



LIBERTY★COUNTY  
established 1836

# LIBERTY COUNTY

## Strategic Plan 2016 - 2036

“We are stronger as a county when we all work together.”

---

## FOREWORD

---

### Planning Process

Liberty Strategic Plan 2036 provides a guide for the future growth of the county. This document was developed by Texas Target Communities in partnership with the County of Liberty.

### Agreement between County and TTC

In the fall of 2015, the County of Liberty and Texas Target Communities partnered to create a task force to represent the community. The task force was integral to the planning process, contributing the thoughts, desires, and opinions of community members—as well as their enthusiasm about Liberty’s future. This fourteen-month planning process ended in August 2016. The result of this collaboration is the County of Liberty Strategic Plan, which is the official policy guide for the community’s growth over the next twenty years.

### Background of TTC

The Texas Target Communities program was initiated in 1993 by the Department of Landscape Architecture and Urban Planning at Texas A&M University. This program selects small communities from the state of Texas and provides residents with valuable assistance in planning. At the same time it serves as a “real world” learning laboratory for graduate students. Students gain valuable planning experience while the targeted community receives assistance that can make a positive difference in the quality of urban life for its residents. Communities are chosen for participation in the program based on demonstrated need and their commitment to the planning process.

### How to Use It

Liberty Strategic Plan: 2036 is a fully-developed planning document that can provide guidance for a variety of urban development activities. As such, it may be used to:

- Communicate the overarching vision;
- Guide development approvals by representatives such as elected officials;
- Serve as a basis for regulations such as subdivision regulations, building codes, etc.;
- Inform and support capital improvement plans.



## The Development and Structure of the Plan

The guiding principles for this planning process were Liberty's vision statement and its corresponding goals, which were crafted by the task force. The goals focus on factors of growth and development including: public participation, development considerations, transportation, community facilities, economic development, parks, and housing.

Next, three Alternative Scenarios were developed as possible strategies Liberty could adopt to meet its goals. The task force expressed strong support for some of the key characteristics from two scenarios, which were then combined to form the Future Development Map. The Future Development is promoted and protected in this plan, but this does not limit the range of options that developers have—the Future Development Map and the Future Economic Development Map actually increases development opportunities.

After Chapter 1 presents the background and history of Liberty and its residents and Chapter 2 tells the story of its vision, Chapters 3 through 8 of this document outline the goals and objectives. Each chapter explores the issues and opportunities of each plan component that will serve as the building blocks for it to be implemented. All the issues and threats are addressed with recommendations and proposed solutions, which are supported with maps and other analytical tools. Finally, in Chapter 9, the policies, timeline of actions, and responsible parties. funding programs can be found, along with the funding sources for implementing the recommendations of this plan.

---

## PLANNING TEAM

---

### Core Team

Jay Knight, County Judge

Alexis Cordova, County Extension Agent

### Special Thanks to the following Task Force Members, for volunteering their time to work on this project:

Alana Inman	Kimberly Judge	Tami Green	Gary Broz
April Gilliland	Laurie Gonzales	Carol Skewes	James Motton
Barbara Lang	Phillip Stewart	Ted Smith	

### Youth Storytellers

Emily Connelly	Fred Bacon	Sam Addington
----------------	------------	---------------

### Texas Target Communities Planning Team:

John Cooper, Director and Associate Professor	Philip Berke, Professor		
Jaimie Hicks Masterson, Program Coordinator	Kenneth Joh, Assisstant Professor		
Kim Mickelson, Professor	Rabi Mohtar, Professor		
Carol LaFayette, Professor	Donna Hajash, Senior Lecturer		
Daniel Stanbery	Nur Hamidah	Darren Siegmund	Ricardo Maga Rojas
Dong Xiao	Robert McCharen	Faisal Aldalbahi	Scott Perkes
Fathima Raza	Shiva Khodadadi	Grant Dickey	Sitong Deng
Hilary Page	Taylor Mullins	Jeewasmi Thapa	Tiffany Cousins
Jeffrey English	Thiago Coelho De Oliveira	Jinuk Hwang	Vera Abou Shakra
Kanghyun Lee	Will Tallent	Kaz Jones	Xi Chen
Lauren Simic	Yi Meng	Matthew Malecha	Ying Jiang
Matthew Ramirez	Yousuf Reja	Manasvini Thiagarajan	



---

## TABLE OF CONTENTS

---

### FOREWARD

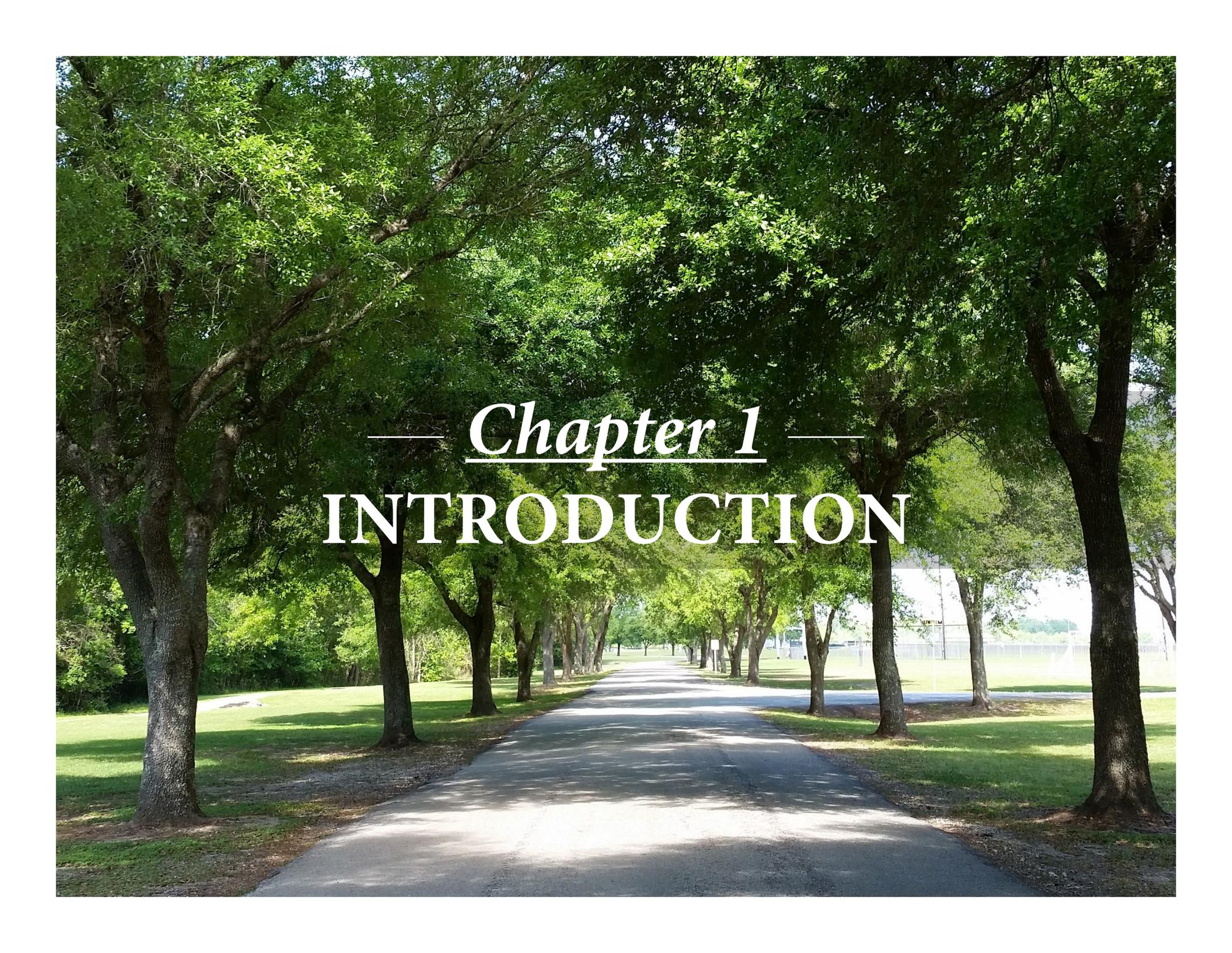
<b>CHAPTER 1 - INTRODUCTION</b>	<b>1</b>
History	2
Population Density	2
Population Growth	3
Education	4
Works Cited	5
<b>CHAPTER 2 - PUBLIC PARTICIPATION</b>	<b>7</b>
Target Liberty Emerges	9
Visioning	9
Goals and Objectives	11
Additional Planning	13
Works Cited	14
<b>CHAPTER 3 - DEVELOPMENT CONSIDERATIONS</b>	<b>15</b>
Land Suitability Analysis	17
Working Scenarios	17
Comparison of Scenarios	23
Future Development	24
Goals and Objectives	31
Works Cited	32
<b>CHAPTER 4 - TRANSPORTATION</b>	<b>41</b>
Roads	43
Rail	49
Transit	52

Goals & Objectives	55
Works Cited	56
<b>CHAPTER 5 - COMMUNITY FACILITIES</b>	<b>57</b>
Siting Community Facilities	59
Siting Waste Facilities	61
Siting Police and Fire Facilities	62
Goals & Objectives	65
Works Cited	66
<b>CHAPTER 6 - ECONOMIC DEVELOPMENT</b>	<b>67</b>
Current Conditions	69
Increasing Employment Opportunities	72
A Well-trained and Competitive Workforce	77
Goals and Objectives	78
<b>CHAPTER 7 - ENVIRONMENT AND OPEN SPACE</b>	<b>79</b>
Stewardship of Natural Assets	81
Parks and Recreation	83
Goals & Objectives	88
<b>CHAPTER 8 - HOUSING</b>	<b>89</b>
Increasing the Range of Housing Options	91
Increased Quality Affordable Housing	93
At-Risk Housing Stock in the Hazard Areas	93
Providing Shelter and Services for those in Need	94
Goals & Objectives	95



---

<b>CHAPTER 5 - IMPLEMENTATION</b>	<b>96</b>
Checking Progress	98
Initiate	98
Action Type	98
Action Leaders	99
Funding	99
Land Development	100
Transportation	105
Community Facilities	113
Economic Development	120
Environment and Open Space	127
Housing	133
<b>APPENDIX - A</b>	<b>138</b>
<b>APPENDIX - B</b>	<b>145</b>

A photograph of a paved path lined with large, leafy trees, leading towards a green field. The path is the central focus, flanked by mature trees with dense green foliage. The ground is a mix of asphalt and grass. In the background, a large, light-colored building is visible through the trees.

— *Chapter 1* —  
**INTRODUCTION**



---

## COUNTY OVERVIEW

---

**T**he following information is summarized from the Liberty County State of Community Report 2015, which was developed in preparation for the Liberty County Strategic Plan 2016-2036.

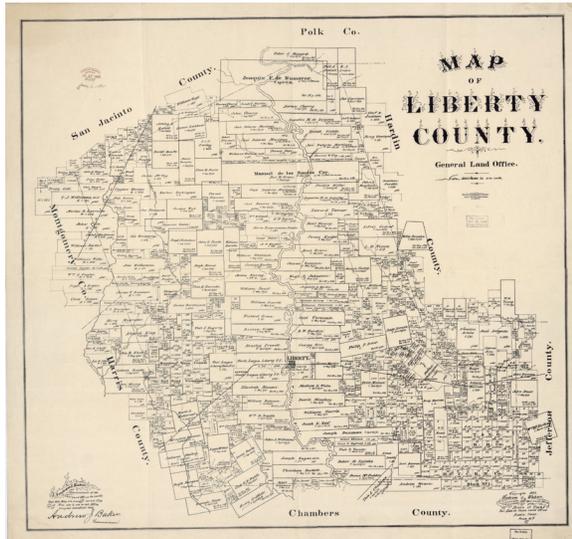
Liberty County is home to 18 communities in southeast Texas and is part of the thriving Houston metropolitan area. It shares its eastern border with Harris County and Montgomery County and its southern border with Chambers County. As of 2014 the population was 78,117 people, and the population of its largest town and county seat, the City of Liberty, was 8,919. Other major communities include Ames, Cleveland, Daisetta, Dayton, Devers, and Hardin.

This rural county covers an area of 1,158 square miles, of which less than 10% is developed land and 1.5% is water. Nearly half of the territory is rated as prime farmland. The Trinity River runs vertically through the center of the county before emptying into Trinity Bay, an arm of Galveston Bay. Surrounding the river is one of Liberty County's treasures, the Trinity River National Wildlife Refuge. The county also boasts a portion of the Big Thicket National Preserve in the northern territory, where visitors and residents have access to outdoor recreation in a natural setting<sup>[1]</sup>.

Located only 23 miles from the Gulf Coast, Liberty County is vulnerable to hurricanes. The most recent major hurricane to make landfall was Hurricane Ike in 2008, which cut a destructive path through the western part of the county and had a serious impact on manufacturing and timberland. However, as a report by the Texas Engineering Extension Service showed, Liberty County was the only affected county that managed to sustain economic growth during the four quarters following Hurricane Ike<sup>[2]</sup>.

Lying between the industrial powerhouses of Houston and Beaumont-Port Arthur near the I-10 corridor, Liberty County is poised to participate in and benefit from the economic development of the region. Transportation in the county is served by two U.S. Highways (Hwy 59 and Hwy 90) and four State Highways (SH-61, SH-105, SH-146, and SH-321), which are also major evacuation routes in case of hurricanes or other disasters. The construction of the Grand Parkway 99 toll road through the southwest of the county is expected to begin in a few years, providing greater connectivity with the metropolitan region.

**Figure 1.1** Map of Liberty County



**Table 1.1** Population Growth Rate from 2000 to 2010 for Liberty County, H-GHAC, and State of Texas<sup>[5]</sup>.

	Population in 2000	Population in 2010	Growth Rate
<b>Liberty County</b>	70,154	75,643	<b>7.82%</b>
<b>H-GAC Area</b>	4,854,454	6,087,133	<b>25.39%</b>
<b>State of Texas</b>	<b>20,851,820</b>	<b>25,145,561</b>	<b>20.59%</b>

## HISTORY

The area was first inhabited by Native Americans dating to 1000 B.C. have been unearthed. Spanish and later Mexican settlement occurred in the 18th and early 19th centuries.

In 1818 American colonists settled in an area on the Trinity River that would eventually come to be called Liberty. After the Texas War of Independence with Mexico, the town was incorporated in 1837 and became the county seat. A notable early inhabitant was Sam Houston, who owned property and practiced law in Liberty County.

The area grew in importance thanks to its transportation links via land and water, with rail arriving in 1858. Timber was the area’s first major industry, and it produced and exported cotton, tobacco, rice, corn, soybeans and other agricultural products. The county also benefitted from oil booms in the early 20th century. River transportation, which initially waned with the advent of railroads in the region, has regained some of its stature in recent decades. The region continues to specialize in farming and natural resource extraction to this day, and retains much of its rural character.

Historically, Liberty County was racially and ethnically diverse. For example, the original name of the municipality that encompassed the area was Villa de la Santísima Trinidad de la Libertad, reflecting the governance of Mexican Texas. Also, after the Civil War, many freed African Ameri-

can slaves remained in the area working either for their former owners or on small farms. The African American population nearly doubled from 1860 to 1870 and there were nearly as many blacks as whites living in the county by 1880. However, the proportion of blacks living in Liberty County declined in the following decades, eventually reaching roughly one-third by the first part of the 20th century and one-quarter by 1940. Tense race relations were characteristic of this period and may have contributed to the diaspora of black county residents.

## POPULATION DENSITY

The population density in Liberty County is 65.03 people per square mile<sup>5</sup>, versus 96.3 people per square mile in Texas (Census, 2010). The average family size is 3.28 people in Liberty County, versus 2.75 people in Texas (Census, 2010)<sup>[3]</sup>.

The population of Liberty County is clustered around three major cities: the City of Liberty and the City of Dayton in the central of the county, and the City of Cleveland in the northwest of the county. As of 2010, the population of the cities in the county is distributed, in decreasing order, as follows<sup>[4]</sup>:

- 8,397 for Liberty City
- 7,675 for Cleveland City
- 7,242 for Dayton City
- 1,003 for Ames City
- 966 for Daisetta City
- 819 for Hardin City



- 669 for Hull CDP
- 600 for Plum Grove City
- 563 for Kenefick Town
- 447 for Devers City
- 423 for Big Thicket Lake Estates CDP
- 247 for North Cleveland City
- 93 for Dayton Lakes City
- 49 for Old River-Winfree city

The total population of the three largest cities in the county account for 23,314 of the county's total population of 75,643. In other words, only 31% of the total county's population is located within the county's three largest cities.

## POPULATION GROWTH

The population growth for Liberty County, Houston-Galveston Area Council(H-GAC), and Texas

from 2000 to 2010 is shown in Table 1.1 . Compared to Liberty County, the population of the state of Texas grew at a higher rate of 20.59%.

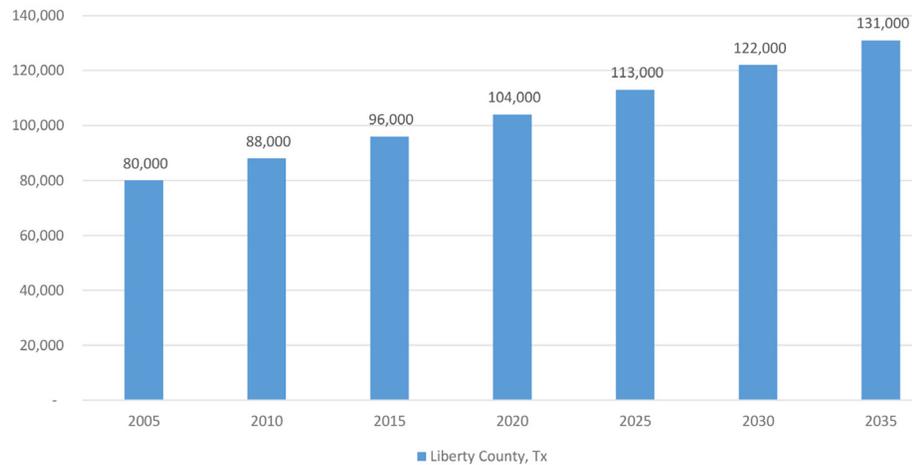
## Population Projection

Several sources are used to estimate the expected population growth in Liberty County. An increase of 28,357 people is projected by H-GAC in the 2035 Regional Growth Forecast, which is a 37% population increase by 2020 (Figure 1.2). By 2035, the population is expected to be 131,000 people in Liberty County.

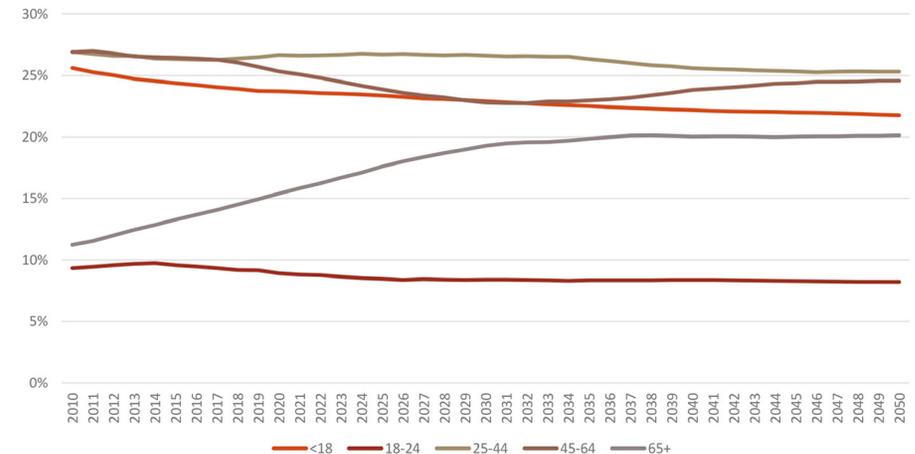
## Population Projection by Age

Of course, not all age groups will grow at the same rate. Figure 1.3 shows the projected percentage of elderly (>65 years old), which increases from 11% of the total population in 2010 to 20% by 2050.

**Figure 1.2** Population Projection (2005 – 2035)



**Figure 1.3** Population Projection in % by Age (2010 - 2050)



However, the young population (<18 years old) is expected to decrease from 26% of the total population in 2010 to 22% by 2050. When compared to the State of Texas, the percentage of group over age 65 and more, in Liberty County, is higher. Planning for the needs of an aging population will be important for Liberty County.

### Population Projection by Race

Looking at race and ethnicity characteristics (Figure 1.4), the White population is projected to decrease from 68% of the total population in 2010 to 50% in by 2050. Alternatively, the Hispanic population is projected to increase from 18% in 2010 to 38% by 2050. Although, in 2010 Liberty County still had a lower percentage of Hispanics com-

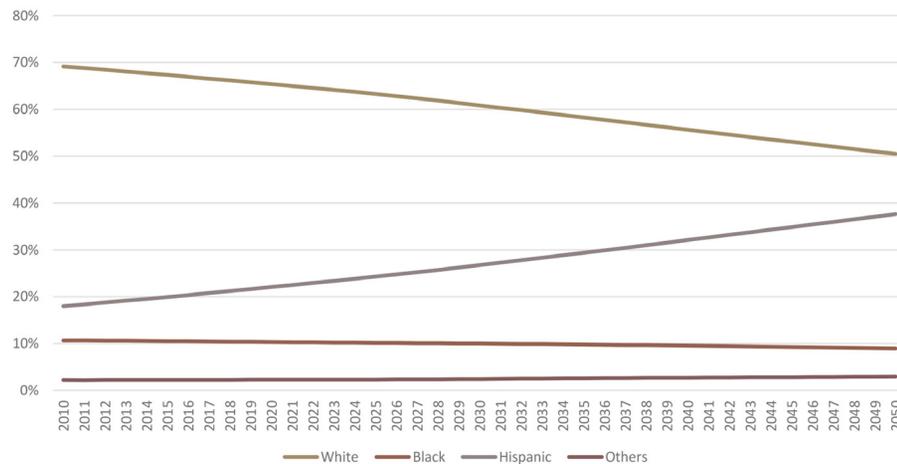
pared to the state at 37.62%. The Black population is projected to slightly decrease from 11% in 2010 to 9% of the total population by 2050.

### EDUCATION

Liberty County actually has higher than average high school graduates, but then begins to lose ground with regards to levels above high school. Figure 1.5 depicts the relatively low amount of educational attainment. As a whole Liberty County can improve attracting those with higher education levels.

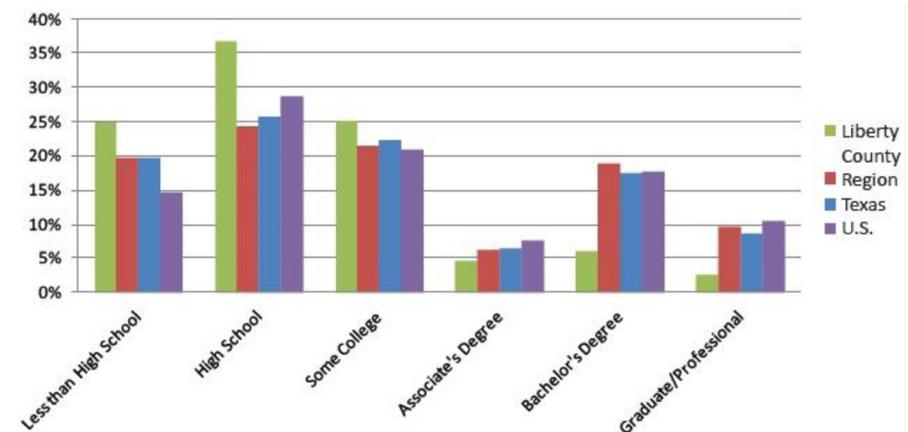
There are no 2-year or 4-year colleges or universities in the county and only 8.8% of county res-

**Figure 1.4** Population Projection in % by Race (2010 - 2050)



From 2000 to 2010, the % of Hispanic or Latino in Liberty County increased.

**Figure 1.5** Educational Attainment<sup>(6)</sup>





idents have a Bachelor's degree or higher, compared with 26.7% statewide . As shown in Figure 1.5, Liberty County (green) has more residents whose highest educational attainment is below the level of an Associate's degree compared with the Houston metropolitan region (red), the state (blue), and the country (purple). Correspondingly, fewer county residents hold a college degree of some kind.

## WORKS CITED

- [1] Kleiner, D. J. (2015). Liberty County: Handbook of Texas Online. The Texas State Historical Association. Retrieved April 01, 2015, from <http://www.tshaonline.org/handbook/online/articles/hcl08>
- [2] Texas Engineering Extension Service. (2015, April 2). Hurricane Ike Impact Report: Liberty County. Retrieved from The Storm Resource: [www.thestormresource.com/Resources/Documents/county\\_reports/Liberty\\_County\\_Impact\\_Report.pdf](http://www.thestormresource.com/Resources/Documents/county_reports/Liberty_County_Impact_Report.pdf)
- [3] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples Retrieved from <http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>
- [4] Census. 2010. Retrieved from <http://txsdc.utsa.edu/Reference/Geo2010CensusPlacesByCounty.aspx>
- [5] United States Census Bureau, 2000 & 2010 and Houston- Galveston Area council
- [6] HGAC. (2013). County Profile Liberty County. HGAC as part of our great region 2040

A close-up photograph of several hands of different skin tones (light, medium, and dark brown) stacked together in a circle, palm up. The hands are positioned in a way that suggests a group hug or a gesture of solidarity. The background is blurred, showing what appears to be a natural setting with sunlight filtering through leaves, creating a bokeh effect. A semi-transparent dark grey horizontal band is overlaid across the center of the image, containing the chapter title.

— *Chapter 2* —  
**PUBLIC PARTICIPATION**

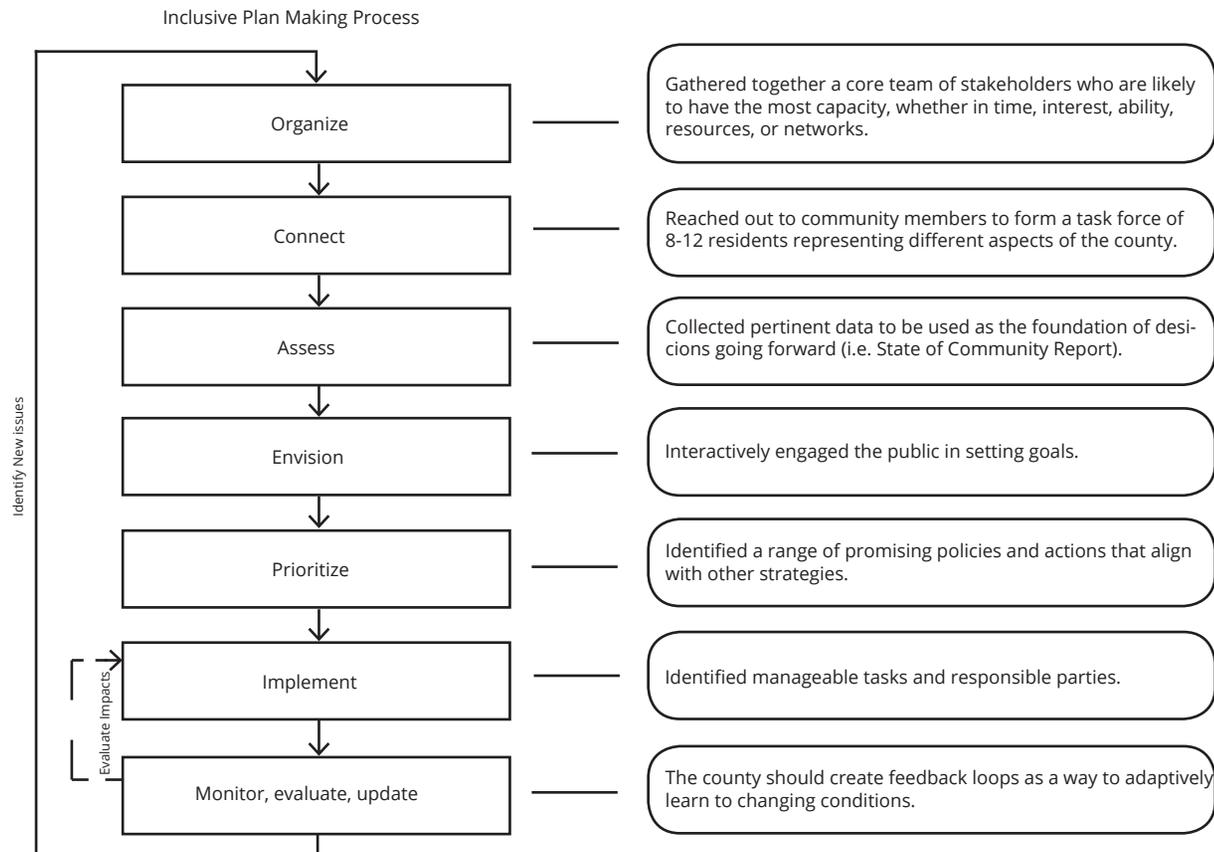


## ENGAGING THE COMMUNITY

**P**articipatory planning is the mutual learning between planners with more technical expertise and residents with indigenous knowledge and experience. Arnstein considered “citizen participation [as] citizen power”, where the public’s engagement in the planning process is meaningful and important.<sup>[1]</sup> As opposed to traditional planning models, participatory planning involves the community in a more functional and active role. Figure 2.1 shows the inclusive plan making process utilized in the development of the Strategic Plan. The following chapter describes the method for gathering public input during the Target Liberty project.

“We want a place we would be proud for our kids and grandkids to live.”

Figure 2.1 Comprehensive Planning Process <sup>[2]</sup>



**Table 2.1** Strategic Plan Meetings

Meeting	Date
Orientation Meeting @St. Stephen's Episcopal Church	25-Jun-15
Project Discussion Meeting @ Texas A&M	5-Aug-15
Target Liberty Task Force @ Liberty Center	15-Sep-15
Visioning Task Force Meeting @ Liberty Center	2-Oct-15
Goals and Development Scenarios Task Force Meeting @ Liberty Center	9-Nov-15
Open House @ Liberty Center	7-Dec-15
County Strategic Plan Advisory Board Discussion Meeting @ Dayton Community Center	10-Dec-15
County Strategic Plan Public Meeting @ Dayton Community Center	29-Jan-15
Drainage Team Meeting @ Dayton Community Center	8-Feb-16
Transportation Meeting @ Dayton Community Center	11-Feb-16
Drainage Meeting (WebEx call)	31-Mar-16
Economic Development @ Texas A&M	24-Mar-16
Marketing Materials (WebEx call)	5-Apr-16
Economic Development Meeting & Crawfish Boil @ Dayton Community Center	8-Apr-16
Marketing Materials (WebEx call)	12-Apr-16
Dayton Rotary Presentation @ Dayton Community Center	14-Apr-16
Final Open House Event @ Jack Hartel Building	28-Apr-16

## TARGET LIBERTY EMERGES

In late 2014 and early 2015, Liberty County extension agents participated in the Texas Rural Leadership Program (TRLP) led by Ronnie McDonald at Texas A&M AgriLife Extension Service. Liberty County was a pilot community for new curriculum to train a cadre of community members on leadership and appreciative inquiry. Their participation with TRLP, led to discussions with an affiliate program, Texas Target Communities (TTC) at Texas A&M. TTC staff gave a presentation to the Liberty County Texas Rural Leaders in February of 2015. In May of 2015, with the first annual Texas Rural Leadership Conference, TTC and the Liberty County extension agent launched a relationship that would become the Target Liberty Project.

A State of Community Report (SOC) discusses planning issues, future development and growth scenarios, and community capacities.<sup>[3]</sup> It gathers data from a wide variety of sources to gain a more complete picture of the current conditions in Liberty County. The first community meeting was held at St. Stephen's Episcopal Church in the City of Liberty on June 25, 2015 to review the State of the Community Report, which was developed from March to June of 2015.

### Project Discussion Meeting at Texas A&M

Representatives from Liberty County were invited to attend a half-day workshop at Texas A&M University in August with over 20 faculty members from across campus. The meeting created a direct connection and discussion about the needs of the

county and the opportunities at the university. During the meeting, TTC and Liberty County scheduled several projects for the 2015-2016 academic year (Table 2.2). Target Liberty identified eight projects to be included in academic courses. Where courses were not available, students were hired to complete project deliverables.

### Target Liberty Task Force

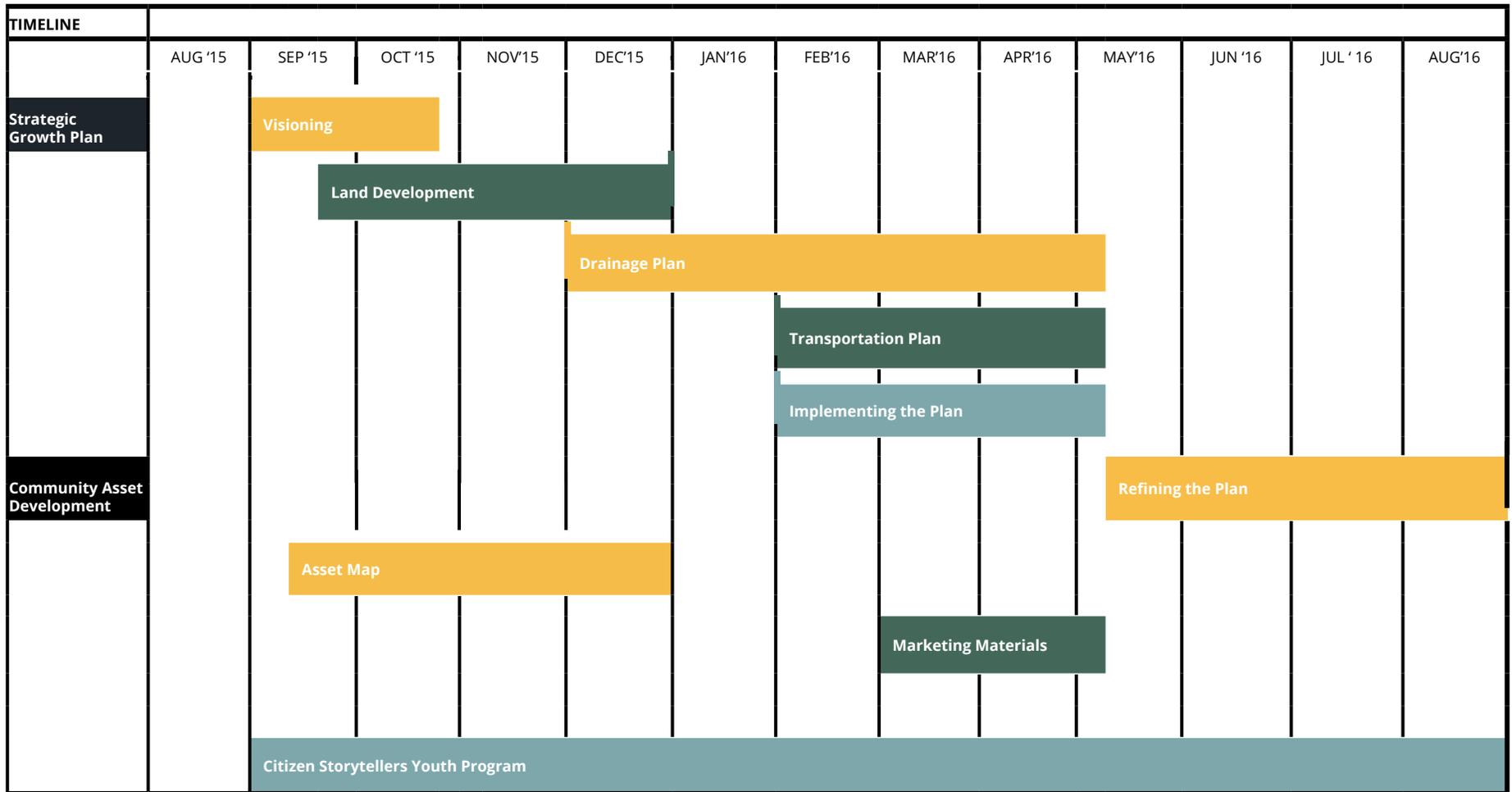
In order to guide the development of the Target Liberty project, the county extension agent invited community members to planning task force members. The task force discussed Target Liberty, the status of the projects, and resources or assets that would be useful at different points of the project. Task force members were invited to the TTC Basecamp webpage. Basecamp is an online project management tool that allows faculty members, staff, and students at Texas A&M to interact regularly with community members. Comments can be posted, events scheduled, and task lists made to ensure an efficient and streamlined process. The task force also identified other potential task force members. Also, throughout the Target Liberty Project, *The Vindicator* and other local news outlets, including the local radio station advertised meetings and reported progress.

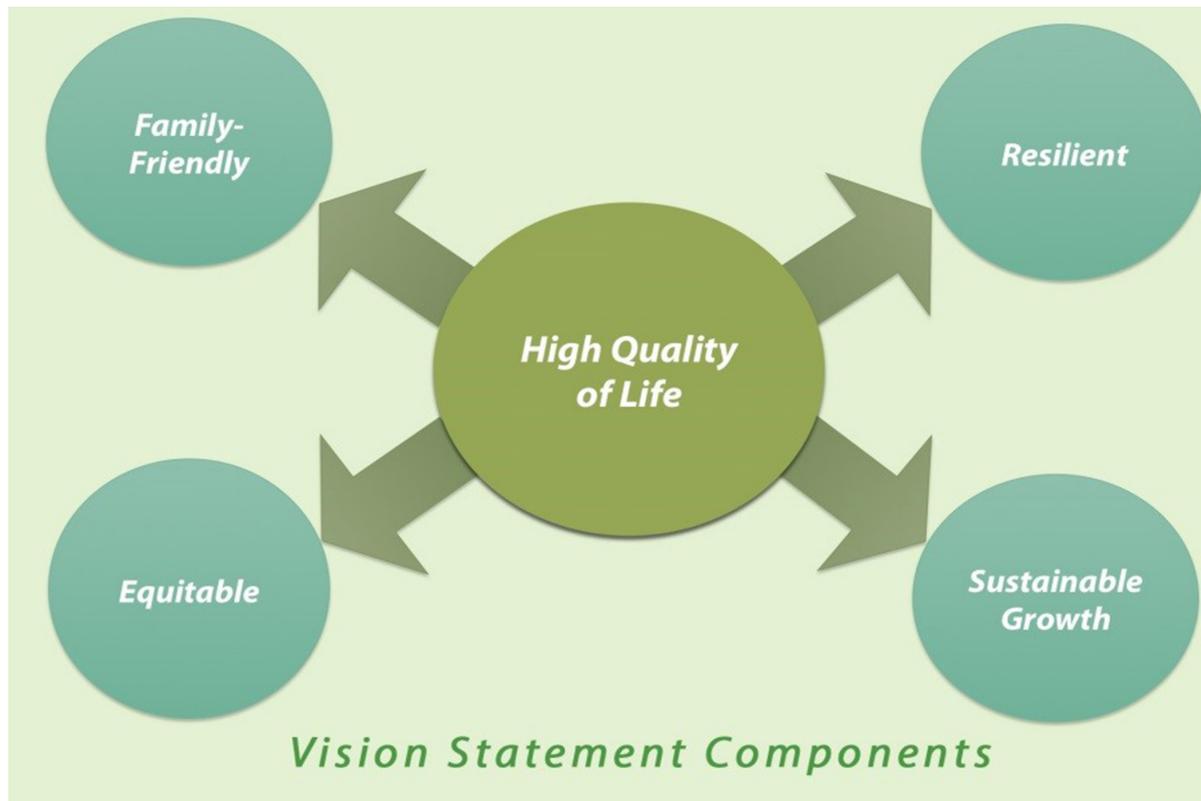
## VISIONING

The first task force meeting was held at the Liberty Center in the Liberty City Hall on October 2, 2015. The objective of this meeting was to refine the existing vision statement based on the current conditions, needs, and wishes of the communi-



**Table 2.2** Gantt Chart of Target Liberty Schedule



**Figure 2.2** Vision Statement Components

ty while determining new goals and objectives based on key themes. The meeting began by setting the ground rules, followed by introductions from participants and students (Figure 2.3).

The task force reviewed the State of the Community Report (SOC), which acted as a fact base during the visioning process. Two exercises on visioning and goals/objectives aimed to understand the community's values. The meeting included a discussion of Liberty County's current vision

statement, which was collected from the county website, and whether it still reflected the vision of the community. The task force discussed what they wanted to Preserve, Add, or Rethink within their county. The attendees agreed on a list of values:

- Small Town Identity and Sense of Community
- Environmental Assets and Natural Resources
- Accessibility and Connectivity
- Education
- Inclusiveness
- Safety
- Affordable and Quality Housing

These values were used to create the new vision statement.

#### New Vision Statement

*"Liberty County supports a high quality of life by nurturing a family-friendly, resilient, and equitable community, and welcomes sustainable growth while conserving natural assets".*

#### GOALS AND OBJECTIVES

After establishing the keywords of a new vision statement for the county, task force members brainstormed goals and objectives in groups (Figure 2.4). The exercise comprised two rounds where different topics were addressed in each group. In round two, groups changed topics and



prioritized goals and objectives with red and blue dots. The attendees agreed on a list of key themes to be used in the development of the community goals and objectives:

### 1) Development Considerations

- Uniting the county by thinking regionally
- Developing in a safe and resilient way that will last for generations to come

### 2) Transportation

- Need for expanded roadway connectivity throughout county
- Need for alternative transportation, including community car share program, public transit and more opportunities for healthy lifestyle infrastructure

### 3) Community Facilities

- Bring back our hospital and provide greater healthcare access
- Provide a quality education system for our children and older generation
- Meet the social services needs of our community, including domestic violence and foster care
- Expand emergency response as population grows
- Provide for better waste management

### 4) Economic Development

- New retail establishments and new basic economy businesses
- Marketing of Liberty County to attract new businesses

- Expansion of the tax base
- Establishment of an industrial district in which oil and gas industries can gather and increase production
- Improvement and expansion of infrastructure in an effort to attract businesses and increase the aesthetic appeal of the community
- Protection of small businesses
- Protection of small businesses

### 5) Environment and Open Spaces

- Wildlife preservation
- Market assets and promote ecotourism
- Expansion of parks
- Expansion of water recreation
- Regulation of drilling in wetland - wetland preservation

### 6) Housing

- More Housing options,
- Quality of Housing
- Reducing long-term vacancies and abandonment ("skeleton buildings")
- Problem of presence of mobile homes in the floodplain

## Connecting goals to development growth

A follow up meeting was held on November 9th, 2015 to discuss the progress of the goals and objectives (Figure 2.5). These goals and objectives were categorized under five major areas, which also represent the chapters of the Strategic Plan:

“The quality of life has to be a part of this plan.”

Figure 2.3 The Ground Rules for the Second Meeting, as agreed upon by all Attendees

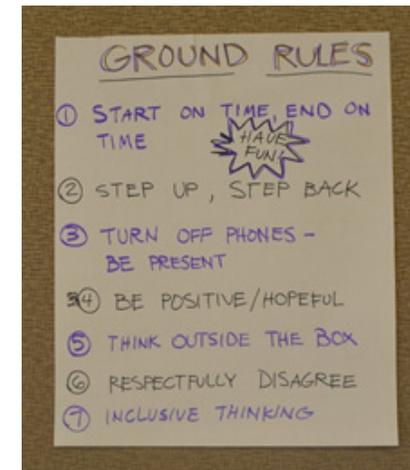


Figure 2.4 Groups working on goals and objectives



**A goal** is the end state that the community is working toward. It's driven by the values of the community.<sup>[4]</sup>

**An objective** is a tangible, measurable outcome leading to the achievement of a goal.<sup>[4]</sup>

**Figure 2.5** Participants provided feedback on goals and objectives



- Land Development
- Transportation
- Community Facilities
- Economic Development
- Environment, Parks, and Open Space
- Housing

Within that meeting, task force members discussed preliminary development growth scenarios. The meeting participants were asked to provide their feedback on preferable growth that can help the community achieve the vision and goals set. These scenarios are discussed further in Chapter 3.

## ADDITIONAL PLANNING

On December 7th, county residents were invited to an Open House and Annual Volunteer Appreciation Dinner at the Liberty Center. Comment cards were provided for additional feedback from community members. A dinner catered by a local eatery allowed students and faculty from Texas A&M to break bread with Liberty County residents and to discuss the needs and desires for their community. Judge Knight and Director of AgriLife Extension, Dr. Doug Steele spoke about rural life and heritage, progress, and the need for planning. The Youth Citizen Storytellers, a group of students in the county, told their perspective on life in Liberty.

## County Strategic Plan Discussion Meetings

On December 10th, key leaders in the county representing the cities of Cleveland, Dayton, and Liberty (city managers, mayors, and EDC's); the County appointed and elected officials; and AgriLife Extension Agent and TTC staff came together to discuss next steps for the county. Discussion revolved around the need to form a County Strategic Plan Advisory Board that would guide the development of the strategic plan to facilitate the implementation of actions items within the plan.

On January 29th, county officials, staff, and residents came together to discuss economic development. Texas Senator Robert Nichols spoke about rural economic development and the importance in valuing current business owners. Jason Ford with the Greater Houston Partnership also spoke about the value of regionalism and branding the county to attract international business.

## Spring Meetings

From February through April of 2016, Target Liberty meetings focused on specific projects related to transportation, marketing materials, and drainage. There were a series of meetings and web conference calls held with smaller, more agile student teams (See Table 2.1). February 8th and 11th discussed drainage and transportation issues, respectively. These meetings were primarily fact-finding meetings for students to understand the local needs and context. On March 31st, the drainage team presented mid-point results to community



members. Other notable meetings occurred about economic development with a visit from county officials to the Texas A&M campus on March 24th. Faculty members and students were able to work first-hand with officials to tackle specific concerns. Also, a series of marketing materials meetings were held through web-conference calls to develop a logo, website, map and brochure of the county.

### Final Open House

On April 28, 2016 an open house was held at the Jack Hartel Building. County residents were invited to review and provide feedback on all work of the Target Liberty project. Roughly 50 people attended and gave final comments on development growth, drainage, transportation, marketing materials, and so on. This event was the culmination of a year's worth of work which has resulted in this Strategic Plan. unities in Liberty County.

“I love Liberty County because of the family-friendly atmosphere where I can raise my kids.”

*The following is a poem from the Citizen Storytellers project written by Emily Connelly and can be found at [trinitytimehop.weebly.com](http://trinitytimehop.weebly.com).*

#### The Tiny Town

*Small and bright,  
Covered by dust,  
A treasure yet remains,*

*The obscured light,  
Surrounded by rust,  
A dingy diamond campaign.*

*Worth so much,  
But seems to little.  
Is the tiny town.*

*Contains much fight,  
Only need is a thrust.  
Is it such a pain?*

*So little faith,  
But endless potential,  
Is the tiny town.*

*Can justice be brought,  
For those who truly shine  
In the tiny town?*

### WORKS CITED

- [1] Arnstein, S. R. (2007, November 26). A Ladder of Citizen Participation. *Journal of the American Institute of Planners*.
- [2] Masterson, J. H., Peacock, W. G., Van Zandt, S. S., Grover, H., Shwarz, L. F., & Cooper, J. T. (2014). *Planning for Community Resilience: a Handbook for Reducing Vulnerability to Disasters*. Washington, DC: Island Press.
- [3] Berke, P. R., Kaiser, E. J., Godschalk, D. R., & Rodriguez, D. A. (2006). *Urban Land Use Planning*. The Board of Trustees of the University of Illinois.
- [4] (2009). *Greenville County Comprehensive Plan 2025*.

A photograph of a lush, green field of tall grasses and wildflowers. The field is filled with various plants, including tall grasses with long, thin blades and several yellow flowers with dark centers. There are also some purple flowers scattered throughout. The background shows a clear blue sky and some green trees in the distance. The overall scene is vibrant and natural.

