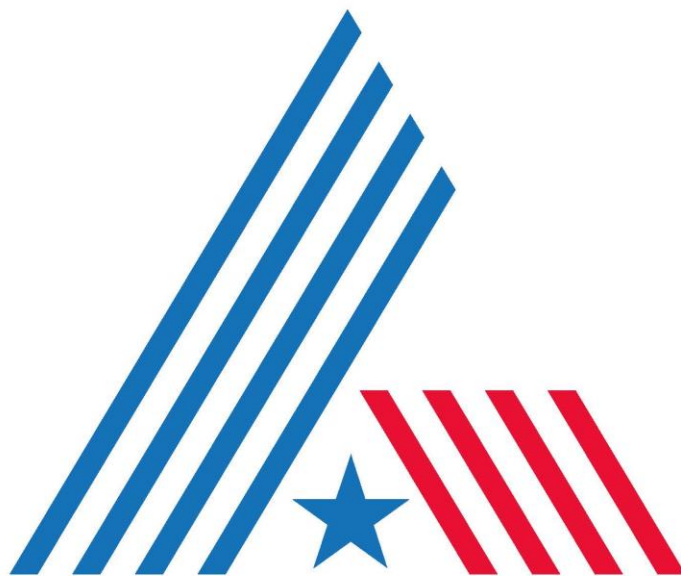


# Planning & Development Services Council Update



CITY OF ABILENE

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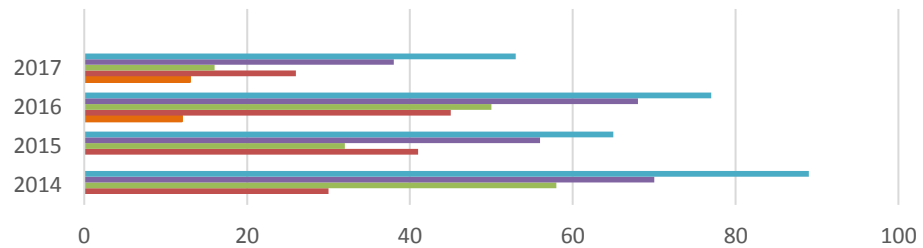
PLANNING &  
DEVELOPMENT  
SERVICES

July 2017

# Planning Services

## 2017 Planning Division Workload

**Planning Work Load Metrics**



	2014	2015	2016	2017
Plats	89	65	77	53
Site Plans	70	56	68	38
Zoning	58	32	50	16
BA	30	41	45	26
Historical Preservation			12	13

■ Plats ■ Site Plans ■ Zoning ■ BA ■ Historical Preservation

**Note:** Workload metrics in the division do not currently measure work expended for thoroughfare closures, special projects in support of economic development initiatives, long-term planning projects, specialized programs or ordinance updates/rewrites.

<i>Year-to-Date</i>	<b>Plat Cases</b>	<b>Zoning Cases</b>	<b>Board of Adjustment Cases</b>	<b>Site Plans</b>	<b>Landmarks Applications</b>
<i>2017</i>	53	16	26	38	13

## Building Inspections

The Division issued 25 permits for new single family residences, 7 commercial permits, and 19 commercial alterations in July 2017. Year-to-date single family permits are at 176, Commercial at 66, and Commercial Alterations at 181.

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### *Significant Projects:*

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- Justice Construction, 6417 Central Park Boulevard, New Construction, \$2,300,000
- Speed Fab-Crete, 1625 Vine Street, Fire Station #3, \$2,631,457

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### *Upcoming Projects: Submitted and in Review*

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- Old Dominion Freight Line, \$4,000,000
- HSU Fitness Center, \$7,840,000

## Community Enhancement

### **Environmental Enforcement**

Environmental Crimes responded to 77 calls for service. 34 investigations for environmental crimes were conducted. 27 sites were cleaned. 2 citation was issued for environmental crimes. 0 citations were issued for other violations. 1 arrests was made for warrants found.

### **Code Compliance**

Code officers inspected 639 violations, including violations for junked vehicles 50, grass & weeds 445, unsightly conditions 43, and vehicles parked in yard 49. Code officers were able to close 224 cases during July.

### **Condemnation/Rehabilitation**

During July, 12 complaints were investigated. The Board of Building Standards (BOBS) reviewed 2 cases. 7 properties were condemned. 2 residential buildings were demolished by the City. 2 structures were secured.

## Neighborhood Initiatives Division

All CDBG and HOME programs and projects benefit low- to moderate-income families/ individuals. The following clients were served and projects completed.

