City. The area of concern consists of portions of Census Tract 720701, Block Groups 1 and 3 along Hwy 3. Census Tract 720701, Block Group 1 contains Clear Creek Avenue that is being reconstructed with PY 2024 CDBG funds.

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~~ *The* PY 2024 Clear Creek Avenue reconstruction ~~and the PY 2025 Waco Avenue reconstruction are~~ *and the proposed sidewalk on the east side of Hwy 3 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~~ *to include sidewalks along Hwy 3 parallel to Clear Creek Avenue .*

AP-85 Other Actions – 91.220(k)

Actions planned to address obstacles to meeting underserved needs

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 Hwy 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.~~ *The City will allocate \$338,486 in CDBG funds to complement \$63,486 plus design and engineering costs from general funds to improve sidewalks to ensure safer pedestrian access to Main Street along Hwy 3.*