*Chapter 3*  
DEVELOPMENT  
CONSIDERATIONS



## FACILITATING SAFE AND RESILIENT DEVELOPMENT REGIONALLY

**G**rowth is anticipated over the next 15 years and beyond.<sup>[1]</sup> While development considerations are often left to municipalities--jurisdictions, organizations, and other entities throughout Liberty County have come together to create a unified development plan within the County. To begin, the County imagined future development and considered whether it aligned with the vision (Chapter 2). Guiding future development is based on population projections from the Liberty County State of the Community Report 2015 and based on community feedback. The Houston Galveston Area Council (HGAC) projects the County will grow from 78,117 in 2014 to 130,000 by 2035. While this is a significant change for the County, it is already experiencing growth at a far faster rate than HGAC predicted, particularly south of Cleveland in the Plum Grove community. With limited development management tools available to the County, there has been community concern about the impacts on schools, infrastructure, community services, etc. This chapter aims to guide thoughtful consideration for how and where development may occur. The chapter explains three growth scenarios for Liberty County: 'Country Living', 'Garden City', and 'Clustered Communities'. Based on community feedback, the Future Development Map and the Future Economic Development Map acts as guidance for the county and municipalities as development increases overtime.

“I deal with the result of bad planning and drainage problems.  
-Liberty County Emergency Manager”

## LAND SUITABILITY ANALYSIS

To understand the land most suitable for development, a land suitability analysis (Fig.3.1) was generated. The physical suitability analysis integrates the County’s natural features and environmental conditions, including soil, floodplain, existing parks and natural reserves, forests and wetlands. Existing features such as agricultural land, access to the highway, and central business district are also taken into consideration. The Physical Suitability map is created using ten layers (refer to Table 3.1).<sup>[2]</sup> Additionally, the suitability of residential development was calculated using the proximity to roads and infrastructure such as schools, hospitals, and parks (see Table 3.2).

## WORKING SCENARIOS

Maps for three working growth scenarios and the future development map show the proposed locations of different ‘districts’ across the County. Each district has a carefully chosen density, function, and overall ‘feel’. The locations and sizes of districts are based on estimates of the number of additional acres needed to accommodate new residents and workplaces by the year 2035.<sup>[3]</sup> The following describe the land districts throughout the scenarios and Future Development Map.

### Incorporated Areas

**Developed:** Currently developed areas in existing cities.

**Transition 2035:** Areas that will be developed by 2035.

**Rural Activity Centers:** Areas that support the provision of goods and services to rural residents.

**Corridor:** Priority area for economic development connected to transportation.

### Natural and Scenic Areas

**Agricultural/Forested:** Low-density areas that support traditional farming uses.

**Conservation:** Areas with very low density due to environmental sensitivity.

**Critical Conservation:** Priority protection areas due to vital ecological resources.

Before the creation of the future development map, three future development scenarios representing differing increases in residential density were produced. The scenarios address density increases of 10, 25, and 50%, with 10% being the most sprawling option, and 50% being the most compact option. These possibilities were presented to Liberty County residents at a public meeting for feedback and altered to produce the final future development map. The working scenarios are further explored below.

**Land Districts :** Here is a pictorial and conceptual understanding of the land districts within the development maps.





**Table 3.1** Physical Suitability Criteria and Weights

Description	Suitability Criteria	Weight (%)
<b>Soil Suitability</b>	Soil - Erodibility	2
<b>Flood Suitability</b>	100-year & 500-year Floodplain area	15
<b>Urban Growth Boundary</b>	2 miles buffer from CBD	12
<b>Urban Transition Area</b>	4 miles buffer from CBD	12
<b>Urban Conservation Area</b>	Parks within the city limits	12
<b>Rural Holding Areas</b>	Agriculture land	10
<b>Wetlands</b>	Wetland	12
<b>Accessibility</b>	2 miles from Highway	5
<b>Rural Suitability</b>	Forest	5
<b>Critical Habitats Suitability</b>	National and State Park, Trinity River	15

**Table 3.2** Residential Accessibility Criteria and Weights

Description	Suitability Criteria	Weight (%)
<b>Proximity to Residential</b>	Inside Residential area	26
<b>Proximity to Schools</b>	Within 2 miles from School	20
<b>Proximity to Health Care</b>	Within 2 miles from Health Care Center	20
<b>Proximity to Major Roads</b>	Within 1 mile from Major Roads	15
<b>Proximity to Airport</b>	Outside of 3 miles from Airports	4
<b>Proximity to City Parks</b>	Less than 1 mile from Parks	15
<b>Proximity to Existing Developments</b>	Existing developed area	15

**Figure 3.1. Land Suitability Analysis.** This illustrates the combination of both the Physical Suitability map and the Residential Accessibility based on a weight of 50% each.

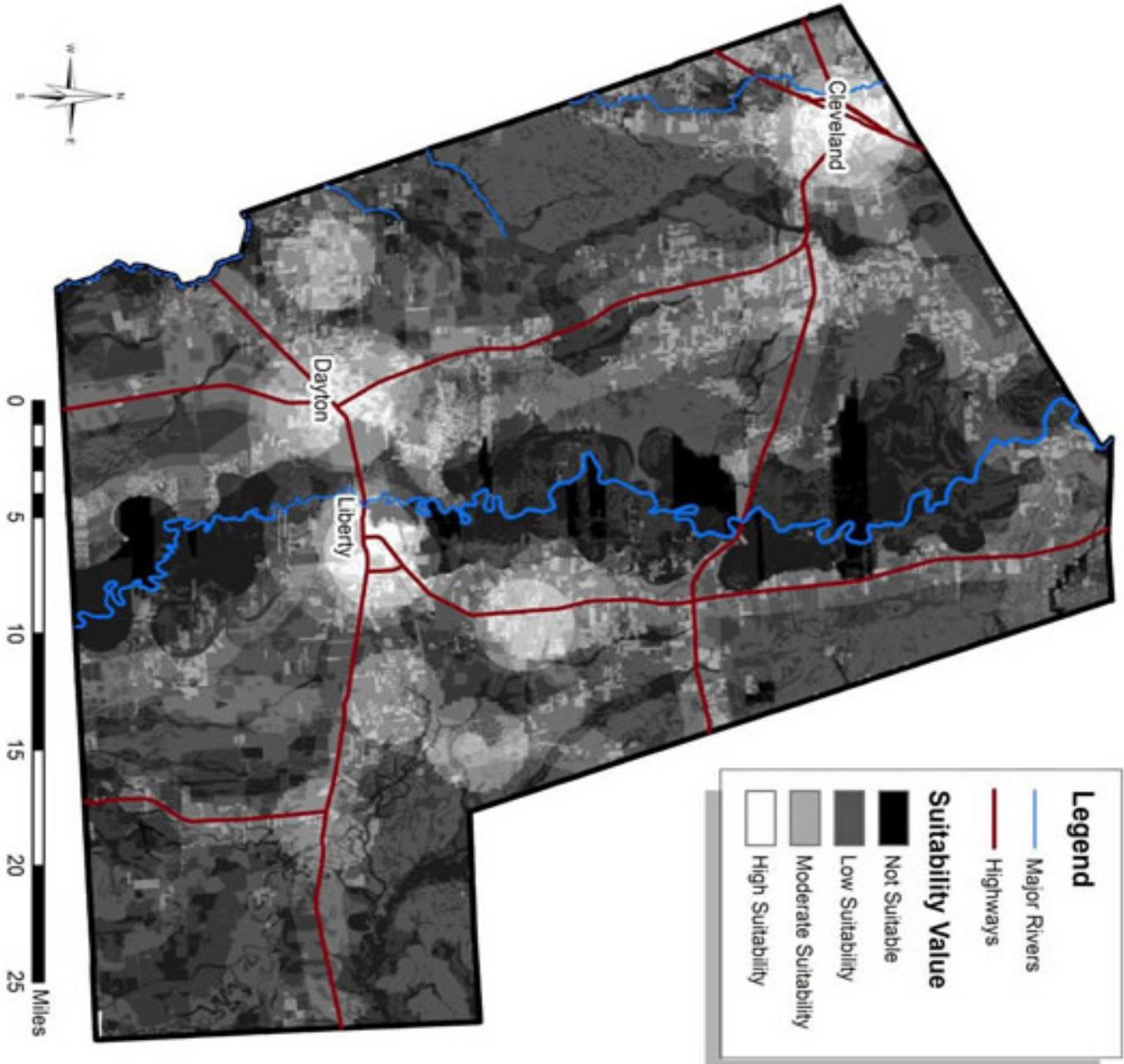




Figure 3.2 Country Living illustration



Figure 3.3 Garden City illustration



### Country Living (10% Density Increase)

We visualize this scenario as the Country Living lifestyle, as it follows the typical rural Texas growth pattern by allowing for low density “sprawl” style growth. Very little redevelopment and infill development will be distributed within current city’s built up areas (less than one-tenth of expected growth), and larger percentages of expected growth will be distributed to progressively lower density growth patterns while transitioning farther from city centers. In total, about two-fifths of the total expected growth will be allocated within the existing cities, city limit boundaries, while the remaining three-fifths will be distributed in a very low density pattern throughout the rest of the unincorporated areas of the County. Most of this very low density growth will occur at a density of 1 dwelling unit per 10 acres of land. In this scenario, less importance is given to the conservation of vacant land, and more weight is given to the wide-open living area desired by many rural Texans (Figure 3.6).

This scenario differs from its counterparts in two important ways. First, this map has the smallest transition districts, since most new dwelling units projected for 2035 will be outside cities. Second, more land is set aside for conservation here than in any other scenario.

Additionally, the Country Living map includes ample agricultural land, two business corridors in the southwest corner of the county, and two rural activity centers in the southeast portion.

### Country Living Vision

If growth occurs at the low-density expressed in the Country Living scenario, several positive and negative consequences will result. For instance, residents may enjoy the opportunity to live on large plots of land. Also, this vision would not require major changes to current development patterns. Possible negative effects of low-density growth include continued dependence on highways, a lack of clearly designated business corridors, and a need to expand infrastructure outside city limits, placing the burden on County funds. Furthermore, if density were not allowed to rise above 10%, this scenario would be the first to experience build-out, meaning the point in time where there is no more land available to fit new residences, or other uses.

### Garden Cities (25% Density Increase)

The Garden City scenario represents a 25% increase in density in municipal areas. This percentage of growth is a balance between Country Living and Cluster Development. If Liberty County grows at this rate, it is expected that more than half of new dwelling units will be positioned around the county’s three major cities at a medium density. This new development in the cities will be at an average density of 2.74 dwelling units (DU) per acre.

In addition, this scenario supports higher-density development in existing urban areas and increasing activity in city centers. New developments, as well as infill and redevelopment ensure growth especially at the predicted zones. The Garden City

scenario considers low-density zones as important characteristics of the region. If Liberty County adopts this scenario, land will be set aside for low-density development, ensuring that residents can live in a more rural setting if they choose. All new development, including homes on agricultural land, will require one-tenth of the county's total acreage.

Different from its counterparts, the 25% growth allows for a larger transition zone and more municipal open spaces. In addition, it is possible to notice the implementation of business corridors. Business corridors support medium and high-density developments, as well as commercial and multi-use. This scenario sets a smaller, but still large conservation zone outside all three main cities. There is also plenty of space for agricultural land and rural activity.

### Garden Cities Vision

If Liberty County adopts this scenario as its growth projection, the county will expect certain changes. For instance, commercial zones will naturally be denser than they are now. The local population will be able to take advantage of a more walkable environment. Yet, instead of only single family houses, residents may also include small apartments and townhouses.

### Clustered Communities (50% Density Increase)

This scenario accommodates the anticipated population and economic growth of Liberty County by strategically clustering development in certain

areas suitable for development, preserving green spaces. In this way, it supports the efficient provision of community services and infrastructure, aids in the conservation of valued natural and scenic resources, and encourages more vibrant and interactive communities, while still preserving their historical character.

In this scenario, the three largest communities—Liberty, Dayton, and Cleveland—gain a built environment that increases housing density.

Clustered Communities is characterized as maintaining, redeveloping, and promoting infill developments. Policy implications of this district are maintaining or upgrading/modernizing support infrastructure such as water and sewer along with civil services such as police and fire protection services in current city limit boundaries.

### Clustered Communities Vision

The Clustered Communities scenario focuses on infill development in current city limits. If Liberty County adopts this scenario, less pressure will be placed on infrastructure and a more walkable environment will result.

Figure 3.4 Clustered Communities illustration

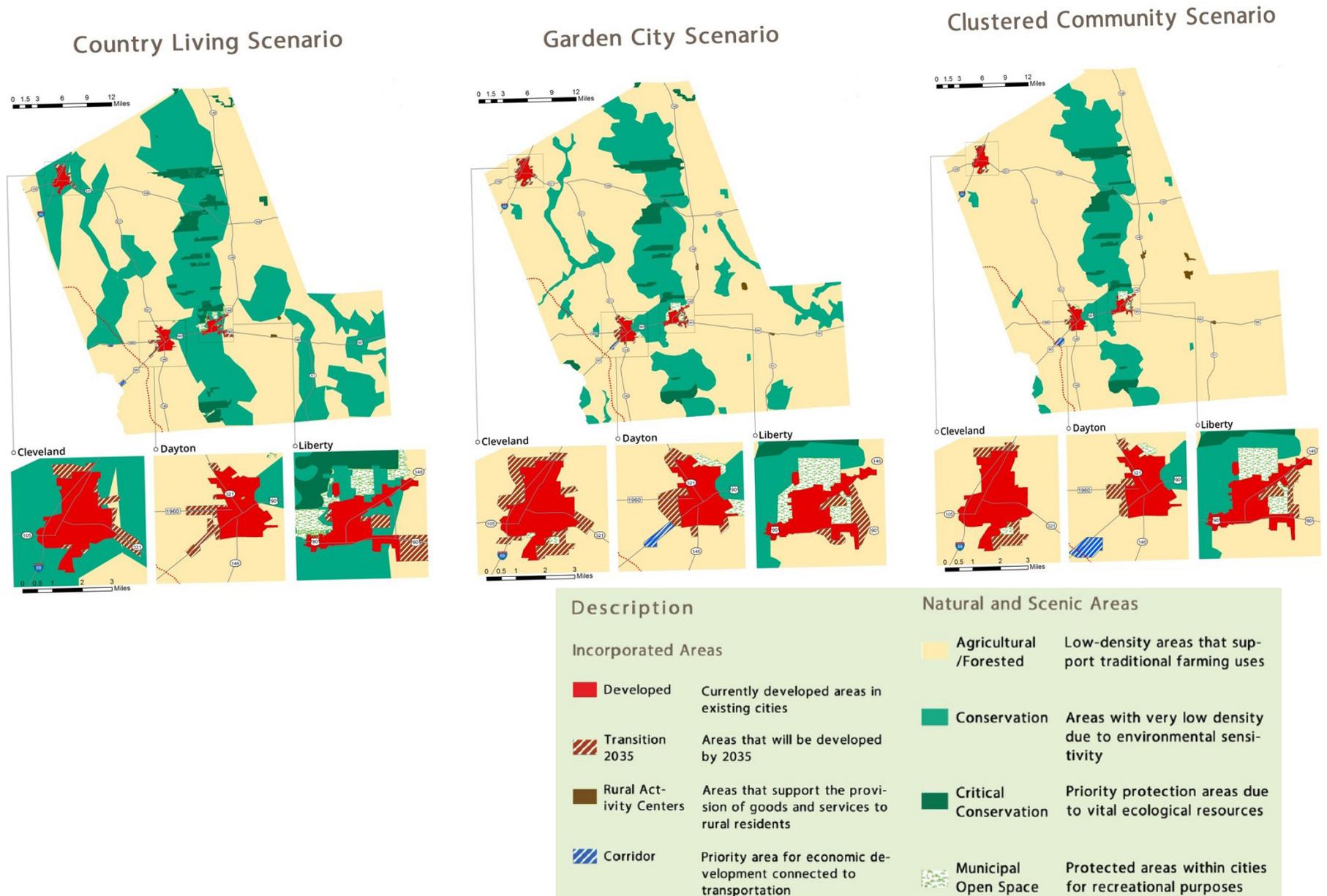


Figure 3.5 Participants provided feedback on Goals and Objectives





Figure 3.6 Development Scenarios



## COMPARISON OF SCENARIOS

Figure 3.6 compares the densities of the three growth scenarios. The Country Living scenario has a very low growth scenario with 1.42 dwelling units per acre, Garden Cities at 2.64 dwelling units per acre, and Clustered Communities at 4.22 dwelling units per acre. This figure also displays the distribution of land districts in the three growth scenarios. The Country Living Scenario would place the largest population in unincorporated areas, therefore creating more demand for spreadout roadways and utilities.

### Community Feedback

Based on community feedback, Garden Cities received the highest rating. The following summarizes community feedback. Community members:

1. Like the 'small-town' density pattern where neighbors feel connected and communities are walkable.
2. Think infill development within incorporated areas is a wise growth pattern.
3. Foresee development occurring from the southern portion of the county around Highway 99.
4. Like conservation districts, because natural resources and floodplains are preserved.
5. Are concerned about low quality housing in unincorporated areas where regulations are limited
6. Are concerned about fast growth that will change the nature of the community and place more pressure on existing services and storm water infrastructure.

### Chapel Hill Resource Conservation District

*Chapel Hill, North Carolina, created a Resource Conservation District as an overlay zone which is applied to all areas along the watercourses in the town. The intent of this district is to preserve the water quality and carrying capacity of the watercourses, minimize impacts from flooding, retain open spaces and greenways, and preserve and maintain the aesthetic qualities and appearance of the town. The overlay zone restricts permitted uses in the district based upon on location within the three Stream Corridor Zones as shown in the illustration below.*

*Source: Hazard Mitigation: Integrating Best Practices into Planning, APA 2010*



## FUTURE DEVELOPMENT

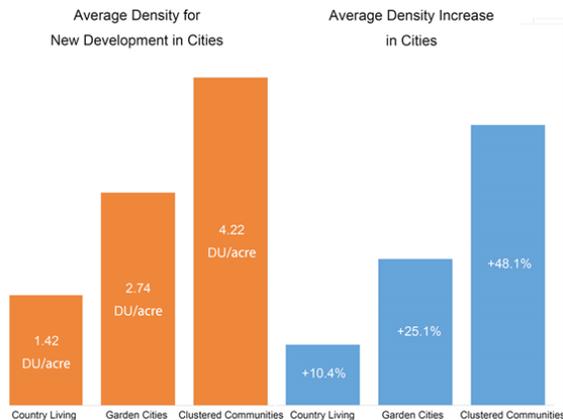
Future development also depends on future hazard risk. Researchers at Texas A&M University evaluated future risk to sea level rise in Liberty County. Figure 3.13, shows projections of the 'new 100-year floodplain' due to sea level rise at year 2100. The new floodplain would impact much of the City of Liberty and other rural parts of the County. While 2100 is a large planning window, the County should consider new risks when making future development decisions.

Based on risk data and community feedback, the Future Development Map (See Figure 3.14) was developed. The Future Development Map aims to keep densities similar to the Garden Cities scenario with emphasis on infill development in city limits, as seen in the Clustered Communities scenario, and larger conservation areas, as seen in the Country Living scenario. The county-wide Future

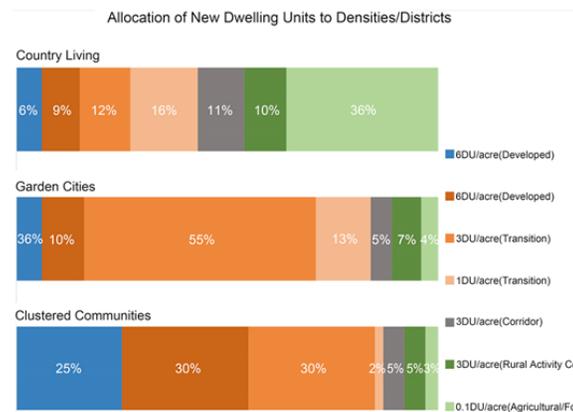
Development Map encourages investments outside of Conservation areas and within Municipal Transition areas. Most development is encouraged within municipalities. Dayton and Cleveland are expected to have the widest transition areas to catch marching development from Houston.

Additionally, the Strategic Plan Advisory Board shared further insight into development management by creating the Future Economic Development Map (Figure 3.14). The map further specifies recommended development within the county, paying particular attention to development in southern Liberty County. The Future Economic Development Map is discussed further in Chapter 6 and is placed here to guide development. The map was shared and presented at the final open house in April of 2016 and received comments and positive feedback to move forward.

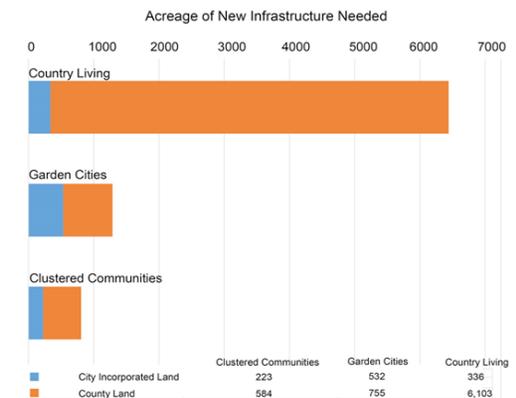
**Figure 3.7** Comparison of Average Density for New Development and Density Increase in Cities



**Figure 3.8** Comparison of Allocation for New Dwelling Units to Densities/Districts



**Figure 3.9** Acreage of Infrastructure Needed



## Building Code Effectiveness Grading Schedule

*The Building Code Effectiveness Grading Schedule (BCEGS) encourages the implementation and enforcement of effective building codes, resulting in safer buildings, less damage, and communities that suffer less damage when natural disasters occur. For example, there would have been 40% less damage in Hurricane Andrew had building codes been enforced. As of 2016, in order to obtain grants from FEMA, communities will need ratings from BCEGS and ISO.*

*BCEGS helps communities by:*

- *improving building codes (by encouraging the adoption of the most current codes), building departments, and code enforcement*
- *promoting construction of better, more catastrophe-resistant buildings*
- *reducing property losses from catastrophes*
- *reducing the economic and social disruption that results from catastrophes' serious and widespread destruction*

*Every community reviewed gets a benchmark report <sup>[6]</sup>:*

- 1) *how you compare to other jurisdictions and*
- 2) *a natural hazards profile detailing likelihood and risk*

*Find out more at <https://www.isomitigation.com/>*

## Regional Planning

A unified approach to enhancing the positive impacts of development and lessening the negative impacts of development is key for the County. County officials, Cities, economic development corporations, and other groups should continue to collaborate to guide development. In particular, a Joint Land Use Management approach may be appropriate. Joint Land Use Management is a cooperative land use planning effort between local governments. The Strategic Plan and Future Development Map are first steps, but continued coordination to manage development is important. To facilitate the development review process, cities within the County should adopt the latest International Building Codes (IBC) and have similar development review processes. Consistency across the county and cities will reduce confusion for developers and facilitate smart growth practices. Also, County and City investments should coordinate with the emergency management office and align priorities with action items in the regional Hazard Mitigation Plan. A County Drainage District should also be considered to provide a regional drainage management approach. The County may consider requesting legislation to create a special district. Regional coordination can also occur with the Houston-Galveston Area Council (HGAC) to align planning initiatives and funding opportunities.

## Mitigating Hazards

Integrating hazard mitigation into planning implementation tools can help Liberty County achieve its hazard mitigation goals. For example, cities can utilize zoning ordinances. Zoning ordinances can restrict hazardous areas to land uses that would not suffer extensive damage and can encourage growth in safe locations.

The County and cities can utilize subdivision regulations and capital improvement programs to limit damage from hazards. Subdivision regulations can be used to promote flexible designs such as cluster or conservation subdivisions, which can protect floodplains and other hazardous areas from development. Specifically, the County and Cities should regulate development outside of floodplains, and prohibit construction of government buildings and special needs facilities like medical facilities, nursing homes, schools, and day cares within the 100 year floodplain. Consideration of the location of Tier II chemical sites, which is provided to the local emergency manager annually, will limit the location of stored hazardous chemicals near critical facilities, such as schools, nursing homes, hospitals and medical facilities, fire and police services, post office, water and waste water treatment, as well as residential properties.



### National Flood Insurance Program's Community Rating System (CRS)

*CRS is a voluntary incentive program to encourage good floodplain management. Specific floodplain management activities undertaken by the County and City can count toward points that reduce flood insurance premium rates. For example, in Tulsa, Oklahoma the average premium discounts are \$630. The combined strategies and efforts of the County and cities will create a resilient future, where disasters are a rare occurrence.*

*Learn more at [www.fema.gov/national-flood-insurance-program-community-rating-system](http://www.fema.gov/national-flood-insurance-program-community-rating-system)*

Because of the nature of the Trinity River basin, Liberty County can regulate land regarding flood-proofing, structure type, minimum elevation, and drainage as specified in Sec. 240.905 of the Texas Local Government Code. In addition, the County should adopt the 2015 International Residential Code, which is currently adopted by the county seat: the City of Liberty<sup>[4]</sup>. Strengthening building codes is an effective way to lessen damage from disasters (see sidebar: Building Code Effectiveness Grading Schedule).

**Figure 3.10** Groups working on Goals & Objectives



The County should also phase in or develop a plan to hire additional staff to handle the development growth. A fee schedule can also put in place to pay most of the costs of staff. Hiring additional building inspectors and a certified floodplain manager will help enforce building codes and regulations. Hired staff can inspect floodprone buildings regularly; work with the County, Cities within the County, and emergency management; request ratings from BCEGS (see sidebar: Building Code Effectiveness Grading Schedule); and apply to the National Flood Insurance Program's Community Rating System (CRS).<sup>[5]</sup>

**Figure 3.11** Dr. Cooper gives a brief introduction at the Nov 9th Task Force Meeting.



*Cities should consider incorporating these concepts into development regulations:*

- *Consider future hazard zones for new development*
- *Promote development patterns and architecture that reduce the need for energy and water consumption.*
- *Encourage development patterns to take advantage of sun angles and natural wind flow.*
- *Encourage an intense tree canopy as a tool for reducing energy consumption and thermal pollution while also increasing value.*
- *Native grasses and groundcovers should be encouraged instead of turf to reduce water usage.*
- *Landscaping, particularly trees with a strong tree canopy, make a positive impression and build upon the community brand in a manner that is highly desirable.*
- *Dependence on signage and/or a view of available parking to capture the interest of potential guests should be discouraged.*
- *Site design and development plans should emphasize connectivity between places. Adjacent sites should allow for off-road connectivity and account for connectivity in circulation/parking plans.*
- *Bufferyards are a better means of addressing impacts than setbacks and/or simple vegetative screens. Bufferyards should include a mix of landscaping, berms, and walls (including noise reducing materials), in addition to setbacks.*
- *Visual clutter such as over-reliance on signage, flashing signs, poorly implemented or maintained streetscape amenities, or poorly managed frontages detract from the market ability of businesses and districts and should be discouraged.*
- *Lighting should be designed to promote the objectives of the International Dark Sky Association.*



Figure 3.12 Future Development Map 2035

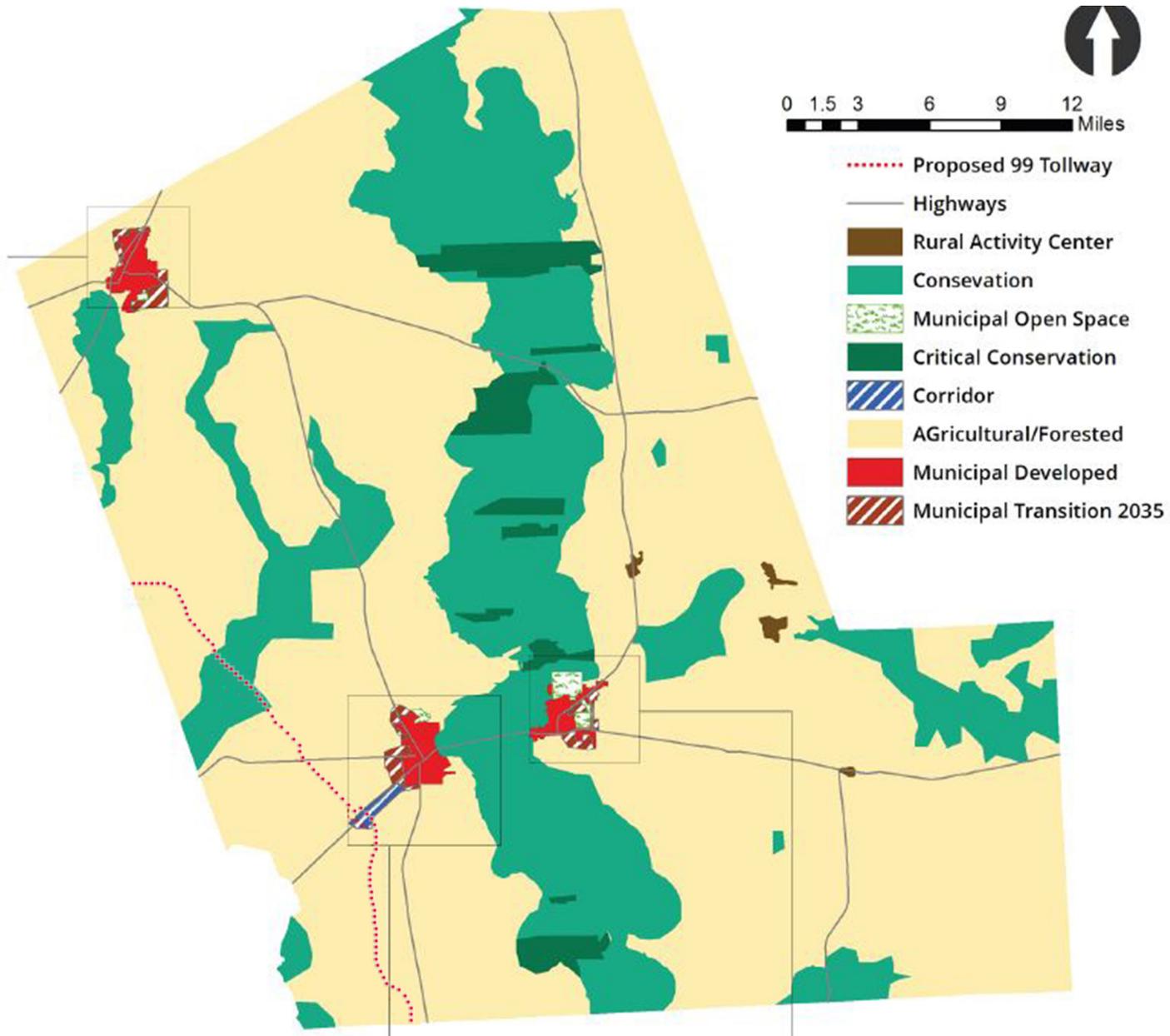


Figure 3.13 2100 Floodplain Map due to Sea Level Rise.

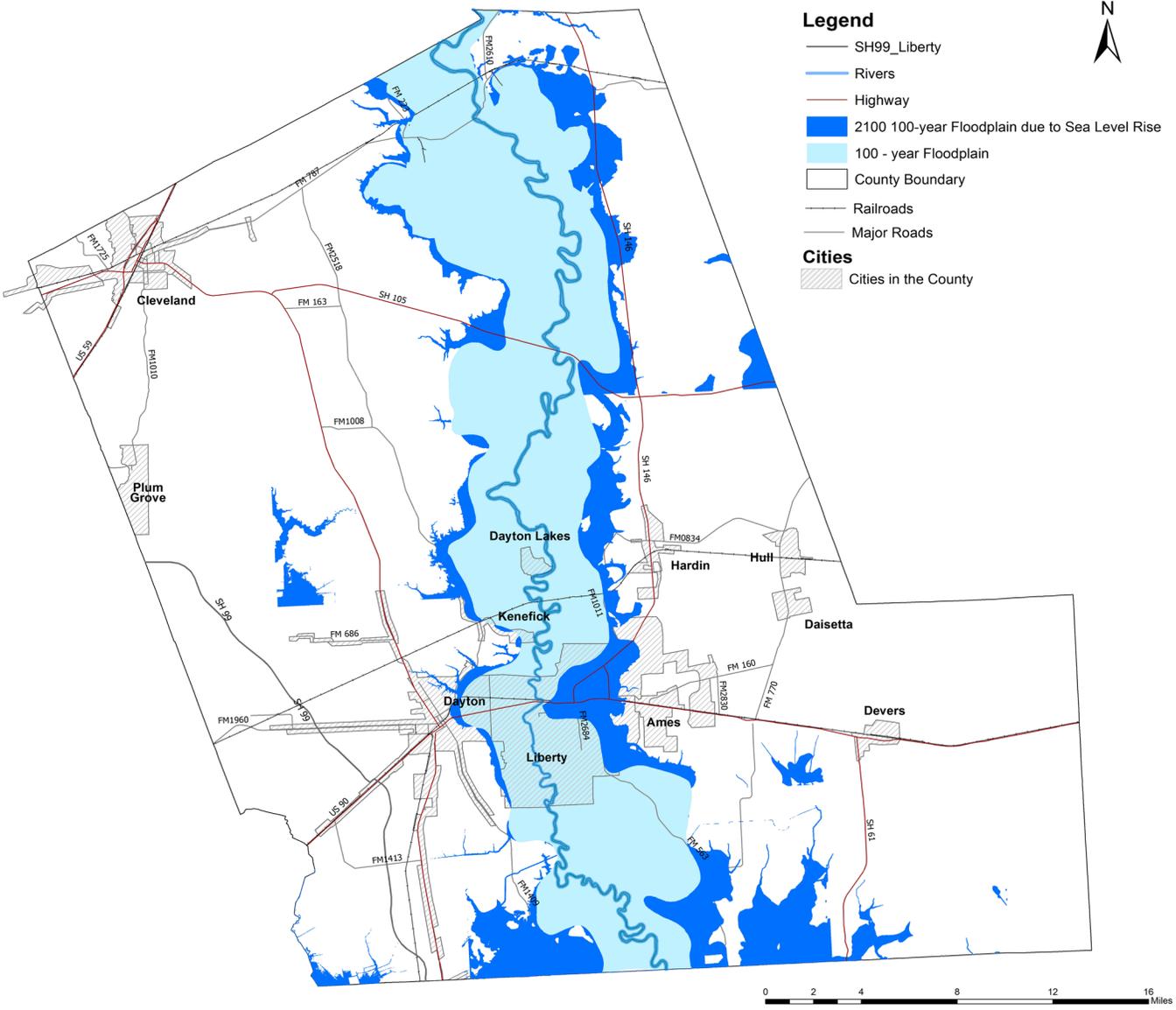
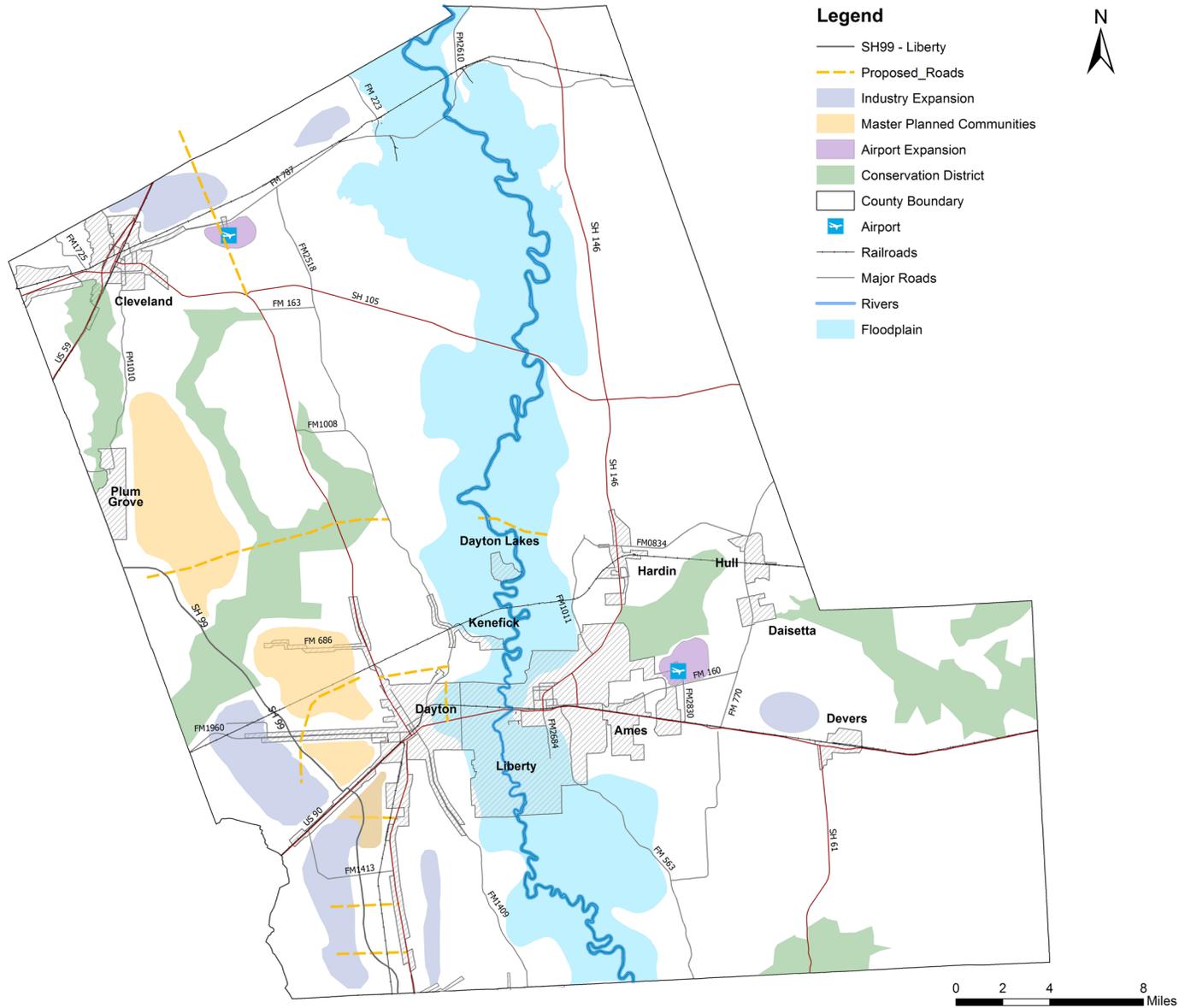




Figure 3.14 Future Economic Development Map



## GOALS AND OBJECTIVES

Liberty County has two land-development-related goals to be implemented within the next 20 years:

- 1) Uniting our communities and actively coordinating our regional efforts
- 2) Establishing development regulations to reduce hazard exposure within the County.

These goals were inspired by the acknowledgment of the Trinity River as both a natural asset and a potential hazard for the community; it is a 'double-edged sword' for Liberty County. Importantly, the existence of the Trinity River also affords Liberty County some limited land use controls in the river basin. Taking advantage of the benefits and minimizing the possible negative effects should be a major focus as Liberty County grows into a sustainable and resilient community.

### Goal 3.1

Unite our communities and actively coordinating our regional efforts.

**3.1.1** Create an inter-organizational council, with membership open to all cities, counties, and organizations located in the Trinity River basin below Lake Livingston, for the purpose of holistic management of the river and land within the river basin as an important regional amenity.

**3.1.2** Initiate annual program involving all member in point 3.1.1 to improve interorganizational collaboration for conservation area.

### Goal 3.2

Establish development regulations to reduce hazard exposure within the County.

**3.2.1** Require all new residential development proposed for the 100-year floodplain of the Trinity River basin within Liberty County's jurisdiction to conform to regulations regarding flood-proofing, structure type, minimum elevation, and drainage as specified in Sec. 240.905 of the Texas Local Government Code.

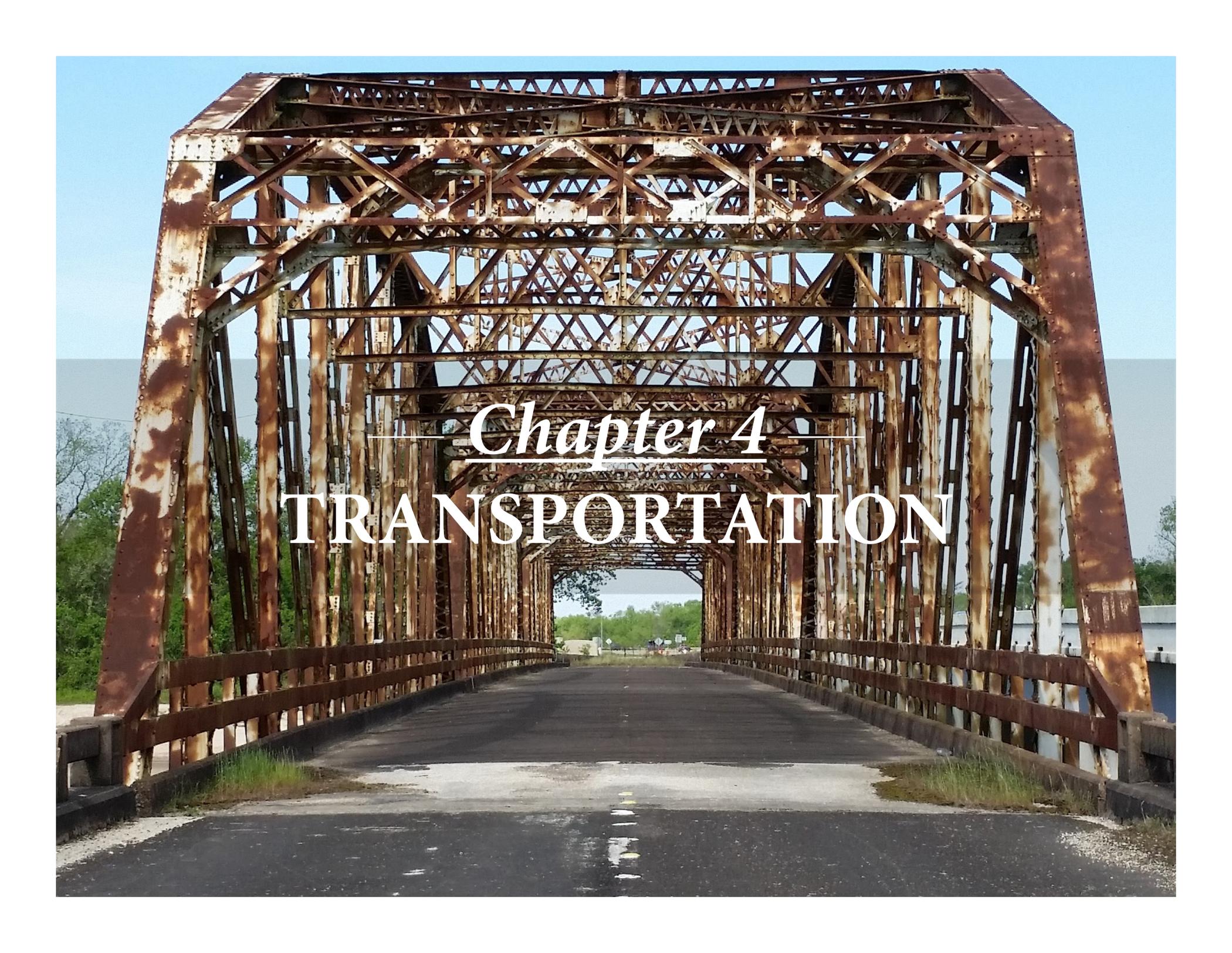
**3.2.2** Consult with cities located entirely or in part within the Trinity River basin to cooperatively regulate new residential development in the 100-year floodplain regarding flood-proofing, structure type, minimum elevation, and drainage as specified in Sec. 240.905 of the Texas Local Government Code.

**3.2.3** Assist property owners with land in the 100-year floodplain of the Trinity River basin to reduce the physical vulnerability of their existing structures.



## WORKS CITED

- [1] Liberty County State of Community Report 2015.
- [2] Each layer is established based on a fail/pass methodology.
- [3] These acreage needs were calculated using projections of the county's population and employment growth over the next 20 years. The process for calculating population and employment projections and obtaining acreage needs for each scenario is explained in detail in the appendix.
- [4] More information about County authority can be found in Chapter 233 Subchapter F of the Texas Local Government Code: <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.233.htm>
- [5] Learn more at [www.fema.gov/national-flood-insurance-program-community-rating-system](http://www.fema.gov/national-flood-insurance-program-community-rating-system)
- [6] For information about your own community's building code enforcement, a customized BCEGS report is available by mail from ISO. The report contains details of the latest ISO review of your community's building code adoption and enforcement services (that is, your BCEGS grading). The report is available, free of charge, to your community's building official or chief administrative official.



*Chapter 4*  
TRANSPORTATION



## QUALITY CONNECTIONS IN THE COMMUNITY

**A**s Liberty County continues to grow--both in terms of population and economic activity--its transportation network must grow with it. The mobility of both people and goods is vital to the region's success and its citizens' quality of life. Sufficient and strategic infrastructure investments and planning are needed to support this mobility. To that end, this chapter describes the existing condition of the mode networks that span the County--specifically, its road, rail, and public transportation systems. Using this information, along with input and feedback provided by Liberty County residents and elected officials, the chapter proposes extensions and improvements to the transportation network that will best meet local needs.

The transportation networks are composed of roads, sidewalks, bicycle lanes, rails, and airports. In keeping with the intra-county scale of this Strategic Plan, this chapter focuses on the roads, rails, and buses that connect different places across the County and with neighboring counties. Pedestrian and bicycling infrastructure can be addressed by city planning officials who are familiar with local active transportation needs and the smaller-scale place making that walking and biking activity can support.

*We envision a county connected by roads, rails, public transit, bicycle lanes, and sidewalks that are efficient and affordable for all.*

*“We should meet regularly with TxDOT, HGAC, and others to make sure we are ready and able to handle the growth.”*

## ROADS

The Liberty County road network includes all roadway types from the Roadway Classification Hierarchy, including interstate highways and freeways, principal and minor arterials, collectors and local roads (a detailed description of the Roadway Classification is provided below). Figure 4.1 shows the existing road network, with detailed maps of the three largest cities. The only interstate in the County is a portion of IH-69 connecting Houston to Cleveland, where it becomes principal arterial US 59. Other principal arterials include US 90, SH 105, part of SH 146, SL 573, and a portion of SH 321 in Dayton. Along with the minor arterials (SH 321, FM 1960, FM 563, part of SH 146, FM 787, FM 2025, and part of FM 1010), these roads support mobility of passenger and freight vehicles across longer distances within and beyond the County limits.

In terms of the region, IH-10 runs east-west just south of Liberty County, and providing strong access to this interstate via north-south corridors along SH 149, FM 1409, and FM 563 is of prime importance to both passenger and freight movement. Furthermore, the third ring road of Houston, the Grand Parkway Toll way (SH 99), is under construction in neighboring counties and the engineering design work is underway for the segments that will traverse the southeastern part of Liberty County. Construction for the Liberty County Portion of SH 99 (Segments H and I) is expected to be completed in 2020. This highway is expected to increase access to the other suburbs of Houston, as well as the metropolis itself.

Local residents are already using the completed portions in adjacent Montgomery County to better access Bush Intercontinental Airport, as well as employment and commercial opportunities in the north Houston suburbs like The Woodlands. This should increase as more segments of SH 99 are completed. Furthermore, it's expected that the highway will lead to more development--both economic and real estate--within Liberty County itself as its accessibility increases.

Figure 4.1 depicts the average daily traffic in Liberty County in 2014, as reported by the Texas Department of Transportation (TxDOT). The roadways with the heaviest traffic (over 15,000 vehicles each day) are US 59 and SH 573 in Cleveland and US 90 between Dayton and the eastern part of Liberty. Next in intensity of use are the highways that radiate from the three largest cities: SH 105, SH 321, FM 1960, and SH 146. Notably, portions of SH 321, SH 146, and FM 1960 have stretches of road with the average daily traffic of principal arterials, but they are classified as minor arterials. This indicates that the classification of the roadway does not match its use.