HUD has approved the Consolidated Annual Action Plan for the 2016/2017 fiscal year and the grant funding applications have been signed and returned to HUD. CDBG is funded in the amount of \$806,099 and HOME is funded at \$329,092. Funding for CDBG is down 3.52% and HOME is up 1.78.

The retirement of the Section 108 debt has allowed the CDBG funding of several inter-City programs. Those programs are as follows:

Code Enforcement Officers (CEO) will be funded through the CDBG at \$119,120. This will include the hiring, training and certification of two new CE Officers and will address code enforcement and neighborhood enhancement in approximately 14 Low-Moderate Income (LMI) Super Neighborhoods identified in the City of Abilene Comprehensive Plan. Items that may be addressed by the CEO are the prevention, detection, investigation and enforcement of violations of statutes and ordinances regulating public health, safety and welfare. In addition, Code Enforcement includes the maintenance and preservation of the value and appearance of residential and commercial buildings within its boundaries. The enforcement may also focus on the community, public advertisement displays, garage sales, lawn care, environmental concerns (such as abandoned tires) and the condition and parking of motor vehicles in yards and streets as addressed in City Code and Ordinances. As of end of July 2017, CEO has addressed 1,052 cases.

The **CEO Condemnation and Demolition Program** is the second inter-City program that will be funded through CDBG funds. This program will address Spot Slum Blight National Objective and is funded at \$150,000. This program will be operated by the City's Code Enforcement Officer to identify substandard residential structures in approximately 14 Low-Moderate Income (LMI) Super Neighborhoods identified in the City of Abilene Comprehensive Plan. In these LMI Neighborhoods the goals are having the properties rehabilitated or demolished and cleared. As of July, 2017, 11 YTD substandard houses have been identified.

**Critical/Limited Repair Program**, CDBG (\$140,869) is one of the most needed and popular programs. This program serves those at the 0-50% Median Family Income (MFI) level. These repairs are intended to address an urgent need such as broken sewer, gas leaks, plumbing and handicap accessibility. 51 households have received assistance.

**Health Department Dental Services Program**, is funded at \$25,000 and will provide high quality low or no-cost oral healthcare services for low-to moderate-income residents of Abilene. The provision of oral healthcare services will include 1) preventative care: exams, e-rays, prophylaxis treatments and extractions; 2) restorative care; 3) patient education and wellness counseling. This program will increase client self-esteem and their ability to maintain employment, and reduction of heart disease. These funds will serve an estimated YTD 36 unduplicated patients.

**FaithWorks of Abilene, Inc.** is a local non-profit, 501 (c) (3) and is funded at \$9,160 to purchase and the hard-wired installation of the following kitchen appliances 2 new stoves, refrigerator and dishwasher. This organization serves low-to moderate-income clients who that are seeking job skills training. There is no charge for the training sessions of the unemployed or under employed clients that receive the confidence and skills necessary to enter into gainful employment. The classes help through personal, career, academic and spiritual guidance. As of YTD 56 clients have received assistance.

**Access to Jobs** is proposed at \$95,915. This program received the highest ranking from the Office of Neighborhood Services, Advisory Council (ONSAC) for the FY16/17 funding cycle. The purpose of this program is to enable low-income persons and persons on public assistance better access to employment or school after regular business hours. Realizing the importance of very low-income households, particularly renters and homeless persons, the City will focus its resources on assisting these families and individuals through economic development programs by providing LMI households a door-to-door service that begins at 6:15 p.m. and ends at 12 a.m. This funding assists CityLink with bus fuel and maintenance issues and helps approximately YTD, 177 unduplicated CDBG income eligible clients have received assistance.

**The First-Time Homebuyer** Program is funded by \$50,000 in HOME funds. Homebuyers must be in the 80% and below median income bracket. ONS has assisted 4 FTHB clients with several more in progress.

**The Single-Family Rehab Program**, HOME (\$196,849) assists families that are 80% or below median income. The entire unit must meet City building code upon completion. Three households have been approved and the houses are awaiting the Lead Based Paint assessment. The Reconstruction Program has completed three new buildings for LMI families and 1 Single-Family Rehab is 95% complete with 1 recently under contract.

**Habitat for Humanity, CHDO, HOME (\$91,500) Community Housing Development Organization (CHDO)** funds will provide construction contracts for three single family houses during 2016/17. All three homebuyers are selected and are working on their sweat equity and volunteer hours. One house is in progress and is approximately 100% complete. Habitat is the only CHDO for the City of Abilene and is working toward complete compliance.