### Roadway Classification System

The roadway classification system used in this thoroughfare plan is based on the traditional model. The traditional classification model describes the importance placed on either mobility or accessibility on each roadway, as these two characteristics involve tradeoffs. While mobility promotes the easy movement of people and goods among locations, accessibility guarantees that places are connected and can be reached. Find-



Figure 4.1 Road Classification

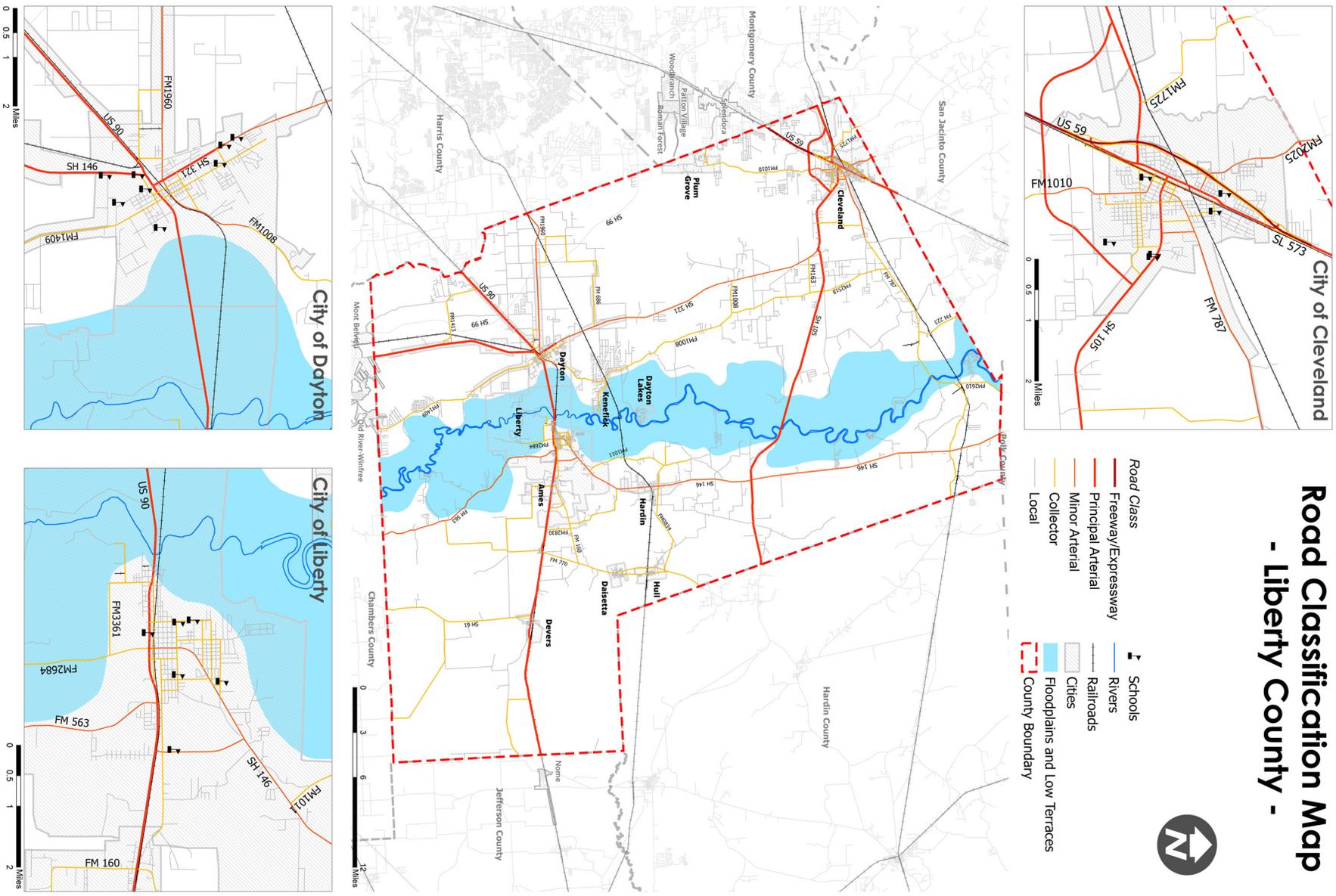
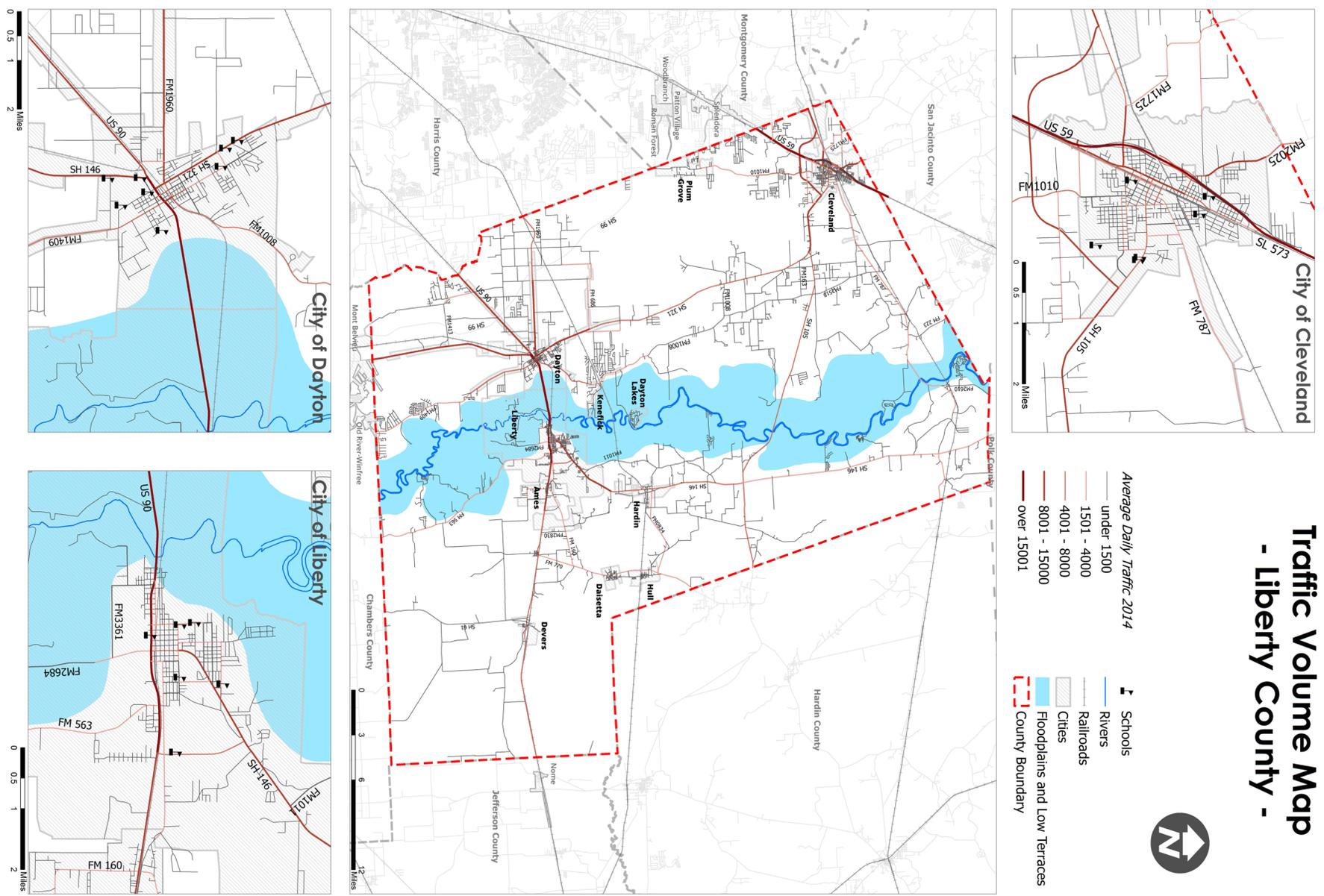


Figure 4.2 Traffic Volume





ing the right balance between mobility and accessibility results in a transportation network that is capable of moving high volumes of traffic without promoting auto dependence.

The traditional classification model provides a list of design standards and a base from which we can evaluate current conditions and future improvements and expansions. This method has also been adopted by the Texas Department of Transportation (TxDOT), and therefore it is often required when applying for federal grants. The classification is defined by the following hierarchy:

- Principal arterial (freeway and other): Movement-focused (high mobility, limited access)
- Minor arterial: Connects principal arterials (moderate mobility, limited access)
- Collectors: Connects local streets to arterials (moderate mobility, moderate access)
- Local roads and streets: Access-focused (limited mobility, high access)

### Principal Arterial

The main goal of principal arterial roads is to provide connection between all freeways crossing the County and lower-level roads. Roads classified as principal arterial are characterized by their high traffic volume and speed. They are responsible for carrying a major part of the traffic that enters and exits the County, including special freight.

### Minor Arterial

Minor arterial roads are also responsible for carrying a large portion of traffic and providing connection between freeways and lower level roads.

Roadways classified in this category are different from major arterial mostly because they are designed to support local traffic and land access. Yet, due to their high levels of speed and traffic volume, minor arterials should not allow direct access to local neighborhoods and highly dense regions.

### Major Collector

Major collector roadways are responsible for taking traffic from local roads and connecting them to arterial roads. They are supportive of traffic circulation and land access, especially in more rural environments. Hence, major collectors operate at medium speeds and are highly signalized.

### Minor Collector

Minor collectors provide the same function as major collectors, with more emphasis on access and generally with lower speed levels. Minor collectors are also shorter in length and have intersections more closely spaced.

### Local Roads

Local roads are responsible for connecting traffic to their final destination. They offer the lowest level of mobility and provide direct access to adjacent land. Due to their design characteristics, local roads should carry no through traffic movement nor should they be used for bus routes.

Figure 4.3 Principal Arterial - US 90



Figure 4.4 Principal Arterial - SH 105



Figure 4.5 Minor Arterial - FM 563



Figure 4.6 Minor Arterial - SH 146



**Table 4.1** summarizes the current classification of the roadways in Liberty County:

Principal Arterial	Minor Arterial	Major Collector	Minor Collector
US 90	FM 787	FM 787	FM 686
US 59	SH 321	FM 223	CR 2243
SH 321	FM 101	FM 2610	FM 1011
SH 146	SH 146	FM 770	FM 834
SH 105	FM 563	FM 834	FM 2830
	FM 1960	FM 1011	FM 2797
		FM 1008	FM 1410
		FM 163	FM 1009
		FM 1409	
		FM 1413	
		FM 160	
		FM 2830	
		FM 1909	
		FM 686	
		SH 61	

Any roads not in Liberty County in this table is considered Local Road.



## Proposed Improvements

Based on our analysis of the existing roadways, specifically their usage pattern and classification, and the input provided by Liberty County residents, we propose extensions and improvements to the County thoroughfares, described below. These improvements and extensions are identified in the map in Figure 4.12.

The interchange of SH 105 and SH 321 to the east of Cleveland has been identified as a problem area in terms of safety and congestion. It is recommended that the junction be analyzed for potential traffic engineering improvements. Similarly, the interchange of US 90, SH 321, and SH 146 in Dayton is plagued by congestion problems, made worse by the presence of a rail crossing that is prone to delays. A major study should be conducted for this portion of the US 90 corridor to identify potential roadway expansions and reengineering in the context of proposed rail realignments in order to resolve some of these issues.

As described above, certain roadways within the County are experiencing heavier use than their current classification and engineering specifications support. We recommend widening along SH 321 connecting Cleveland and Dayton to support the increased traffic along that road and accommodate higher speeds in the connection between the principal arterial US 90 and the city of Cleveland. This corridor is of particular importance for the role that it plays in hurricane evacuation efforts. It has been named a hurricane evacuation route in the HGAC Hazard Mitigation Plan. With only two lanes, as in its current configuration, it is unlikely to be able to cope with the significantly

higher traffic volumes induced by a natural disaster. This is a substantial risk to human health and safety and should be redressed. Additionally, we recommend improvements and widening along SH 105 from SH 321 to Cleveland.

Another roadway that is prioritized for widening is US 90 between Dayton and Devers. The presence of only two lanes from the junction of US 90 with SH 146 in Liberty to the City of Devers creates significant mobility limitations, especially in terms ensuring the reliable travel times to the Houston area and Bush airport in particular. This creates challenges for industrial and economic development along the US 90 corridor, limiting the County's ability to compete in attracting such job generators. Widening this highway from 2 lanes to 4 lanes would help to alleviate these problems, thereby reducing travel costs for existing businesses and residents, as well as making the area more attractive for firms that could help support the local economy.

Providing alternate routes to IH-10 in Chambers County would help to take some of the pressure off SH 146 south of Dayton. Two possibilities include improvements along Hatcherville Road (CR 486 south of FM 1413) and Wallisville Road (FM 563). Hatcherville Road seems to offer the greatest potential gains due to its location just west of the proposed SH 99 and SH 146, not to mention its greater proximity to Houston.

## Proposed Extensions

While the Trinity River is a major asset of the County, it also presents a challenge in the way

Figure 4.7 Major Collector - FM 787



Figure 4.8 Major Collector - FM 563



Figure 4.9 Minor Collector - FM 2830



Figure 4.10 Minor Collector - FM 834



Figure 4.11 Local Roads - Hill Street



Figure 4.12 Local Roads - Milam Street



“The train regularly crawls through Dayton, creating traffic and frustration for all. There is even a Facebook page where people complain!”

it bisects and isolates the eastern and western portions. While SH 105 and US 90 provide two crossings in the north and south, a central crossing is needed to connect Hardin, Hull, and Daisetta with the eastern part and the Houston metropolitan area without contributing to or getting stuck in the congestion at the US 90 crossing. The need for this crossing is only likely to grow as the completion of SH 99 leads to increased development in the west. The proposed location of this crossing would extend FM 834 in the east to FM 2326 in the west. Furthermore, it is recommended that this extension of FM 834 continue west past the junction with FM 1008 to connect to SH 321 and continue further west to reach future toll way SH-99. The creation of this roadway will provide necessary support to the other two east-west corridors, US 90 and SH 105, to ensure intra-county mobility.

Another proposed extension for the County is in the Dayton area. As mentioned above, the junction of US 90, SH 321, SH 146, FM 1960, and a rail interchange has created major congestion problems in the center of Dayton. To relieve some of the pressure, especially as any potential rail realignments would take a considerable amount of time, it is recommended that a bypass loop be created around Dayton. By extending FM 1413 to the north beyond 90 and curving to the east to run parallel just to the south of the Union Pacific rail line that continues to Kenefick and Hardin, the bypass would provide an alternate route for US 90 traffic to access SH 321 without contributing to congestion in the Dayton city center. Furthermore, if the loop extends past SH 321 to meet up with FM 1008 and US 90 near the river crossing,

it will allow Kenefick residents to avoid Dayton congestion when traveling either west to Houston or Cleveland or east to Liberty. Additionally, to accommodate industrial development, we recommend three county road extensions southwest of Dayton, including a proposed road to connect SH 146 to CR 491 or Cox Rd.; and two other proposed roads to connect SH 146 to CR 486.

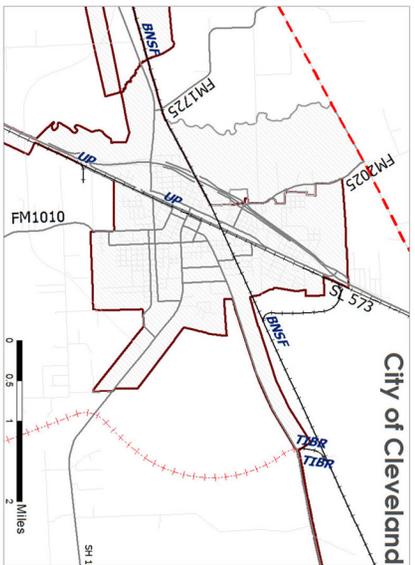
Two smaller roadway extensions remain. The third proposed extension is to connect SH 321 to FM 787 east of Cleveland and continue to US 59 (an already proposed hurricane evacuation route). This will allow the major north-south corridor in the county to continue north to connect to the local airport, improving the region's industrial growth and supporting aviation expansion. The final proposed extension is to the south of Liberty, extending FM 2684 to connect to Wallisville Road (FM 563). Along with the proposed improvements of FM 563 and CR 486, this extension will support north-south connections between US 90 and IH 10, which becomes increasingly important due to regular flooding and other congestion-inducing incidents along IH 10 with resultant diversions to US 90.

## RAIL

Both Union Pacific (UP) and BNSF own and operate on railways that traverse Liberty County. The three major rail lines run east-west and include the UP-owned Mainline, which goes through Dayton, Liberty, Ames, and Devers (and is joined by the north-south Baytown Branch in Dayton); UP-



Figure 4.13 Railroads



## Railroads Map - Liberty County -

- Railroads (*Owner*)
- Proposed Rail - Alternative - 3
- Proposed Rail - Alternative - 2
- Proposed Rail - Alternative - 1
- Cities
- Rivers
- Luce Bayou Transfer Project
- Floodplains and Low Terraces
- County Boundary
- Rail Yard - City of Dayton

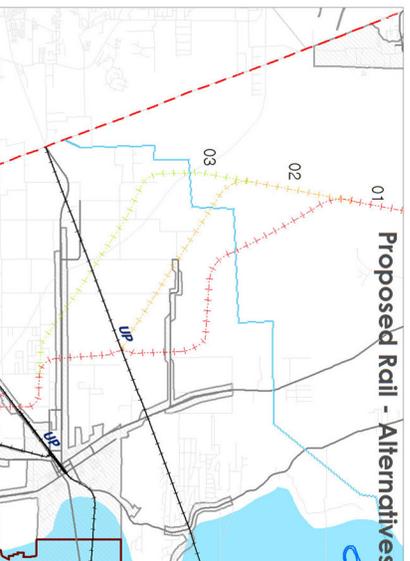
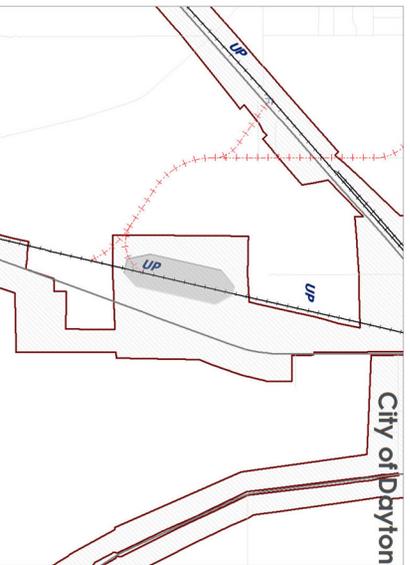
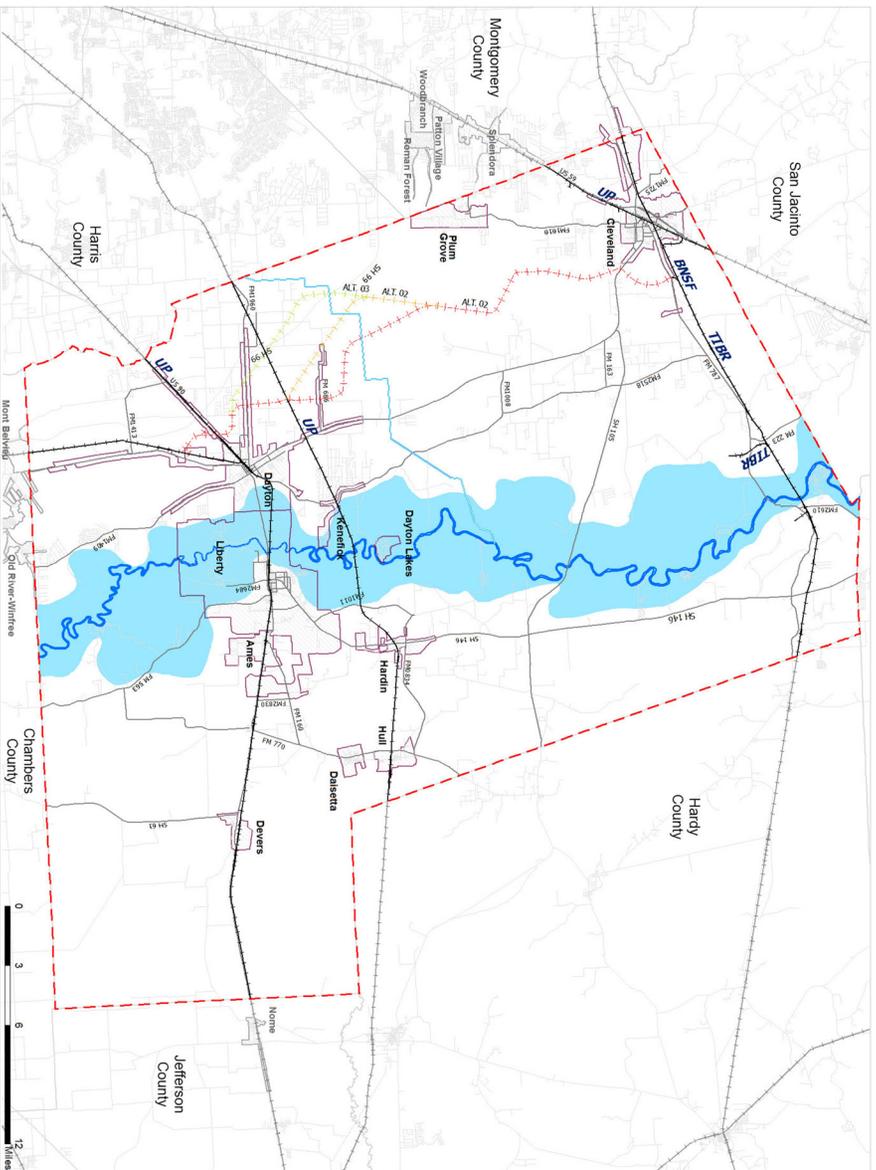
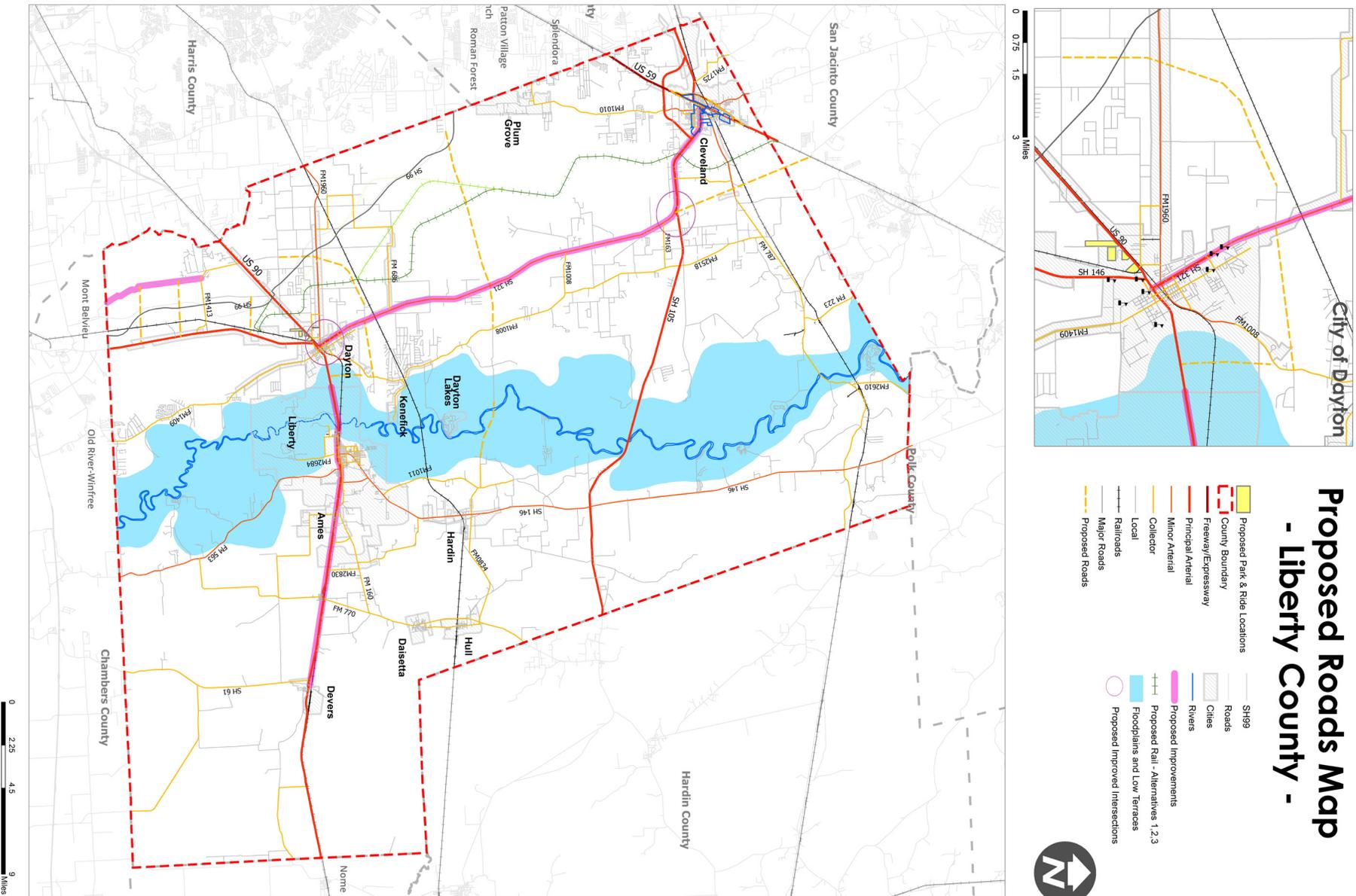


Figure 4.14 Proposed Roads





owned track running through Hardin and Hull in the center of the County, and BNSF-owned track running through Cleveland. A short segment of the UP-owned north-south rail line connecting Houston and Lufkin cuts through the northwest corner of the county.

The CMC rail yard west of Dayton was announced to become the hub of the proposed Gulf Inland Logistics Park in 2013. Gulf Inland is a master-planned industrial and logistics park expected to support the economic development of the region. The yard's location puts it within reach of five ports: Beaumont, Freeport, Galveston, Houston, and Port Arthur. This, in addition to its location along principal arterial US 90 and minor arterial SH 146 and easy access to IH-10 and IH-69, makes it a multi-modal facility with strong connections. It also has access to two Class I rail carriers (BNSF and UP), which store trains at the rail yard, and three pipelines (HVL, Kinder Morgan, Sunoco).

### Proposed Realignment

Adding a track segment between the Gulf Inland Logistics Park (the rail yard west of Dayton, described above) and Cleveland would add significant benefits to both the County and the Houston region. It would run north and west to connect the UP Baytown subdivision near Dayton with the Lufkin subdivision near Cleveland. Connecting these two branch lines would add significant benefits in allowing trains to move north-south from the refineries and ports in the south to destinations in the north without having to travel into Houston to change branch lines.

Three proposed alternatives for the realignment are presented in Figure 4.14. They are sited so as to minimize at grade crossings to keep costs down and reduce the potential for intermodal conflicts. There would be one crossing with the existing UP rail that runs through Hardin, as well as the interchanges in the Cleveland and Dayton areas.

Given the increased freight traffic with the growth of the Port of Houston and oil and gas industry along the Gulf Coast, this proposed bypass could significantly reduce travel costs and congestion for both rail and road. Through trains between Baytown and points north, and Beaumont and points west, could use this track to avoid the lengthy delays at the Dayton interchange. The sharp turn where the UP Baytown branch joins the Mainline in Dayton causes significant delays and congestion within the city that are not easily remedied because of the tight configuration preventing a flyover or other grade separated crossing. The proposed alignment would give trains running along these segments the opportunity to change branch lines south of Dayton near the Gulf Inland Logistics Park, taking pressure off the Dayton interchange.

### TRANSIT

Currently the cities of Cleveland, Dayton, and Liberty have fixed route public transportation operated by Brazos Transit District (BTD), which provides rural transit services under a contract with TxDOT. As of 2012, BTD carried out 48,000 trips annually within the Liberty-Dayton community.

There are two fixed bus routes in Liberty County, one of which serves and connects Liberty, Dayton, and Ames, while the other provides bus service in Cleveland. The fixed routes have roughly 45-minute to 1-hour headways, and the buses are designed to accommodate the disabled. Reduced fares are available for children, students, seniors, and the disabled.

While BTD provides service for the general population, there are also specialized public transportation providers for those that need transportation to medical facilities for health care. These are paratransit services, in which people may request rides to transport them to hospitals and clinics for medical appointments and procedures. These healthcare destinations may be within Liberty County or in Houston.

### Park and Ride

To better serve Liberty County residents wishing to travel to Houston by public transportation, park-and-ride facilities have been proposed in previous planning studies carried out by the Houston-Galveston Area Council (H-GAC) and The Goodman Corporation on behalf of BTD. Park-and-rides can help to reduce travel costs for commuters by allowing them to park their private vehicles at a free or low-cost remote parking lot and take public transportation to reach their destination, thereby reducing both parking fees and fuel costs. This has the added benefits of lowering the travel time costs of other motorists by reducing congestion, and decreasing pollution emissions by keeping more cars off the roads.

With many Liberty County residents traveling to the Houston CBD for work, medical treatment, and retail opportunities, park-and-rides have a strong case, though it would necessitate that either Houston Metro expand its service area to provide express bus service to the Dayton area, or a partnership between Houston Metro and BTD could be created in order to share the costs of operating park-and-ride with express bus service out of Dayton. A similar tactic has been employed in Baytown in a partnership between Harris County Transit and Houston METRO. The one-way route would span 47 miles, and 7 round trips are proposed each day, 3 each for morning and evening peaks, and one for midday (H-GAC Liberty County Transit Plan, 2009).

Several sites have been identified to locate the proposed park and ride (Figure 4.14). Their placement at the western edge of Dayton is ideal in terms of maximizing the market area of the park and ride, capturing both Dayton and Liberty area commuters, as well as those further to the east (Ames, Hardin, Hull, and Daisetta).

The sites were evaluated in terms of their size, location, access, cost of acquisition, environmental considerations, site expansion potential, flooding potential, land use conflict, utilities, historical, and parcel ownership. Certain characteristics, such as the assessed value and property ownership, could be updated with more recent information. In the Goodman analysis, the preferred site is Site 4, which is the largest site and has two direct access points on US 90 and plenty of frontage for bus operation. Site 2 was selected as the second-best site.



## GOALS & OBJECTIVES

### Goal 4.1

Coordinate transportation and future development in the Liberty County.

**4.1.1** Ensure connectivity for new development and existing roadway system.

**4.1.2** Provide alternative modes of transportation in the urban areas for cities of Liberty, Dayton, Cleveland, and Ames.

**4.1.3** Improve transportation infrastructure that enhances connectivity to support regional economic development.

### Goal 4.2

Provide public transportation options to residents of the Liberty County.

**4.2.1** Expand existing public transit routes to provide intercity and regional transportation modes.

**4.2.2** Establish the park and ride lots to connect Houston METRO stations by 2030.

### Goal 4.3

Develop a safe and active transportation system of the Liberty County.

**4.3.1** Maintain and improve a safe road system.

**4.3.2** Connect existing bike lanes with public transportation routes by 2035.



---

## WORKS CITED

- [1] Goodman Corporation, T. G. (2003, May). *Liberty County Park & Ride Facility. Advanced Planning Report. Brazos Transit District.*
- [2] Houston Galveston Area Council, HGAC, (2009, June). *Liberty County Transit Plan.*
- [3] Texas Department of Transportation (2016, July, 14). Transportation Planning Maps.  
Retrieved from: - [http://www.txdot.gov/apps/statewide\\_mapping/statewideplanningmap.html](http://www.txdot.gov/apps/statewide_mapping/statewideplanningmap.html)



*Chapter 5*  
COMMUNITY FACILITIES



## PROVIDING SERVICES FOR CITIZENS

**P**lanning and preparing for the needs and safety of Liberty County residents is important to ensure a high quality of life. Community facilities are important to the County because they provide services most citizens use regularly, including educational facilities, health centers, water and waste water, police and fire services, and others.

During the community meeting in November 2015, task force members expressed the need to expand schools and healthcare services. Fire and emergency services was also important to community members. The following identifies priorities for community facilities in the County.

*We envision a county with high-quality education and health-care facilities and other infrastructure to accommodate anticipate growth.*

*The criteria for Community Facilities suitability map is as follows:*

- *Parcels should be located within 1 mile buffer from major roads. This is important to ensure the accessibility of the new facilities.*
- *Parcels should be located outside the 0.5 miles buffer from existing schools, health centers, police stations, railroad and public services. This is to ensure that new community facilities target areas lacking of existing facilities within walkable distances apart from the railroad system.*
- *Parcels should have acreage more than 5 acres to accommodate the building footprint.*
- *Parcels should be vacant and outside the conservation area district. The conservation area including wetlands, parks, floodplain, and critical habitats for biodiversity were considered unsuitable for community facility development*
- *Land value should be between \$175,000 and \$650,000. The average land value of the suitable parcels is \$175,000 and the standard deviation is \$325,000. The criteria include the range between the mean and two times the standard deviation for a 95% confidence interval.*

“We need to address problems of child abuse and drug abuse—we are number 2 and 3 in the state. We need programs to address some of those problems rather than beautification efforts.”

“We are a trashy county. We need to help people dispose of their trash and make sure they know the importance of it. It’s really a significant problem and it’s important for the County’s image.”

## SITING COMMUNITY FACILITIES

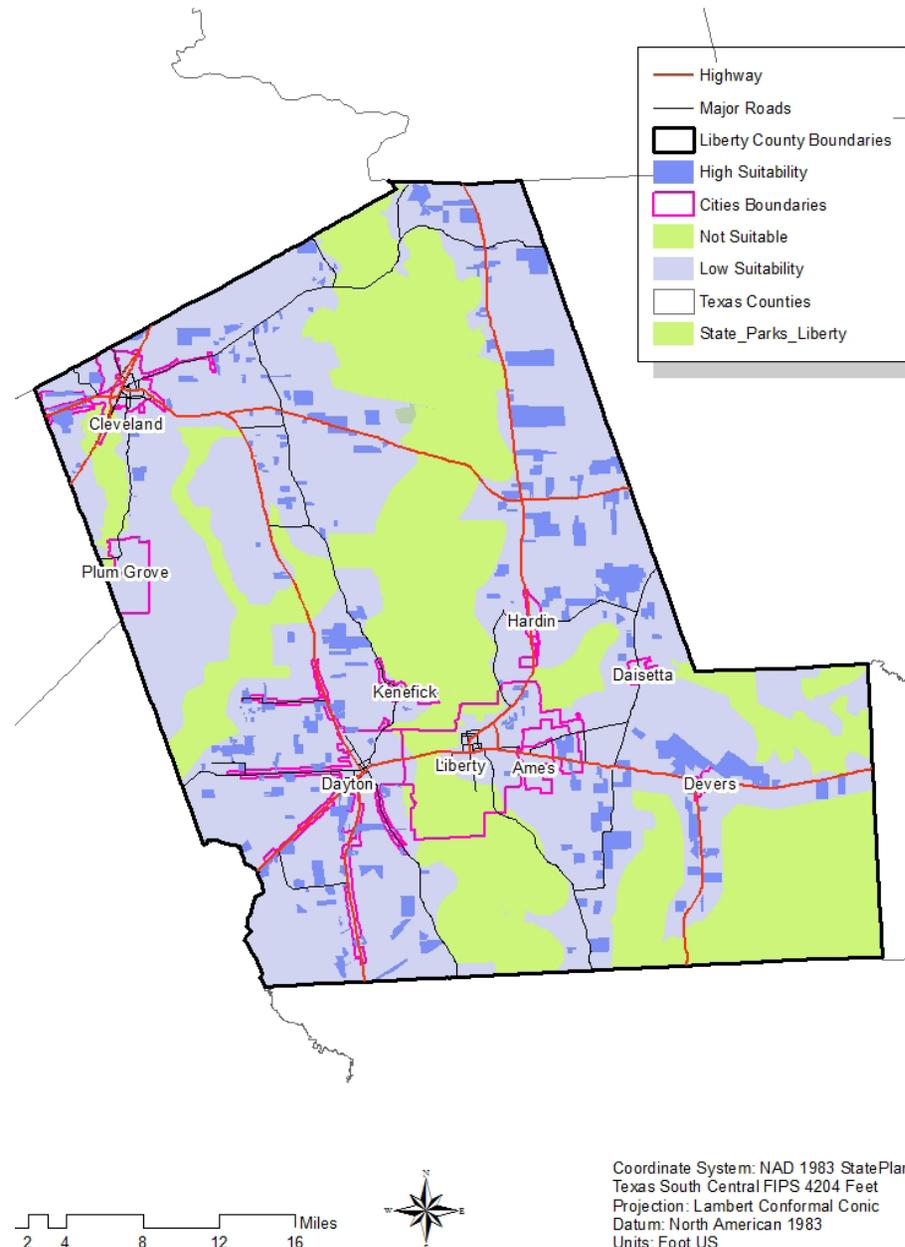
Community facilities location should be consistent with the projected future growth and the preferred Future Development Map (See Chapter 3). In order to determine the location of new community facilities, a suitability analysis was performed. A suitability analysis determines the suitability of an area based on criteria (Figure 5.1). In this case, the accessibility to roads, the proximity to existing developed areas, and appropriate parcel size. Areas that are near railroads and near or within environmentally sensitive areas were considered unsuitable.

### Educational Facilities

Liberty County residents seek to provide greater education options. Higher education levels can increase annual household income and economic opportunities. Recently, post-secondary education programs, such as Lee College and classes through Lone Star College in Cleveland have been introduced in the County.

The County aims to strengthen relationships with existing and future education programs. One strategy is to take advantage of existing structures and facilities. The County can facilitate the use of buildings during 'off-hours' to provide professional training or other public service needs. Another strategy is to attract developers and operators of post-secondary education facilities—such as vocational colleges, 2-year institutions, or satellite campuses—with infrastructure upgrades or other incentives. Additionally, the County can work with school districts and colleges to establish an

Figure 5.1 High Opportunity Sites for Community Facilities





## Examples of Healthcare Strategies

*The Harris County Hospital District (HCHD), which is now known as the Harris Health System, is a governmental entity with taxing authority that owns and operates three hospitals and numerous clinics throughout Harris County, Texas, including the city of Houston. The system includes 23 community health centers, five school-based clinics, a dental center and dialysis center, mobile health units, a rehabilitation and specialty hospital and two full-service hospitals.*

*Seven Counties located in the Brazos Valley, including Brazos, Burleson, Grimes, Leon, Madison, Robertson, and Washington lack health resources. Therefore, instead of duplicating resources, they collaborate via the Brazos valley Health Partnership to support rural communities by sharing resources.*

*Madison County, TX offers a recycling program for its residents through collaboration with Keep Madison County Beautiful organization, and Brazos Valley Council of Governments organization. The County provides solid waste disposal rules that are approved by Madison County Commissioners Court and collection sites for recycling, such as used motor oil, aluminum cans, metal, and other items at transfer stations.*

## Reusing Existing Structures

*The City of Plano recognizes that a large percentage of its population has a low educational level. In order to change this scenario, the city has worked together with several local schools and community colleges to provide affordable professional education for adult and senior citizens. Professional courses take place in local schools mostly during the evening and weekends. As a result, local citizens enhance their education levels without a large investment by the city. Link: <https://www.plano.gov/DocumentCenter/View/745>*

## Early College High School (ECHS) program

*Several school districts in Harris County including Alief ISD, Humble ISD, Sheldon ISD, Houston ISD, Clear Creek ISD, and Aldine ISD have implemented the Early College High School (ECHS) program in some of their schools through partnership agreements. Communication between the college & the ECHS helps maintain the level of education and encourage economically disadvantaged students to enroll in the program.*

Early College High School (ECHS) program to provide up to 60 college credit hours toward a baccalaureate degree at no cost to the students. Courses and curriculum can focus on current gaps in the workforce, such as oil and gas, manufacturing, and health-care services. These strategies can facilitate an environment of life-long learning in the community.

Not only do college-level classes need expansion in the County, but attention toward youth education is also a priority. The County seeks to maintain strong relationships with school districts to expand capacity and construct new schools as needed to accommodate population growth. Collaboration with school districts should continue to enhance student learning outcomes and school performance.

## Health-care Facilities

The County also seeks to increase access to health-care for residents. In particular, additional health-care and elder-care facilities are needed to meet the 106% projected increase in elderly population by year 2035 (increase from 10,979 in 2015 to 22,612 in 2035). The county should market and incentivize developers, private institutions, and non-profit organizations to invest in health services. The County should work with the City of Cleveland to facilitate the preservation of the vacant hospital so it can be occupied once market demand increases. There may also be an opportunity to collaborate with adjacent counties, expanding Liberty County Indigent Health Care Program (CIHCP) transportation services, or the expansion of hospital districts.

### Design Character

As new facilities are constructed in the community, there is a desire to create a 'sense of community' through architectural character that represents the region's history and culture. The County, working with municipalities and architects, can create a design guidelines document. For example, the city of San Antonio adopted The City of San Antonio Historic Design Guidelines for its historic district. It provides guidelines to the people living in historical districts and guides construction of new buildings. The County should consider a regional approach to aesthetic character of buildings, highway facades, lighting, street furniture, etc.

### Social-service Programs

During the task force meetings, several residents expressed a need for additional social service programs. While the County does not play a direct role in social services, it desires to facilitate the establishment of a social services support committee with organizations already providing services, such as churches, schools, and non-profit organizations. Additional services and programs may include an abuse center, drug-abuse center, senior center, and foster childcare center. Availability of paratransit services connecting eligible residents across the county to facilities would also increase access by residents.

Figure 5.2 Suitability Map for Waste and Recycling Facilities

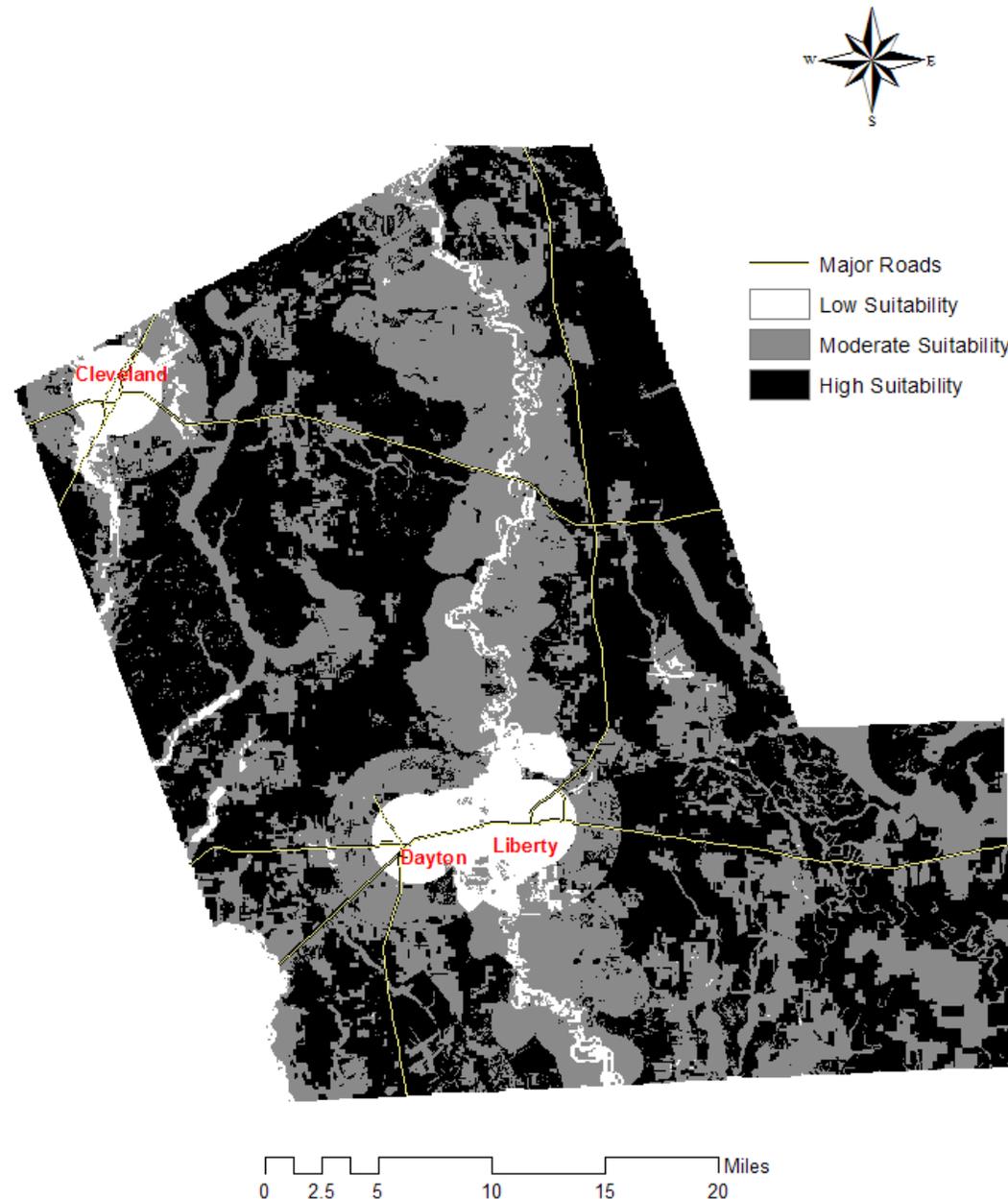
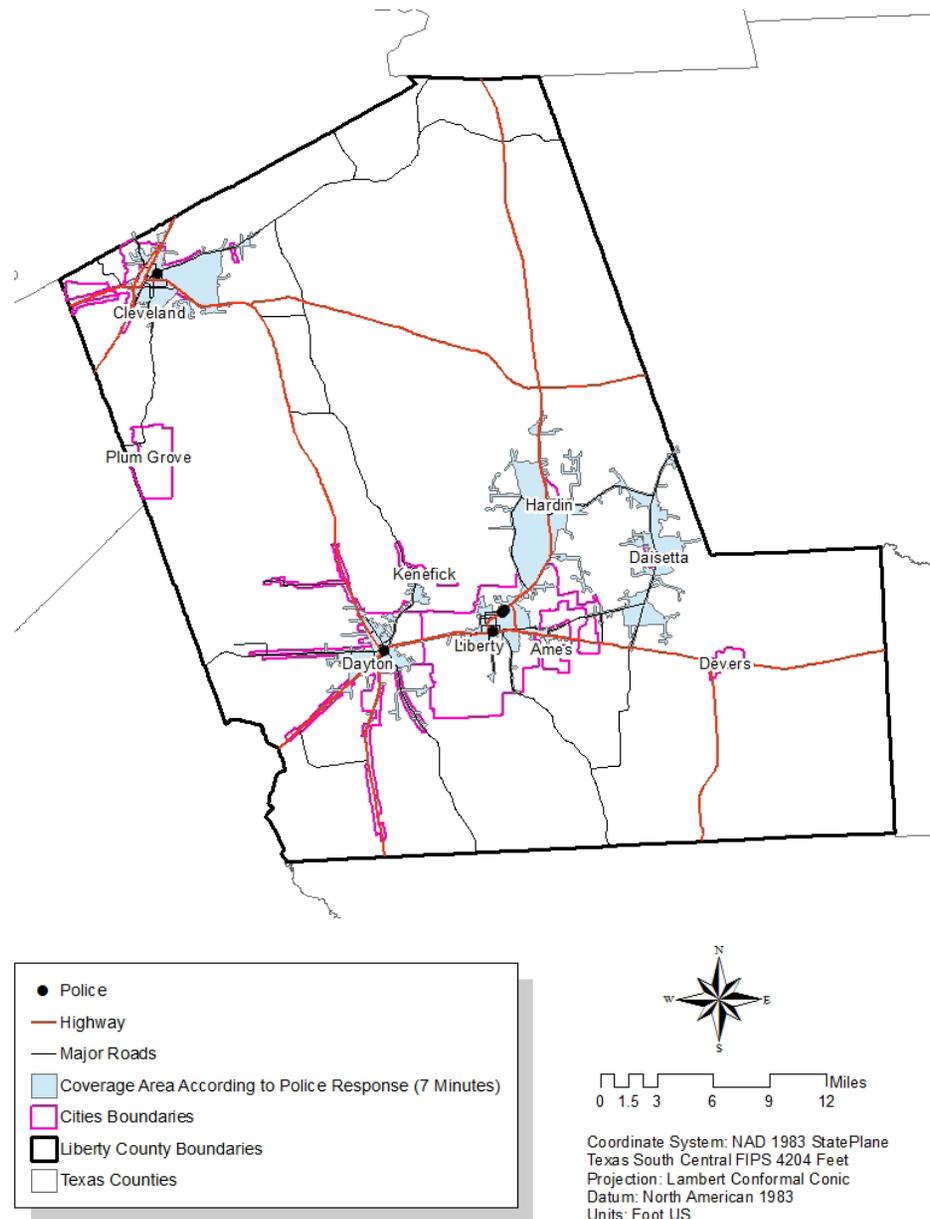




Figure 5.3 Map Showing Coverage Area According to 7 minutes response time for Police Department



## SITING WASTE FACILITIES

One of the impacts of a growing population is the increase in waste. Proper management can prevent pollution, reduce waste, and incorporate reuse and recycling of waste products. A suitability analysis has been performed to identify appropriate locations for a waste management facility. The environmental sensitive areas have been regarded as unsuitable, along with highly developed urban areas. The criteria include location of major roads, distance to the airport, pipelines, and railways.

## SITING POLICE AND FIRE FACILITIES

The area for new police and fire stations is based on response time of existing facilities and roads. For police response time, the average arrival on-scene is 6 to 7 minutes.<sup>[1]</sup> The fire response time is 10 minutes, according to the National Fire Protection Association standard.<sup>[2]</sup> Table 5.3 shows the response time for fire-fighting in different demand zones.

For the fire department, the insurance rates increase for areas beyond the buffer of 5 miles, according to the Insurance Services Office (ISO) rating—a classification system for local fire protection for property insurance rating.<sup>[3]</sup> Table 5.4 shows the current Public Protection Classification (PPC) or ISO ratings by community that was received from the State of Texas Fire Marshal's Office. A lower number corresponds to lower insurance rates. To reduce the insurance rate and to enhance the quality of service, the fire departments are recommended to achieve better ISO rating scores.

**Table 5.4** Public Protection Classification (PPC) Rating for Fire Stations

City/Town/ESD	Current PPC	EFF Date
Cleveland	3	9/1/2003
Cleveland OPA*	03/3X	9/1/2003
Daisetta	10-Sep	1/1/2000
Daisetta Fire Department	10-Sep	1/1/2000
Dayton	6	Unknown
Devers	08/8X	8/1/1999
Devers Fire Department	08/8X	8/1/1999
Devers Voluntary FD	08/8X	8/1/1999
Hardin County Esd No 05	05/5X	10/1/2000
Hardin	06/6X	11/1/2015
Hardin Fire Department	06/6X	11/1/2015
Hull	10-Sep	1/1/2000
Kenefick Voluntary FD	10-Sep	11/1/1998
Knight Forest	07/7X	8/1/1999
Liberty	5	2/1/1996
Liberty OPA	05/5X	4/1/1999
Mont Belvieu	3	9/1/2015
Mont Belvieu OPA	03/3Y	9/1/2015
Moss Bluff	9-Sep	9/1/1997
Moss Bluff Voluntary FD	9-Sep	9/1/1997
Moss Hill	07/7X	8/1/1999
Nome	9	10/1/2005
Old River Winfree	10-Sep	1/1/2000
Plum Grove	10	9/1/1997
Raywood	Need ISO survey	6/1/2011
Romayor	Need ISO survey	6/1/2011
Rye	Need ISO survey	6/1/2011
Snake River	07/7X	8/1/1999
Tarkington Voluntary FD	10-Apr	6/1/2011
Zanner Settlement	07/7X	8/1/1999

\*OPA – Outside Protected Classification Area  
Source: State of Texas Fire Marshal's Office

**Table 5.3** Response Time for Fire Fighters in different Demand Zones

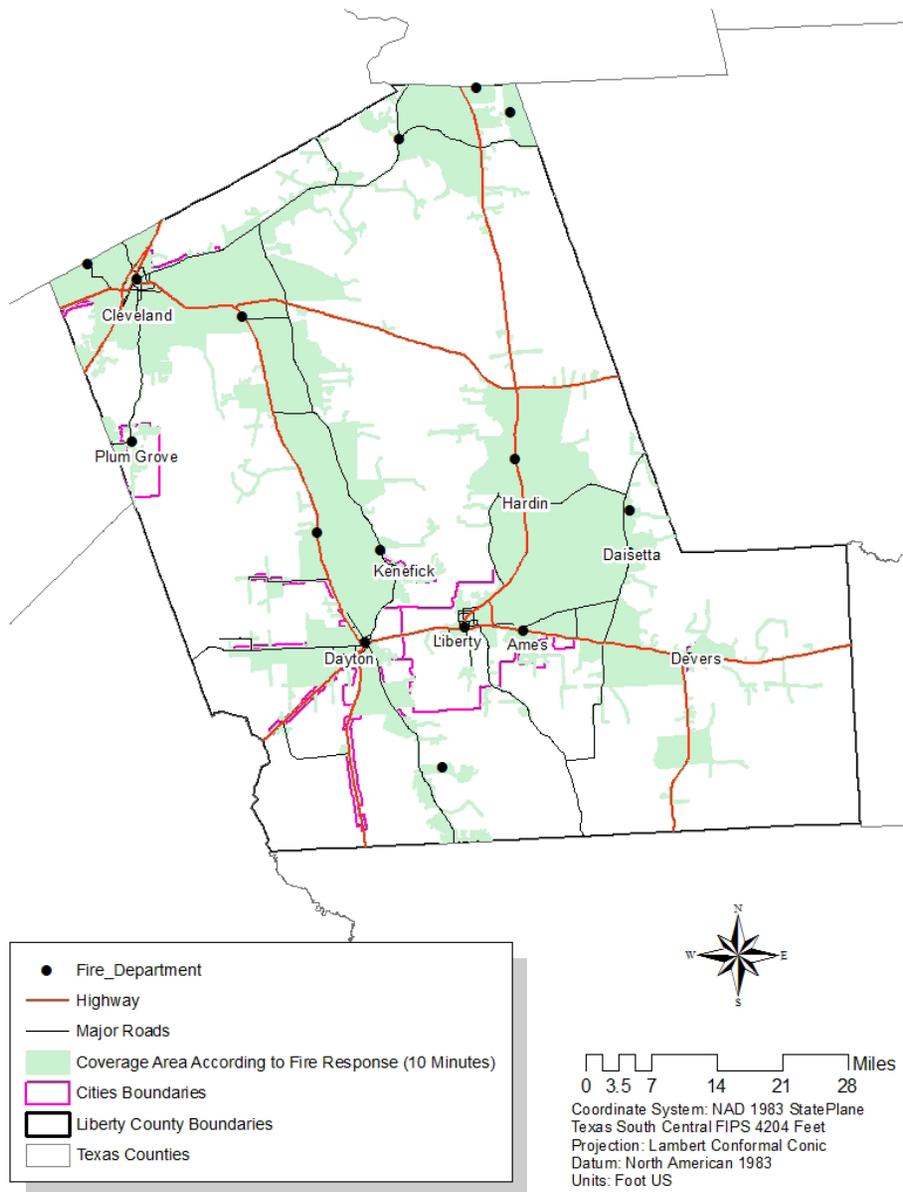
Demand Zone	Demographics	Minimum Staff to respond	Response Time (minutes)
Suburban Area	500-1000 people/square miles	10	10
Rural Area	<500 people/square miles	6	14
Remote Area	Travel Distance >=8miles	4	Directly dependent on travel distance

Source: National Fire Protection Association. NFPA 1720

*The City of Rockwall, TX was able to lower its PPC rating from class 6 PPC in 1988 to class 3 PPC in 2004. Of the PPC rating, 10 is the worst and 1 is the best. With the new PPC rating, homeowners saved from \$56.00 to \$300.00 per year on their insurance premiums based on the insurance carrier and insurance policy. It is worth noting that homeowners can benefit from PPC rating if their insurers use ISO ratings only.*



Figure 5.4 Map Showing Coverage Area According to 10 minutes response time for Police Department



The ISO rating for the County needs to be updated and maintained. Currently, three fire facilities do not have ratings. The Texas Exceptions to the Fire Suppression Rating Schedule can be followed in Liberty County, where maximum points can be obtained by using compressed air foam systems, certified volunteers, and attending or teaching at the firemen's training school at Texas A&M University.<sup>[4]</sup>

The coverage area map, according to the response time, depicts some gaps in fire service, as well as police service. It is recommended to expand new facilities in the county or to strategically place new corridors to cover the underserved areas. Additionally, the county is slated to construct a multi-story judicial facility.

## GOALS & OBJECTIVES

### Goal 5.1

Maintain and add community facilities and services that supports the human capital of Liberty County residents.

**5.1.1** Invest more in educational facilities to provide a higher level of educational services, and address the gaps in the higher education system within the county with only 8.8% with a bachelor degree or higher.

**5.1.2** Expand capacity of existing elementary and secondary schools and construct new schools as needed to accommodate population growth in cities and unincorporated areas.

**5.1.3** Market, attract, and establish health-care and senior centers facilities to meet the needs of the 106% projected increase in the elderly population by year 2035 based on 100% migration scenario (increase from 10,979 in 2015 to 22,612 in 2035).

**5.1.4** Efficiently and strategically place new community facilities, including library, health facilities, and convention centers, near population centers in order to provide a high level of service.

**5.1.5** Design new community facilities' buildings to represent the county's historical and cultural character.

**5.1.6** Facilitate the establishment of a social services support committee, to determine current assets and gaps, which include abuse centers, drug abuse centers, senior centers, foster child care centers, etc.

### Goal 5.2

Enhance emergency response to meet the needs of the 42% projected increase in the population by year 2035.

**5.2.1** Review Public Protection Classification (PPC) or Insurance Service Organization (ISO) ratings for Liberty County Fire Departments/Volunteer Fire Departments, specifically for those departments that have inspections dated before 2014.

**5.2.2** Add additional police officers and facilities to county and coordinate with municipalities to ensure public safety is met.

### Goal 5.3

Adopt environmentally friendly practices that keeps pace with population growth.

**5.3.1** Set initiatives for recycling and apply waste management procedures to maintain a sustainable and healthy county and address the 42% projected increase in solid waste (from around 515,000 pounds per capita per day in 2015 to around 733,000 pounds per capita per day in 2035), as well as the 42% projected increase in wastewater (increase of 3.5 million gallons of water per person per day from 2015 to 2035).

**5.3.2** Set initiatives to address the projected 25% decrease in the remaining available groundwater by year 2040 (17,059 remaining groundwater by 2020 to 12,845 by 2040), the 31% projected increase in the irrigation water shortage by year 2040 (-11,846 in 2010 to -15,555 by 2040), and the 190% projected increase in the municipal water shortage by year 2040 (-1,281 in 2010 to -3,719 in 2040).



---

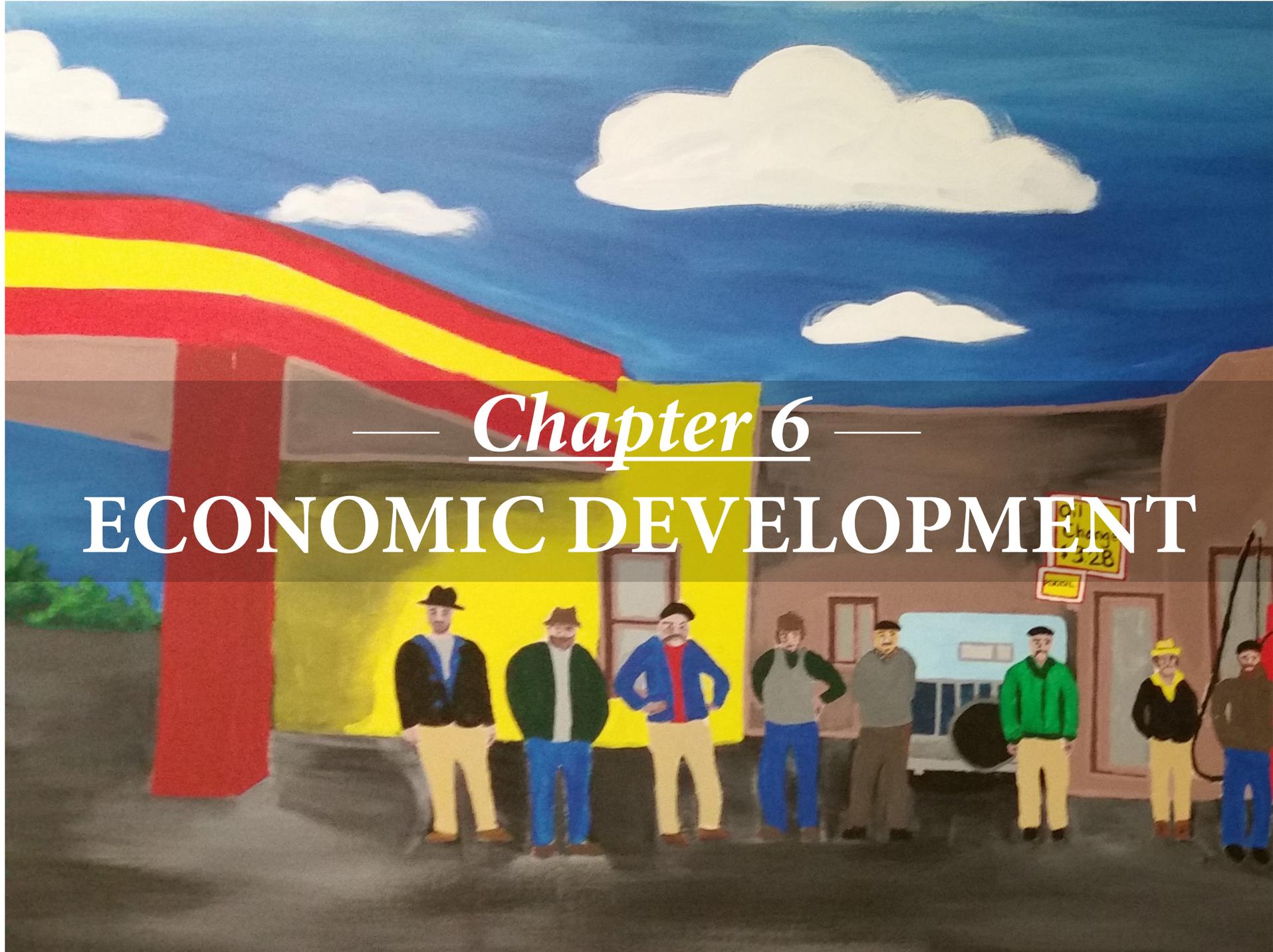
## WORKS CITED

[1] American Law Enforcement. Johannes F. Spreen, Diane Holloway. 2004

[2] National Fire Protection Association. NFPA 1720

[3] Texas Department of Insurance. <https://www.tdi.state.tx.us/fire/fmppcfaq.html#a250097>

[4] Texas Exception to the Fire Suppression Rating Schedule. Edition January, 2015. Insurance Services Office, Inc. 2014



— *Chapter 6* —

ECONOMIC DEVELOPMENT



## FOSTERING BUSINESSES IN OUR COMMUNITY

**E**conomic development has a huge impact on many other aspects of life. Without robust business activity, it's difficult for area residents to find jobs and earn a living to provide for their families and loved ones. Senator Nichols with the Texas Legislature and Jason Ford with the Greater Houston Partnership discussed these points at the strategic planning meeting in January of 2016. Their presentations focused on developing relationships with current business owners and finding opportunities to enhance business activity. More businesses nearby reduces the cost of acquiring the goods and services that people need in daily life, and having the right businesses nearby can help to cultivate the atmosphere that residents desire. When we support our local businesses, we are supporting our people.

*We envision a county as a regional commerce node that fosters economic growth and diversity.*

*“We need to establish an industrial district to better support potential employers in light manufacturing and oil & gas activities.”*

**Chapter Page:** This image represents the people and businesses that grew the county. Today Liberty County seeks to support existing efforts while looking to the future. Mural at the Dayton Community Center.

## CURRENT CONDITIONS

The economy in Liberty County is mainly focused on agriculture and oil extraction—for example, the largest taxpayer in the County is Exxon, which owns 800 acres. However, these two industries alone are extremely susceptible to price fluctuations in commodity trading and thus can make the County’s economy vulnerable to rapid economic downturns. Other areas of specialization are Construction, Transportation, and Public Administration.

The good news is that the County’s economy is becoming more diversified with greater opportunities thanks in part to the County’s location within close proximity to the Houston metropolitan area and Beaumont metropolitan area. By conducting a standard economic base analysis on the County’s employment figures, it becomes clear that the industries most likely to spur local job growth via multiplier effects are Mining and Extraction, Manufacturing, Retail Trade, Other Services, and Public Administration.

At present the fastest-growing industries are mining et al., accommodation and food services, and transportation and warehousing. Meanwhile, the fastest-shrinking are retail trade, agriculture et al., and public administration. Grand Parkway 99 is a great opportunity to increase employment figures and tax base. Increasing the economic tax base is important because the County administration is committed maintaining the existing tax rate and aligning tax abatement policies with the cities in

the County. No matter whether these opportunities are retail or industrial, the forecast looks good.

### Retail and Commercial Conditions

To take a closer look at the “state of retail” in Liberty County, we turn to Esri Business Analyst data for 2015. This proprietary economic analysis service examines consumer spending in various categories and shows which subsectors or groups have “leakages” (i.e., business revenue or tax dollars lost to nearby cities or counties) and which have “surpluses” (i.e., business activity that attracts customers from nearby territories). The goal of economic development is to reduce the leakages and keep the revenue and business activity within the cities and County.

The profile for Liberty County in aggregate shows leakages in almost every group and subsector. The only retail groups that had surpluses were auto parts and tire stores, gasoline stations, department stores, and florists. This indicates potentially huge opportunities for retail trade, both within the cities and in the designated Rural Activity Centers. Business Analyst reports also indicates that the County may be underbanked.

Breaking it down further city by city, Cleveland had modest leakages in clothing stores, and sporting, hobby, music and book stores. Dayton and Liberty combined had large leakages in home furnishing stores, shoe stores, and book and music stores. There were moderate leakages in electronics and appliance stores and luxury goods stores.

**Figure 6.1** The economy of Liberty County is mainly focused on agriculture and oil extraction





**Table 6.1** Recommended Industry and Businesses

Business Activity Solicited	Location	Justification
Mining and extraction	Industrial Parks, ex-urban	Strong multiplier effect
Manufacturing	99 Industrial Park, urban periphery	Strong multiplier effect
Retail Trade	Municipal areas, near residential	Strong multiplier effect, reduced transportation cost, convenience
Transportation, Logistics, Warehousing	99 Industrial Park, multimodal nodes	Basic industry, good outlook with current projects underway, comparative advantage, possible airport location to support IAH

**Multiplier Effect** is a phenomenon in which an increase in spending or initial cost, produces an increase in final income or consumption leading to greater profit.

**Table 6.2** Recommended Retail Businesses

Business Activity Solicited	Location	Justification
Clothing and Specialty Hobby stores	Cleveland	Seal city leakages
Furnishing, Shoe, Media stores	Dayton-Liberty	Seal city leakages
Electronics, Appliances, Luxury goods	Dayton-Liberty	Seal slight city leakages
Food and Beverage stores, Health and Personal Care stores, Clothing stores	Rural Activity Centers	Seal county leakages that are not covered by other city retailers.
Banking services	Cities and Rural Activity Centers	Provide adequate, non-predatory financial services

**Leakage** is the outflow of business revenue or tax dollars lost to nearby cities or counties, leading to loss of capital.

There are surpluses in food services and drinking places within the three cities, as well as department stores, gasoline stations, and auto retailers. Cleveland has numerous retail surpluses, especially in comparison with Dayton/Liberty.

Business Analyst indicates that the largest spending category for Liberty County residents is Housing at 28.4% (20.6% for shelter and 7.8% for utilities), followed by Transportation at 16.1% and Food at 12.2%. The retail, restaurant and entertainment trades make up a combined 19.1% of spending. In all consumer spending categories, the Spending Potential Index is less than 100, indicating that Liberty County residents spend proportionally less than national averages. This may indicate room for increased retail spending. The 2015 median after-tax household income is \$41,880.

### Community Feedback

During community meetings in the fall of 2015, participants had a lot to say about what they'd like to see in terms of economic development. The need for greater variety of retail establishments and medical service providers rose to the top of many lists. One community member voiced a common opinion when she said, "I would really like to see the H-E-B and fresh produce return to Liberty [City]." Another member suggested involving high school and lower age population in entrepreneurial programs.

“My suggestion for entrepreneurial programs in Liberty County is to not only be targeting college-aged students, but high school and lower age groups as well to get them to start their own businesses instead of getting ready to work for businesses.”

In order to attract the desired businesses, meeting participants suggested several strategies:

- Improve the County's marketing campaign and increase coordination between local economic development corporations.
- Improve the infrastructure and aesthetic appeal of the community to make it more enticing, perhaps by creating an industrial district for targeted industries.
- Institute or support programs that provide skills, training, guidance, and mentorship to local residents seeking better job opportunities.

Finally, eco-tourism was put forward as a way to both preserve natural assets and increase the revenues flowing into the County, creating a win-win for businesspeople and naturists alike.

#### Case Study - Conditional Land Grant

*Corsicana & Navarro County, TX offer incentives to businesses that locate within their business parks. They have loans called Conditional Land Grant/Loan which have standard minimums for capital investment and full time jobs created to use. They last about 20 years and over time is forgiven but in the event the investment and/or the number-of-jobs are not retained, the remaining balance of the land grant/loan is due and payable to the city & county.*

#### Case Study - Incentives for Existing Business

*Charleston County, SC provides incentives for existing businesses that want to expand operations in the county. These incentives include sales tax exemptions for some businesses and property tax abatements for 5 years if the business invests over \$50,000 into their facilities, R&D, or creates 75 new full-time jobs.*



### **Case Study - Healthy Food Financing Initiative**

*In 2014, The U.S. House passed the yearly Farm Bill, in it was a provision for the Healthy Food Financing Initiative. This would provide start-up grants and affordable loan financing for food retailers, farmers' markets, cooperatives and others who faced obstacles to delivering and selling healthy foods to underserved markets.*

**Foreign Trade Zones (FTZ)** *are adjacent to a United States Port of Entry such as a seaport. These are geographic locations that provide incentives such as withholding tariffs on local businesses conducting international trade that can therefore create and retain employment and capital investment opportunities that result from those.*

### **Case Study - Type B Sales Tax**

*Athens, TX has a Type B sales tax that goes to fund industrial development projects, such as business infrastructure, manufacturing, research & development, and job training classes. Texas Local Government Code allows for the creation of this type of corporation by cities after the voters approve additional sales tax.*

## **INCREASING EMPLOYMENT OPPORTUNITIES**

Liberty County residents see a need to increase employment opportunities. The County should continue to diversify the economic base to increase resiliency against economic downturns and commodity price fluctuations. This means Liberty County and the cities should focus on industries that are particularly important to the larger region. Mining, extraction, manufacturing, retail trade, and transportation and warehousing are strong industries for the County (Table 6.1). The County should also seal up retail leakages discussed above. There do not seem to be any major leakages in restaurant and drinking places, so mixed-use and commercial development should focus primarily on retail and service options (Table 6.2).

### **Industrial Districts**

“[T]he way you grow an economy is you bring industry. With industry, retail follows and all the support businesses to that industry follow as well,” stated the Liberty County Judge Jay Knight, in South Liberty County Quarterly, Fall-Winter 2015.

In alignment with the statement, the County should take full advantage of the Grand Parkway 99 project and create an industrial park near the junction of Grand Parkway 99 and US Highway 90 along with other areas in the County (Figure 6.3).

The types of business activity sought are summarized in Table 6.2. The Economic Development Map also suggests industrial use along Grand Parkway 99 because of the proximity to the Sjolander railyard, which is slated for expansion—not to mention the two major road connections (State Highway 146 and soon-to-be Grand Parkway 99) that go directly to the Port of Houston. The County or City of Dayton can also target Big Box store distribution centers or light manufacturing companies for the industrial park or nearby area that has utilities already installed. One strategy might be to create Foreign Trade Zones (FTZ) for industrial parks to get extra benefits. Another strategy might be for the City of Dayton to work with the Gulf Inland Logistics Park to establish a ‘tax increment finance’ (TIF) zone that will provide funds to maintain the area. TIF zones can also fund utility expansion projects to attract more industrial entities to the park. Also, consider establishing penalties for businesses that take the tax incentives within the TIF district and then leave or file for Chapter 11 bankruptcy protection.

The County and cities should also consider an airpark district with non-turf runways located in Liberty County for freight and general aviation uses while avoiding Houston- IAH airport Class B airspace. Greenville, TX has a Business Airpark that offers amenities such as fast-track permitting, an enterprise zone (includes local and state incentives), flexible platting, and nearby utilities, to name a few.

Figure 6.2 Broadband Service Inventory from Connected Texas (Advertised speeds of at least 10Mbps Downstream and 1.5 Mbps Upstream)

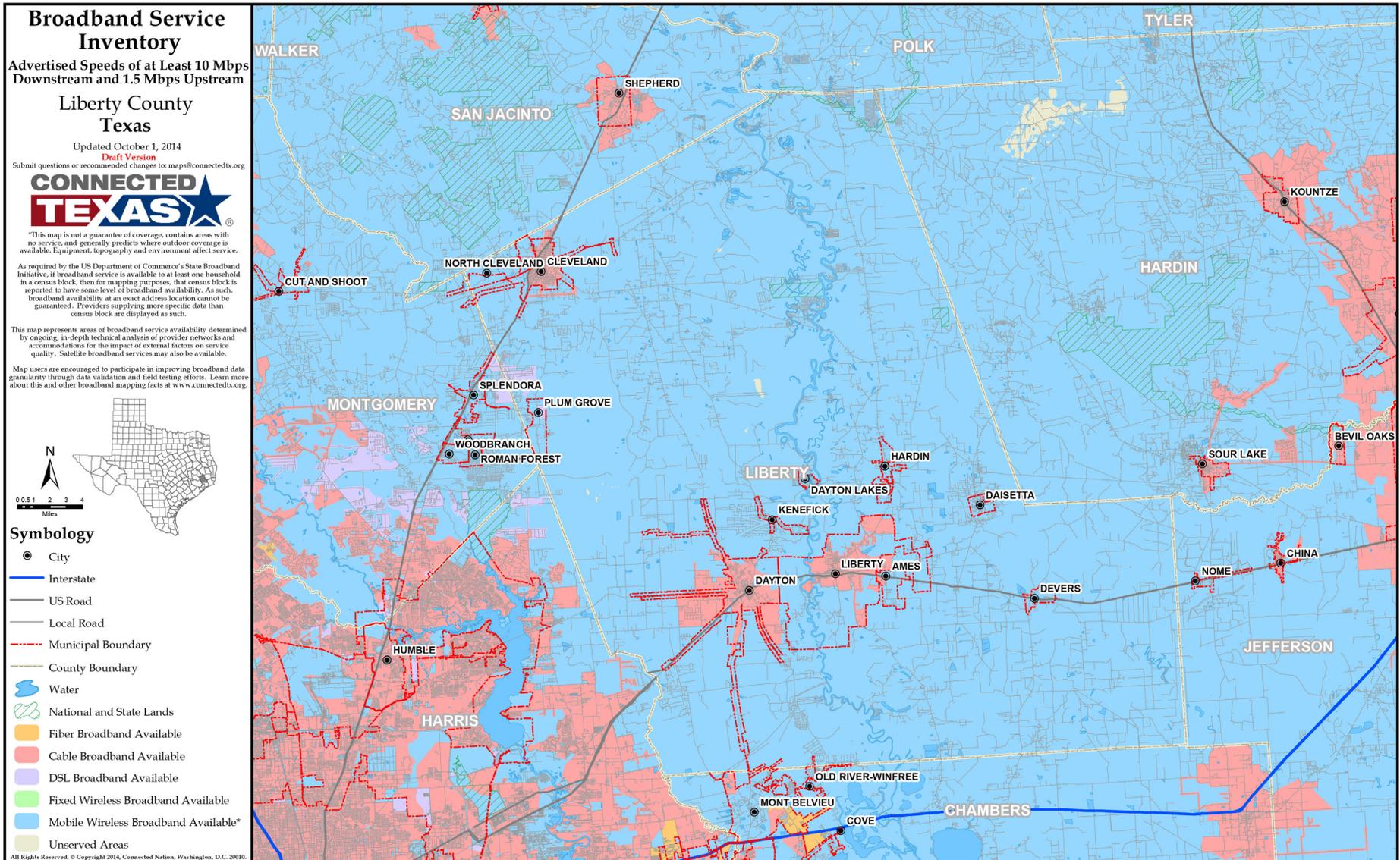
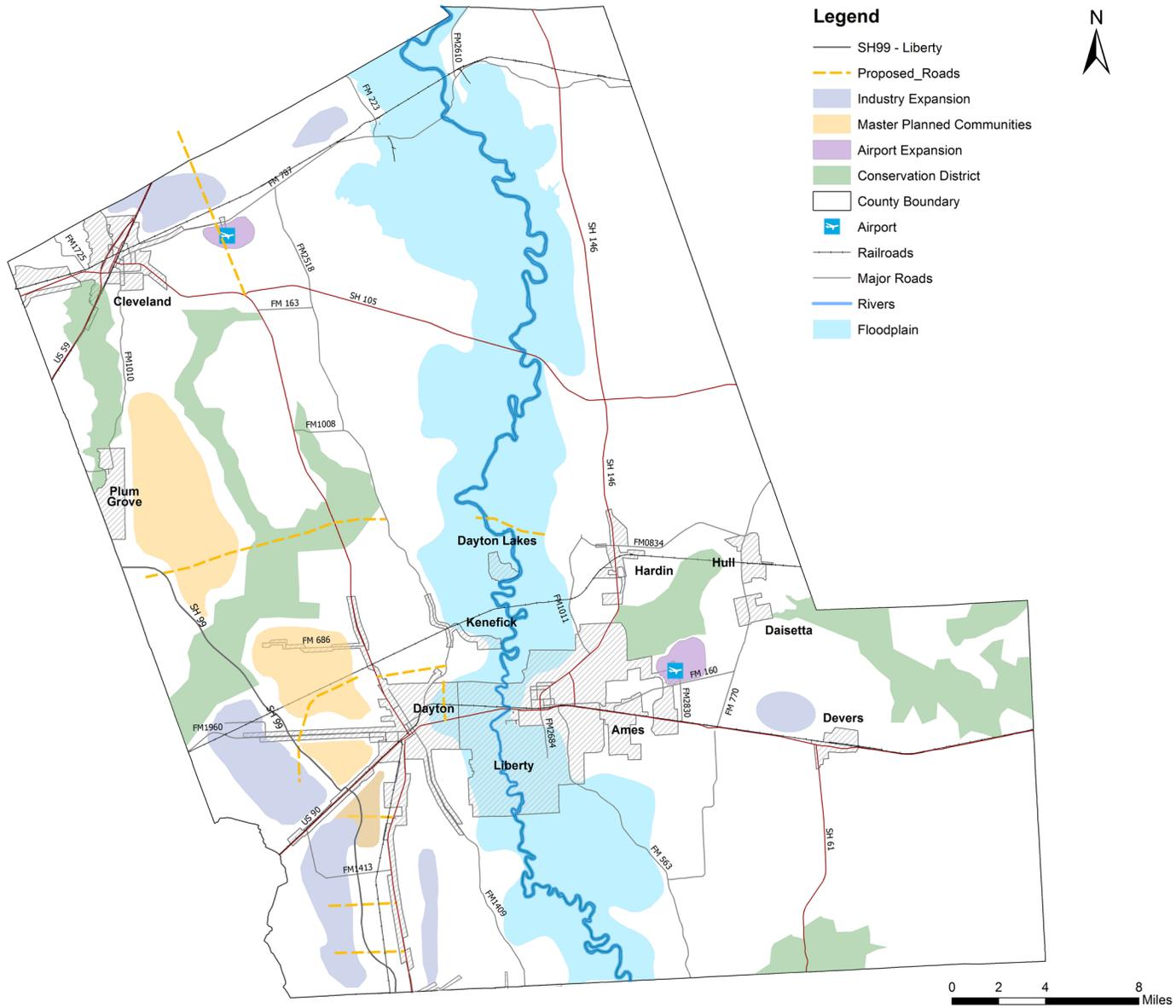




Figure 6.3 Economic Development Map (also see Chapter 3)



## Attract Businesses

Liberty County should attract new job-creating businesses to accommodate growth projections and to support a diverse economy. One way to attract businesses is to prepare areas with adequate infrastructure. Liberty County should expand utilities to support growth. The County can partner with local SUDs and MUDs to supply newly developed areas (i.e. SW Liberty County) with adequate utilities such as water, wastewater, and electricity. Other infrastructure investments include expanding broadband/fiber internet services to unserved areas and working with providers to increase download speeds. According to Connected Texas, since 2010 broadband has increased significantly in the County, but (as seen in Figure 6.2) there are still slow internet speeds, which may detract some businesses. Expanding

broadband and internet speeds will also increase the number of home-based workers and telecommuters, providing additional options for businesses and families. Additionally, the County should ensure private solid waste contracts are up to date and public works departments are properly funded to carry out future projects such as installing landscaping or cleaning streets up.

Another strategy is to effectively market the County as an ideal location for new businesses in the Houston metropolitan area, especially in proximity to roads and rail lines and nearby Houston IAH airport. The Local Economic Development Corps and local Chamber's of Commerce can cooperatively work together to produce materials, brochures, a website, etc. that promote Liberty County as a business-friendly environment with a low cost of living. The County and cities should

### Case Study – Rural Tourism & Eco-Friendly Industrial Parks

*Rural tourism is an economic boon for some regions. This case study focuses on wine tasting tours in southern Illinois and how the tourism business is developed and maintained in these rural areas. These host communities can hold festivals or tours that create opportunities for employment or entrepreneurial activity and sources of local tax revenue for the community which could in turn be used to revitalize the community.*

Source: <http://www.joe.org/joe/2010october/rb4.php>

*Eco-Friendly Industrial Parks (EIP) are highly profitable, competitive, and of course environmentally friendly. These parks are based on principles to be socially responsible, ecologically sensitive, and economically advantageous. Sustainability performance is a top priority for these kind of parks. These parks are generally guided by land use regulations. From this guideline, the case study is the Hinton EIP located in Hinton, Alberta, Canada.*

Source: <https://www.planning.org/divisions/environment/guidebook/pdf/Innovistaguidelines.pdf>

*An example closer to home in Austin, Texas, will be converting a landfill into an environmentally friendly industrial park. This development is focusing on the recycling and reuse industry for the site's tenants. The city would like to draw in companies that focus on reaching the city's goal of creating a zero waste community. The development is scheduled for completion in 2016 and starts leasing in 2017.*

Source: <https://nextcity.org/daily/entry/austin-landfill-turn-into-eco-friendly-industrial-park>



**Figure 6.4** The Trinity Wildlife Refuge is a beautiful asset for Eco - Tourism



work together to facilitate economic investment by making their regulations predictable and consistent. For instance, permitting processes and requirements call all be in line or the same so developers are assured that wherever they build, they will have a similar streamlined process.

## SUPPORT LOCAL ECONOMIC ASSETS

The County should also protect and support local businesses and other economic assets in the County. In particular, the community and the County economic development committee aim to strengthen existing businesses and eco-tourism in the County.

### Local Businesses

The existing local businesses are the backbone of the County. To properly support their efforts, a thoughtful approach with local businesses should take place. First, County officials, city officials, chambers' of commerce staff should visit with local businesses and listen to their needs. Through this process a better understanding of economic priorities might emerge. The County should develop and maintain an inventory list of all businesses in the County, with needs identified. Annually or semiannually the County, with local newspapers or other media outlets, can produce a brochure which 'spotlights' businesses in the County. Also, to further show appreciation for local businesses, the County can host an annual appreciation event that would become a new and beloved tradition of the community.

Other programs might include partnering with the Chambers' of Commerce to start a campaign to promote "buy local" or "Small Business Saturday." Also, local tax breaks and incentives can apply to "established businesses" for each person they hire that lives in the County, further investing in the people of Liberty County.

### Utilizing our Natural Assets

Liberty County has the opportunity to nurture ecotourism as a viable business activity. This component of economic development is described in greater detail in Chapter 7: Environment and Open Spaces.

First, the County and other entities should work alongside the Texas Parks & Wildlife and other nature based organizations to host annual festivals, bird watching, and/or nature walks along hiking trails. Annual events are a great way to start a tradition of local stewardship as well as promote the County throughout the region as an ecotourism destination.

Second, a large part of ecotourism in the County includes fishing and hunting sporting activities. The County and other entities should promote and market deer leases and fishing areas throughout the region and state to bring in more outdoor sporting tourists.

Ecotourism activities can also include visiting farming and ranching establishments. Farming is a culturally significant part of the County and can be used to teach urban populations about healthy eating, farming practices, and land stewardship.

Local farmer's markets can also play a critical role in supporting local small grower's crop production and healthy eating lifestyles.

## A WELL-TRAINED AND COMPETITIVE WORKFORCE

Another recommendation is having a well-trained or educated workforce to increase opportunities for citizens. This can be supported via public programs like Texas Workforce Solutions or partnering with local education providers like the newly established Lee College within Liberty County. The creation of an entrepreneurship mentoring program is also recommended to keep pace with and balance against current trends for growing self-employment and casual or short-term work contracts.

**Figure 6.5** Lee College supports the workforce in Liberty County



### Case Study - The Colonel James Morgan New Washington Prairie Project

*City of Morgan's Point, TX is adopting a master plan to convert a previously underutilized 50 -acre of land into a recreational open space for the community. The redevelopment plan proposes recreating the native Texas coastal prairie by restoring the system of native plants and trees. The area is intended to serve as a natural buffer for the residential areas from the busy the commercial areas and the shipping Port of Houston. The open space offers passive recreational opportunity through systems of walking trails, overlooks, play spaces, picnic areas, and ponds. In addition, it symbolizes the story of the settlement and founding of Morgan's Point through historical interpretation provided by the design of the master plan. The City is planning to partner with private companies and community organizations for the development of this proposed project.*

Source: <https://oaktrust.library.tamu.edu/handle/1969.1/157549>



## GOALS AND OBJECTIVES

### Goal 6.1

Increase employment opportunities for Liberty County.

**6.1.1** Create light industrial parks with high transportation accessibility and attractive infrastructure and facilities west of proposed Grand Parkway 99 and south of FM1960.

**6.1.2** Attract new job-creating businesses to Liberty County to achieve a 15% job increase over projections (3,300 more jobs by 2025, 7,000 more jobs by 2035).

### Goal 6.2

Support the existing economic assets.

**6.2.1** Support local businesses in the County to ensure that they remain part of the market and further their growth

**6.2.3** Increase eco-tourism and rural scenic tourism activity to boost Park visitor counts by 30% over historical trends.

**6.2.2** Promote farmers markets to buy locally grown fruits and vegetables

### Goal 6.3

Establish programs to support a robustly skilled and competitive workforce.

**6.3.1** Establish partnerships with area vocational and technical training providers to develop coordinated training programs in high-growth fields like healthcare occupations.

**6.3.3** Provide career guidance and assistance to community residents by creating a center that supports job fairs, scholarship search assistance, interviewing skills training, professional attire exchange, etc.

**6.3.2** Encourage entrepreneurial talents within the County through a mentorship program to students of all ages.



*Chapter 7*  
ENVIRONMENT AND  
OPEN SPACE



## ABUNDANT IN NATURAL ASSETS

**T**he natural resources of the county are abundant and rich, as described in the Liberty County State of Community Report 2015. The natural environment is the county's greatest asset, and improves quality of life through outdoor recreation, ecotourism, and stewardship for the land. The natural environment also poses threats, through inland flooding, hurricane storm surge, and wildfire risk. Guiding development of people and places away from known hazards will increase quality of life and reduce loss of life and investments in the future.

*We envision a county abundant in natural, environmental, and wildlife resources that are protected and carefully managed to ensure the integrity of the ecosystem as the county grows.*

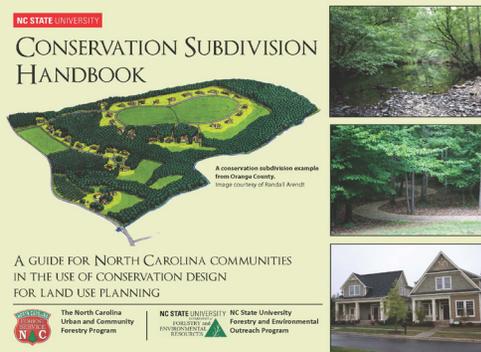
“Fishing and outdoor recreation is a big part of life here in Liberty.”

“We should emphasize the conservation aspect more. It is an asset! We are still relatively unspoiled, compared to the Houston area, and can capitalize on these opportunities.”

“Before we can protect the environment we almost need to go down to the root of the value and make sure people know the value of our natural environment.”

### Conservation Subdivision Handbook

North Carolina State University has developed a handbook to help municipalities include conservation in their zoning ordinances and subdivision regulations. There are a host of examples and case studies from Randall Arendt, author of *Rural by Design*. <http://content.ces.ncsu.edu/conservation-subdivision-handbook>.



## STEWARDSHIP OF NATURAL ASSETS

A key component of the Future Land Development Map (see Chapter 3: Development Considerations) is conservation areas of floodplains, wetlands, and priority habitats. Conservation areas should have very low density and infrastructure investments should be avoided. Figure 7.1 identifies parcels within critical conservation areas (See Appendix ). The county and municipalities should develop regulations in coordination with landowners, and state and federal parks authorities to ensure development sensitive to conservation areas.

### Managing the Floodplain

During the development of this plan, from May of 2015 to May of 2016, five disaster declarations were made for Liberty County due to flooding. Because significant growth is expected, it is imperative the County and municipalities work together to decrease flood risk. The conservation areas of the Future Land Development Map reflect flood hazards in the community. Avoiding construction in floodplains is one of the most effective ways to lessen flood impacts. Conservation easements and acquisitions of highly floodprone properties across the county will limit development in these areas. Cities can also take advantage of conservation subdivision techniques or transfer of development rights.

As part of the Target Liberty Project, students within the TTC program developed the Liberty County Master Drainage Plan 2015. Within the

plan, three Low Impact Development (LID) techniques—permeable pavement, rainwater tanks, and swales or rain gardens—were used to offset future development impacts on flooding. The plan recommends setting aside 10% of new development for LID techniques. These techniques, along with stormwater management capital improvements will be necessary to offset future development which results in more impervious surfaces and more stormwater runoff.

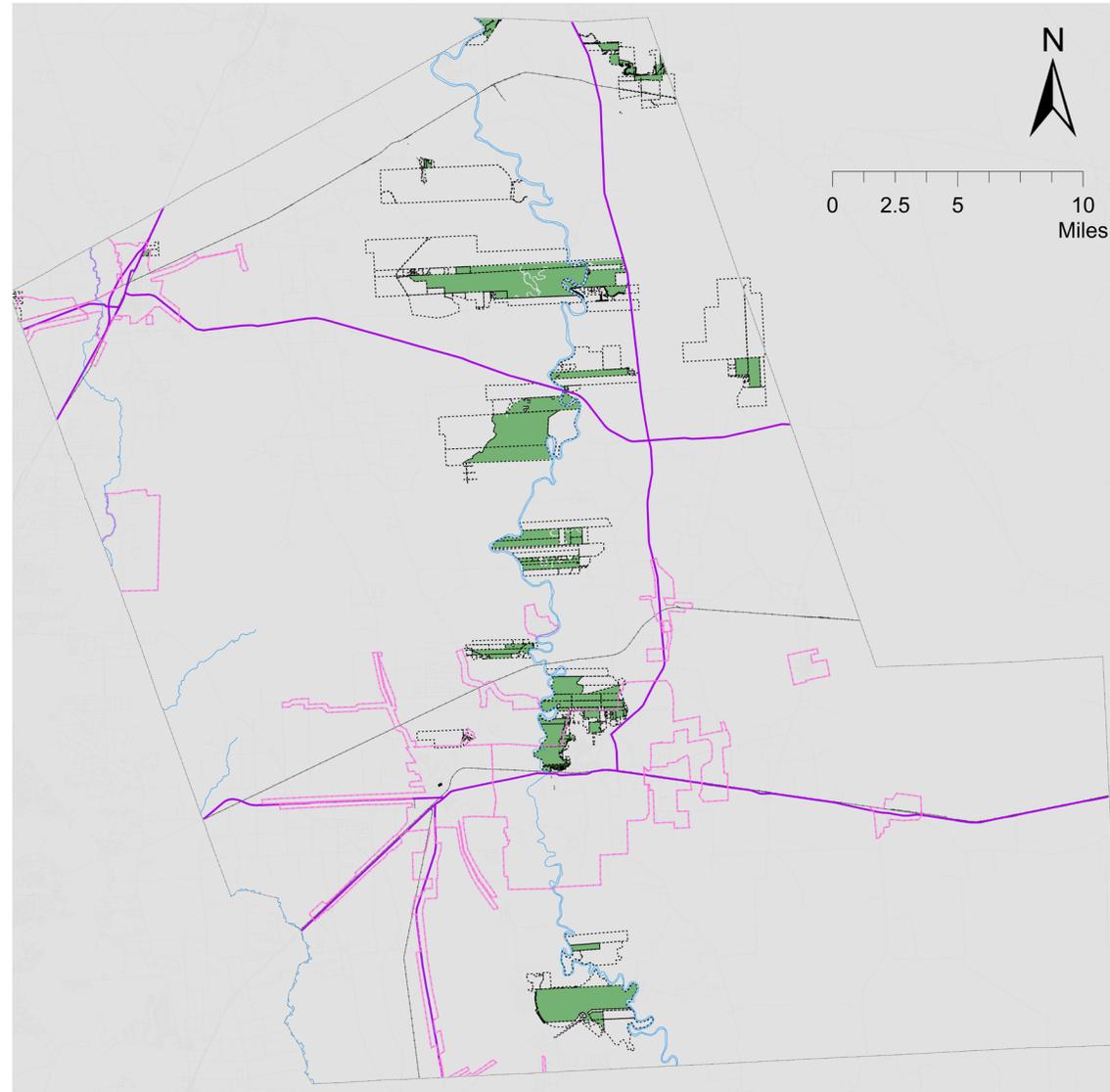
### Education

The history and culture of Liberty County has been tied to the land through farming, ranching, hunting and fishing. To preserve the heritage and connection to the land for future generations, education and awareness of the natural resources is important. Educational programs and awareness of conservation efforts should be in line with federal and state agency’s goals and desired outcomes. Such educational opportunities can be incorporated into schools and as a strategy for ecotourism.



Figure 7.1 Landownership in Critical Conservation Areas in County

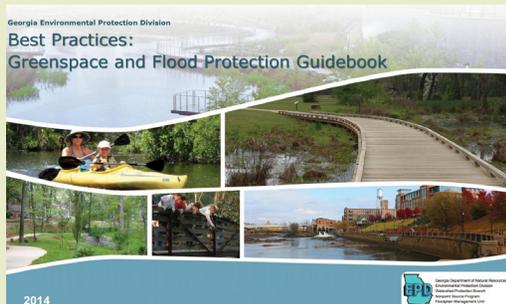
Land Ownership in Critical Conservation Area  
Liberty County, Texas



### Best Practices: Greenspace and Flood Protection Guidebook

*The Georgia Environmental Protection Division has developed a guidebook with best practices for floodplain protection advocating linkages between floodplain preservation and greenspace protection. It guides the user through the process of land acquisition to funding, designing and maintaining the greenspace. The guidebook focuses on best practices with various examples of communities that have adopted preserving floodplain as greenspace with compatible recreational uses.*

[https://epd.georgia.gov/sites/epd.georgia.gov/files/related\\_files/site\\_page/EPDGreenspace-Flood-Guidebook.pdf](https://epd.georgia.gov/sites/epd.georgia.gov/files/related_files/site_page/EPDGreenspace-Flood-Guidebook.pdf)



## PARKS AND RECREATION

Every community should have access to a variety of different park types, which range in size and use. Table 7.1 outlines the criteria used to evaluate size and service of the current parks in Liberty County. Table 7.2, identifies some gaps in access to park types in Liberty County. The most prominent park need in the County is well-maintained Neighborhood and Community sized parks. Greenways should also be considered along creeks, rivers, and other flood prone areas. Highway 90 between Liberty and Dayton currently functions as a greenway.

The identification of possible park locations in the three major municipalities is displayed in Figures 7.2-7.4. The criteria for delineating new park locations were the presence of vacant parcels and 0.25 miles from residential areas. The park locations are located away from the cities' industrial areas. In all three maps, an existing major park is illustrated to show its proximity to proposed park opportunities.

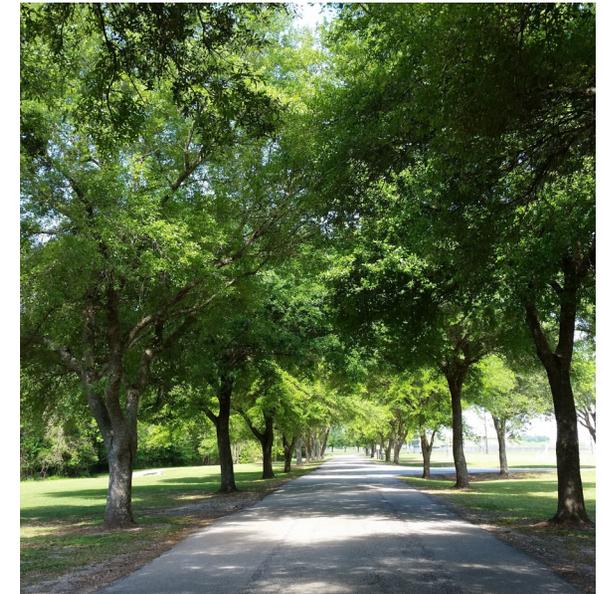
### Connectivity

In order to increase ecotourism, a thoughtful plan to improve the connectivity of open space in Liberty County is an important factor. To increase the appeal to cyclists and others to the county, 'destinations', such as public

park land trail heads, rest stops, local retail establishments, etc., could be strategically located along greenway paths. 'Greenways' can enhance the natural appeal of the county and connect to new residential subdivisions and link to existing and new parks.

A network of connected parks, trails and bike paths along the creeks, the river and the tributaries could be a strategy for floodplain preservation subsequently protecting properties from flood damages. With proper planning and design floodplain management areas are compatible with public recreational spaces.

**Figure 7.2** Connectivity of existing parks to new parks and trails can enhance natural appeal



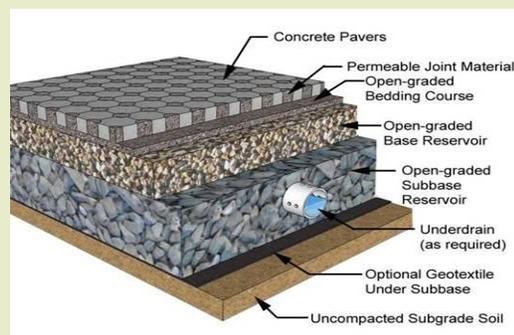


**Rain Gardens** are dry, vegetated detention ponds that filter and store excess water temporarily to reduce peak runoff. Targeted areas: parking lots, highway medians, and community parks

**Rainwater Tanks** Rainwater tanks capture stormwater from rooftops through a gutter system that funnels into a storage tank thus detaining water that would otherwise contribute to sub-watershed peak flow. Targeted areas: large square footage structures, community facilities, residential

**Permeable Pavements** Permeable pavements allow water to infiltrate through surfaces that would normally be impermeable. Pervious surface treatments reduce the risk of stormwater runoff, retaining the water sub-surface as it gradually infiltrates the soil. Target areas: parking lots, driveways in residential neighborhoods, and even fast food restaurant drive-throughs.

How Permeable Pavement Functions:



## Marketing Assets

A key recommendation is to capitalize and market the natural assets that currently exist in the county. Marketing should be coordinated with federal and state agencies to promote outdoor recreation and habitat awareness and align tasks with efforts that are already taking place. Working with partners in the Houston metropolitan area to promote ecotourism will be an important component to attracting day trips and weekend excursions to the county from the Houston area.

## Low Impact Development

Low Impact Development (LID) techniques is the best management practice to keep the water on site. It is a part of the subdivision ordinance and developers must justify if LID can't be used in designs. The Village of Springbrook Farms in Pennsylvania created a community that infiltrates 100% of stormwater on site without impacting adjacent properties. The main design goal was to distribute stormwater runoff throughout the site by percolation and infiltration. Pervious asphalt, vegetative swales, rain gardens, and detention basins connect across 60 acres in Low Impact Development.

Source: <http://www.stormwaterpa.org/low-impact-development.html>

**Figure 7.3** The marketing the natural assets of the County can promote ecotourism



**Table 7.1** Parks and Open Space Classification

Classification	General Description	Size and Service Area
<b>Neighborhood Park</b>	Neighborhood parks are the basic units of the parks system and serve a recreational and social purpose. The focus is on informal recreation.	Typically 5 acres or more; 8 to 10 acres preferred with 3 acres the desired minimum size. Service area is one-fourth to one-half mile uninterrupted by major roads and other physical barriers.
<b>Community Park</b>	Serves a broader purpose than neighborhood parks. The focus is on meeting community-based recreational needs, as well as preserving unique landscape and open spaces.	Varies, depending on function. A minimum of 20 acres is preferred, with 40 or more acres optimal. Service area can be a community wide or several neighborhoods in given area of the community.
<b>Large Urban Park</b>	Large urban parks are generally associated with urban centers with large populations. The focus is on meeting wide-ranging community needs and preserving unique and sometimes extensive landscapes and open space	Varies depending on circumstances. A typical minimum size is 50 acres.
<b>Athletic Complex/Facility</b>	Consolidates programmed youth athletic fields and associated facilities to fewer strategically located sites throughout the community. Also can provide some neighborhood use functions	Varies, with 20 acres or more desirable, but not absolute. Optimal size is 40 to 80 acres.
<b>Greenway</b>	Lands set aside for preserving natural resources, remnant landscapes, and opens pace, and providing visual aesthetics/buffering. Also provides passive-use opportunities. Ecological resource stewardship and wildlife protection are high priorities. Suitable for ecologically sensitive trail corridors.	Varies depending on opportunities
<b>Parkway</b>	Linear park-like transportation corridors between public parks, monuments, institutions, and sometime business centers. Can be maintained green space or natural in character.	Varies
<b>Special Use</b>	Covers a broad range of parks and recreation facilities oriented toward single-purpose uses, such as a nature center, historic sites, plazas, urban squares, aquatic centers, campgrounds and golf courses.	Varies, depending on need
<b>Park-School</b>	School sites that are used in concert with, or in lieu of, other types of parks to meet community park and recreational needs. School sites often provide the majority of indoor recreational facilities within a community.	Varies, depending on specific site
<b>Private Park</b>	Parks and recreation facilities that are privately owned, yet contribute to the public park and recreation system	Varies
<b>Regional Parks and Reserves</b>	Larger-scale regionally based parks and open spaces that focus on natural resource preservation and stewardship	Typically a minimum of 500 acres and service area is regional generally encompassing several cities.

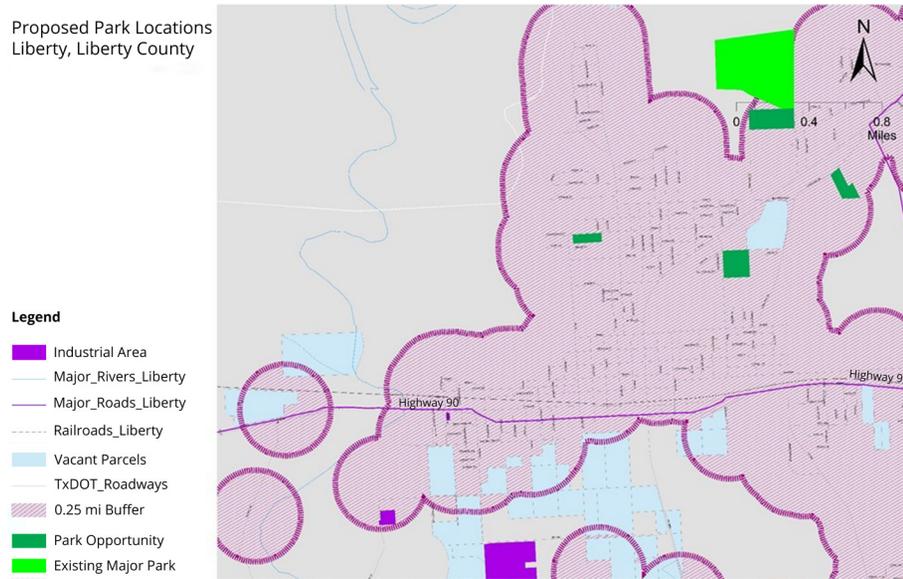
Source: American Planning Association, Steiner, F., & Butler, K. (2006). Parks and Open Space. In Planning and Urban Design Standards.



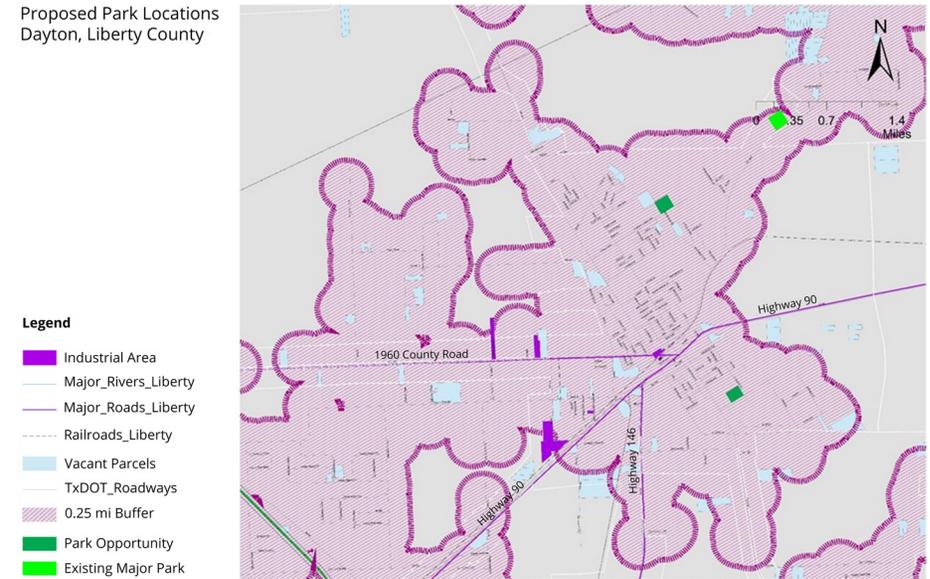
**Table 7.2** Gap Identification in Liberty County

Classification	Liberty	Dayton	Cleveland
Neighborhood Park		Henderson Day, Dayton City Park	Stancil Park, Campbell, Cleveland Old City Park
Community Park	Travis Park		
Large Urban Park			
Athletic Complex/Facility	Liberty Municipal, Liberty Stadium	Sawmill Road Park, Daniels Park	Sam Wiley, Municipal Sports Park
Greenway			
Parkway	X	X	
Special Use	Magnolia Ridge Country Club		
Park-School	Liberty HS/MS	Woodrow Willson MS, Dayton HS	Cleveland HS, Southside ES
Private Park			
Regional Parks and Reserves	Trinity River National Wildlife Refuge	Trinity River National Wildlife Refuge	Davis Hill State Park, Sam Houston National Forest

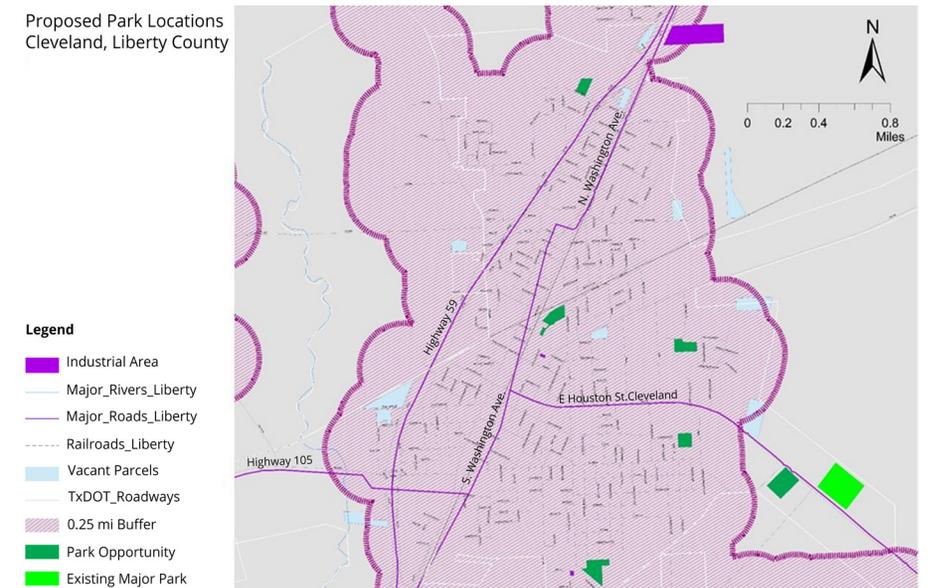
**Figure 7.4** City of Liberty Parks Analysis



**Figure 7.5** City of Dayton Parks Analysis



**Figure 7.6** City of Cleveland Parks Analysis





## GOALS & OBJECTIVES

### Goal 7.1

Protect and preserve natural environment.

**7.1.1** Coordinate with municipalities in the County to guide development based on the Future Development Map (see Chapter 3: Development Considerations) to mitigate flood hazards.

**7.1.2** Coordinate with municipalities in the County to guide development based on the Future Development Map (see Chapter 3: Development Considerations) to protect habitats.

**7.1.3** Encourage educational programs on the protection, conservation management, and appropriate use of Liberty County's natural resources for local residents and visitors.

### Goal 7.2

Enhance emergency response to meet the needs of the 42% projected increase in the population by year 2035.

**7.2.1** Coordinate with local and regional partners on park land needs assessments, land acquisition costs, and funding to ensure access to recreational opportunities.

A photograph of a tree-lined residential street. The street is paved and runs straight into the distance. On both sides, there are large, mature trees with dense green foliage. In the background, a brick house with a gabled roof is visible. The sky is blue with some light clouds. A semi-transparent dark horizontal band is overlaid across the middle of the image, containing the chapter title in white text.

*Chapter 8*  
**HOUSING**



## DIVERSE ARRAY OF RESILIENT HOUSING OPTIONS

*In accordance with the State of Community Report and voiced opinions of residents during community outreach meetings, this chapter will ensure that there is equitable access to resilient, high-quality housing to promote an overall increase in the quality of life. Several key housing topics have been identified and include:*

- *Greater range of housing options;*
- *High-quality, affordable housing;*
- *Shelter for the County's homeless population;*
- *Housing for the County's children in the Foster Care Program; and*
- *At-risk housing stock in the floodplain and areas that have flooded in the past.*

*We envision a county with a rich variety of housing options and low cost of living.*

*“We need more housing options in the county that are built to a certain quality standard.”*

**Table 8.1** Housing Demand Calculations

<b>Work Table: Projected growth in dwelling units</b>	
Projected Population: Year 2035 (people)	118,252
Current Average Household Size (people/household)	3.28
Projected Unadjusted Housing Need: Year 2025 (DUs)	36,052
Vacancy Rate (percentage)	2.00%
<b>Projected Housing Need: Year 2035 (DUs)</b>	<b>36,788</b>
Existing Housing Stock: Year 2015 (DUs)	28,910
<b>Housing Losses:</b>	
Fire, etc. (DUs) (0.99%)	29
Urban renewal, etc. (DUs) (0.16%)	46
Conversion to nonresidential use (DUs) (0.29%)	84
Abandonment (DUs) (0.059%)	17
Other (DUs) (0.676%)	195
<b>Total Estimated Losses from Existing Stock (DUs)</b>	<b>371</b>
<b>Existing Housing Stock Retained by 2035 (DUs)</b>	<b>28,539</b>
<b>Additional Housing Stock Required by 2035 (DUs)</b>	<b>8,249</b>

## INCREASING THE RANGE OF HOUSING OPTIONS

The County and its incorporated cities will need to adopt policies to increase the range of available housing options to meet the growth demand that will occur over the next 20 years (see Table 8.1 below for housing demand calculations). Planning for this demand (8,249 new dwelling units) and providing adequate housing options will ensure that high quality and attractive developments are built. If the existing trends of owner/renter occupied percentages within Liberty County continue (see Figure 8.1), 67% of the anticipated 8,249 dwelling unit growth will likely be owner-occupied housing units, or approximately 5,527 dwelling units. Similarly, renter occupied dwelling units would account for 19% or approximately 1,567 dwelling units of the anticipated demand. Currently, 62% of the housing stock is single-family homes, 6% is multi-family homes, and 32% is manufactured homes—far more than the state average (see Figure 8.2 and State of Community Report).

Based on current percentages, by 2036 we expect 5,114 dwelling units or more devoted to single family-housing. Similarly, multi-family dwelling units should increase by 495 dwelling units of the anticipated demand. During community outreach meetings, several residents expressed their concerns about providing multi-family housing stock and one resident explained, “I cannot support the idea of adding multi-family housing stock.” Upon further conversation, her reservations about multi-family housing were because she thought they would attract unwanted blight and crime.

However, she and other residents thought that multi-family housing in the form of duplexes and other lower density developments throughout a community and not concentrated together would limit future blight and crime. In addition, demand for multi-family and renter-occupied housing options should be distributed among the incorporated areas of the County to lessen the concentrations of multi-family housing. Additionally, because there is a large supply of manufactured homes in the County, focusing housing development on this housing type would not diversify the housing options residents seek and pose a threat to disaster resiliency for flooding and hurricane damage.

To prepare Liberty County for additional residential development, the County should work closely with developers to guide them toward areas positioned to accommodate responsible growth out of flood prone areas, as seen in the Future Development Map and Economic Development Map of Chapter 3. Housing should primarily focus on the current cities for services, while lower density housing would be more appropriate in the unincorporated areas of the County. The County expects some master-planned communities near Grand Parkway 99 as well. Beyond new, large communities, the County and cities could encourage infill development in vacant parcels throughout the incorporated cities. Consistent regulations—whether in zoning and plat regulations or building codes—all contribute to facilitating growth. The County could work with the cities to establish a streamlined regulatory process that results in faster development permits, while maintaining high quality construction.



## Case Study - Rapid Disaster Recovery Housing

The RAPIDO program is a housing and social services program to respond to housing disaster recovery faster, cheaper, and with greater choice. The program includes general recommendations for improving disaster housing recovery processes for homeowners as well as more specific recommendations in design and construction. The RAPIDO pilot program uses a temporary-to-permanent housing strategy that installs a “core” temporary housing unit to a

The Carolina house, a RAPIDO demonstration home ; Location: Lower Rio Grande Valley



Source:<http://www.bcworkshop.org/posts/rapido-pilot-program>

family's property, then through collaboration with the family, trained designers, architects, and local contractors, is expanded and customized to meet each family's needs. The “core” is an expandable one-bedroom house. A permanent three-bedroom RAPIDO house can be built for \$69,000, almost half the price of a federal replacement house. The demonstration project began in January of 2014 and has built 20 houses in Lower Grand Valley.

Below are some examples:

The Carolina house, inside the home; Location: Rio Grande Valley



Source:<http://www.bcworkshop.org/posts/rapido-pilot-program>

In addition, SustainABLEhouse utilizes design to provide affordable single-family housing that is durable, efficient and contextually appropriate to the needs of the residents and the community. The project is to enhance the vitality of neighborhoods by infilling vacant lots and building more variability of housing. The process is accomplished by creating and strengthening partnerships between home designers, builders and community organizations engaged in the process.

Rapid housing recovery pilot program process: Core and Expanded house



Source:[http://static1.squarespace.com/static/5248ebd5e4b0240948a6ceff/t/55b7f9c5e4b0e8456a66a50a/1438120389170/TG01\\_CORE.pdf](http://static1.squarespace.com/static/5248ebd5e4b0240948a6ceff/t/55b7f9c5e4b0e8456a66a50a/1438120389170/TG01_CORE.pdf)

## INCREASED QUALITY AFFORDABLE HOUSING

Similarly, another topic identified is the need for increased high-quality, yet still affordable housing. One resident expressed their agreement when they stated, “I like the idea of providing affordable single-family detached housing at the price point of at or below 30% of annual incomes.” For the purposes of this chapter, “affordable” is defined as rent or mortgage payments that are equivalent to 30% or lower than annual income levels. Building homes within this price point will ensure a low cost of living for residents.

The County should incentivize the development of housing stock with monthly costs equivalent to 30% of household earning between the poverty rate and the median income level. The County seeks to provide other alternatives to mobile and manufactured homes, which tend to be low quality and vulnerable to flood and hurricane hazards.

First, the County can assist residents just out of reach of becoming homeowners. For example, the County could work with other groups that provide stabilization programs to help people gain access to affordable housing, including budget management, access to resources to increase self-sufficiency, home ownership counseling, affordable homes for sale, affordable down-payment loans, and other services that support home ownership. The County can also assist families that are struggling to reach homeownership by establishing a housing trust fund.

Second, for those that are current homeowners who are struggling to maintain the property, there are a number of strategies available. One strategy is to provide rehabilitation programs and grants for existing housing for qualified homeowners, such as low-income and/or elderly populations. The County and cities can also support housing repair programs.

Third, there are a variety of ways the County could support rental housing. One way could be to subsidize construction through housing finance authority bonds. Another strategy is to provide rental grants or loans to developers seeking to build multi-family housing. Additionally, to help maintain quality units, the County could support tenant training programs to foster neighborhood stabilization.

Finally, many low- or moderate-income householders are elderly or have special needs. The County and cities could work with developers to construct housing designed for elderly and disabled populations to meet the need of this growing population.

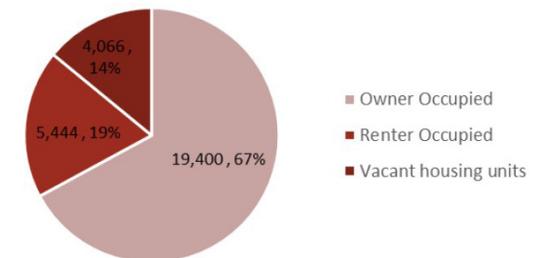
## AT-RISK HOUSING STOCK IN THE HAZARD AREAS

Perhaps one of the most critical topics identified for housing needs within Liberty County were housing vulnerable to hazards. Liberty County suffers from exposure to natural hazards, mainly flooding and hurricanes. As one resident stated during a community meeting, “We really need to reduce the amount of at-risk housing in

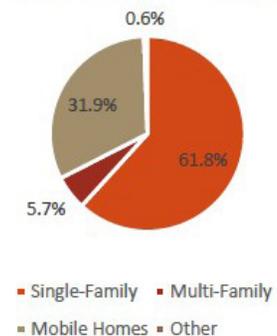
“I like the idea of providing affordable single-family detached housing at the price point of at or below 30% of annual incomes.”

-County Resident

**Figure 8.1** Housing Occupancy in Liberty County, TX (2013)



**Figure 8.2** Housing Type Percentages in Liberty County, TX (2013)





“I’d like to see the county address homelessness.”

the floodplain.” The County aims to reduce the at-risk housing stock to reduce the amount of loss during hazard events. To begin, the County and cities should periodically revisit the Liberty County Disaster Recovery Housing Guidelines to ensure implementation of disaster recovery needs. The County should also evaluate other disaster recovery programs, such as RAPIDO (described in the text box). This housing recovery program works with social services groups to provide outreach, preparing residents for housing recovery roadblocks. Additionally, to mitigate future disaster loss, the County and cities should adopt and enforce building codes for new construction that withstand flooding and hurricane impacts. To assist current residents that experience flooding, the County and cities should work closely with the emergency management officials and teams to identify ‘repetitive loss structures.’ For these properties, acquisitions and buy-outs should be a priority.

### PROVIDING SHELTER AND SERVICES FOR THOSE IN NEED

Residents and the task force in Liberty County identified homelessness and the need for foster care as high priorities. Currently, there are no homeless shelters within the County; the closest shelter is located in either Conroe or Houston. A dedicated homeless shelter will help in the monitoring, assistance, and remediation of the local homeless population. The addition of a shelter would ensure that the community is providing for all its citizen’s needs regardless of income level. The County should work with local and regional

advocacy groups for homeless assistance and the social services committee as described in Chapter 5. Also, the County should consider a public-private partnership to construct or reuse an existing building as a homeless shelter.

Lastly, a major housing need within the county lies within the foster care program. According to a local official, of the 197 Liberty County children in the foster care program, only 4 are sponsored through foster homes located within the County. The remaining 193 children are housed in communities outside of the County. This large deficiency in available foster homes causes undue hardship on these children and their families participating in the foster care program due to longer travel distances and costs associated with visitation and therapy appointments. The sourcing of additional foster homes will need to be addressed as the County begins to grow and higher demand is placed on the foster care system.

## GOALS & OBJECTIVES

### Goal 8.1

Increase range of available housing options.

**8.1.1** Monitor and analyze building permits issued in cities in order to identify gaps in housing stock demand. Provide necessary development incentives to assist in the fulfillment of housing demand gaps.

### Goal 8.2

Increase high quality, affordable housing.

**8.2.1** Incentivize the development of high-quality owner-occupied and renter-occupied housing stock priced at or below 30% of the annual income for mid-low income households (\$606 - \$1,364 monthly).

**8.2.2** Mitigate the loss of housing stock due to natural disasters by reducing damages by 10% (Current housing damage exposure due to riverine flooding is valued at \$494,723,566. A 10% reduction would be valued at \$445,251,209 in damage exposure).

**8.2.3** Reduce number of repetitive loss structures (247 structures) and total insurance pay out (\$13,036,356.06) due to hazards.

### Goal 8.3

Increase services and shelter for homeless and foster care.

**8.3.1** Provide sufficient shelter space/housing and services for the homeless population. (Currently, there are no homeless shelters in Liberty County).

**8.3.2** Allocate resources to DFPS (Department of Family and Protective Services) to add 100 foster homes to Liberty County to satisfy the demand within Liberty County.

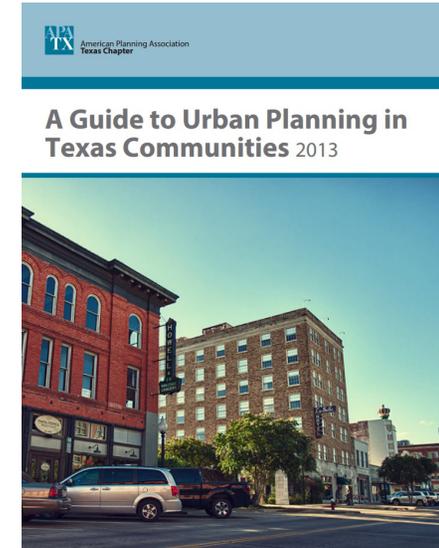


*Chapter 9*  
**IMPLEMENTATION**

## GETTING THINGS DONE

**C**ommunity members are breaking bread together at the annual Dayton Crawfish Boil (chapter image, opposite page). While the image is simple and commonplace, it speaks volumes. A community does not exist without the people within it. Some people act as the hands, others the feet, and still others the heart. While the words and ideas within the plan are important, the plan will not work without the people behind it, supporting it, and seeing it to fruition. In fact, the Liberty County Strategic Plan 2016-2036 should be a 'living document' that is regularly visited. It should be used to make decisions in the County and in collaboration with the cities within the County. As many in government know, implementation is not just a list of action items, but a challenging process that will require various leaders in coordination to achieve the goals and objectives desired. To better organize the various tasks, the Action Tasks table lists all action steps, which are broken down by chapter and associated with the goals and objectives identified in each chapter. The table provides guidance on the tasks which should be accomplished in the short-term or long-term, as well as the type of action it is. Actions cannot be achieved without 'action leaders', or groups that will be responsible for seeing the implementation of each task. To ease the financial burden of some actions, a list of funding sources and grant opportunities is also provided (Appendix B).

**Figure 9.1** The Citizen's Guide to Planning



A Guide to Urban Planning in Texas Communities 2013 is an extension of the training program the Texas APA Short course for Planning Commissioners and Local Officials. It informs the reader the prevailing issues in community planning in Texas and is great tool for citizens seeking to get involved in the planning process. Public officials, as well as city and county staff would also benefit from the ideas and concepts discussed. In other words, the people of the community--or the 'hands' and 'feet'-can use this to better equip themselves for action and implementation.



## CHECKING PROGRESS

The County Commissioners Court should work closely with the Strategic Planning Team to set up subcommittees based on the various action leaders responsible for tasks. The Commissioners Court, with assistance from the Strategic Planning Team, should prepare an annual progress report. This ensures there is accountability and a consistent compass toward achieving the goals set out in the plan. The Annual Progress Report should include:

- Accomplished actions over the last year, as well as the status of each action item
- Obstacles and problems in implementing the actions
- Proposed amendments to the action items
- Proposed additional action items

## INITIATE

To maintain progress toward these goals, implementation must be periodically evaluated. To help evaluate Liberty County's progress, an agreed-upon time frame is needed. The Action Tasks table contains information regarding the suggested time frame for each of the Action Steps, separated into four categories:

1. Short-term: 0 - 5 years
2. Medium-term: 5 - 10 years
3. Long-term: 10 - 20 years
4. Continuous ("ON-GOING")

## ACTION TYPE

### Capital Project

The Capital Project Action Type means there will be a significant investment in order to achieve the action item. Capital projects should be included in the capital improvement program (CIP) for the County and/or cities and should include infrastructure, drainage improvements, parks facilities, public buildings, etc.

### Program

The Program Action Type refers to routine activities, special projects, or initiatives taken on by the County, cities, or other organization. This can include community outreach efforts, special training, etc.

### Regulation or Standard

The Regulation or Standard Action Type refers to the local government policies that can be adopted as a part of development regulations, and other County and City standards.

### Partnership or Collaboration

The Partnership or Collaboration Action Type refers to action steps that require additional partners or coordination with other agencies, organizations, or companies. In many ways this is the most critical action type and developing relationships with other partners will yield a connected and resilient community.

### Immediate and Ongoing Management Action Steps

- 0.1 Establish City/County Land Use Management team.*
- 0.2 Meet at least twice annually*
- 0.3 Consider funding sources*
  - 0.3.1 Consider Grant Writer*
- 0.4 Establish Liaison with legislative officials*

### More Targeted Planning

The More Targeted Planning Action Type refers to actions that are related to additional studies, plans, reports, etc. Typically these studies are needed for a more detailed analysis of conditions or more specific solutions.

### ACTION LEADERS

Because each of Liberty County's cities has a different department nomenclature, codes have been created to identify responsible organizations and departments. Entities are classified as follows:

ADM: Staff within (Courts, administration, secretary, human resources, and finance)  
 AGEX: AgriLife Extension Service  
 BUS: Businesses and stakeholders  
 COC: Chambers' of Commerce  
 EDC: Economic Development Corporations  
 EM: Emergency Management  
 ENG: Engineer  
 FCL: Facilities  
 FD: Fire Departments  
 GB: Governing Bodies  
 HS: Housing  
 ISD: School Districts  
 LGL: Legal  
 MUD: Municipal Utility District  
 PD: Police Departments  
 PLAN: Planning, City Management  
 RAIL: Union Pacific/BNSF  
 AIR: Airports  
 SRV: Services  
 SUD: Special Utility District

### FUNDING

Many funding sources, both internal and external, are available to assist Liberty County in accomplishing goals. Internal recourses refer to taxes and fees to support the action item. External resources are numerous, and may also include public-private partnerships with external partners such as developers. The Funding column in the Action Tasks table provides suggestions for funding sources or grants for each of the action items. More detailed information can be found in Appendix B.



# Land Development

- Primary Action Type
- Secondary Action Type

		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding	
		Initiate			Action Type							
<b>3.1.1.1 JOINT LAND USE MANAGEMENT</b>												
<p>Create a Liberty County Joint Land Use Management Task Force with all municipalities in the county. This group could develop specific goals and objectives for the area, committee structure and membership, milestones for achieving goals, and evaluation metrics.</p>	OBJ. 3.1.1		X					□	■	ADM, PLAN	<ul style="list-style-type: none"> <li>Sustainable Communities Initiative;</li> <li>Sustainable Communities Investment Planning Grants;</li> <li>Building Blocks for Sustainable Communities;</li> <li>Capacity Building for Sustainable Communities</li> </ul>	
<b>3.1.1.2 AGREE ON DEVELOPMENT PLAN</b>												
<p>Assess, revise, and adopt development plans and codes.</p>	OBJ. 3.1.1		X				■	□		ADM, PLAN		
<b>3.1.1.3 ADOPT DEVELOPMENT PLAN</b>												
<p>Adopt a revised development plan and code.</p>	OBJ. 3.1.1			X			■	□		GB		
<b>3.1.1.4 CHANGES TO DEVELOPMENT PLAN</b>												
<p>All future amendments and changes of development codes that are not available in the current development plan shall be discussed and agreed upon by the County Commissioners Court, with consultation by the organizations referenced in section (3.1.1.1). Costs incurred for the coordination of required meetings shall be borne by the stakeholder(s) requesting the amendment/change.</p>	OBJ. 3.1.1	ONGOING					■	□		ADM, PLAN		

		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
		Initiate	Action Type								
<b>3.1.2.1 ESTABLISH DRAINAGE DISTRICT</b>											
Establish County Drianage District to manage flood hazards in County.	Obj. 3.1.2		X				■	□		ADM, PLAN, FCL, EM, GB	<ul style="list-style-type: none"> <li>Sustainable Communities Initiative</li> </ul>
<b>3.1.2.2 CONSIDER SPECIAL DISTRICT</b>											
Consider seeking a special district designation from Texas Legislature for drainage district.	Obj. 3.1.2			X			■	□		ADM, PLAN, GB	
<b>3.1.2.3 ATTEND HGAC MEETINGS</b>											
Join the Houston-Galveston Area Council as an 'observer party' and attend its meetings to aid regional coordination.	Obj. 3.1.2	ONGOING					■			ADMN, PLAN, GB	
<b>3.1.2.4 CITIES ADOPT IBC</b>											
Encourage and facilitate cities and the county to adopt the latest International Building Codes.	Obj. 3.1.2	X					■	□		ADM, PLAN, GB	
<b>3.1.2.5 CITIES ADOPT IBC</b>											
Align investments with the 2011 Hazard Mitigation Plan action items.	Obj. 3.1.2	ONGOING			□		■			ADM, PLAN, EM	<ul style="list-style-type: none"> <li>Disaster Relief Fund (Rural);</li> <li>Urgent Need Fund (Rural);</li> <li>Pre-Disaster Mitigation program; Flood Mitigation Assistance (FMA) Grants;</li> <li>Emergency Watershed Protection Program;</li> </ul>



		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
		Initiate	Action Type								
<b>3.2.1.1 ADOPT RESOLUTION TO REQUIRING BUILDING CODES</b>											
Adopt a resolution or order requiring the application of building codes in the county as allowed by in Chapter 233 of the Texas Local Government Code.	Obj. 3.2.1	X					■	□		ADM, PLAN	
<b>3.2.1.2 ADOPT IRC</b>											
Adopt the International Residential Code already adopted by the county seat.	Obj. 3.2.1	X					■	□		ADM, PLAN, COUNTY	
<b>3.2.1.3 HIRE BUILDING INSPECTORS</b>											
Hire additional building inspectors to improve enforcement of land use and building codes in the 100-year floodplain of the Trinity River basin with realistic fee structure.	Obj. 3.2.1	X				■		□		ADM, PLAN, HS	<ul style="list-style-type: none"> <li>• TAX;</li> <li>• FEES</li> </ul>
<b>3.2.1.4 ADOPT FEES FOR INSPECTORS</b>											
Adopt fees that cover the cost of permitting and inspection as a percentage of the cost of the permit.	Obj. 3.2.1	X					■	□		ADM, PLAN	<ul style="list-style-type: none"> <li>• FEES</li> </ul>
<b>3.2.2.1 ANNUAL INSPECTION OF FLOODPRONE BLDG</b>											
Establish a program for inspection of all buildings located in the 100-year floodplain. Results should be reported every 5 years.	Obj. 3.2.2	ONGOING				■				ADMN, PLAN, HS, EM	<ul style="list-style-type: none"> <li>• FEES</li> </ul>

		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
		Initiate	Action Type								
<b>3.2.2.2 CODES CONSISTENT WITH DEVELOPMENT MAP</b>											
All development codes shall be compatible to the development maps in the Strategic Plan. This includes building permits, subdivision plats, and development regulations.	Obj. 3.2.2	ONGOING					■			ADM, PLAN	
<b>3.2.3.1 CONSIDER SEA LEVEL RISE</b>											
Consider regulatory sea level rise and projected 2100 floodplain due to sea level rise when making development decisions.	Obj. 3.2.3	ONGOING					■			ADM, PLAN	
<b>3.2.3.2 FLOODPLAIN MANAGER</b>											
Hire additional staff, including a designated floodplain manager, to help assess, revise, and complete development plans and codes.	Obj. 3.2.3	X				■				ADM, PLAN, EM	<ul style="list-style-type: none"> <li>• Taxes;</li> <li>• Community Development Block Grant;</li> <li>• Community Development Fund; Capacity Building for Sustainable Communities</li> </ul>
<b>3.2.3.3 APPLY TO CRS</b>											
Apply to the National Flood Insurance Program’s Community Rating System (CRS). Learn more at <a href="http://www.fema.gov/national-flood-insurance-program-community-rating-system">www.fema.gov/national-flood-insurance-program-community-rating-system</a> .	Obj. 3.2.3		X			■		□		ADM, PLAN, EM	



	Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
	Initiate									
				Action Type						

### 3.2.3.4 REQUEST RATING FROM BCEGS

Request ratings and benchmark report from the Building Code Effectiveness Grading Schedule (BCEGS) in order to obtain grants from FEMA.	Obj. 3.2.3	X				■		□	ADM, EM	
---	------------	---	--	--	--	---	--	---	---------	--

### 3.2.3.5 PROHIBIT GOVT. BLDGS. IN FLOODPLAIN

Adopt regulations to completely prohibit construction of government buildings and special needs facilities like medical facilities, nursing homes, schools, and day cares within the 100 year floodplain.	Obj. 3.2.3	X				■			ADM, PLAN, GB	
---	------------	---	--	--	--	---	--	--	---------------	--

### 3.2.3.6 CONSIDER TIER II SITES IN PERMITTING

Consider Tier II chemical sites when building new development, paying particular attention to the location of critical facilities, such as schools, nursing homes, hospitals and medical facilities, fire and police services, post office, water and waste water treatment, as well as residential properties.	Obj. 3.2.3	ONGOING				■		□	ADM, PLAN, EM, GB	
---	------------	---------	--	--	--	---	--	---	-------------------	--

# Transportation

- Primary Action Type
- Secondary Action Type

		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
		Initiate	Action Type								
<b>4.1.1.1 PARK-AND-RIDE EXPANSION</b>											
Encourage the future expansion of park-and-ride system in/near the City of Dayton.	Obj. 4.1.1		X		□			■		ADM, PLAN	<ul style="list-style-type: none"> <li>• Job Access and Reverse Commute Program;</li> <li>• Alternatives Analysis Program-Discretionary Livability Funding Program;</li> <li>• Innovative Transit Workforce Development Program;</li> <li>• Public Lands Highways;</li> <li>• Transportation, Community &amp; System Preservation;</li> <li>• Transportation Infrastructure Finance and Innovation Act;</li> <li>• Transportation Investments Generating Economic Recovery;</li> </ul>
<b>4.1.1.2 AVOID ROADS IN HAZARD AREAS</b>											
Avoid surge zones and new floodplains due to sea level rise when placing new roads	Obj. 4.1.1	ONGOING					■			ADM, PLAN	
<b>4.1.2.1 INCENTIVIZE ALTERNATIVE TRANSIT</b>											
Consider incentives for development proposals to include alternative modes, such as commuter bus, park and ride, and carpooling.	Obj. 4.1.2	X								ADM, PLAN	



			Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
			Initiate	Action Type								
<b>4.1.3.1 FUTURE ROADS CONNECT REGIONS</b>												
Project future road networks to link to local business centers and employment centers as well as regional initiatives. Link to the Regional Land Management Plan.	Obj. 4.1.3				X				□	■	ADM, PLAN, GB	<ul style="list-style-type: none"> <li>Sustainable Community Initiative;</li> <li>Federal-Aid Highway Program, Federal Lands Highway Program;</li> <li>Public Lands Highways;</li> <li>Transportation, Community &amp; System Preservation;</li> <li>Transportation Planning Capacity Building Program;</li> </ul>
<b>4.1.3.2 COORDINATE WITH DEVELOPERS</b>												
Coordinate improvements of Actions 4.1.3.3-4.1.3.14 with developers to lessen cost burden on the county.				X					■		ADM, PLAN	

		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
		Initiate	Action Type							Action Leaders	Funding
<b>4.1.3.3 WIDEN US 90</b>											
Widen US 90 from Dayton to Devers.	Obj. 4.1.3		X		■					ADM, PLAN, ENG	<ul style="list-style-type: none"> <li>• Transportation Infrastructure Finance and Innovation Act;</li> <li>• Highway Safety Improvement Program;</li> <li>• Congestion Mitigation &amp; Air Quality Program;</li> <li>• Public Lands Highways;</li> <li>• Transportation, Community &amp; System Preservation;</li> <li>• Transportation Infrastructure Finance and Innovation Act;</li> <li>• Transportation Investments Generating Economic Recovery;</li> <li>• Pass-Through Financing Program;</li> </ul>



			Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
			Initiate	Action Type								
<b>4.1.3.4 WIDEN SH 321</b>												
Widen SH 321 from Dayton to Cleveland.	Obj. 4.1.3		X			■					ADM, PLAN	See 4.1.3.3
<b>4.1.3.5 EXTEND FM 834</b>												
Extend FM 834 to cross the Trinity River and connect with SH 99.	Obj. 4.1.3			X		■					ADM, PLAN	See 4.1.3.3
<b>4.1.3.6 CONNECT ROADS NEAR CLEVELAND</b>												
Connect SH 321 to FM 787 and then to US 59 and Cleveland Municipal Airport to support multimodal passenger and freight transportation. (to serve as hurricane evacuation route)	Obj. 4.1.3		X			■					ADM, PLAN	See 4.1.3.3
<b>4.1.3.7 WIDEN FM 1010</b>												
Widen FM 1010.	Obj. 4.1.3			X		■					ADM, PLAN	See 4.1.3.3
<b>4.1.3.8 WIDEN SH 105</b>												
Widen SH 105 from SH 321 to Cleveland.	Obj. 4.1.3			X		■					ADM, PLAN	See 4.1.3.3
<b>4.1.3.9 EXPAND COUNTY ROAD 1</b>												
Construct a county road to connect SH 146 to CR 491 or Cox Rd.	Obj. 4.1.3			X		■					ADM, PLAN	See 4.1.3.3
<b>4.1.3.10 EXPAND COUNTY ROAD 2</b>												
Construct two county roads to connect SH 146 to CR 486.	Obj. 4.1.3			X		■					ADM, PLAN	See 4.1.3.3

		Action Type							Action Leaders	Funding
		Short-term Initiate	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration		
<b>4.1.3.11 CONSTRUCT DAYTON BYPASS</b>										
Construct Dayton bypass	Obj. 4.1.3			X	■				ADM, PLAN	See 4.1.3.3
<b>4.1.3.12 IMPROVE ROAD 1</b>										
Improve Hatcherville Rd.	Obj. 4.1.3	X			■				ADM, PLAN	See 4.1.3.3
<b>4.1.3.13 IMPROVE ROAD 2</b>										
Improve Wallisville Rd.	Obj. 4.1.3		X		■				ADM, PLAN	See 4.1.3.3
<b>4.1.3.14 EXTEND FM 2684</b>										
Extend FM 2684 to connect to Wallisville Rd.	Obj. 4.1.3		X		■				ADM, PLAN	See 4.1.3.3
<b>4.2.1.1 EXPAND TRANSIT SERVICES</b>										
Discuss the expansion of transit services with Brazos Transit District and Texas Department of Transportation.	Obj. 4.2.1								ADM, PLAN SRV	<ul style="list-style-type: none"> <li>• Job Access and Reverse Commute Program;</li> <li>• Alternatives Analysis Program-Discretionary Livability Funding Program;</li> <li>• Innovative Transit Workforce Development Program;</li> <li>• Public Lands Highways;</li> <li>• Transportation, Community &amp; System Preservation;</li> <li>• Transportation Infrastructure Finance and Innovation Act;</li> <li>• Transportation Investments Generating Economic Recovery;</li> </ul>



		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
		Initiate	Action Type								
<b>4.2.1.2 INCREASE PARA-TRANSIT</b>											
Increase availability of paratransit service and demand response services within the county area.	Obj. 4.2.1		X			■				SRV	<ul style="list-style-type: none"> <li>Veterans Transportation and Community Living Initiative Grant Program;</li> <li>Grants For Transportation of Veterans in Highly Rural Areas;</li> <li>Transportation for Elderly Persons and Persons with Disabilities</li> </ul>
<b>4.2.2.1 COMMUTER BUS</b>											
Cooperate with Houston METRO to coordinate express bus service in the City of Dayton within 5 – 10 years.	Obj. 4.2.2		X					■		SRV, PLAN, EDC	
<b>4.3.1.1 FEASIBILITY STUDY</b>											
Conduct feasibility study on spots that need to be improved, such as Dayton junction and the junction of SH 321 and SH 105.	Obj. 4.3.1	X							■	ADM, PLAN	See 4.1.3.2
<b>4.3.1.2 RAIL CONGESTIONS</b>											
Consider alternative routes to clear congestions at railroad and road crossings, connecting US 90 and FM 1008.	Obj. 4.3.1	X							■	ADM, PLAN	

		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
		Initiate	Action Type								
<b>4.3.1.3 RESTRICT HIGH SPEEDS IN CBD</b>											
Restrict high speed or trucking traffic in the central business district by providing bypass route near the City of Dayton.	Obj. 4.3.1			X	■					ADM, PLAN	See 4.1.3.2
<b>4.3.1.4 DEVELOP STRONG RELATIONSHIP WITH RAIL</b>											
Meet with Rural Railroad District regularly.	Obj. 4.3.1	ONGOING						■		ADM, PLAN, EDC	
<b>4.3.1.5 TIME TRAINS</b>											
Prioritize trains out of Dayton Railyard to relieve congestion.	Obj. 4.3.1	X						□	■	GB, RAIL	
<b>4.3.1.6 LOW MAINTENANCE ROW</b>											
Update road regulations to promote swales and native, drought tolerant vegetation rather than raised medians.	Obj. 4.3.1	X					■	□		ADM, PLAN	
<b>4.3.1.7 ROW AS STORMWATER DETENTION</b>											
Update road regulations to encourage the use of vegetative swales to intercept and slow runoff.	Obj. 4.3.1	X					■	□		ADM, PLAN	



		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
	Initiate	Action Type									
<b>4.3.2.1 BIKE LANES</b>											
Improve bike lane system and facilities near the fixed-transit routes in cities of Liberty, Dayton, and Cleveland.	Obj. 4.3.2		X		■				□	ADM, PLAN	
<b>4.3.2.2 BUILD RELATIONSHIP WITH TXDOT</b>											
Meet semiannually with TXDOT, legislators, and Liberty County cities about priorities for safety and congestion and link to TXDOT initiatives	Obj. 4.3.2	ONGOING					■			ADM, PLAN	

# Community Facilities

- Primary Action Type
- Secondary Action Type

		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
		Initiate			Action Type						
<b>5.1.1.1 POST-SECONDARY INCENTIVES</b>											
<p>Create and advertise a welcoming environment for developers and operators of post-secondary education facilities through the provision of discounted utility connections to desired site locations, tax incentives, discounted land purchase prices, and assist in transit/transportation infrastructure connectivity.</p>	OBJ. 5.1.1	X			<span style="color: #003366;">□</span>		<span style="color: #003366;">■</span>			ADM, PLAN	<ul style="list-style-type: none"> <li>• Texas Capital Fund (Rural);</li> <li>• Clean Water State Revolving Fund; Economically Distressed Areas Program;</li> <li>• Community Development Fund (Rural);</li> <li>• Capital Fund Education and Training Community Facility Grant</li> </ul>
<b>5.1.1.2 EARLY COLLEGE HIGH SCHOOL</b>											
<p>Partner with school districts in the County, Liberty County Workforce Academy and colleges to establish an Early College High School (ECHS) program in the County that provide up to 60 college credit hours toward a baccalaureate degree</p>	OBJ. 5.1.1					<span style="color: #003366;">■</span>		<span style="color: #003366;">□</span>		ISD, ADM	
<b>5.1.1.3 EXISTING STRUCTURES</b>											
<p>Take advantage of the existing educational structures to ensure those facilities are being used.</p>	OBJ. 5.1.1	ONGOING						<span style="color: #003366;">□</span>	<span style="color: #003366;">■</span>	ISD, ADM, PLAN, Colleges	
<b>5.1.1.4 INFORMATION AND MATERIALS</b>											
<p>Develop materials to inform the residents on the existing educational programs.</p>	OBJ. 5.1.1	X							<span style="color: #003366;">■</span>	ADM	



	Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	
	Initiate	Action Type						Action Leaders	Funding
<b>5.1.2.1 ZONE SCHOOLS</b> Encourage coordination between city governments and school districts to produce/update land use maps, to help schools identify suitable locations.	X					<input type="checkbox"/>	<input checked="" type="checkbox"/>		
<b>5.1.3.1 INCENTIVIZE HEALTH SERVICES</b> Work with developers, private institutions and non-profit organizations to invest in health services by providing attractive tax incentives and discounted land rates by year 2030.		X		<input type="checkbox"/>		<input checked="" type="checkbox"/>			
<b>5.1.3.2 INNOVATION IN HEALTHCARE</b> Learn from health facilities in adjacent counties and collaborate with counties to expand Liberty County Indigent Health Care Program (CIHCP) transportation services, and other health facilities.	X				<input type="checkbox"/>		<input checked="" type="checkbox"/>		

ISM, ADM, PLAN

EDC, PLAN

- Rural Community Development Initiative;

ADM, SRV

- Capital Fund Education and Training Community Facility Grant;
- Alternatives Analysis Program;
- Bus Livability Initiative;
- Rural Transit Assistance Program; Veterans Transportation and Community Living Initiative Grant Program

		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
		Initiate	Action Type								
<b>5.1.3.3 ZONE HEALTHCARE</b>											
Identify suitable locations for future health care and senior centers and zone them appropriately to ensure facilitated development of such facilities when market demand spurs private development of such facilities.	Obj. 5.1.3		X				<input type="checkbox"/>		<input checked="" type="checkbox"/>	ADM, PLAN	<ul style="list-style-type: none"> <li>Capital Fund Education and Training Community Facility Grant</li> </ul>
<b>5.1.3.4 PRESERVE CLEVELAND HOSPITAL</b>											
Evaluate how to preserve the abandoned hospital in the City of Cleveland from falling into disrepair in an effort to preserve the facility for future use or altered use when market demand increases.	Obj. 5.1.3	X			<input checked="" type="checkbox"/>					ADM, PLAN, SRV	<ul style="list-style-type: none"> <li>Rural Energy for America Program;</li> <li>Community Facilities Grant;</li> <li>Rural Community Development Initiative</li> </ul>
<b>5.1.4.1 ZONE COMMUNITY FACILITIES</b>											
Appropriately zone the identified high opportunity sites for community facilities (as identified in figure 5.1 of chapter 5) near population centers to ensure facilitated development of these locations when the market supports the facilities to be established.	Obj. 5.1.4	X					<input checked="" type="checkbox"/>			ADM, PLAN	
<b>5.1.5.1 ESTABLISH DESIGN COMMITTEE</b>											
Create a design and aesthetic committee with architects to establish the Liberty County "historical and cultural character."	Obj. 5.1.5		X				<input type="checkbox"/>		<input checked="" type="checkbox"/>	PLAN	<ul style="list-style-type: none"> <li>National Trust for Historic Preservation;</li> </ul>



Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning
Initiate	Action Type						

Action Leaders

Funding

### 5.1.5.2 DEVELOP DESIGN GUIDELINES

Create building design guidelines document for new community facility buildings designed to preserve the county's historical and cultural character.

Obj. 5.1.5

		X					■
--	--	---	--	--	--	--	---

ISM, ADM, PLAN

- National Trust for Historic Preservation;

### 5.1.5.3 DESIGN FOR FLOODING AND DROUGHT

Adopt regulations to require all new community facilities to incorporate water conservation amenities and best practices for stormwater management.

Obj. 5.1.5

X			□		■		
---	--	--	---	--	---	--	--

ADM, PLAN, FCL

- Depave;
- Clean Water State Revolving Fund;
- Water and Environmental Program;
- Community Development Fund (Rural)

### 5.1.6.1 ESTABLISH SOCIAL SERVICE COMMITTEE

Conduct an analysis to determine all stakeholders needed to represent all public social interests and establish a social services support committee.

Obj. 5.1.6

X				□		■	
---	--	--	--	---	--	---	--

ADM

### 5.1.6.2 ENSURE PARA-TRANSIT SERVICES

Ensure availability of paratransit services connecting eligible residents across the county to facilities.

Obj. 5.1.6

	X						
--	---	--	--	--	--	--	--

METRO

- Alternatives Analysis Program;
- Bus Livability Initiative;
- Rural Transit Assistance Program;
- Veterans Transportation and Community Living Initiative Grant Program

		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
		Initiate									
<b>5.2.1.1 REVIEW PPC AND ISO RATINGS</b>											
Cooperate with local government planning staff and staff in fire departments to review the Public Protection Classification ratings for the County Fire Departments, by year 2018.	OBJ. 5.2.1	X							■	FD, PLAN	
<b>5.2.1.2 IMPROVE PPC AND ISO RATINGS</b>											
Gain points by using compressed air foam systems, certified volunteers, and/or funding or training at the firemen's training school at Texas A&M University.	OBJ. 5.2.1		X			■				FD, Cities, County, State	<ul style="list-style-type: none"> <li>Assistance to Firefighters Grant;</li> </ul>
<b>5.2.1.3 CONSTRUCT FIRE FACILITIES</b>											
Decrease fire response time through proven strategies, which may include additional facilities.	OBJ. 5.2.1			X	■			□		FD; PLAN; ADM	<ul style="list-style-type: none"> <li>Texas Capital Fund;</li> <li>Community Facilities Grant;</li> <li>Section 108 Loan Guarantees; Rural Community Development Initiative;</li> <li>Planning and Capacity Building Fund</li> </ul>
<b>5.2.2.1 CONSTRUCT POLICE FACILITIES</b>											
Improve police response time through proven strategies, which may include additional facilities.	OBJ. 5.2.2			X	■			□		PD; PLAN; ADM	<ul style="list-style-type: none"> <li>Texas Capital Fund;</li> <li>Community Facilities Grant; Section 108 Loan Guarantees;</li> <li>Rural Community Development Initiative;</li> <li>Planning and Capacity Building Fund</li> </ul>



Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	
Initiate			Action Type				Action Leaders	Funding

**5.2.2.2 CONSTRUCT JUDICIAL FACILITY**

Construct new judicial facility.	OBJ. 5.2.2		X		■			ADM	<ul style="list-style-type: none"> <li>• Build America Bonds;</li> <li>• Community Facilities Grant;</li> <li>• Section 108 Loan Guarantees;</li> <li>• Rural Community Development Initiative;</li> <li>• Planning and Capacity Building Fund</li> </ul>
----------------------------------	------------	--	---	--	---	--	--	-----	---

**5.3.1.1 DEVELOP SOLID WASTE PLAN**

Establish a solid waste plan by applying for grants provided by Texas Commission of Environmental Quality (TCEQ) for municipal solid waste management, and to other grants provided by the U.S Department of Agriculture (USDA) for sanitary solid waste disposal.	OBJ. 5.3.1	X			□			ADM	<ul style="list-style-type: none"> <li>• Planning Capacity Building Fund;</li> <li>• Clean Water State Revolving Fund;</li> <li>• Regional Water Supply and Wastewater Facilities Planning Program;</li> <li>• USDA Rural Development Funds</li> </ul>
--	------------	---	--	--	---	--	--	-----	--

**5.3.1.2 ESTABLISH RECYCLING PROGRAM**

Establish a recycling program through collaboration with cities or the county solid waste management contracts, non-profit organizations, AgriLife, Texas Natural Resource Conservation Commission and Texas Department of Agriculture.	OBJ. 5.3.1		X		■		□	ADM, PLAN	<ul style="list-style-type: none"> <li>• Rural Energy for America Program;</li> <li>• Clean Water State Revolving Fund</li> <li>• Fees</li> </ul>
---	------------	--	---	--	---	--	---	-----------	---

		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
		Initiate	Action Type								
<b>5.3.1.3 RATIFY SOLID WASTE PLAN</b>											
<p>Ratify and implement the initiatives identified by the study conducted through Policy 5.3.1.1.</p>	OBJ. 5.3.1		X				■			ADM	
<b>5.3.2.1 REDUCE GROUNDWATER USAGE</b>											
<p>Work with the Cities in the County to provide education for farmers regarding new technologies to lessen the excessive use of irrigation water through partnership with agricultural programs at universities, AgriLife, Texas Department of Agriculture, U.S Department of Agriculture, or others, starting year 2018.</p>	OBJ. 5.3.2	X				■		□		AGEX; ADM	<ul style="list-style-type: none"> <li>• Rural Energy for America Program;</li> <li>• Conservation Reserve Program;</li> <li>• Agricultural Water Enhancement Program;</li> </ul>
<b>5.3.2.2 LANDFILL SITES ON LAND USE MAP</b>											
<p>Locate landfill sites on the land use map to avoid litigation.</p>	OBJ. 5.3.2	X							■	ADM	



# Economic Development

- Primary Action Type
- Secondary Action Type

		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
		Initiate	Action Type								
<b>6.1.1.1 ESTABLISH INDUSTRIAL DISTRICTS</b>											
Establish industrial districts in the County where industrial development is encouraged to locate.	Obj. 6.1.1	X					■	□		PLAN, ADM, EDC, BUS, RAIL, GB	<ul style="list-style-type: none"> <li>• TIF Zones, Economic Development Assistance Program;</li> <li>• Chapter 380/381 Agreements</li> </ul>
<b>6.1.1.2 ESTABLISH FOREIGN TRADE ZONES</b>											
Establish or expand existing Foreign Trade Zones (FTZ) for industrial parks to get extra benefits.	Obj. 6.1.1	X					■	□		PLAN, EDC, BUS, RAIL, GB	<ul style="list-style-type: none"> <li>• Foreign Trade Zones</li> </ul>
<b>6.1.1.3 DETERMINE INFRASTRUCTURE NEEDS</b>											
Conduct study to see if current infrastructure can support new facilities at a potential site is chosen.	Obj. 6.1.1		X						■	EDC, GB	<ul style="list-style-type: none"> <li>• Texas Capital Funds;</li> <li>• Texas Enterprise Zone Program; Intermediary Relending Program;</li> <li>• Business Improvement Districts</li> </ul>
<b>6.1.1.4 AIRPARK DISTRICT</b>											
Create an airpark district with non-turf runways located closer to the North of FM1960 in Liberty County for freight and general aviation uses.	Obj. 6.1.1	X					■	□		PLAN, EDC, AIR, RAIL, GB	<ul style="list-style-type: none"> <li>• Chapter 380/381 Agreements; Aviation Capital Improvement Program;</li> <li>• Routine Airport Maintenance Program</li> </ul>

		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
		Initiate	Action Type							Action Leaders	Funding
<b>6.1.1.5 CREATE AND MAINTAIN AIRPORTS</b>											
Access Federal Aviation Administration (FAA) State Block Grants to create and maintain Airports that follow guidelines set by TxDOT for operating airports.	OBJ. 6.1.1	ONGOING						■		PLAN, EDC, AIR, RAIL	<ul style="list-style-type: none"> <li>Aviation Capital Improvement Program;</li> <li>Routine Airport Maintenance Program</li> </ul>
<b>6.1.2.1 WISE EXPANSION OF UTILITIES</b>											
Expand and/or maintain, where needed, utilities to ensure that utilities are not overburdened due to growth.	OBJ. 6.1.2	ONGOING	■						□	PLAN	<ul style="list-style-type: none"> <li>Texas Capital Funds;</li> <li>Texas Enterprise Zone Program; Intermediary Relending Program;</li> <li>Business Improvement Districts</li> </ul>
<b>6.1.2.2 PARTNER WITH SUDs/MUDs</b>											
Coordinate with all entities to supply newly developed areas with adequate utilities.	OBJ. 6.1.2	ONGOING	■						□	PLAN, EDC, SUD, MUD	



				Short-term	Medium	Long-term	Capital Project Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
				Initiate	Action Type							
<b>6.1.2.3 EXPAND BROADBAND</b>												
Provide incentives from Broadband USA and ConnectedTexas or develop public incentives for companies such as AT&T or Verizon to expand and install broadband/fiber internet services to areas.	OBJ. 6.1.2	X					☐		■		COC, EDCs, ConnectTexas, AT&T or Verizon Corps	<ul style="list-style-type: none"> <li>USDA Rural Development Funds</li> </ul>
<b>6.1.2.4 SOLID WASTE CONTRACTS</b>												
Ensure private solid waste contracts are up to date and public works departments are properly funded to carry out future projects such as installing landscaping, cleaning streets and debris removal after disaster.	OBJ. 6.1.2	ONGOING					■				PLAN, ADM	<ul style="list-style-type: none"> <li>Rural Energy for America Program</li> </ul>
<b>6.1.2.5 TAX INCENTIVES FOR BUSINESSES</b>												
Provide tax incentives and partner with Local Cities, H-GAC, and State level governments for new businesses/industries to move in. Incentives to expire after 5 years of opening doors. Provide incentives from the same sources for 10 years if located within future industrial parks and/or office parks.	OBJ. 6.1.2	X							■		PLAN, ADM	<ul style="list-style-type: none"> <li>Texas Leverage Fund;</li> <li>Economic development Sales Tax;</li> <li>Texas Enterprise Zone; Small Business Administration Loans;</li> <li>Small Business Innovation Research Program;</li> <li>Business &amp; Industry Program;</li> <li>Intermediary Relending Program;</li> <li>Rural Economic Development Program;</li> <li>Rural Cooperative Development Program</li> </ul>

		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning		
		Initiate	Action Type						Action Leaders	Funding	
<b>6.1.2.6 MARKET LOCATION TO BUSINESSES</b>											
Increase marketing of Liberty County showing off its ideal location in the Houston metropolitan area especially in proximity to roads and rail lines while being nearby Houston IAH airport.	OBJ. 6.1.2	ONGOING						■		COC, EDC, Media outlets	<ul style="list-style-type: none"> <li>• Business Improvement Districts;</li> <li>• Texas Commission on the Arts Grants;</li> <li>• Hotel Occupancy Taxes</li> </ul>
<b>6.1.2.7 PROMOTE BUSINESS-FRIENDLY COUNTY</b>											
Partner with the Local Economic Development Corps and local Chamber of Commerce to produce materials that promote Liberty County as a business friendly environment with a low cost of living and nearby Houston.	OBJ. 6.1.2	X						■		COC, EDC, Media outlets	<ul style="list-style-type: none"> <li>• Business Improvement Districts</li> </ul>
<b>6.2.1.1 LIST ALL BUSINESSES</b>											
Partner with Chambers, cities, and other entities to develop and maintain an inventory list of all businesses in the county, recording business type, number of employees, contact information, and business needs.	OBJ. 6.2.1	ONGOING						■		COC, EDC,	
<b>6.2.1.2 PROMOTE LOCAL BUSINESSES</b>											
Partner with Chamber of Commerce to start a campaign to promote "buy local" or "Small Business Saturday."	OBJ. 6.2.1	X						■		COC, EDC,	<ul style="list-style-type: none"> <li>• Strong Cities. Strong Communities Visioning Challenge;</li> <li>• Value added Producer Grants;</li> <li>• Small Sociology-Disadvantaged Groups Grant;</li> </ul>



		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding	
		Initiate	Action Type									
<b>6.2.1.3 HOST ANNUAL BUSINESS APPRECIATION</b>												
Host annual appreciation event for local businesses.	OBJ. 6.2.1		X					■		COC, EDC,	<ul style="list-style-type: none"> <li>Business Improvement Districts</li> </ul>	
<b>6.2.1.4 BUSINESS SPOTLIGHT BROCHURE</b>												
Work with Chambers and The Vindicator or other media outlets to produce a brochure which 'spotlights' businesses in the County.	OBJ. 6.2.1		ONGOING								COC, EDC,	<ul style="list-style-type: none"> <li>Business Improvement Districts</li> </ul>
<b>6.2.1.5 LOCAL WORKFORCE INCENTIVE</b>												
Provide local tax breaks and incentives to an "established business" for each person they hire that lives in Liberty County. The established business would have to have an active business license prior to the passage of this plan in the city council to be considered for the tax relief.	OBJ. 6.2.1		X					■		PLAN, ADM, COC, EDC,		
<b>6.2.1.6 MICRO LOAN PROGRAMS</b>												
Coordination with private financial institutions to establish financing programs to support small business and entrepreneurship is encouraged, including the possibility of creating revolving loan and/or micro loan programs to supplement opportunities available through the Small Business Administration.	OBJ. 6.2.1		X					■		COC, EDC,	<ul style="list-style-type: none"> <li>Small Business Administration Loan Programs;</li> <li>Small Business Innovation Research Program;</li> <li>Business &amp; Industry Program</li> </ul>	

		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
		Initiate	Action Type						Action Leaders	Funding	
<b>6.2.2.1 HOST ANNUAL ECOTOURISM EVENT</b>											
Work with and encourage Texas Parks & Wildlife, National Wildlife Refuge, and other nature based organizations to host annual festivals, bird watching, and/or nature walks along hiking trails to start of a tradition of local stewardship and regional ecotourism.	OBJ. 6.2.2	ONGOING						■		National Wildlife Refuge, COC, Texas Dept. of Fish and Wildlife	<ul style="list-style-type: none"> <li>Hotel Occupancy Taxes;</li> <li>Hunting Licenses Fees;</li> <li>Business Improvement Districts;</li> <li>Community Outdoor Outreach Program Grants;</li> <li>Lorrie Otto Seeds for Education Grant Program;</li> </ul>
<b>6.2.2.2 MARKET HUNTING AND FISHING</b>											
Promote and market deer lease and fishing areas state wide to bring in more hunting tourists.	OBJ. 6.2.2	X						■		National Wildlife Refuge, COC, Texas Dept. of Fish and Wildlife	<ul style="list-style-type: none"> <li>Hotel Occupancy Taxes; Hunting Licenses Fees;</li> <li>Business Improvement Districts</li> </ul>
<b>6.2.2.3 FARMERS MARKETS</b>											
Partnering with cities, find funding sources for farmers markets.	OBJ. 6.2.2		X					■		PLAN, COC, EDC,	<ul style="list-style-type: none"> <li>Farmer's Market Promotion Program;</li> <li>Farm to School Grant Program</li> </ul>
<b>6.2.2.4 HEALTH INSPECTOR</b>											
Appoint or hire a County Health Inspector or sanitarian to ensure healthy eating establishments.	OBJ. 6.2.2		X		■					ADM	<ul style="list-style-type: none"> <li>TAX</li> </ul>



		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
		Initiate	Action Type								
<b>6.3.1.1 TEXAS WORKFORCE COMMISSION</b>											
Use the Texas Workforce Development Board for employment training options that will increase the readiness of the local workforce for new industries moving into the county.	Obj. 6.3.1	ONGOING						■		Texas Workforce Commission, EDC	<ul style="list-style-type: none"> <li>• Texas Workforce Commission's Skills Development Program;</li> <li>• Trade Adjustment Community College and Career Training Grant Program;</li> <li>• New Freedom Program</li> </ul>
<b>6.3.1.2 CAREER CENTERS</b>											
Support organizations and centers that support job fairs, scholarship search assistance, interviewing skills training, professional attire exchange.	Obj. 6.3.1	ONGOING						■		Lee College, Lone Star College, ISD, County, EDCs	<ul style="list-style-type: none"> <li>• Texas Workforce Commission's Skills Development Program;</li> <li>• Trade Adjustment Community College and Career Training Grant Program;</li> <li>• New Freedom Program;</li> <li>• Capital Fund Education and Training Community Facility Grant</li> </ul>
<b>6.3.1.3 MENTORSHIP PROGRAM</b>											
Encourage entrepreneurial talents within the County through mentorship programs to students of all ages.	Obj. 6.3.1	X						■		EDC, ISD, Lee College, Lone Star College	

# Environment and Open Space

- Primary Action Type
- Secondary Action Type

		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
		Initiate	Action Type								
<b>7.1.1.1 ACQUIRE LAND FOR CONSERVATION</b>											
Work with individual landowners to acquire property or conservation easements in the 100-year floodplain of the Trinity River basin and Conservation Districts with maintenance through a land trust or homeowners associations.	Obj. 7.1.1	ONGOING				■		□		ADM, PLAN, EM	<ul style="list-style-type: none"> <li>• Landowner Incentive Program;</li> <li>• Conservation Reserve Program;</li> <li>• Wetlands Reserve Program</li> </ul>
<b>7.1.1.2 RESTRICT DEVELOPING IN FLOODPLAIN</b>											
Adopt regulations to maintain primary conservation areas, such as floodplains, should be maintained in a natural state, free from building or structure with the exception of recreation or other low-impact uses. Secondary conservation areas should be preserved and utilized in site development.	Obj. 7.1.1	ONGOING					■	□		ADM, PLAN, GB	<ul style="list-style-type: none"> <li>• Landowner Incentive Program;</li> <li>• Conservation Reserve Program;</li> <li>• Wetlands Reserve Program;</li> </ul>
<b>7.1.1.3 REDUCE IMPERVIOUS SURFACES</b>											
Adopt regulations to reduce the amount of impervious surface in developments and on individual sites, devoting at minimum 10% of land to low impact designs (LID). LID can include pervious pavement in parking areas and pedestrian plazas; rain-water tanks for large square footage facilities and community facilities; rain gardens in parking areas, medians, etc.; swales and detention/retention ponds as an amenity or usable recreational facility, where appropriate.	Obj. 7.1.1	ONGOING				■				ADM, PLAN, GB	



		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
		Initiate	Action Type								
<b>7.1.1.4 REGIONAL DETENTION</b>											
Work with developers and local and regional partners to pursue regional storm-water detention instead of numerous, disconnected and poorly maintained on-site detention ponds.	OBJ. 7.1.1		X			<input type="checkbox"/>		<input checked="" type="checkbox"/>		ADM, PLAN	<ul style="list-style-type: none"> <li>Sustainable Communities Regional Planning Grants</li> </ul>
<b>7.1.1.5 CONSERVATION SUBDIVISION TOOL</b>											
Encourage municipalities to use conservation subdivision techniques that creatively allow for both development and preservation (and full and marketable use) of sensitive areas such as wetlands and other existing natural areas.	OBJ. 7.1.1	X					<input checked="" type="checkbox"/>	<input type="checkbox"/>		ADM, PLAN	
<b>7.1.1.6 CAPITAL IMPROVEMENTS FOR STORMWATER</b>											
Capital improvements associated with improving storm water management during major storm events should be given strong consideration when selecting capital improvement projects and in selecting projects for submission for non-local funding (including county, state and federal resources).	OBJ. 7.1.1	ONGOING			<input type="checkbox"/>	<input checked="" type="checkbox"/>				ADM, PLAN	<ul style="list-style-type: none"> <li>Water and Environmental Programs;</li> <li>Rural Water &amp; Waste Disposal Loan &amp; Grant Program;</li> <li>Depave;</li> <li>Community Development Fund (Rural);</li> <li>Small Towns Environment Program Fund;</li> <li>Pre-Disaster Mitigation Program;</li> <li>Flood Mitigation Assistance Grants;</li> </ul>

		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
		Initiate	Action Type								
<b>7.1.2.1 IDENTIFY HABITAT PRIORITY AREAS</b>											
Work with federal and state agencies to further identify rare, threatened, and endangered species habitats and migratory corridors as defined by federal and state agencies.	Obj. 7.1.2	X						<input type="checkbox"/>	<input checked="" type="checkbox"/>	National Wildlife Refuge, Texas Dept. of Fish & Wildlife	<ul style="list-style-type: none"> <li>Building Blocks for Sustainable Communities;</li> </ul>
<b>7.1.2.2 OIL AND GAS REGULATIONS FOR HABITATS</b>											
Implement holistic oil and gas regulations so that oil extraction is contained within a portion of conservation areas, making it less hazardous for habitats and visitors.	Obj. 7.1.2	X					<input checked="" type="checkbox"/>		<input type="checkbox"/>	ADM, PLAN	
<b>7.1.3.1 ENVIRONMENTAL EDUCATION EVENTS</b>											
Collaborate with federal and state agencies, school districts, and Houston metropolitan organizations to facilitate education tours of wildlife habitats, parks, and trails system, particularly youth populations.	Obj. 7.1.3		X			<input checked="" type="checkbox"/>		<input type="checkbox"/>		National Wildlife Refuge, Texas Dept. of Fish & Wildlife, ISD	<ul style="list-style-type: none"> <li>Lorrie Otto Seeds for Education Grant Program;</li> <li>Community Outdoor Outreach Program Grants;</li> <li>Business Improvement Districts</li> </ul>
<b>7.2.1.1 JOINT USE OF PARK FACILITIES</b>											
Develop partnerships with the cities, school districts, and other entities for joint use and maintenance of park facilities and athletic fields.	Obj. 7.2.1	ONGOING			<input checked="" type="checkbox"/>			<input type="checkbox"/>		ADM, PLAN, ISD, National Wildlife Refuge, Texas Dept. of Fish and Wildlife	



	Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning		
	Initiate									
	Action Type			Action Leaders					Funding	
<b>7.2.1.2 MARKET NATURAL ASSETS</b>										
Create a robust physical and online marketing campaign that promotes the County's family-friendly outdoor recreational opportunities emphasizing health, community, and eco-tourism.	OBJ. 7.2.1	X					■		COC, ADM, PLAN	<ul style="list-style-type: none"> <li>Business Improvement Districts</li> </ul>
<b>7.2.1.3 PARK CONNECTIVITY</b>										
Require trails/greenways to connect neighborhoods, major natural areas, parks, and recreation facilities, and education centers to enhance and extend the recreational experience.	OBJ. 7.2.1	ONGOING				■		□	ADM, PLAN, ISD, National Wildlife Refuge, Texas Dept. of Fish and Wildlife	<ul style="list-style-type: none"> <li>Recreation Grants; Recreation Trail Grants;</li> <li>Transportation Enhancement Activities;</li> <li>Hazard Elimination and Railway-Highway Crossing Program;</li> <li>High Priority Projects and Designated Transportation Enhancement Activities;</li> <li>National Trails Training Partnership;</li> <li>National Scenic Byways</li> </ul>
<b>7.2.1.4 PARK THROUGH HOAs</b>										
Require developers to build parks and open space within new developments.	OBJ. 7.2.1	X				■			ADM, PLAN	

		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
		Initiate	Action Type								
<b>7.2.1.5 TRAILS IN FLOODPLAIN</b>											
Adopt rules to utilize the floodplain for trails to create a pedestrian and bicycle corridor network.	Obj. 7.2.1		X				■		□	ADM, PLAN, National Wildlife Refuge, Texas Dept. of Fish and Wildlife	see 7.2.1.3
<b>7.2.1.6 COUNTY WIDE TRAILS PLAN</b>											
Complete a bicycle and pedestrian infrastructure system plan that connects major municipalities to each other and to the County's natural environmental assets.	Obj. 7.2.1		X					□	■	ADM, PLAN, National Wildlife Refuge, Texas Dept. of Fish and Wildlife	see 7.2.1.3
<b>7.2.1.7 ACCESS TO WATERFRONT</b>											
Incorporate access to the waterfront and related amenities, such as docks, paddle trail stations, fishing piers, birding stations, or other distinctive features.	Obj. 7.2.1	ONGOING				■				ADM, PLAN, National Wildlife Refuge, Texas Dept. of Fish and Wildlife	<ul style="list-style-type: none"> <li>• Texas Paddling Trails; Recreation Grant;</li> <li>• Boating Access Grants</li> </ul>
<b>7.2.1.8 REGIONAL MEETINGS</b>											
Regularly attend regional H-GAC meetings to connect regional goals, initiatives, and funding with the County.	Obj. 7.2.1	ONGOING					■	□		ADM, PLAN	



		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
		Initiate	Action Type								
<b>7.2.1.9 COUNTY PARK STUDY</b>											
Conduct a cost analysis to determine the County's ability to obtain and maintain parks.	Obj. 7.2.1	X							■	ADM, PLAN	<ul style="list-style-type: none"> <li>Outdoor Recreation-Acquisition, Development and Planning;</li> <li>Recreation Grants</li> </ul>

# Housing

- Primary Action Type
- Secondary Action Type

		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
		Initiate	Action Type								
<b>8.1.1.1 GUIDE DEVELOPMENT</b>											
Work closely with developers to guide residential development as shown in Future Development Map and Economic Development Map (see Chapter 3).	OBJ 8.1.1	ONGOING						■	□	ADM, PLAN	<ul style="list-style-type: none"> <li>• Planning Capacity Building Fund (Rural);</li> <li>• Sustainable Communities Initiative</li> </ul>
<b>8.1.1.2 INFILL HOUSING</b>											
Encourage infill development of vacant lots in developed areas by cities.	OBJ 8.1.1	ONGOING					■			ADM, PLAN	<ul style="list-style-type: none"> <li>• Planning Capacity Building Fund (Rural);</li> <li>• Sustainable Communities Initiative</li> </ul>
<b>8.1.1.3 CONSISTENT REGULATIONS</b>											
Amend the zoning and platting regulations to establish consistent regulations, limit approval of building permits for housing development along highways.	OBJ 8.1.1	X					■	□		ADM, PLAN	
<b>8.2.1.1 MONITOR HOUSEHOLD INCOME</b>											
Monitor median household income level using U.S. Census data, an indicator for the types and quality of housing needed in the County.	OBJ 8.2.1			X					■	ADM, PLAN	



		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
		Initiate	Action Type								
<b>8.2.1.1 HOUSING REHAB</b>											
Encourage rehabilitation of existing housing, both rental and owner-occupied, by increasing funds for housing rehabilitation.	OBJ 8.2.1		X			■				ADM, PLAN, SRV	<ul style="list-style-type: none"> <li>Homeowner’s Rehabilitation Assistance Program;</li> <li>Housing Preservation Grants</li> </ul>
<b>8.2.1.2 HOUSING TRUST FUND</b>											
Establish an affordable Housing Trust Fund for the Liberty County funded from general fund dollars and private contributions.	OBJ 8.2.1			X		■				SRV	
<b>8.2.1.3 STABILIZATION PROGRAMS</b>											
Support stabilization programs that help people access housing.	OBJ 8.2.1		X			■		□		ADM, PLAN, SRV	<ul style="list-style-type: none"> <li>Low Income Tax Credit, Housing Tax Credit;</li> <li>The Multi-family (Rental Housing) Development Program;</li> <li>Rural Rental Housing Loans</li> </ul>
<b>8.2.1.4 HOUSING FINANCE AUTHORITY BONDS</b>											
Utilize Liberty County Housing Finance Authority bonds and approved bonds from other entities to subsidize the creation of affordable rental housing.	OBJ 8.2.1		X			■		□		ADM, PLAN, SRV	

		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
		Initiate	Action Type								
<b>8.2.1.6 HOUSING FOR ELDERLY &amp; DISABLED</b>											
Incorporate more housing for special groups, such as the elderly and disabled population.	OBJ 8.2.1		X			■		□		ADM, PLAN SRV	<ul style="list-style-type: none"> <li>Section 202-Supportive Housing for the Elderly;</li> <li>Section 811-Supportive Housing for Persons with Disabilities;</li> <li>Planning and Capacity Building Fund;</li> <li>Low-Income Housing Tax Credit;</li> <li>Public Housing Agency's Housing Choice Voucher;</li> <li>HOME Program;</li> <li>HOPE VI Main Street Program;</li> </ul>
<b>8.2.2.1 DISASTER RECOVERY HOUSING</b>											
Use information technologies to connect nation wide with other disaster housing advocates to create a clearinghouse for ideas, best practices, and information-sharing on recovery of housing stock post disaster (such as RAPIDO).	OBJ 8.2.2		X			■		□		ADM, SRV, EM	<ul style="list-style-type: none"> <li>Rural Community Development Initiative;</li> <li>Planning and Capacity Building Fund</li> </ul>
<b>8.2.2.2 STRONGER HOUSING</b>											
Adopt regulations requiring on building performance in terms of hurricane resiliency and storm water runoff in County and City regulations.	OBJ 8.2.2	X					■			ADM, PLAN	



		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
		Initiate	Action Type								
<b>8.2.2.3 IMPLEMENT DISASTER RECOVERY GUIDELINES</b>											
Assist in the implementation of the Liberty County Disaster Recovery Housing Guidelines to ensure quick recovery of housing stock post disaster.	OBJ 8.2.2		X			■		□		ADM, PLAN, SRV, EM	
<b>8.2.3.1 RELOCATION INCENTIVES</b>											
Investigate policies provide opportunities for house pricing discounts to people who live in the 100-year floodplain for relocating outside of the floodplain.	OBJ 8.2.3		X			■		□		ADM, PLAN, SRV, EM, Real estate groups	<ul style="list-style-type: none"> <li>• Homeowner’s Rehabilitation Assistance Program</li> </ul>
<b>8.2.3.2 ACQUISITION IN FLOODPLAIN</b>											
Work with Emergency Manager to acquire repetitive loss structures in the floodplain.	OBJ 8.2.3			ONGOING	□	■				ADM, PLAN, EM	<ul style="list-style-type: none"> <li>• Homeowner’s Rehabilitation Assistance Program;</li> <li>• Pre-Disaster Mitigation Program;</li> <li>• Flood Mitigation Assistance Grants</li> </ul>
<b>8.3.1.1 CONNECTED TO SOCIAL SERVICES</b>											
Participate in local and regional advocacy groups which provide assistance to homeless population.	OBJ 8.3.1		X					■		SRV	

		Short-term	Medium	Long-term	Capital Project	Program	Regulation or Standard	Partnership or Collaboration	More Targeted Planning	Action Leaders	Funding
		Initiate	Action Type								
<b>8.3.1.2 PUBLIC PARTNERS TO BUILD SHELTERS</b>											
Cooperate with other agencies, and identify locations for homeless shelters in non-flood-plain area within city limits.	OBJ 8.3.1		X					■	□	ADM, SRV, PLAN	
<b>8.3.1.3 PRIVATE PARTNERS TO BUILD SHELTERS</b>											
Attract private investment for homeless shelters through tax credit.	OBJ 8.3.1			X	■			□		ADM, SRV, PLAN	<ul style="list-style-type: none"> <li>• Community Facilities Grant;</li> <li>• Rural Community Development Initiative</li> </ul>
<b>8.3.2.1 RECRUIT FOSTER PARENTS</b>											
Talk with the Social Services Committee (Chapter 5), churches and other groups to recruit potential population in becoming foster families.	OBJ 8.3.2		X		■					ADM, PLAN, SRV	



## APPENDIX - A

### Chapter 3 - Development Considerations

#### Population Projection

**Table 1** Projected growth in population and dwelling units by 2035

Projected Population: Year 2035 (people)	118,252
Current Average Household Size (people/household)	3.28
<b>Projected Unadjusted Housing Need: Year 2035 (DUs)</b>	<b>36,052</b>
Vacancy Rate (percentage)	2.00%
<b>Projected Housing Need: Year 2035 (DUs)</b>	<b>36,788</b>
Existing Housing Stock: Year 2015 (DUs)	28,910
Housing Losses:	
Fire, etc. (DUs) (0.99%)	29
Urban renewal, etc. (DUs) (0.16%)	46
Conversion to nonresidential use (DUs) (0.29%)	84
Abandonment (DUs) (0.059%)	17
Other (DUs) (0.676%)	195
Total Estimated Losses from Existing Stock (DUs)	371
Existing Housing Stock Retained by 2035 (DUs)	28,539
Additional Housing Stock Required by 2035 (DUs)	8,249

The Office of the State Demographer’s projection of Liberty County’s population in 2035, assuming 100% migration, was used. That projected population was divided by the current average household size in 2015 to predict the total number of dwelling units needed to house the county’s residents in 2035 (Table 1). That estimate of housing need was increased by 2% to allow for vacancies. The result is labeled “projected housing need” in the table above. Anticipated losses over the next 20 years were subtracted from this number, producing “existing housing stock retained by 2035.” Finally, projected housing need was subtracted from existing housing stock retained by 2035. The

difference is called “additional housing stock required by 2035.” This number can be interpreted to mean that 8,249 new dwelling units are needed to keep up with Liberty County’s growing population over the next 20 years.

**Table 2** Employment Densities

Employment Type	Percent	Number	Employees/ Acre	Required Acres
<b>Manufacturing and Wholesale</b>	32%	1,876	20	94
<b>Retail and office - CBD</b>	25%	1,461	35	42
<b>Retail and office - shopping centers, other</b>	18%	1,071	20	54
<b>Government and other</b>	20%	1,159	25	46
<b>Total</b>	100%	5,890		255

Next, industries were grouped into broader employment types. Percentages of total growth for all industries in a given employment type were added together, and the same process was applied to number of jobs. Densities, expressed as employees per acre, were assigned to employment types according to accepted standards. For each employment type, number of jobs was divided by assigned density. The result was required acres for individual employment types, which were then summed, yielding total required acres. This number means that 255 acres of land needs to be set aside to provide work spaces for new employees who will emerge between now and 2035 (Table 2).

## Employment Projection

**Table 3** Projected growth in employment by 2035

Industry	2003	2013	Calculated Growth	Adjusted Growth	2025	2035	22-yr Job Growth	% of Total Growth
<b>Agriculture, Forestry, Fishing and Hunting</b>	2,060	1,855	-10.00%	-10.00%	1,633	1,471	-384	-6.50%
<b>Mining</b>	479	1,174	145.10%	35.00%	1,667	2,251	1,077	18.30%
<b>Utilities</b>	61	96	57.40%	57.40%	162	255	159	2.70%
<b>Construction</b>	2,510	2,545	1.40%	1.40%	2,588	2,624	79	1.30%
<b>Manufacturing</b>	2,038	2,082	2.20%	2.20%	2,136	2,182	100	1.70%
<b>Wholesale Trade</b>	535	579	8.20%	8.20%	636	688	109	1.90%
<b>Retail Trade</b>	3,433	3,340	-2.70%	0.00%	3,340	3,340	0	0.00%
<b>Transportation and Warehousing</b>	1,136	1,382	21.70%	21.70%	1,741	2,118	736	12.50%
<b>Information</b>	143	164	14.70%	14.70%	193	221	57	1.00%
<b>Finance and Insurance</b>	834	988	18.50%	18.50%	1,207	1,430	442	7.50%
<b>Real Estate and Rental and Leasing</b>	857	1,026	19.70%	19.70%	1,269	1,519	493	8.40%
<b>Professional, Scientific, and Technical Services; Management of Companies and Enterprises; Administrative and Support and Waste Mgmt**</b>	1,953	2,276	16.50%	8.90%	2,520	2,745	469	8.00%
<b>Educational Services, Health Care and Social Assistance**</b>	5,100	5,621	10.20%	8.90%	6,224	6,780	1,159	19.70%
<b>Arts, Entertainment, and Recreation</b>	239	250	4.60%	4.60%	264	276	26	0.40%
<b>Accommodation and Food Services</b>	1,329	1,663	25.10%	25.10%	2,165	2,709	1,046	17.70%
<b>Other Services (except Public Administration)</b>	1,903	2,035	6.90%	6.90%	2,204	2,357	322	5.50%
<b>Public Administration</b>	1,608	1,486	-7.60%	0.00%	1,486	1,486	0	0.00%
<b>Total</b>	26,218	28,562	8.90%		31,435	34,453	5,891	
					10.10%	9.60%	20.60%	100.00%

U.S. Census data was gathered to show Liberty County's employment by industry in 2003 and 2013. Growth during this 10-year period was calculated for each industry and displayed as a percentage. Adjustments were made to reflect expected changes in the economy (listed above). This expected growth was applied to 2013 employment to estimate jobs in each industry in 2025, then applied again to obtain a similar estimate for 2035. Growth by industry between 2013 and 2035 was calculated and expressed as a percentage of total growth, displayed in the last column of Table 3.



## Future Development Map Calculations

Calculations used to shape the future development map are summarized in Tables 4 and 5.

**Table 4** Assignment of New Dwelling Units to Policy Districts

Assignment of New Dwelling Units to Policy Districts				
Housing Type	Percentage	Number DU	Density DUs/Acre	Required Acres
Municipal Developed				
<b>Redevelopment/Infill</b>	6 %	494.95	6	82.49
Municipal Transition (2035)				
<b>High Density</b>	10 %	824.92	6	137.49
<b>Medium Density</b>	55 %	4,537.06	3	1,512.35
<b>Low Density</b>	13 %	1,072.40	1	1,072.40
<b>Municipal Open Space</b>	0 %	0	0.000	0
<b>Municipal Subtotal</b>	84 %	6,929.33	2.74	2,722.24
Ex-Municipal (outside Developed, Transition 2035, Open Space)				
<b>Corridor</b>	5 %	412.46	3	137.49
<b>Rural Activity Center</b>	7 %	577.44	3	192.48
<b>Transition Holding</b>	0 %	0	3	0
<b>Agricultural/Forested</b>	4 %	329.97	0.1	3,299.68
<b>Conservation</b>	0 %	0	0.01	0
<b>Critical Conservation</b>	0 %	0	0.001	0
<b>Ex-Municipal Subtotal</b>	16 %	1,319.87		3,629.65
<b>Total</b>	100 %	8,249.20		6,351.89

**Table 5** Distribution of new DU among 3 cities

Distribution of new DU among 3 cities			
2015	Liberty	Dayton	Cleveland
<b>Population</b>	8836	7390	7707
<b>Percentage</b>	0.369	0.309	0.322
<b>2035</b>			
<b>Expected shift in %</b>	0.02	0.02	-0.04
<b>Future percentage</b>	0.389	0.329	0.282

**Table 6** Parcels in Conservation Districts greater than 20 Acres

Property ID	Property Owner	Acres	Description
16236	Rayonier Forest Resources	4246.0	000065 J D Martinez-2, Tract Pt 1, Acres 4246.0
16597	Adirondack Timber Co Inc I	3734.0	000070 J E Mayfield, Tract 1, Acres 3734.0
28515	Rayonier Forest Resources	3346.4	000393 Wm Walless, Tract Pt 1, Acres 3346.4
26871	Timbervest Partners Iii Texas Llc	1499.4	000328 M E Pulido, Tract 1, Acres 1499.4212
26871	Timbervest Partners Iii Texas Llc	1499.4	000328 M E Pulido, Tract 1, Acres 1499.4212
112511	John Hancock Life Insurance Co Sa-125	1363.1	000166 V E Disboe, Tract 3 6, Acres 1363.1, Mo1083
18808	Multiple Owners	1107.0	000104 J E Self, Tract 9 12, Acres 1107., Undivided Interest 50.0000000000%
23819	Rayonier Forest Resources	1079.3	000206 C Holhousen, Tract 1, Acres 1079.32
13069	Pickett Bayou Club Inc	879.4	000027 T Dorsett, Tract 10, Acres 879.42
200377	Mj Nursery & Tropical Fish Llc	857.0	000100 James Robeson, Tract 14, Acres 857.0
10042	John Hancock Life Insurance Co Sa-125	794.3	000006 J Carrier, Tract 2 3, Acres 794.271, Mo1000
10042	John Hancock Life Insurance Co Sa-125	794.3	000006 J Carrier, Tract 2 3, Acres 794.271, Mo1000
10683	Trinity Walker Timber Lp	709.6	000016 Santos Coy, Tract Pt 21 (West), Acres 709.56
116158	Rayonier Forest Resources	689.0	000016 Santos Coy, Tract Pt 7 (West), Acres 689.0
13567	Baylor University	675.2	000032 Jos Dunman, Tract 200 6, Pt 1 217, Acres 675.24
18173	Landcraft Inc	658.2	000097 B Prewitt, Tract 1, Acres 658.18
15080	Daniel Houston Trustee	591.5	000047 B W Hardin, Tract 1 2, Acres 591.5
15080	Daniel Houston Trustee	591.5	000047 B W Hardin, Tract 1 2, Acres 591.5
27644	Jackson James D & Rebecca L	574.5	000353 Edward Tanner, Tract 2 4-5 29 49 50 64 65, Acres 574.5359
17119	Adirondack Timber Co Inc I	556.8	000080 M S Miller, Tract 1, Acres 556.845
10664	Trinity Walker Timber Lp	527.4	000016 Santos Coy, Tract 4 5 6, Acres 527.379
10664	Trinity Walker Timber Lp	527.4	000016 Santos Coy, Tract 4 5 6, Acres 527.379
10624	Herrington Robert N	521.5	000016 Santos Coy, Tract 29 (East), Acres 521.47
16100	Multiple Owners	405.3	000063 A M Delajarza, Tract 4, Acres 405.33
21674	Timbervest Partners Iii Texas Llc	387.8	000134 C Barker, Tract 1, Acres 387.8179
15501	Johnston Matthew H Jr Etal	312.7	000055 H B Johnston, Tract 55, Acres 312.693
10489	Daniel Houston Trustee	276.9	000014 J Coronado, Tract 12, Acres 276.85



Property ID	Property Owner	Acres	Description
17944	Mizell Raymond L Etal	258.4	000091 Geo Orr, Tract 9 18 23 32 33 37 51 68 84 135 138 139 142 144 237, Acres 258.43
24500	Shirley & Sons Const Co Inc	248.3	000210 A B Hardin, Tract 1, Acres 248.30
24500	Shirley & Sons Const Co Inc	248.3	000210 A B Hardin, Tract 1, Acres 248.30
10738	Rayonier Texas Timberlands	244.0	000016 Santos Coy, Tract 59 (West), Acres 244.0
10666	Rayonier Forest Resources	230.9	000016 Santos Coy, Tract Pt 7 (West), Acres 230.92
22986	Pickett Bayou Club Inc	204.0	000175 J Dugat, Tract 4, Acres 204.0
19860	Bailey L V	191.0	000111 P A Sublett, Tract 8, Acres 191.01
10579	Multiple Owners	180.0	000016 Santos Coy, Tract 2 (East), Acres 180.0
15548	Multiple Owners	174.0	000055 H B Johnston, Tract 73, Acres 173.985
20918	Alders Weldon W	172.4	000119 J A Williams, Tract 114, Acres 172.4231
18515	Joseph Lisia M Dykes	154.1	000103 J F Derumayor, Tract 117 288 289 333, Acres 154.119
10651	Shoemake Shelton	142.9	000016 Santos Coy, Tract 54 (East), Acres 142.85
24582	Rayonier Forest Resources	142.8	000220 J Hartgraves, Tract 1, Acres 142.8
32096	Adirondack Timber Co Inc I	131.0	000881 J W Faulk, Tract 1, Acres 131.0
18159	City Of Liberty	126.5	000091 Geo Orr, Tract 203, Acres 126.5
31486	Smith Mike C & Gene E	124.6	000769 C E Anderson, Block C1-C11,C16-C22,C34-C35,C37-C39, Tract 4 21, Acres 124.614
15360	Timbervest Partners Li Texas Llc	123.8	000052 R A Irons, Tract 4, Acres 123.84, Mo1093
15380	Barrett Carolyn J	114.4	000055 H B Johnston, Tract 7 11 100 101, Acres 114.41
15380	Barrett Carolyn J	114.4	000055 H B Johnston, Tract 7 11 100 101, Acres 114.41
19854	Rhodes Richard A & Donna	112.9	000111 P A Sublett, Tract 3 7 11 14 Pt 13, Acres 112.883
144196	Rayonier Forest Resources	102.7	000103 J F Derumayor, Tract 460, Acres 102.68
23528	Mangum Gerald R & Arland J	100.0	000197 R Green, Tract 54, Acres 100.0
10696	Richards Alton L & Frances D	100.0	000016 Santos Coy, Tract 30 (West), Acres 100.0
18286	Multiple Owners	100.0	000100 James Robeson, Tract 15, Acres 100.0
15461	Ambrose Dorothy Louise	95.3	000055 H B Johnston, Tract 42, Acres 95.29
22597	Bazzoon John D	88.2	000164 W Cherry, Tract 1, Acres 88.22
23475	Odom Chad Douglas & Kristen	84.8	000197 R Green, Tract 4, Acres 84.7709
23483	Ternate Oscar A Etal	78.5	000197 R Green, Tract 32, Acres 78.534

Property ID	Property Owner	Acres	Description
17958	Multiple Owners	70.0	000091 Geo Orr, Tract 21, Acres 70.0
22603	John Hancock Life Insurance Co Sa-125	67.4	000166 V E Disboe, Tract 2, Acres 67.39, Mo1083
23494	Gillen Gary L & Terri K Varvel	63.0	000197 R Green, Tract 21-24, Acres 63.0
23494	Gillen Gary L & Terri K Varvel	63.0	000197 R Green, Tract 21-24, Acres 63.0
25534	Smith Mike C & Gene E	62.4	000268 H&Tc-105, Tract 8, Acres 62.418
52099	Daniel Jean Baldwin	59.4	Hackenberger, Lot 109-10, 164-6, 198-201, 202 Tr 3, Acres 59.41
52099	Daniel Jean Baldwin	59.4	Hackenberger, Lot 109-10, 164-6, 198-201, 202 Tr 3, Acres 59.41
136760	Alders Weldon W	58.3	000175 J Dugat, Tract 19, Acres 58.27
18117	Travis Park S/D Homeowners	55.2	000091 Geo Orr, Tract 159, Acres 55.22
18117	Travis Park S/D Homeowners	55.2	000091 Geo Orr, Tract 159, Acres 55.22
31184	Multiple Owners	52.5	000729 P Ducett-1178, Tract 3, Acres 52.481
17955	Multiple Owners	50.0	000091 Geo Orr, Tract 17, Acres 50.0
155575	Multiple Owners	50.0	000091 Geo Orr, Tract 14, Acres 50.
31974	Rst Williams Interests Lp	48.5	000854 L A Halpen, Tract 1, Acres 48.5294
10746	Bowen Gary A & Cathy Ann	48.1	000016 Santos Coy, Tract 62 West, Acres 48.14
107496	Kersh Tom R & Betty V	44.6	000097 B Prewitt, Tract 20 23, Acres 44.5756
107496	Kersh Tom R & Betty V	44.6	000097 B Prewitt, Tract 20 23, Acres 44.5756
52106	Multiple Owners	43.0	Hackenberger, Lot 20 Tr 1, Lot 21, Lot 22 Tr 1, Acres 43.0, Undivided Interest 8.3332000000%
106543	Texas Department Of Criminal Justice Institutional Division	39.5	000769 C E Anderson, Tract 23, Acres 39.459
10655	Wiggins Land Co Of Tex Inc	39.4	000016 Santos Coy, Tract 60 (East), Acres 39.363
26959	Bazzoon Raymond	39.0	000334 J Robinson, Tract 2 9, Acres 38.963
17962	Rader Robert J Jr & Marsha	37.1	000091 Geo Orr, Tract 24, Acres 37.05
31972	Evans J W Iii	36.0	000851 E A Giraud, Tract 1, Acres 36.0
155570	Multiple Owners	34.9	000091 Geo Orr, Tract 12, Acres 34.8589
155570	Multiple Owners	34.9	000091 Geo Orr, Tract 12, Acres 34.8589
23233	Mcwhirter William P & Geraldine	33.9	000186 Mrs C Eigeneaur, Tract 2 7, Acres 33.9137
168621	Alders Land Company Inc	32.8	000027 T Dorsett, Tract 47, Acres 32.752
22608	U S A	32.6	000166 V E Disboe, Tract 5, Acres 32.61



Property ID	Property Owner	Acres	Description
26957	Bazzoon John D	32.1	000334 J Robinson, Tract 7, Acres 32.1
23512	Liuzza James Joseph	30.0	000197 R Green, Tract 40, Acres 30.0
10583	Davis Thomas E & Phyllis	29.1	000016 Santos Coy, Tract 3 (East), Acres 29.124
17972	Dale Harryman Enterprises Inc	29.0	000091 Geo Orr, Tract 34 35, Acres 29.041
17972	Dale Harryman Enterprises Inc	29.0	000091 Geo Orr, Tract 34 35, Acres 29.041
107888	Thomas Carlene	28.3	000016 Santos Coy, Tract 68-A, Acres 28.297
124335	Multiple Owners	27.7	000091 Geo Orr, Tract 11, Acres 27.688
171363	Grant Kenneth	27.2	000063 A M Delajarza, Tract 48 49, Acres 27.2106
171363	Grant Kenneth	27.2	000063 A M Delajarza, Tract 48 49, Acres 27.2106
23236	Lloyd Gaston S	27.0	000186 Mrs C Eigeneaur, Tract 5 6, Acres 27.0
31193	Multiple Owners	26.4	000729 P Ducett-1178, Tract 4, Acres 26.369
132959	Dolen Real Estate Partnership	26.3	000067 J D Martinez-8, Tract 5, Acres 26.344
26954	Mcfarland Barbara Frances Etal	25.7	000334 J Robinson, Tract 5, Acres 25.68
22598	Bazzoon John D	24.1	000164 W Cherry, Tract 2, Acres 24.06
17988	Mccarty Mike	23.1	000091 Geo Orr, Tract 44 125, Acres 23.08
26947	Dalton John W & Mary Ann	22.6	000332 R Roberts, Tract 1, Acres 22.6064
115725	Rogers Leonard W & Elizabeth A	21.9	000332 R Roberts, Tract 4, Acres 21.9288
15633	Badeaux Keith J & Doris A	21.4	000055 H B Johnston, Tract 136, Acres 21.4
15634	Badeaux Keith J & Doris A	21.4	000055 H B Johnston, Tract 137, Acres 21.4
119596	Key Ronald F	21.4	000055 H B Johnston, Tract 141, Acres 21.4
93100	Thomas Carlene	21.1	000016 Santos Coy, Tract 66 (East), Acres 21.118
17937	Daniel Houston Trustee	20.5	000091 Geo Orr, Tract 4, Acres 20.4619
23557	Smith I D Jr	20.3	000197 R Green, Tract 84, Acres 20.3
26950	Bazzoon John D	20.1	000334 J Robinson, Tract 3 11 13, Acres 20.061
26950	Bazzoon John D	20.1	000334 J Robinson, Tract 3 11 13, Acres 20.061
26950	Bazzoon John D	20.1	000334 J Robinson, Tract 3 11 13, Acres 20.061
22988	Alders Weldon W	20.0	000175 J Dugat, Tract 9, Acres 20.02
10255	Modesett Roy Clayton	20.0	000011 J Cherry, Tract 50, Acres 20.0

---



---

## APPENDIX - B

---

### Funding Sources

#### Agricultural Water Enhancement Program (AWEP)

- Grantor: Natural Resources Conservation Service (NRCS)
- Purpose: Provides financial and technical assistance to agricultural producers to implement agricultural water enhancement activities on agricultural land to conserve surface and ground water and improve water quality.
- Eligibility: Eligible partners include: Federally recognized Indian Tribes, States, units of local government, agricultural or silvicultural associations or other groups of such producers and other nongovernmental organization with experience working with agricultural producers. Agricultural land must be in AWEP approved project areas. Individual producers are not eligible.
- Funding limitations: Eligible entities or organizations form multi-year partnership agreements with NRCS to promote ground and surface water conservation. Financial assistance changes every fiscal year depending upon appropriations and agency priorities.
- More information: <http://www.nrcs.usda.gov/wps/portal/nrcs/main/national/programs/financial/Awep>

#### Alternatives Analysis Program - Discretionary Livability Funding Opportunity

- Grantor: Department of Transportation
- Purpose: Assist in financing the evaluation of all reasonable modal and multimodal alternatives and general alignment options for identified transportation needs in a particular, broadly defined travel corridor
- Eligibility: MPOs, city agencies, transit agencies, and other local government authorities
- Limitations: \$25 million total fund
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

#### American Battlefield Protection Program

- Grantor: National Park Service
- Purpose: promotes the preservation of significant historic battlefields on American soil. The program's focus is primarily on land use, cultural resource and site management planning, and public education.
- More information: <http://www.nps.gov/abpp/>

#### Assistance to Firefighters Grants (AFG)

- Grantor: FEMA
- Purpose: The primary goal of the AFG is to meet the firefighting and emergency response needs of fire departments and nonaffiliated emergency medical service organizations. Since 2001, the AFG has helped firefighters and other first responders to obtain critically needed equipment, protective gear, emergency vehicles, training and other resources needed to protect the public and emergency personnel from fire and related hazards.
- More information: <https://www.fema.gov/welcome-assistance-firefighters-grant-program>

#### Aviation Capital Improvement Program

- Grantor: is a federal program operated through the 2010 Texas Airport System Plan (TASP). If all airside needs are met, an airport sponsor may pursue 80 percent grant funding
- Purpose: for the construction of hangars if access pavement is included or 75 percent funding if pavement is in place.
- Eligibility: The sponsor must provide justification in the form of contracts, lease agreements, and show location of the hangar on the latest approved Airport Layout Plan (ALP), a copy of the airport's hangar lease and rate structure, and adopted airport minimum standards.
- Limitation: The only funding available for the hangar construction projects are Non-Primary Entitlements.
- More Information: <http://www.txdot.gov/inside-txdot/division/aviation/capital-improvement.html>



### **Battlefield Preservation Fund**

- Grantor: National Fund for Historic Preservation
- Purpose: for the preservation of battlefields in the United States.
- Eligibility: to those that have limited access to other specialized battlefield funding programs.
- Limitations: require a one-to-one cash match.
- More Information: <http://www.preservationnation.org/resources/find-funding/special-funds/#Battlefield>

### **Bicycle Friendly Community (BFC) Program**

- Grantor: League of American Bicyclists.
- Purpose: The program provides a roadmap to communities to improve conditions for bicycling and offers national recognition for communities that actively support bicycling.
- Information on applying to become a recognized Bicycle Friendly Community
- More Information: <http://bikeleague.org/bfa>

### **Boating Access Grants**

- Grantor: Texas Parks and Wildlife Department
- Purpose: For the construction of public boat ramp facilities throughout Texas.
- Eligibility: Local government sponsors must make an application, provide the land, provide access to the proposed boat ramp, supply 25% of the development costs, and accept operation and maintenance responsibilities for a minimum 25-year period.
- Limitations: This grant program provides 75% matching grant funds. These funds are allocated annually through the federal Sport Fish Restoration Act.
- More information: <https://tpwd.texas.gov/business/grants/recreation-grants/boating-access>

### **Build America Bonds**

- Grantor: Treasury/ Internal Revenue Service (IRS)
- Purpose: provides state and local governments with a direct federal payment subsidy for a portion of their borrowing costs on taxable bonds.
- Eligibility: States and localities
- More information: <http://www.treasury.gov/initiatives/recovery/Pages/babs.aspx>

### **Building Blocks for Sustainable Communities**

- Grantor: Environmental Protection Agency
- Purpose: provide technical assistance to selected communities to implement development approaches that protect the environment, improve public health, create jobs, expand economic opportunity, and improve overall quality of life. Funding will also be given to communities facing community development challenges. Support provided by EPA or through non-profit organizations.
- Eligibility: states, territories, Indian Tribes, interstate organizations, intrastate organizations, and possessions of the U.S., including the District of Columbia; public and private universities and colleges, hospitals, laboratories, and other public or private nonprofit institutions.
- Limitations: \$2.5 million
- More Information: <http://www2.epa.gov/smartgrowth/building-blocks-sustainable-communities>

### **Building Neighborhood Capacity Program (BCNP)**

- Grantor: U.S. Department of Housing and Urban Development
- Purpose: offer training and technical assistance (TTA) to begin or sustain the process of revitalization, guided by comprehensive neighborhood revitalization plans, in concert with relevant local and state plans and planning processes.
- Eligibility: Five neighborhoods selected. Nonprofit organizations,

faith-based and community organizations, institutions of higher learning, and for-profit organizations (commercial) with significant experience in supporting neighborhood and community development through training and technical assistance. For-profit organizations must agree to forgo any profit or management fee.

- Limitations: Up to \$2 million
- More Information: <http://www.cssp.org/community/neighborhood-investment/place-based-initiatives/building-neighborhood-capacity>

#### **Bus Livability Initiative**

- Grantor: Department of Transportation
- Purpose: Provide funding to transit agencies to replace, rehabilitate, and purchase buses and related equipment, as well as construct or rehabilitate bus facilities.
- Eligibility: Transit agencies or other public transportation providers, States and Indian Tribes.
- Limitations: \$125 million total fund
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

#### **Business & Industry Program**

- Grantor: U.S. Department of Agriculture
- Purpose: Create jobs and stimulate rural economies by providing financial backing for rural businesses.
- Eligibility: any area, excluding cities, with a population over 50,000
- Limitations: government or military employees may not own more than 20%, interest rate changes
- More information: <http://www.rd.usda.gov/programs-services/business-industry-loan-guarantees>

#### **Business Improvement Districts**

- Grantor: Housing and Economic Development

- Purpose: for a range of services and/or programs, including marketing and public relations, improving the downtown marketplace or city/town center, capital improvements, public safety enhancements, and special events
- More Information: <http://www.mass.gov/hed/community/planning/bid.html>

#### **Capacity Building for Community Development and Affordable Housing Grants**

- Grantor: U.S. Department of Housing and Urban Development
- Purpose: for intermediary organizations to assist HUD in providing technical assistance to community development corporations and community housing development organizations to carry out community development and affordable housing activities that benefit low-income families.
- Eligibility: Community development financing institutions (CDFIs)
- Limitations: \$49.4 million
- More Information: <http://portal.hud.gov/hudportal/HUD?src=/hud-programs/capacitybuilding>

#### **Capacity Building for Sustainable Communities**

- Grantor: Environmental Protection Agency
- Purpose: Funding for intermediary organizations who will assist HUD in providing technical assistance to communities engaged in planning efforts built around integrating housing, land use, transportation, and other issues.
- Eligibility: nonprofit organization, a local or state public agency, a for-profit organization, a nationally recognized and accredited University or College; or any combination of the aforementioned entities as a Capacity Building Team to combine their skills and offer a coordinated program.
- Limitations: \$5.65 million, max amount \$ 1 million. Primary support will be given to recipients of Sustainable Communities and Brownfield Area Wide Planning grants.



- More Information: [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/economic\\_resilience/capacity-building](http://portal.hud.gov/hudportal/HUD?src=/program_offices/economic_resilience/capacity-building)

### **Capital Fund Education and Training Community Facility Grant**

- Grantor: U.S. Department of Housing and Urban Development
- Purpose: for public housing authorities to construct, rehabilitate, or purchase facilities for early childhood education, adult education, and/or job training programs for public housing residents based on an identified need.
- Eligibility: Public housing authorities
- Limitations: \$15 million; max grant \$5 million
- More Information: [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/programs/ph/capfund/cfcf](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/capfund/cfcf)

### **Certified Local Government Grants (CLG)**

- Grantor: U.S. Department of the Interior
- Purpose: Support and strengthen local preservation activities by encouraging communities to develop an action plan. CLG are mainly grants for the development of historic preservation programs, but they can also be used for the preparation of architecture drawings, façade studies, and condition assessments.
- More Information: <http://www.nps.gov/history/hpg/local/clg.html>

### **Chapter 380/381 Economic Development Agreements**

- Municipality Agreements: Chapter 380 of the Local Government Code authorizes municipalities to offer incentives designed to promote economic development such as commercial and retail projects. Specifically, it provides for offering loans and grants of city funds or services at little or no cost to promote state and local economic development and to stimulate business and commercial activity.
- County Agreements: Chapter 381 of the Local Government Code allows counties to provide incentives encouraging developers to build in their jurisdictions. A county may administer and develop a pro-

gram to make loans and grants of public money to promote state or local economic development and to stimulate, encourage and develop business location and commercial activity in the county.

- More information: [http://texasahead.org/tax\\_programs/ch380-381/](http://texasahead.org/tax_programs/ch380-381/)

### **Choice Neighborhoods Initiative Planning Grant**

- Grantor: U.S. Department of Housing and Urban Development
- Purpose: to revitalize severely distressed public and/or HUD-assisted multifamily housing in distressed neighborhoods into viable, mixed-income communities with access to well-functioning services, high quality educational programs, public transportation, and jobs.
- Eligibility: Public housing authorities, local governments, nonprofits, and for-profit developers that apply jointly with a public entity. Preferred Sustainability Applicants receive an additional two bonus points.
- Limitations: \$ 5 million
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

### **Clean Water State Revolving Fund (CWSRF)**

- Grantor: State of Texas
- Purpose: This program provides low-interest loans that can be used for planning, design, and construction of wastewater treatment facilities, wastewater recycling and reuse facilities, collection systems, storm water pollution control, nonpoint source pollution control, and estuary management projects.
- Eligibility: The program is open to a range of borrowers including municipalities, communities of all sizes, farmers, homeowners, small businesses, and nonprofit organizations. Project eligibility varies according to each state's program and priorities. Loans for wastewater treatment plant projects are only given to political subdivisions with the authority to own and operate a wastewater system.
- Funding limitations: The program offers fixed and variable rate loans

at subsidized interest rates. The maximum repayment period for a CWSRF loan is 30 years from the completion of project construction. Mainstream funds offer a net long-term fixed interest rate of 1.30% below market rate for equivalency loans (project adheres to federal requirements) and 0.95% for non-equivalency (project adheres to state requirements) loans. Disadvantaged community funds may be offered to eligible communities with principal forgiveness of 30%, 50%, or 70% based upon the adjusted annual median household income and the household cost factor.

- More information: <http://www.twdb.texas.gov/financial/programs/CWSRF/>

Grant(CDBG).aspx

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

- Grantor: U.S. Department of Housing and Urban Development (HUD).
- Purpose: Provides communities with resources to address a wide range of unique community development needs. The CDBG program provides annual grants on a formula basis to general units of local government and States.
- More Information: [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/communitydevelopment/programs](http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs)

#### **Community Development Block Grant (CDBG) Program for Rural Texas**

- Grantor: Texas Department of Agriculture
- Purpose: develop viable communities by providing decent housing and suitable living environments, and expanding economic opportunities principally for persons of low- to moderate-income.
- Eligibility: non-entitlement cities and counties whose populations are less than 50,000 and 200,000 respectively, and are not participating or designated as eligible to participate in the entitlement portion of the federal Community Development Block Grant Program.
- Limitations: Population 50,000 city and 200,000 county.
- More information: <http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlock->

#### **Community Development Block Grants (CDBG)**

- Grantor: U.S. Department of Housing and Urban Development
- Purpose: Formula grants for local governments to carry out community and economic development activities.
- Eligibility: State allocated
- Limitations: Apportioned to States by a formula
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

#### **Community Development Fund (Rural)**

- Grantor: Texas Department of Agriculture
- Purpose: Grants to rural Texas cities and counties for basic infrastructure projects such as water/wastewater facilities, street improvements and drainage.
- Eligibility: non-entitlement cities and counties whose populations are less than 50,000 and 200,000 respectively, and are not participating or designated as eligible to participate in the entitlement portion of the federal Community Development Block Grant Program.
- Limitations: \$75,000-800,000, biennial basis and competition against 24 planning regions in the state.
- More information: [http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlock-Grant\(CDBG\)/CommunityDevelopment.aspx](http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlock-Grant(CDBG)/CommunityDevelopment.aspx)

#### **Community Facilities Grants**

- Grantor: U.S. Department of Agriculture
- Purpose: assist in the development of essential community facilities in rural areas and towns.
- Eligibility: public entities such as municipalities, counties, and special-purpose districts, as well as non-profit corporations and tribal governments. Towns of up to 20,000 in population.



- Limitations: Development Financing, Construction
- More information: <http://reconnectingamerica.org/resource-center/federal-grant-opportunities/>

### **Community Outdoor Outreach Program (CO-OP) Grants**

- Grantor: Texas Parks and Wildlife Department
- Purpose: The CO-OP grant helps to introduce under-served populations to the services, programs, and sites of Texas Parks & Wildlife Department.
- Eligibility: Grants are awarded to non-profit organizations, schools, municipalities, counties, cities, and other tax-exempt groups.
- Limitations: This is not a land acquisition or construction grant; this is only for programs.
- More information: <https://tpwd.texas.gov/business/grants/recreation-grants/community-outdoor-outreach-program-co-op-grants>

### **Community Rating System**

- Grantor: FEMA
- Purpose: The National Flood Insurance Program's Community Rating System (CRS) is a voluntary incentive program which provides discounts on individual homeowner flood insurance when a jurisdiction implements floodplain management activities. Many of the activities within the CRS are already being performed in Navasota. Taking advantage of this program can open the door to various other grant opportunities.
- More information at <http://www.fema.gov/community-rating-system>

### **Community Transformation Grants (CTG) - Small Communities Program**

- Grantor: HHS/Center for Disease Control (CDC)
- Purpose: to reduce the rate of chronic diseases and to make improvements to the built environment in order to promote healthier life-

styles.

- Eligibility: Governmental agencies and non-governmental organizations across a variety of sectors, including transportation, housing, education, and public health
- Limitations: \$70 million
- More Information: <http://www.cdc.gov/nccdphp/dch/programs/communitytransformation/>

### **Congestion Mitigation & Air Quality (CMAQ) Program**

- Grantor: Department of Transportation
- Purpose: Support for transportation projects or programs that improve air quality and relieve congestion in areas that do not meet National Ambient Air Quality Standards.
- Eligibility: Funding distributed to States via a statutory formula based on population and air quality classification designated by EPA.
- Limitations: Includes capital transportation investments and pedestrian/bicycle facilities and programs.
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

### **Congestion Mitigation and Air Quality Improvement Program**

- Grantor: U.S. Department of Transportations & federal Highway Administration
- Purpose: for either the construction of bicycle transportation facilities and pedestrian walkways, or no construction projects (such as maps, brochures, and public service announcements) related to safe bicycle use.
- More Information: [http://www.fhwa.dot.gov/environment/bicycle\\_pedestrian/overview/bp-broch.cfm#funding](http://www.fhwa.dot.gov/environment/bicycle_pedestrian/overview/bp-broch.cfm#funding)

### **Conservation Reserve Program (CRP)**

- Grantor: Natural Resource Conservation Service (NRCS)
- Purpose: This program provides financial assistance to agricultur-

al landowners in establishing approved conservation practices. The goals of the CRP program are to reduce water runoff and sedimentation, protect groundwater and help improve conditions of lakes, rivers, ponds and streams.

- Eligibility: Agricultural landowners
- Funding limitations: Eligible participants can receive annual rental payments based on the agriculture rental value of the land and cost-share assistance for up to 50% of the participant's costs in establishing approved conservation practices.
- More information: <http://www.apfo.usda.gov/FSA/webapp?area=home&subject=copr&topic=crp>

#### **Depave**

- Grantor: Partnership with Texas Water Alliance Limited (TWA) and/or Gonzales County Underground Water District (GCUWD)
- Purpose: Removing unnecessary pavement, in order to create community green spaces and mitigate storm water runoff.
- More Information: [www.depave.org](http://www.depave.org)

#### **Disadvantaged business Enterprise Program**

- Grantor: Texas Department of transportation
- Purpose: to provide a level playing field for small, minority- and women-owned companies wanting to do business with TxDOT and other agencies receiving federal funds from the U.S. Department of Transportation.
- More Information: <http://www.txdot.gov/inside-txdot/office/innovative-finance/pass-finance.html>

#### **Disaster Relief Fund (Rural)**

- Grantor: Texas Department of Agriculture
- Purpose: Cities and counties may apply following a disaster declaration or for qualifying urgent infrastructure needs.
- Eligibility: Non-entitlement cities under 50,000 in population and

non-entitlement counties that have a non-metropolitan population under 200,000 and are not eligible for direct CDBG funding from HUD may apply for funding through any of the Texas CDBG programs.

- Limitations: \$50,000-350,000, official disaster status declaration
- More information: [http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant\(CDBG\)/DisasterRelief.aspx](http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant(CDBG)/DisasterRelief.aspx)

#### **Discretionary Bus and Bus Facilities (Section 5309): State of Good Repair Initiative**

- Grantor: Department of Transportation
- Purpose: Provide funding to rehabilitate bus and bus facilities.
- Eligibility: intermodal facilities must have adjacent connectivity with bus service.
- Limitations: will prioritize the replacement and rehabilitation of intermodal facilities that support the connection of bus service with multiple modes of transportation, including but not limited to: rail, ferry, intercity bus and private transportation providers.
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

#### **Economic Development Initiative Grant**

- Grantor: U.S. Department of Housing and Urban Development
- Purpose: Provide local governments with additional security for the Section 108 loan, thereby reducing the exposure of its CDBG funds in the event of a default in loans made locally with the 108 funds. Or, make the project more feasible by paying some of the project costs with grant funds or by reducing the interest rate to be paid from a revolving loan fund.
- Eligibility: Only the entities named by Congress in the Committee Print of the Committee on Appropriations U.S. House of Representatives, March 2009 are eligible to apply for Economic Development Initiative-Special Project (EDI-SP) grant funds.



- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

### **Economic Development Sales Tax**

- Grantor: Economic Development and Analysis Division
- Purpose: to fund industrial development projects, such as business infrastructure, manufacturing and research and development.
- Eligibility: According to the State and Local Economic Development Programs, the city of Gonzales is a Type B EDC (economic development corporation). A type B EDC can fund all projects eligible for Type A EDCs, as well as parks, museums, sports facilities, and affordable housing.
- More information: [http://www.texasahead.org/tax\\_programs/](http://www.texasahead.org/tax_programs/)

### **Economically Distressed Areas Program**

- Grantor: Texas Water Development Board (TWDB)
- Purpose: This program provides financial assistance for water and wastewater services in economically distressed areas where present facilities are inadequate to meet residents' minimal needs. The program also includes measures to prevent future substandard development.
- Eligibility: Projects must be located in an area that was established as a residential subdivision as of June 1, 2005, has an inadequate water supply or sewer services to meet minimal residential needs and a lack of financial resources to provide water supply or sewer services to satisfy those needs. All political subdivisions, including cities, counties, water districts, and nonprofit water supply corporations, are eligible to apply for funds. The applicant, or its designee, must be capable of maintaining and operating the completed system.
- Funding limitations: Financial support is in the form of grant or combination of a grant and a loan. The program does not fund ongoing operation and maintenance expenses, nor does it fund new development.
- More information: <http://www.twdb.texas.gov/financial/programs/>

EDAP/

### **Emergency Watershed Protection (EWP) Program**

- Grantor: U.S. Department of Agriculture (USDA)
- Purpose: Provides financial assistance for flood debris removal; stream bank stabilization and restoration; repairing conservation practices.
- More information: <http://www.nrcs.usda.gov/wps/portal/nrcs/main/national/programs/landscape/ewpp/>

### **EPA's Drinking Water State Revolving Fund**

- Grantor: U.S. Environmental protection Agency
- Purpose: For use to upgrade water treatment facilities.
- More information: [http://water.epa.gov/grants\\_funding/dwsrf/index.cfm](http://water.epa.gov/grants_funding/dwsrf/index.cfm)

### **Episcopal Health Foundation**

- Grantor: Episcopal Health Foundation
- Purpose: Research and collaborating to create new coalitions and partnerships
- More information: <http://www.episcopalhealth.org/en/grant-making/how-apply-grant/>

### **Farm to School Grant Program**

- Grantor: USDA
- Purpose: to assist implementation of programs that improve access to local foods in eligible schools, particularly farm to school programs.
- Eligibility: Eligible Schools; State and Local Agencies; Indian Tribal Organizations Agricultural Producers or Groups of Agricultural Producers; and Non-Profit Entities
- Limitations: provides at least 25% of funding costs
- More Information: <http://www.fns.usda.gov/farmtoschool/farm-school-grant-program>

**Farmers Market Promotion Program (FMPP)**

- Grantor: United States Department of Agriculture (USDA)
- Purpose: Increase domestic consumption of, and access to, locally and regionally produced agricultural products, and to develop new market opportunities for farm and ranch operations serving local markets by developing, improving, expanding, and providing outreach, training, and technical assistance to, or assisting in the development, improvement, and expansion of, domestic farmers markets, roadside stands, community-supported agriculture programs, agritourism activities, and other direct producer-to-consumer market opportunities.
- Eligibility: All applicants under FMPP must be domestic entities owned, operated, and located within the 50 United States, the District of Columbia, American Samoa, Guam, the Commonwealth of the Northern Mariana Islands, the Commonwealth of Puerto Rico, or the U.S. Virgin Islands to be considered eligible.
- More information: <https://www.ams.usda.gov/services/grants/fmpp>

**Federal Community Development Block Grant funds**

- Grantor: Texas department of Agriculture
- Purpose: develop viable communities by providing decent housing and suitable living environments, and expanding economic opportunities. Eliminate conditions hazardous to the public health and of an emergency nature.
- Eligibility: 51 percent low- to moderate-income persons, which are defined as those who earn equal to or less than 80% of the area median family income, or earn equal to or less than less than 80% of the statewide non-metropolitan median family income figure.
- More information: [http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant\(CDBG\)/About.aspx](http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant(CDBG)/About.aspx)

**Federal Historic Preservation Tax Incentives program**

- Grantor: The National Park Service and the Internal Revenue Service in partnership with State Historic Preservation Offices.
- Purpose: Encourages private sector investment in the rehabilitation and re-use of historic buildings.
- Limitations: over \$62 billion in private investment to preserve 38,000 historic properties since 1976.
- For more information: <http://www.nps.gov/tps/taxincentives.htm>.

**Federal Lands Highway Program**

- Grantor: U.S. Department of Transportations & federal Highway Administration
- Purpose: Provisions for pedestrians and bicyclists.
- Limitations: Priority for funding projects is determined by the appropriate Federal Land Agency or Tribal government
- More Information: [http://www.fhwa.dot.gov/environment/bicycle\\_pedestrian/overview/bp-broch.cfm#funding](http://www.fhwa.dot.gov/environment/bicycle_pedestrian/overview/bp-broch.cfm#funding)

**Federal-Aid Highway Program, Federal Lands Highway Program**

- Grantor: U.S. Department of Transportation
- Purpose: assists state transportation agencies in the planning and development of an integrated, interconnected transportation system important to interstate commerce and travel. To provide aid for the repair of Federal-aid highways following disasters; to foster safe highway design; to replace or rehabilitate deficient or obsolete bridges; and to provide for other special purposes.
- More information: <http://flh.fhwa.dot.gov/programs/>

**Flood Mitigation Assistance (FMA) Grants**

- Grantor: Texas Water Development Board (TWDB)
- Purpose: The Flood Mitigation Assistance (FMA) program provides grants to assist communities in implementing measures to reduce or eliminate the long-term risk of flood damage to buildings, manufac-



- tured homes, and other structures insurable under the NFIP.
- Funding Limitations: The Texas Water Development Fund helps fund wastewater and flood control projects.
  - More information at <http://www.fema.gov/flood-mitigation-assistance-grant-program>

### **Foreign Trade Zones (FTZ)**

These are adjacent to a United States Port of Entry such as a seaport. These are geographic locations that provide incentives such as withholding tariffs on local businesses conducting inter-national trade that can therefore create and retain employment and capital investment opportunities that result from those.

### **Formula Grants for Other than Urbanized Areas**

- Grantor: U.S. Department of Transportation
- Purpose: provides funding to states to support public transportation in rural areas.
- Eligibility: population of less than 50,000.
- More information: [http://www.fta.dot.gov/grants/13093\\_3555.html](http://www.fta.dot.gov/grants/13093_3555.html).

### **FTA Livable and Sustainable Communities Initiative**

- Grantor: U.S. Department of Transportation
- Purpose: Uses sustainable design concepts such as TOD to strengthen linkages between transportation services and communities. Eligible recipients are transit operators, MPOs, city and county governments, States, planning agencies, and other public bodies with the authority to plan or construct transit projects.
- Limitations: Nonprofit, community, and civic organizations are encouraged to participate in project planning and development as partners with eligible recipients.
- More Information: <http://www.fta.dot.gov/about/13747.html>

### **FY 2016 Economic Development Sustainable Assistance Program**

- Grantor: Department of Commerce, Economic Development Administration
- Purpose: to lead the Federal economic development agenda by promoting innovation and competitiveness, preparing American regions for economic growth and success in the worldwide economy.
- Eligibility: Eligible applicants include: District Organization of a designated Economic Development District; Indian Tribe or a consortium of Indian Tribes; State, county, city, or other political subdivision of a State, including a special purpose unit of a State or local government engaged in economic or infrastructure development activities, or a consortium of political subdivisions; institution of higher education or a consortium of institutions of higher education; or public or private non-profit organization or association acting in cooperation with officials of a political subdivision of a State. EDA is not authorized to provide grants or cooperative agreements to individuals or to for profit entities.
- More information: <http://www.grants.gov/web/grants/viewopportunity.html?oppId=279842>

### **Grants For Transportation of Veterans in Highly Rural Areas**

- Grantor: Veterans Affairs
- Purpose: to assist veterans in highly rural areas to provide innovative transportation services to travel to VA medical centers and to other VA and non-VA facilities in connection with the provision of VA medical care.
- Eligibility: Veteran Service Organizations and State Veteran Service Agencies. See NOFA and Full Announcement.
- Limitations: Estimated: \$3 million, Award Ceiling: \$50,000
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

### **Hart Family Fund for Small Towns**

- Grantor: National Fund for Historic Preservation
- Purpose: intended to encourage preservation at the local level by providing seed money for preservation projects in small towns.
- Eligibility: Competition.
- Limitations: range from \$2,500 to \$10,000.
- More Information: <http://www.preservationnation.org/resources/find-funding/special-funds/#Hart>

### **Hazard Elimination and Railway-Highway Crossing programs**

- Grantor: U.S. Department of Transportations & federal Highway Administration
- Purpose: address bicycle and pedestrian safety issues.
- Eligibility: Each State is required to implement a Hazard Elimination Program to identify and correct locations which may constitute a danger to motorists, bicyclists, and pedestrians.
- Limitations: Funds may be used for activities including a survey of hazardous locations and for projects on any publicly owned bicycle or pedestrian pathway or trail, or any safety-related traffic calming measure. Improvements to railway-highway crossings
- More Information: [http://www.fhwa.dot.gov/environment/bicycle\\_pedestrian/overview/bp-broch.cfm#funding](http://www.fhwa.dot.gov/environment/bicycle_pedestrian/overview/bp-broch.cfm#funding)

### **Health Impact Assessment to Foster Healthy Community Design**

- Grantor: HHS/Center for Disease Control (CDC)
- Purpose: to promote an evidence-based approach toward community design decision-making through three major activities: first, improving surveillance related to community design so communities have reliable local data they can use; second, encouraging Health Impact Assessments (HIAs) of policies, programs, and projects that will affect community design; and finally, supporting evaluation within the field.
- Eligibility: Nonprofit, For-profit organizations (other than small

business), Small, minority, and women-owned businesses, Universities, Colleges, Research institutions, Hospitals, Community-based organizations, Faith-based organizations, Federally recognized or state-recognized American Indian/Alaska Native tribal governments, American Indian/Alaska native tribally designated organizations, Alaska Native health corporations, Urban Indian health organizations, Tribal epidemiology centers, State and local governments or their Bona Fide Agents

- Limitations: \$2.8 million, max grant \$180,000
- More Information: <http://www.cdc.gov/healthyplaces/hia.htm>

### **High Priority Projects and Designated Transportation Enhancement Activities**

- Grantor: U.S. Department of Transportations & federal Highway Administration
- Purpose: Enhancement of numerous bicycle, pedestrian, trail, and traffic calming projects in communities throughout the country.
- More Information: [http://www.fhwa.dot.gov/environment/bicycle\\_pedestrian/overview/bp-broch.cfm#funding](http://www.fhwa.dot.gov/environment/bicycle_pedestrian/overview/bp-broch.cfm#funding)

### **Highway Safety Improvement Program (HSIP)**

- Grantor: U.S. Department of Transportation Federal Highway Administration.
- Purpose: The goal is to achieve a significant reduction in traffic fatalities and serious injuries on all public roads.
- Limitations: The HSIP requires states to develop and implement a Strategic Highway Safety Plan (SHSP).
- More Information: [http://safety.fhwa.dot.gov/hsip/gen\\_info/](http://safety.fhwa.dot.gov/hsip/gen_info/)

### **HOME Program**

- Grantor: U.S. Department of Housing and Urban Development
- Purpose: to create affordable housing for low-income households, in the form of direct assistance or loan guarantees.



- Eligibility: Local & State governments
- Limitations: Up to \$2 billion, max state grant \$3 million or formula allocation; local jurisdictions eligible for at least \$500,000 under the formula
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

### **Homeowner's Rehabilitation Assistance Program**

- Grantor: Texas Department of Housing and Community Affairs.
- Purpose: This program provides the following services:
  - Rehabilitation or reconstruction of owner-occupied housing on the same site
  - New construction of site-built housing on the same site to replace an existing owner occupied Manufactured Housing Unit (MHU).
  - Replacement and relocation of existing housing located in a flood plain to a new MHU or new construction of housing on an alternative site.
  - New construction or a new MHU to replace a housing unit that has become uninhabitable as a result of disaster or condemnation by local government
  - If allowable under the Notice of Funding Availability (NOFA), refinancing of existing mortgages meeting federal requirements.
- Eligibility: Organizations must now apply and receive HOME funds under the CHDO set-aside in order to be certified as a CHDO.
- More information: <http://www.tdhca.state.tx.us/home-division/hra.htm>

### **HOPE VI Main Street Program**

- Grantor: U.S. Department of Housing and Urban Development
- Purpose: Small community grants to assist with downtown revitalization of a historic or traditional central business district by replacing unused commercial space with affordable housing units.
- Eligibility: Local governments with populations of 50,000 or less that currently have less than 100 public housing units

- Limitations: \$500,000, max grant \$500,000 (only one awardee)
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

### **Indoor Recreation Grants**

- Grantor: Texas Parks & Wildlife Department
- Purpose: Provides 50% matching funds or construction of recreation centers, nature centers, and related buildings
- Limitations: Currently suspended.
- More information: <http://www.tpwd.state.Texas.us/business/grants/trpa/>

### **Innovative Transit Workforce Development Program**

- Grantor: Department of Transportation
- Purpose: promote diverse and innovative successful workforce development models and programs.
- Eligibility: public transit agencies; state departments of transportation (DOTs) providing public transportation services; and Indian tribes, non-profit institutions and institutions of higher education.
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

### **Intermediary Relending Program**

- Grantor: U.S. Department of Agriculture
- Purpose: Finance business facilities and community development projects in rural areas.
- Eligibility: Rural areas and incorporated places with populations of less than 25,000
- Limitations: Interest rate 1% maximum term is 30 years, \$250,000 maximum loan
- More information: <http://www.rd.usda.gov/programs-services/intermediary-relending-program>

### **INVEST 1.0 Implementation Projects**

- Grantor: Department of Transportation
- Purpose: to evaluate the sustainability of transportation systems
- Eligibility: State DOTs, MPOs and other transportation agencies
- Limitations: Multiple awards between \$25,000 to \$150,000
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

### **Job Access and Reverse Commute Grants**

- Grantor: U.S. Department of Transportation & federal Highway Administration
- Purpose: to support projects, including bicycle-related services, designed to transport welfare recipients and eligible low-income individuals to and from employment.
- More Information: [http://www.fhwa.dot.gov/environment/bicycle\\_pedestrian/overview/bp-broch.cfm#funding](http://www.fhwa.dot.gov/environment/bicycle_pedestrian/overview/bp-broch.cfm#funding)

### **Job Access and Reverse Commute Program (JARC 5316)**

- Grantor: U.S. Department of Transportation
- Purpose: program was established to address the unique transportation challenges faced by welfare recipients and low-income persons seeking to obtain and maintain employment. Many new entry-level jobs are located in suburban areas, and low-income individuals have difficulty accessing these jobs from their inner city, urban, or rural neighborhoods. In addition, many entry level-jobs require working late at night or on weekends when conventional transit services are either reduced or non-existent.
- More information: [http://www.fta.dot.gov/grants/13093\\_3550.html](http://www.fta.dot.gov/grants/13093_3550.html).

### **Johanna Favrot Fund for Historic Preservation**

- Grantor: National Fund for Historic Preservation
- Purpose: aims to save historic environments in order to foster an appreciation of our nation's diverse cultural heritage and to preserve

and revitalize the livability of the nation's communities.

- Eligibility: Competition.
- Limitation: range from \$2,500 to \$10,000
- More Information: <http://www.preservationnation.org/resources/find-funding/special-funds/#Favrot>

### **Landowner Incentive Program (LIP)**

- Grantor: Texas Parks and Wildlife Department (TPWD)
- Purpose: The program offers project cost-sharing for projects that positively impact the valuable riparian areas and watershed in Texas. Projects showing the greatest benefit to targeted watersheds will receive priority as do projects offering long-term protection, long-term monitoring and greater than the required minimum landowner contribution.
- Eligibility: Eligible parties include private, non-federal landowners wishing to enact good conservation practices on their lands in targeted eco-regions. Targeted eco-regions may change from year to year.
- Funding limitations: Contracts will require a minimum of 25% landowner contribution (in-kind labor, materials, monetary, etc.).
- More information: <http://www.tpwd.state.tx.us/landwater/land/private/lip/>

### **Local Historic Property Tax Incentives**

- Grantor: U.S. Department of the Interior
- According to the Texas Property Code Section 11.24, "Historic Sites grants the governing body of a taxing unit the authority to exempt from taxation part or all of the assessed value of a structure and the land necessary for access to the structure if the structure is a Recorded Texas Historical Landmark or designated as historically significant and in need of tax relief to encourage its preservation." Thus, communities that do not currently have historic tax incentives programs should consider adopting them as permitted by Texas law.



### **Lorrie Otto Seeds for Education Grant Program**

- Grantor: Donations
- Purpose: gives small monetary grants to schools, nature centers, and other non-profit organizations of
- More Information: <http://www.wildones.org/seeds-for-education/>

### **Low Income Housing Tax Credit (4%)**

- Grantor: HUD
- Purpose: Generate equity capital for the construction and rehabilitation of affordable rental housing.
- Eligibility: Determined by state housing finance agency
- If the projects involve acquisition and substantial rehabilitation expenditures, and are funded with Tax-Exempt Bonds only qualify for 4%.
- Limitations: State allocated
- More information: <http://www.dchfa.org/DCHFAHome/Developers/ProgramDescriptions/4LIHTC/tabid/135/Default.aspx>

### **Low Income Housing Tax Credit (9%)**

- Grantor: Department of the Treasury
- Purpose: Generate equity capital for the construction and rehabilitation of affordable rental housing.
- Eligibility: Determined by state housing finance agency
- 9% LIHTC are possible if the projects are not funded by federal Tax-Exempt Bonds, and meet the other basic qualifications of LIHTC.
- Limitations: State allocated
- More information: <http://www.tdhca.state.tx.us/multifamily/housing-tax-credits-9pct/>

### **Low-Income Housing Tax Credit (LIHTC)**

- Grantor: U.S. Treasury Department via the Internal Revenue Code
- Purpose: directing private capital toward the development and pres-

ervation of affordable rental housing for low-income households.

- Eligibility: Private for-profit and nonprofit developers. Tenants earning up to 60% of the area median family income (AMFI), which varies by area.
- More information can be found at <http://www.huduser.org/portal/datasets/lihtc.html>

### **Mission Reach Ecosystem Restoration and Recreation Project**

- Grantor: Bexar County. Other funding partners included the City of San Antonio, the U.S. Army Corps of Engineers, San Antonio Water Systems, private donations, and federal funding reimbursed by the Omnibus Appropriations Act.
- Purpose: transforming an eight-mile stretch of the San Antonio River into a quality riparian ecosystem.
- More information: [http://www.sanantonioriver.org/mission\\_reach/mission\\_reach.php](http://www.sanantonioriver.org/mission_reach/mission_reach.php)

### **Model Blocks Program**

- Grantor: U.S. Department of Housing and Urban Development
- Purpose: funds rehabilitation of older homes and empowers residents to revitalize their neighborhoods.
- Eligibility: Designated neighborhoods are selected through a competitive process and must meet income and eligibility criteria before being awarded or revitalization projects.
- More information: [http://fortworthtexas.gov/uploadedFiles/Planning/Comprehensive\\_Planning/05Housing\\_06.pdf](http://fortworthtexas.gov/uploadedFiles/Planning/Comprehensive_Planning/05Housing_06.pdf)

### **Multi-family (Rental Housing) Development Program**

- Grantor: provides funding to units of General Local Governments, Public Housing Authorities, nonprofits, and for-profit entities towards the new construction or rehabilitation of affordable multifamily rental developments.
- Eligibility: Development funds are awarded on a first-come, first-

serve basis through an application process.

- More information: <http://www.tdhca.state.tx.us/multifamily/home/index.htm>

### **Multi-Family Housing Loan Guarantees**

- Grantor: U.S. Department of Agriculture
- Purpose: to increase the supply of moderately-priced housing in rural areas
- Eligibility: be a U.S. citizen(s) or legal resident(s), a U.S. owned corporation, a limited liability corporation (LLC) or a partnership in which the principals are U.S. citizens or permanent legal residents.
- Limitations: The maximum loan to value is 90% for for-profit entities and 97% for non-profit entities.
- More Information: <http://www.rd.usda.gov/programs-services/multi-family-housing-loan-guarantees>

### **Multifamily Mortgage Revenue Bond Program**

- Grantor: Texas Bond Review Board and the Texas Department of Housing and Community Affairs (TDHCA)
- Purpose: issues mortgage revenue bonds to finance loans
- Eligibility: qualified nonprofit organizations and for-profit developers.
- Limitations: developers financed through this program are subject to set-aside restrictions for low-income tenants and persons with special needs, tenant services, maximum rent limitations and other requirements.
- More information: <http://www.tdhca.state.tx.us/multifamily/bond/index.htm>

### **Mutual Self-Help Housing**

- Grantor: U.S. Department of Agriculture (USDA) & Rural Development
- Purpose: Provides grants to qualified organizations to help them car-

ry out local self-help housing construction projects. Grant recipients supervise groups of very-low- and low-income individuals and families as they construct their own homes in rural areas.

- Eligibility: Government non-profit organization, federally-recognized Tribes, private non-profit organizations
- Limitations: Technical assistance and supervision of group of labors, non-profit
- More information: <http://www.rd.usda.gov/programs-services/mutual-self-help-housing-technical-assistance-grants>

### **National Complete Streets Coalition**

- Grantor: Smart Growth America
- Purpose: promoting the design and operation of road- ways to provide safe, comfortable, and convenient access for all users, from motorists to bicyclists and pedestrians of all ages and abilities.
- More Information: <http://www.smartgrowthamerica.org/complete-streets>

### **National Highway System**

- Grantor: U.S. Department of Transportations & federal Highway Administration
- Purpose: to construct bicycle transportation facilities and pedestrian walkways on land adjacent to any highway on the National Highway System, including Interstate highways.
- More Information: [http://www.fhwa.dot.gov/environment/bicycle\\_pedestrian/overview/bp-broch.cfm#funding](http://www.fhwa.dot.gov/environment/bicycle_pedestrian/overview/bp-broch.cfm#funding)

### **National Recreation and Park Association**

- More information: [www.nrpa.org/fundraising-resources](http://www.nrpa.org/fundraising-resources)

### **National Scenic Byways**

- Grantor: Department of Transportation
- Purpose: improvement to a scenic byway that will enhance access to



an area for the purpose of recreation; development of tourist information to the public (such as biking info and maps on scenic byways).

- Eligibility: State DOTs and Indian Tribes
- Limitations: Livability is a criteria that will be used in the consideration of projects.
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

#### **National Scenic Byways**

- Grantor: U.S. Department of Transportation & federal Highway Administration
- Purpose: construction along a scenic byway of a facility for pedestrians and bicyclists
- More Information: [http://www.fhwa.dot.gov/environment/bicycle\\_pedestrian/overview/bp-broch.cfm#funding](http://www.fhwa.dot.gov/environment/bicycle_pedestrian/overview/bp-broch.cfm#funding)

#### **National Trails Training Partnership**

- Grantor: American Trails and NTTP
- Purpose: for planning, building, designing, funding, managing, enhancing, and supporting trails, greenways, and blue ways.
- More information: <http://www.americantrails.org/resources/funding/>

#### **National Trails Training Partnership**

- Grantor: Bureau of Land Management's Watchable Wildlife for Youth and Families
- Purpose: offers workshops and webinars on successful trail development and implementation.
- More Information: <http://www.americantrails.org/nttp/>

#### **National Trust for Historic Preservation Grant program**

- Grantor: National Trust for Historic Preservation
- Purpose: aims to save America's historic places.

- Eligibility: Nonprofit organizations and public agencies that are members of the National Trust at the Forum or Main Street level.
- Limitations: There are three annual deadlines: February 1, June 1, and October 1.
- More information: <http://www.preservationnation.org/resources/find-funding/?referrer=https://www.google.com/#.Ve9IIhFVhBc>

#### **Neighborhood Initiative Grants**

- Grantor: U.S. Department of Housing and Urban Development
- Purpose: Intended to stimulate investment in distressed areas and may be used for the construction and rehabilitation of affordable housing and community education programs.
- Eligibility: Only the entity named by Congress in the Conference Report on the Consolidated Appropriations Act, 2010 (H.R. 111-366), is eligible to apply for Neighborhood Initiative (NI) grant funds.
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

#### **New Freedom Program (5317)**

- Grantor: Department of Transportation
- Purpose: provide additional tools to overcome existing barriers facing Americans with disabilities seeking integration into the work force and full participation in society.
- Eligibility: States and public bodies are eligible designated recipients. Eligible sub recipients are private non-profit organizations, State or local governments, and operators of public transportation services including private operators of public transportation services.
- Limitations: Apportioned to States by a formula
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

#### **Outdoor Recreation Grants**

- Grantor: Texas Parks and Wildlife Department

- Purpose: This grant provides 50% matching grant funds to acquire and develop parkland or to renovate existing public recreation areas.
- Eligibility: For municipalities, counties, MUDs and other local units of government with populations less than 500,000. Eligible sponsors include cities, counties, MUDs, river authorities, and other special districts.
- Limitations: Projects must be completed within three years of approval. The master plans submission deadline is at least 60 days prior to the application deadline.
- More information: For complete information on this grant, please download the Outdoor Recreation Grant Application; <http://www.nps.gov/lwcf/index.htm>

#### **Outdoor Recreation Grants**

- Grantor: Texas Parks & Wildlife Department
- Purpose: Provides 50% matching funds to renovate existing public recreation areas
- More Information: <http://www.tpwd.state.Texas.us/business/grants/trpa/>

#### **Outdoor Recreation-Acquisition, Development and Planning (15.916)**

- Grantor: Department of the Interior
- Purpose: provide financial assistance to the States and their political subdivisions for the preparation of Statewide Comprehensive Outdoor Recreation Plans (SCORPs) and acquisition and development of outdoor recreation areas and facilities for the general public, to meet current and future needs.
- Eligibility: For planning grants, only the State agency formally designated by the Governor or State law as responsible for the preparation and maintenance of the SCORP is eligible to apply. For acquisition and development grants, the above designated agency may apply for assistance for itself, or on behalf of other State agencies or political subdivisions, such as cities, counties, and park districts. Indian organized tribes to govern themselves and perform the functions of a

general purpose unit of government qualify for assistance. Individuals, nonprofit organizations, and private organizations are not eligible.

- Limitations: Land acquisition and development grants may be used for a wide range of outdoor recreation projects, Facilities must be open to the general public and not limited to special groups. Every park or outdoor recreation area acquired or developed with assistance under this program must remain available and accessible for public outdoor recreation use forever. Development of basic rather than elaborate facilities is favored. Operation and maintenance of facilities are not eligible expenses for funding.
- More information: <https://www.cfda.gov/index?s=program&mode=form&tab=core&id=49de7517fc9e734d2868a40aee748be>

#### **Pass-Through Financing program**

- Grantor: Texas Department of transportation
- Purpose: stretch already limited tax highway dollars and to allow local communities to fund upfront costs for constructing a state highway project.
- Eligibility: Projects must be on the state highway system
- More Information: <http://www.txdot.gov/inside-txdot/office/innovative-finance/pass-finance.html>

#### **Pedestrian and Bicycle Safety Program**

- Grantor: Department of Transportation
- Purpose: Conduct research and develop guidelines, tools and safety countermeasures to reduce pedestrian and bicycle fatalities.
- Eligibility: State/MPO allocated
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

#### **Planning and Capacity Building Fund**

- Grantor: Texas Department of Agriculture



- Purpose: provides grants for local public facilities and housing planning activities.
- Eligibility: Non-entitlement cities under 50,000 in population and non-entitlement counties that have a non-metropolitan population under 200,000 and are not eligible for direct CDBG funding from HUD may apply for funding through any of the Texas CDBG programs.
- Limitations: Maximum grant award: \$55,000, competitive application process, applications accepted biennially, grants provided annually.
- More information: [http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant\(CDBG\)/PlanningandCapacityBuildingFund.aspx](http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant(CDBG)/PlanningandCapacityBuildingFund.aspx)

#### **Planning Capacity Building Fund (Rural)**

- Grantor: Texas Department of Agriculture:
- Purpose: Grants for local public facility and housing planning activities.
- Eligibility: non-entitlement cities and counties whose populations are less than 50,000 and 200,000 respectively, and are not participating or designated as eligible to participate in the entitlement portion of the federal Community Development Block Grant Program.
- Limitations: \$55,000 and competitive application process
- More information: [http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant\(CDBG\)/PlanningandCapacityBuildingFund.aspx](http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant(CDBG)/PlanningandCapacityBuildingFund.aspx)

#### **Pre-Disaster Mitigation Program**

- Grantor: Federal Emergency Management Agency (FEMA)
- Purpose: This program assists local governments in implementing cost-effective hazard mitigation activities that complement a comprehensive mitigation program.
- Eligibility: In order to be eligible the city must be in good standing with the National Flood Insurance Program.
- Funding Limitations: This grant should be used for hazard plan-

ning activities but cannot be used for major flood control projects, warning systems, engineering designs, feasibility studies not integral to proposed projects, generators not integral to a proposed project, phased or partial projects, flood studies or mapping, or response and communication equipment.

- More information at <http://www.fema.gov/pre-disaster-mitigation-grant-program>

#### **Public Housing Agency's Housing Choice Voucher program**

- Grantor: U.S. Department of Housing and Urban Development
- Purpose: Allows a very low-income family to receive a housing voucher. The family must pay 30% of its monthly adjusted gross income for rent and utilities.
- Eligibility: very low-income families.
- Limitations: Housing Authorities may establish local preferences for selecting applicants from its waiting list.
- More information: [http://www.housingchoiceprogram.com/details/gonzales\\_housing\\_authority\\_78629](http://www.housingchoiceprogram.com/details/gonzales_housing_authority_78629)

#### **Public Lands Highways**

- Grantor: Department of Transportation
- Purpose: Transportation planning, research, and engineering and construction of, highways, roads, parkways, and transit facilities that are within, adjacent to, or provide access to Indian reservations and Federal public lands, including national parks, refuges, forests, recreation areas, and grasslands.
- Eligibility: State DOTs, Federal Land Management Agencies, State government agencies, metropolitan planning organizations, local governments, and tribal governments – must apply through DOTs
- Limitations: Livability is a criteria that will be considered in the selection of projects.
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

### **Public Transportation on Indian Reservations Program; Tribal Transit Program**

- Grantor: Department of Transportation
- Purpose: to fund public transportation capital projects, operating costs of equipment and facilities for use in public transportation, planning, and the acquisition of public transportation services, including service agreements with private providers of public transportation services.
- Eligibility: Federally-recognized Indian tribes or Alaska Native villages, groups, or communities as identified by the U.S. Department of Interior (DOI), Bureau of Indian Affairs (BIA).
- Limitations: Approximately \$15 million total fund
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

### **Rail Highway Crossing Hazard Elimination in High Speed Rail Corridors**

- Grantor: Department of Transportation
- Purpose: Elimination of hazards at railway-highway crossings along 11 designated high-speed rail corridors; could include pedestrian crossing improvements, civil or utility improvements such as improved crossing surfaces, lighting, and improved sight distance.
- Eligibility: States along the 11 designated high-speed rail corridors.
- Limitations: \$21 million for the full fund
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>
- Liberty applies to the Gulf Coast Corridor

### **Recreation Grants**

- Grantor: Texas Parks and Wildlife Department
- Purpose: This grant was created to meet recreation needs. The grant provides 50% matching grant funds to eligible municipalities and counties. Funds must be used for development or acquisition of parkland.

- Eligibility: Must be a small Texas community with a population of 20,000 and under. Eligible projects include ball fields, boating, fishing, and hunting facilities, picnic facilities, playgrounds, swimming pools, trails, camping facilities, beautification, restoration, gardens, sports courts and support facilities.
- More information: <https://tpwd.texas.gov/business/grants/recreation-grants>

### **Recreational Trail Grants**

- Grantor: Texas Parks and Wildlife Department
- Purpose: TPWD administers the National Recreational Trails Fund in Texas under the approval of the Federal Highway Administration (FHWA). This federally funded program receives its funding from a portion of federal gas taxes paid on fuel used in non-highway recreational vehicles.
- Eligibility: Funds can be spent on both motorized and non-motorized recreational trail projects such as the construction of new recreational trails, to improve existing trails, to develop trailheads or trailside facilities, and to acquire trail corridors.
- Limitations: The grants can be up to 80% of project cost with a maximum of \$200,000 for non-motorized trail grants and currently there is not a maximum amount for motorized trail grants (call 512-389-8224 for motorized trail grant funding availability).
- More information: <https://tpwd.texas.gov/business/grants/recreation-grants/recreational-trails-grants>

### **Recreational Trails Grants**

- Grantor: Texas Parks & Wildlife Department
- Purpose: Can be up to 80% of project cost for new recreational trails, improvements, trailheads, trailside facilities, or acquiring trail corridors
- More Information: <http://www.tpwd.state.Texas.us/business/grants/trpa/>



### Recreational Trails Program

- Grantor: U.S. Department of Transportation & federal Highway Administration
- Purpose: for all kinds of trail projects of the funds apportioned to a State
- Limitations: 30 percent must be used for motorized trail uses, 30 percent for no motorized trail uses, and 40 percent for diverse trail uses
- More Information: [http://www.fhwa.dot.gov/environment/bicycle\\_pedestrian/overview/bp-broch.cfm#funding](http://www.fhwa.dot.gov/environment/bicycle_pedestrian/overview/bp-broch.cfm#funding)

### Recreational Trails Program (RTP)

- Grantor: Department of Transportation
- Purpose: Funding for maintenance and new construction of recreational trails and related facilities.
- Eligibility: State/MPO allocated
- More Information: <http://www.reconnectingamerica.org/re-source-center/federal-grant-opportunities/>

### Regional Solid Waste Grants Program

- Grantor: Texas Commission of Environmental Quality (TCEQ)
- Purpose: Grants are awarded to regional and local governments for municipal solid waste (MSW) management projects. TCEQ allocates the funds to the council of governments that provides technical and financial assistance to municipalities for MSW projects.
- Eligibility: Local and regional governments may apply
- Funding limitations: Funding availability and quantities will vary every fiscal year. Applications must be made through the corresponding council of government.
- More information: [www.tceq.texas.gov/permitting/waste\\_permits/waste\\_planning/wp\\_grants.html](http://www.tceq.texas.gov/permitting/waste_permits/waste_planning/wp_grants.html)

### Regional Water Supply and Wastewater Facilities Planning Program

- Grantor: Texas Water Development Board (TWDB)

- Purpose: The program provides funds for studies and analyses to evaluate and determine the most feasible alternatives to meet regional water supply and wastewater facility needs, estimate the costs associated with implementing feasible regional water supply and wastewater facility alternatives, and identify institutional arrangements to provide regional water supply and wastewater services for areas in Texas. All proposed solutions must be consistent with applicable regional or statewide plans and relevant laws and regulations. A water conservation plan must be included in the proposed plan.
- Eligibility: Political subdivisions, such as cities, counties, districts and authorities created under the Texas Constitution with the legal authority to plan, develop, and operate regional facilities are eligible applicants. Additional applicants include any interstate compact commission to which the State is a party and any nonprofit water supply corporation created and operating under Texas Civil Statutes Article 1434a.
- Funding limitations: Funds are in the form of grants. Applicants must provide evidence of local matching funds on or before the date specified for negotiation and execution of a contract. Funds are generally limited to 50% of the total cost of the project, except that the board may supply up to 75% of the total cost to political subdivisions under certain conditions. Funds will be released only as reimbursement of costs actually incurred for approved activities. In-kind services may be substituted for any part of the local share if certain criteria are met.
- More information: <http://www.twdb.texas.gov/financial/programs/RFPG/>

### Rental Assistance Program

- Grantor: U.S. Department of Agriculture
- Purpose: provides an additional source of support for households with incomes too low to pay the HCFP subsidized (basic) rent from their own resources.
- Eligibility: may be used in both existing and newly constructed HCFP Rural Rental Housing (Section 515) or Farm Labor Housing (Section

514) financed projects. Projects must be established on a nonprofit or limited profit basis.

- Limitations: RA requests are approved by the State Director.
- More Information: [http://www.rurdev.usda.gov/HAD-Direct\\_Rental\\_Loans.html](http://www.rurdev.usda.gov/HAD-Direct_Rental_Loans.html)

#### **Rental Assistance Sequestration**

- Grantor: U.S. Department of Agriculture
- Purpose: make final determinations of whether the borrower will be impacted and extent of relief needed.
- Eligibility: affected borrowers both the Sequestration and appropriations rescission reductions substantially impacted by the Rental Assistance Program.
- More Information: [http://portal.hud.gov/hudportal/HUD?src=/topics/rental\\_assistance](http://portal.hud.gov/hudportal/HUD?src=/topics/rental_assistance)

#### **Routine Airport Maintenance Program (RAMP)**

- Grantor: Texas Department of transportation
- Purpose: allows communities that do not have access to necessary resources to perform needed services.
- Eligibility: Airport Sponsors
- Limitations: maximum of \$50,000 in state funds per airport per year.
- More Information: <http://www.txdot.gov/inside-txdot/division/aviation/airport-grants.html>

#### **Rural Business Enterprise Grant Program**

- Grantor: USDA
- Purpose: The RBEG program provides grants for rural projects that finance and facilitate development of small and emerging rural businesses help fund distance learning networks, and help fund employment related adult education programs.
- Eligibility: Rural public entities (towns, communities, State agencies, and authorities), Indian tribes and rural private non-profit corpora-

tions are eligible to apply for funding.

- Limitations: Generally grants range \$10,000 up to \$500,000.
- More Information: <http://www.rd.usda.gov/programs-services/rural-business-development-grants>

#### **Rural Business Opportunity Grants (RBOG)**

- Grantor: USDA
- Purpose: promotes sustainable economic development in rural communities with exceptional needs through provision of training and technical assistance
- Eligibility: Rural public bodies, rural nonprofit corporations, rural Indian tribes, and cooperatives with primarily rural members.
- Limitations: The maximum grant for a project serving a single state is \$50,000. The maximum grant for a project serving two or more states is \$150,000.
- More Information: [http://www.usda.gov/wps/portal/usda/usda-home?contentid=kyf\\_grants\\_rd2\\_content.html](http://www.usda.gov/wps/portal/usda/usda-home?contentid=kyf_grants_rd2_content.html)

#### **Rural Community Development Initiative**

- Grantor: USDA
- Purpose: To develop the capacity and ability of private, nonprofit community-based housing and community development organizations, and low income rural communities to improve housing, community facilities, community and economic development projects in rural areas.
- More Information: <http://www.usda.gov/wps/portal/usda/usda-home?contentid=2015/04/0096.xml>

#### **Rural Cooperative Development Program**

- Grantor: U.S. Department of Agriculture
- Purpose: Establish and operate centers for cooperative development to improve the economic condition in rural areas.
- Eligibility: Any area excluding cities with populations over 50,000



- Limitations: Funding \$5.8 million, \$200,000 maximum grant and 25% matching funds
- More information: <http://www.rd.usda.gov/programs-services/rural-cooperative-development-grant-program>

### **Rural Economic Development Loan and Grant (REDLG)**

- Grantor: USDA
- Purpose: provides grant funds to local utility organizations which use the funding to establish revolving loan funds.
- Eligibility: A not-for-profit utility that is eligible to receive assistance from the Rural Development Electric or Telecommunication Program or a current Rural Development Electric or Telecommunication Programs Borrower.
- Limitations: Eligibility restrictions apply.
- More Information: <http://www.rd.usda.gov/programs-services/rural-economic-development-loan-grant-program>

### **Rural Economic Development Program**

- Grantor: U.S. Department of Agriculture
- Purpose: Finance economic development and job creation in rural areas
- Eligibility: Any area excluding cities with populations over 50,000
- Limitations: up to \$300,000 in grants, up to \$1 million in loans, 10 years at 0%
- More information: <http://www.rd.usda.gov/programs-services/rural-economic-development-loan-grant-program>

### **Rural Energy for America Program (REAP)**

- Grantor: U.S. Department of Agriculture
- Purpose: Finance the purchase of renewable energy systems or to make energy efficiency improvements.
- Eligibility: Any area excluding cities with populations over 50,000
- Limitations: Grants cannot exceed 25% eligible project costs or

\$250,000 for Energy Efficiency and \$500,000 for Renewable Energy. Loans cannot exceed 75% of eligible costs.

- More information: <http://www.rd.usda.gov/programs-services/rural-energy-america-program-renewable-energy-systems-energy-efficiency>

### **Rural Rental Housing Loans**

- Grantor: U.S. Department of Agriculture
- Purpose: Rural Rental Housing Loans are direct, competitive mortgage loans made to provide affordable multifamily rental housing for very low-, low-, and moderate-income families
- Eligibility: Ownership - Individuals, partnerships, limited partnerships, for-profit corporations, nonprofit organizations, limited equity cooperatives, Native American tribes, and public agencies are eligible to apply. For-profit borrowers must agree to operate on a limited-profit basis (currently 8 percent on initial investment).
- More Information: [http://www.rurdev.usda.gov/HAD-Direct\\_Rental\\_Loans.html](http://www.rurdev.usda.gov/HAD-Direct_Rental_Loans.html)

### **Rural Transit Assistance Program (5311b3)**

- Grantor: Department of Transportation
- Purpose: provides a source of funding to assist in the design and implementation of training and technical assistance projects and other support services tailored to meet the needs of transit operators in non-urbanized areas.
- Eligibility: States, local governments, and providers of rural transit services.
- Limitations: Apportioned to States by a formula
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

### **Rural Water & Waste Disposal Loan & Grant Program**

- Grantor: U.S. Department of Agriculture (USDA)

- Purpose: Provides funding for clean and reliable drinking water systems, sanitary sewage disposal, sanitary solid waste disposal, and storm water drainage to households and businesses in eligible rural areas.
- Eligibility: Rural areas, cities, and towns with a population up to 10,000
- Limitations: quarterly interest rates, maximum repayment period 40 years
- More information: <http://www.rd.usda.gov/programs-services/water-waste-disposal-loan-grant-program>

#### **Rural Water & Waste Disposal Loan Guarantees**

- Grantor: U.S. Department of Agriculture (USDA)
- Purpose: private lenders provide affordable financing to qualified borrowers to improve access to clean, reliable water and waste disposal systems for households and businesses in rural areas.
- Eligibility: Rural areas, cities, and towns with a population up to 10,000
- Limitations: 90% private lender
- More information: <http://www.rd.usda.gov/programs-services/water-waste-disposal-loan-guarantees>

#### **Safe Riders Traffic Safety Program**

- Grantor: Texas Department of Transportation
- Purpose: is a Texas-wide child passenger safety (CPS) program dedicated to preventing deaths and reducing injuries to children due to motor vehicle crashes.
- More information: <http://www.dshs.state.tx.us/saferiders/>.

#### **Safe Routes to School**

- Grantor: Department of Transportation
- Purpose: Funding to improve sidewalks, crosswalks, bicycle infrastructure, and street improvements near elementary and middle

schools.

- Eligibility: Determined by state DOT
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

#### **Section 108 Loan Guarantees**

- Grantor: U.S. Department of Housing and Urban Development
- Purpose: Provides CDBG-eligible communities with a source of financing for economic development, public facilities, and other eligible large-scale physical development projects.
- Eligibility: metropolitan cities and urban counties, no entitlement communities that are assisted in the submission of applications by States that administer the CDBG program, and no entitlement communities eligible to receive CDBG funds under the HUD-Administered Small Cities CDBG program (Hawaii). The public entity may be the borrower or it may designate a public agency as the borrower.
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

#### **Section 202- Supportive Housing for the Elderly**

- Grantor: U.S. Department of Housing and Urban Development
- Purpose: Provide capital advances to finance the construction, rehabilitation or acquisition of properties that will serve as supportive housing for very low-income elderly persons.
- Eligibility: Private nonprofit organizations and nonprofit consumer cooperatives
- Limitations: \$371 million
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

#### **Section 221- Mortgage Insurance for Moderate Income**

- Grantor: U.S. Department of Housing and Urban Development
- Purpose: Insures mortgage loans to facilitate the new construction or



substantial rehabilitation of multifamily rental or cooperative housing for moderate-income families, elderly, and the handicapped.

- Eligibility: Public, profit-motivated sponsors, limited distribution, nonprofit cooperative, builder-seller, investor-sponsor, and general mortgagors.
- Limitations: (Guaranteed/Insured Loans) FY 10 \$2,899,429,000; FY 11 est. \$4,035,000,000; and FY 12 est. \$4,406,137,561
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

#### **Section 542- Risk-Sharing**

- Grantor: U.S. Department of Housing and Urban Development
- Purpose: Provides credit enhancement for mortgages of multifamily housing projects whose loans are underwritten, processed, serviced, and disposed of by housing finance authorities.
- Eligibility: (1) carry the designation of “top tier” or its equivalent as evaluated by Standard and Poor’s or another nationally recognized rating agency; (2) receive an overall rating of “A” for the HFA for its general obligation bonds from a nationally recognized rating agency; and (3) otherwise demonstrate its capacity as a sound, well-managed agency that is experienced in financing multifamily housing.
- Limitations: (Guaranteed/Insured Loans) FY 10 \$139,007,526; FY 11 est. \$200,000,000; and FY 12 est. \$233,277,778
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

#### **Section 8 (Project Based)**

- Grantor: U.S. Department of Housing and Urban Development
- Purpose: Provide capital advances to finance the construction, rehabilitation or acquisition of properties that will serve as supportive housing for very low-income persons.
- Eligibility: No funding is available to new applicants. Funding is currently available only for the owners of record of projects with an existing expiring project-based Section 8 contract. The project must meet

minimum decent, safe, and sanitary standards.

- Limitations: (Direct Payments for Specified Use) FY 10 \$9,574,433,640; FY 11 est. \$9,967,000,000; and FY 12 est. \$10,328,000,000
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

#### **Section 811 – Supportive Housing for Persons with Disabilities**

- Grantor: U.S. Department of Housing and Urban Development
- Purpose: Funds to increase the supply of rental housing for persons with disabilities and provide project rental assistance.
- Eligibility: Nonprofit organizations
- Limitations: \$141 million
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

#### **Single Family Home Repairs (Section 504)**

- Grantor: U.S. Department of Agriculture (USDA) & Rural Development
- Purpose: provide loans to very-low-income homeowners to repair, improve, or modernize their homes or grants to elderly very-low-income homeowners to remove health and safety hazards.
- Eligibility: Rural areas with populations up to 10,000 if located in a MSA or up to 20,000 if not in a MSA.
- Limitations: up to \$7,500-27,500 loans and grants, 20 year repayment, very-low-income applicants or elderly persons age 62 or older.
- More information: <http://www.rd.usda.gov/programs-services/single-family-housing-repair-loans-grants>

#### **Single Family Homes (Section 502 Loan Guarantee)**

- Grantor: U.S. Department of Agriculture (USDA) & Rural Development
- Purpose: Assist eligible applicants in buying their homes by guaranteeing loans made by private lenders.

- Eligibility: Rural areas with populations up to 10,000 if located in a MSA or up to 20,000 if not in a MSA.
- Limitations: 30 year fixed loan, max interest rate, market value plus guarantee fee.
- More information: <http://www.rd.usda.gov/programs-services/single-family-housing-guaranteed-loan-program>

#### **Single Family Homes (Section 502)**

- Grantor: U.S. Department of Agriculture (USDA) & Rural Development
- Purpose: Safe, well-built, affordable homes for rural Americans. For very low income individuals and households.
- Eligibility: Rural areas with populations up to 10,000 if located in a MSA or up to 20,000 if not in a MSA.
- Limitations: based on market values, loan amortization 33/38
- More information: <http://www.rd.usda.gov/programs-services/single-family-housing-direct-home-loans>

#### **Small Business Administration Loan programs**

- Grantor: U.S. Small Business Administration
- Purpose: General Small Business Loans, Microloan Program, Real Estate & Equipment Loans, and Disaster Loans.
- More information: <http://www.sba.gov/loanprograms>

#### **Small Business Innovation Research Program**

- Grantor: US Small Business Administration
- Purpose: funds the critical startup and development stages of Small Business. It targets the entrepreneurial sector.
- Eligibility: Small businesses that are American owned and independently operated, for-profit, principle researcher employed by business and company size limited to 500 employees.
- Limitations: Funding awarded in three phases, up to \$750,000.
- More Information: <https://www.sbir.gov/>

#### **Small Sociology-Disadvantaged Groups Grant**

- Grantor: U.S. Department of Agriculture
- Purpose: Provide technical assistance to small, minority owned producers.
- Eligibility: Any area excluding cities with populations over 50,000
- Limitations: Funding \$3 million, maximum grant \$175,000
- More information: <http://www.rd.usda.gov/programs-services/socially-disadvantaged-groups-grant>

#### **Small Towns Environment Program Fund (Rural)**

- Grantor: Texas Department of Agriculture
- Purpose: Provides assistance to communities for solving water and sewer problems utilizing self-help methods.
- Eligibility: Non-entitlement cities under 50,000 in population and non-entitlement counties that have a non-metropolitan population under 200,000 and are not eligible for direct CDBG funding from HUD may apply for funding through any of the Texas CDBG programs.
- Limitations: up to \$350,000, community participation, biannual applications
- More information: [http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant\(CDBG\)/SmallTownsEnvironmentalProgram.aspx](http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant(CDBG)/SmallTownsEnvironmentalProgram.aspx)

#### **Smart Growth Technical Assistance grants**

- Grantor: Environmental Protection Agency
- Purpose: to incorporate smart growth techniques into their future development.
- Eligibility: Local governments
- Limitations: Competition
- More Information: <http://www.smartgrowthamerica.org/2014/09/17/applications-now-being-accepted-for-smart-growth-america-2015-free-technical-assistance-workshops/>



### **State and Community Highway Safety Grants**

- Grantor: U.S. Department of Transportation & federal Highway Administration
- Purpose: Research, development, demonstrations and training to improve highway safety
- Limitations: Pedestrian and bicyclist safety remain priority areas
- More information about all the above programs can be found at [http://www.fhwa.dot.gov/environment/bicycle\\_pedestrian/overview/bp-broch.cfm#funding](http://www.fhwa.dot.gov/environment/bicycle_pedestrian/overview/bp-broch.cfm#funding)

### **Strong Cities, Strong Communities Visioning Challenge**

- Grantor: EDA & HUD
- Purpose: support the development and implementation of comprehensive economic development strategic plans.
- Eligibility: Cities
- Limitations: \$6 million total; \$1 million will be awarded to six total cities
- More Information: <http://www.eda.gov/challenges/sc2challenge/>

### **Surface Transportation Program - Transportation Enhancement**

- Grantor: Department of Transportation
- Purpose: expand transportation choices and enhance transportation through 12 eligible transportation enhancement surface transportation activities, including pedestrian & bicycle infrastructure and safety programs, landscaping beautification, historic preservation, and environmental mitigation.
- Eligibility: State/MPO allocated
- Limitations: Apportioned to States by a formula
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

### **Surface Transportation Program (STP)**

- Grantor: U.S. Department of Transportation & federal Highway Administration

administration

- Purpose: for either the construction of bicycle transportation facilities and pedestrian walkways, or no construction projects (such as maps, brochures, and public service announcements) related to safe bicycle use and walking.
- More Information: [http://www.fhwa.dot.gov/environment/bicycle\\_pedestrian/overview/bp-broch.cfm#funding](http://www.fhwa.dot.gov/environment/bicycle_pedestrian/overview/bp-broch.cfm#funding)

### **Sustainable Communities Community Challenge Grants (renamed Integrated Planning and Investment Grants in HUD FY14 budget)**

- Grantor: U.S. Department of Housing and Urban Development
- Purpose: Support plans, codes and ordinances that incentivize mixed-use development, affordable housing, re-use of existing buildings and other sustainability goals.
- Eligibility: Local governments, transit agencies, port authorities, MPOs, state governmental agencies
- Limitations: Subject to appropriations; FY10 \$68 million (\$40 million for Challenge, \$28 million for TIGER II); FY11 \$95 million.
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

### **Sustainable Communities Initiative**

- Grantor: U.S. Department of Housing and Urban Development
- Purpose: to stimulate integrated regional planning that guides State, metropolitan, and local decisions to link land use, transportation, and housing policy.
- Limitations: Competitive grants in partnership with USDOT and EPA
- More Information: <http://portal.hud.gov/hudportal/HUD?src=/hud-programs/sci>

### **Sustainable Communities Program**

- Grantor: U.S. Environmental Protection Agency
- Purpose: Before (Smart Growth Implementation Assistance) Provides technical assistance to Tribal, State, regional, and local governments, in partnership with HUD and USDOT, for integrating smart growth.
- More Information: <http://www.epa.gov/smartgrowth/sgia.htm>

### **Sustainable Communities Regional Planning Grants (renamed Investment Planning Grants in HUD FY14 Budget)**

- Grantor: U.S. Department of Housing and Urban Development
- Purpose: Supports metropolitan and multijurisdictional planning efforts that integrate housing, land use, economic and workforce development, transportation, and infrastructure investments in a manner that empowers jurisdictions to consider the interdependent challenges of: (1) economic competitiveness and revitalization; (2) social equity, inclusion, and access to opportunity; (3) energy use and climate change; and (4) public health and environmental impact in regional plans.
- Eligibility: A consortium of regional partners including the metropolitan planning organization (MPO), principal city of the metropolitan statistical area (MSA), municipalities representing over 50% of the MSA, and any other organizations that represent a diverse group of stakeholders in the region.
- Limitations: Subject to appropriations; FY10 \$100 million; FY11 \$95 million. This program has not been funded by Congress since FY11.
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

### **Sustainable Communities Research Grant Program**

- Grantor: U.S. Department of Housing and Urban Development
- Purpose: Research grants to support cutting-edge research on issues related to sustainability, including affordable housing development

and preservation, transportation-related issues, economic development and job creation, land use planning and urban design, etc.

- Eligibility: Academic researchers
- Limitations: \$2.5 million, max grant \$500,000
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

### **Tax Increment Funding (TIF)**

Tax increment financing (TIF) is an alluring tool that allows municipalities to promote economic development by earmarking property tax revenue from increases in assessed values within a designated TIF district. Proponents point to evidence that assessed property value within TIF districts generally grows much faster than in the rest of the municipality and infer that TIF benefits the entire municipality.

### **Texas Online Arts Plan**

- Grantor: Texas Commission on the Arts
- Purpose: to lead the Federal economic development agenda by promoting innovation and competitiveness, preparing American regions for economic growth and success in the worldwide economy.
- Eligibility:
  - Arts Create-1 - Budget between \$50,000 and \$1 million;
  - Arts Create-2 - budget over \$50,000;
  - Arts Create-3 - budget between \$1 million and \$5 million;
  - Arts Create-4 - budget over \$5 million;
  - Arts Create-5 - Government Local Arts Agencies and Local Arts Agencies;
  - Arts Create Subgranting - Local Arts Agencies and Government Local Arts Agencies; Arts Respond Performance Support - All Texas nonprofits, schools, colleges, and units of government;
  - Arts Respond Project - Arts Organizations, College Arts Institutions, Established Arts Organizations, Minority Arts Organizations, Rural Arts Providers, TCA Cultural District;
  - Cultural District Project - TCA Cultural District; VERIFIED Col



lege Arts Institution, Established Arts Organizations, Government Local Arts Agencies, Local Arts Agencies, Rural Arts Providers located within a TCA Designated Cultural District;

- Cultural Districts Designation Program - Established Arts Organizations, Local Arts Agencies, Government Local Arts Agencies Established Minority Arts Organizations, Government Agency or Department, College Arts Institutions Designated Fund Commission Initiatives - Nonprofits, schools, colleges, individuals, unincorporated /for-profit groups, and units of government.
- Touring Roster Inclusion - Texas-based nonprofits, individuals, universities, and unincorporated/for-profit groups providing arts and performances
- Young Masters - Texas 8th to 11th grade students (or homeschooled students who have achieved a comparable status towards high school graduation) who are legal US and Texas residents

- More information: <https://www2.arts.state.tx.us/tcagrants/TX-ArtsPlan/TAPTOC.asp>

#### **Texas Capital Fund (Rural)**

- Grantor: Texas Department of Agriculture
- Purpose: Supports rural business development, retention and expansion by providing funds for public infrastructure, real estate development, or the elimination of deteriorated conditions.
- Eligibility: see program website
- More information: <http://texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/TexasCapitalFund.aspx>

#### **Texas Enterprise Zone Program**

- Grantor: Texas Economic Development Division
- Purpose: for local communities to partner with the State of Texas to promote job creation and capital investment in economically distressed areas of the state.
- More information: <http://www.window.state.tx.us/taxinfo/enter->

[prise\\_zone/ez\\_program.html](https://www.window.state.tx.us/taxinfo/enterprise_zone/ez_program.html)

#### **Texas Leverage Fund**

- Grantor: Texas Economic Development
- Purpose: provides additional financing help to communities that have adopted an economic development sales tax. The communities may expand economic development through using and collecting future sales tax revenues.
- Limitations: \$25,000 - \$5 million
- More Information: <https://texaswideopenforbusiness.com/services/financing>

#### **Texas Paddling Trails (TBT)**

- Grantor: The Texas Parks and Wildlife program.
- Purpose: was designed to promote the development of paddling trails throughout the state. It provides assistance to community partners, promotes the trails on the TPWD website, and provides TPT kiosk design options, trail maps, and official marker signs for put-in and take-out locations.
- More Information: <http://www.tpwd.state.tx.us/fishboat/boat/paddlingtrails/>

#### **Texas Parks and Wildlife Department (TPWD)**

- Also provides an extensive database of grant opportunities for outdoor recreation, indoor recreation, small communities, outdoor outreach programs, and recreational trails.
  - Land Acquisition & Park Development Grants
  - CO-OP grants
  - Trail Grants
  - Boating access grants
  - Boat Sewage Pumpout grants
  - Landowner Incentive Program
  - Section 6 Grants

- Section 6 Competitive Grants
- Education and Technical Assistance Programs
- Sportfish Restoration Program
- More information: <http://www.tpwd.state.tx.us/business/grants/>

#### **Texas Workforce Commission's Skill Development Program**

- Grantor: Texas Workforce Commission through Texas Legislature
- Purpose: provides grants to community and technical colleges to provide customized job training programs for businesses who want to train new workers or upgrade the skills of their existing workforce.
- Eligibility: A business, consortium of businesses, or trade union identifies a training need, and then partners with a public community or technical college.
- Limitations: Texas Administrative Code, Title 40, Part 20, Chapter 803 and Texas Labor Code, Chapter 303.
- More Information: <http://www.twc.state.tx.us/partners/skills-development-fund>

#### **Title I Home Improvement Loans**

- Grantor: U.S. Department of Agriculture
- Purpose: for alterations, repairs and site improvements. Loans on multifamily structures may be used only for building alteration and repairs.
- Eligibility: A property owner may apply at any lender (i.e. bank, mortgage company, savings and loan association, or credit union) that is approved to make Title I loans. Beware of deceptive home improvement contractors.
- Limitations: Single-family house - \$25,000, manufactured house on permanent foundation (classified and taxed as real estate) - \$25,090, manufactured house (classified as personal property) - \$7,500, multifamily structure - an average of \$12,000 per living unit, up to a total of \$60,000.
- More information: [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/sfh/title/ti\\_about](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/title/ti_about)

#### **Trade Adjustment Assistance Community College and Career Training (TAACCCT) Grant Program**

- Grantor: U.S. Department of Labor and Department of Education
- Purpose: provides community colleges and other eligible institutions of higher education with funds to expand and improve their ability to deliver education and career training programs
- Eligibility: are suited for workers who are eligible for training under the TAA for Workers program, and prepare program participants for employment in high-wage, high-skill occupations.
- Limitations: have to be completed in two years or less
- More Information: <http://www.doleta.gov/taaccct/>

#### **Transit Cooperative Research Program (5313)**

- Grantor: Department of Transportation
- Purpose: develops near-term, practical solutions to problems facing transit agencies.
- Eligibility: Funds for projects are allocated by transit industry consensus through the Transportation Research Board (TRB).
- Limitations: Funds are allocated on an annual basis
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

#### **Transit Investment in Greenhouse Gas and Energy Reduction (TIGGER)**

- Grantor: Department of Transportation
- Purpose: Provides funding for (1) capital investments that assist in reducing the energy consumption of a transit system and (2) capital investments that will reduce greenhouse gas emissions of a public transportation system.
- Eligibility: Transit agencies or state DOTs
- Limitations: \$49.9 million
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>



### **Transit Oriented Development Planning Pilot**

- Grantor: Department of Transportation
- Purpose: Provides funding to advance planning efforts that support transit-oriented development associated with new fixed-guide way and core capacity improvement projects.
- Eligibility: State and local government agencies
- Limitations: \$10 million for FY 2013 and 2014
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

### **Transportation Enhancement Activities (TEAs)**

- Grantor: U.S. Department of Transportations & federal Highway Administration
- Purpose: provision of facilities for pedestrians and bicycles, provision of safety and educational activities for pedestrians and bicyclists, and the preservation of abandoned railway corridors (including the conversion and use thereof for pedestrian and bicycle trails)
- More Information: [http://www.fhwa.dot.gov/environment/bicycle\\_pedestrian/overview/bp-broch.cfm#funding](http://www.fhwa.dot.gov/environment/bicycle_pedestrian/overview/bp-broch.cfm#funding)

### **Transportation for Elderly Persons and Persons with Disabilities**

- Grantor: Department of Transportation
- Purpose: provides formula funding to States for the purpose of assisting private nonprofit groups in meeting the transportation needs of the elderly and persons with disabilities when the service provided is unavailable, insufficient/inappropriate to meeting these needs.
- Eligibility: States are direct recipients. Eligible sub recipients are private non-profit organizations, governmental authorities where no non-profit organizations are available to provide service and governmental authorities approve to coordinate services.
- Limitations: State allocated
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

### **Transportation Infrastructure Finance and Innovation Act**

- Grantor: U.S. Department of Transportation
- Purpose: Provides Federal credit assistance in the form of direct loans, loans guarantees, and standby lines of credit to finance surface transportation projects of national and regional significance.
- Limitations: TIFIA can help advance qualifies large-scale projects that otherwise might be delayed or deferred because of size, complexity, or uncertainty over timing of venues. TIFIA funding is available to State DOT's, transit operators, special transportation authorities, local governments, and private investors.
- More Information: <http://www.fhwa.dot.gov/ipd/tifia/>

### **Transportation Infrastructure Finance and Innovation Act (TIFIA)**

- Grantor: Department of Transportation
- Purpose: Provides federal credit assistance in the form of direct loans, loan guarantees, and standby lines of credit to finance surface transportation projects of national and regional significance.
- Eligibility: State departments of transportation; local governments; transit agencies; special authorities; special districts; railroad companies; and private firms or consortia
- Limitations: \$200 million as part of TIGER III; companies specializing in engineering, construction, materials, and/or the operation of transportation facilities.
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

### **Transportation Investments Generating Economic Recovery (TIGER)**

- Grantor: Department of Transportation
- Purpose: Competitive grant program funding infrastructure projects that promote economic competitiveness, improve energy efficiency, reduce greenhouse gas emissions and improve safety, quality-of-life and working environments in communities.
- Eligibility: State, local, and tribal governments, including U.S. terri-

tories, tribal governments, transit agencies, port authorities, metropolitan planning organizations (MPOs), other political subdivisions of State or local governments, and multi-State or multijurisdictional groups applying through a single lead applicant.

- Limitations: Unlike last year, no planning grants will be awarded this year and all the funding will be for project implementation.
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

#### **Transportation Planning Capacity Building Program (TPCB)**

- Grantor: Department of Transportation
- Purpose: Provides training, technical assistance, and support to help decision makers, transportation officials, and staff resolve complex transportation needs in their communities.
- Eligibility: State, metropolitan, rural and small communities, tribal and public lands planning opportunities are available.
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

#### **Transportation, Community & System Preservation**

- Grantor: Department of Transportation
- Purpose: Planning grants, implementation grants, and research, could include transit projects, complete streets, streetscaping, ped/bike improvements or plans, implementation of transit-oriented development plans, traffic calming measures, and much more.
- Eligibility: States, metropolitan planning organizations, local governments, and tribal governments
- Limitations: \$61 million; Livability is a criterion that will be used to evaluate candidate projects. Projects must improve relationships among transportation, community, and system preservation plans.
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

#### **Urbanized Area Formula Program**

- Grantor: Department of Transportation
- Purpose: Provide transit capital and operating assistance in urbanized areas and for transportation related planning.
- Eligibility: Funding is made available to designated recipients that must be public bodies with the legal authority to receive and dispense Federal funds.
- Limitations: Apportioned to States by a formula
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

#### **Urgent Need Fund (Rural)**

- Grantor: Texas Department of Agriculture
- Purpose: Grants that will restore rural infrastructure whose sudden failure poses an imminent threat to life or health.
- Eligibility: Non-entitlement cities under 50,000 in population and non-entitlement counties that have a non-metropolitan population under 200,000 and are not eligible for direct CDBG funding from HUD may apply for funding through any of the Texas CDBG programs.
- Limitations: \$25,000-250,000, requires assessment, accepted by invitation.
- More information: [http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant\(CDBG\)/UrgentNeedFund.aspx](http://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant(CDBG)/UrgentNeedFund.aspx)

#### **USDA Rural Development Funds**

- Grantor: U.S. Department of Agriculture
- Purpose: For use towards water treatment, waste treatment, electric power, and telecommunications services improvements
- More information: [http://www.rurdev.usda.gov/Utilities\\_Assistance.html](http://www.rurdev.usda.gov/Utilities_Assistance.html)



### **Value Added Producer Grants**

- Grantor: U.S. Department of Agriculture
- Purpose: Assist independent agricultural producers enter into activities that add value to their commodities.
- Eligibility: no restrictions
- Limitations: Funding \$30 million, maximum grant \$75,000 planning grants and \$250,000 working capital grants, fund matching 50%
- More information: <http://www.rd.usda.gov/programs-services/value-added-producer-grants>

### **Veterans Transportation and Community Living Initiative Grant Program**

- Grantor: Department of Transportation
- Purpose: make it easier for U.S. veterans, active service members, military families, and others to learn about and arrange for locally available transportation services that connect them with work, education, health care, and other vital services in their communities.
- Eligibility: existing Direct Recipients under FTA's Section 5307 Urbanized Area Formula program, as well as local governments, States, and Indian Tribes.
- Limitations: \$25 million in capital funding; \$5 million in research funding
- More Information: <http://www.reconnectingamerica.org/resource-center/federal-grant-opportunities/>

### **Water and Environmental Programs**

- Grantor: United States Department of Agriculture (USDA)
- Purpose: This program provides financial assistance for drinking water, sanitary sewer, solid waste and storm drainage facilities in rural areas and cities and towns of 10,000 or less. Technical assistance and training is also available to assist rural communities with their water, wastewater, and solid waste problems.
- Eligibility: Public bodies, non-profit organizations and recognized Indian Tribes

- Funding limitations: Financial assistance is provided in various ways including direct or guaranteed loans, grants, technical assistance, research and educational materials. Different amounts of assistance exist depending on the project type and financial tool the participant is seeking.
- More information: [http://www.rurdev.usda.gov/UWEP\\_HomePage.html](http://www.rurdev.usda.gov/UWEP_HomePage.html)

### **Wetlands Reserve Program**

- Grantor: Natural Resources Conservation Service (NRCS)
- Purpose: Provides technical and financial support to landowners with their wetland restoration efforts. The programs aims to offer landowners the opportunity to protect, restore, and enhance wetlands on their property.
- Eligibility: Lands that are eligible under this program include: wetlands farmed under natural conditions; farmed wetlands; prior converted cropland, farmed wetland pasture; certain lands that have the potential to become a wetland as a result of flooding; rangeland, pasture, or forest production lands where the hydrology has been significantly degraded and can be restored; riparian areas which link protected wetlands; lands adjacent to protected wetlands that contribute significantly to wetland functions and values; and wetlands previously restored under a local, state, or federal Program that need long-term protection.
- Funding limitations: For permanent easements, 100% of easement value and 100% of the restoration costs will be funded. For 30-year easements, 75% of the easement value and up to 75% of the restoration costs are funded. For an agreement to restore wetlands without an easement, up to 75% of the restoration costs will be funded. A 30-year contract is available for tribal land and funding allocation is up to 75% of the restoration costs.
- More information: <http://www.nrcs.usda.gov/wps/portal/nrcs/main/national/programs/easements/wetlands>