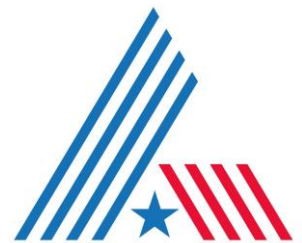




September  
2017

# Planning & Development Services Council Update



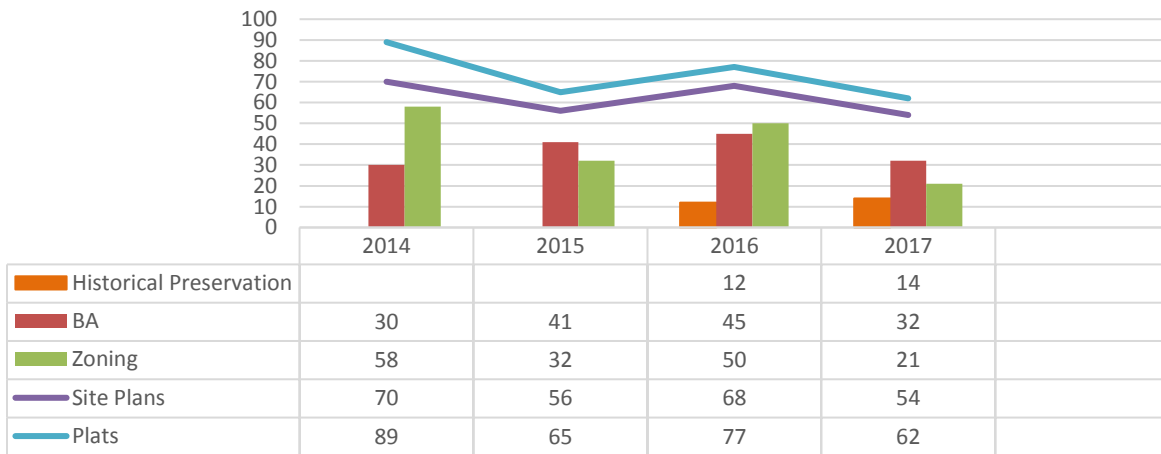
CITY OF ABILENE

PLANNING &  
DEVELOPMENT  
SERVICES



## Planning Services

### Planning Workload Metrics



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

**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>	62	21	32	54	14

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A new button has been added to our website to promote development and/or redevelopment in our city!





## Building Inspections

The Division issued 24 permits for new single family residences, 7 commercial permits, and 20 commercial alterations in September 2017. Year-to-date single family permits are at 208, Commercial at 86, and Commercial Alterations at 179.

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### *Significant Projects:*

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- Taylor County Expo-CODA Building - \$10,000,000
- HSU Fitness Center - \$6,989,171

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

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- Abilene Village Lot 3 Shell Building, \$700,000
- First Central Presbyterian remodel, \$980,000
- Burlington Finish-out, \$800,000
- New O'Reilly Auto Parts, \$803,736
- McDonald's, \$500,000



## Code Compliance

### **Environmental Enforcement**

Environmental Crimes responded to 37 calls for service; 25 investigations for environmental crimes were conducted; 12 sites were cleaned; 0 citations were issued for environmental crimes; 1 citation was issued for other violations; and 0 arrests was made for warrants found.

### **Code Compliance**

Code officers inspected 439 violations, including violations for junked vehicles 85; grass & weeds 222; unsightly conditions 75; and vehicles parked in yard 68. Code officers were able to close 485 cases during September.

### **Condemnation/Rehabilitation**

During September, 8 complaints were investigated. The Board of Building Standards (BOBS) reviewed 5 cases; 3 properties were condemned; 2 residential buildings were demolished by the City; 2 structures were owner rehabilitated, and 3 structures were secured.



## Office of Neighborhood Services

All Community Development Block Grant (CDBG) and HOME programs and projects will benefit low to moderate-income families/ individuals. The following clients were served and projects completed.

Housing and Urban Development (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 (2) new CEOs 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 (i.e. abandoned tires) and the condition and parking of motor vehicles in yards and streets, as addressed in City Code and Ordinances. In September 2017, the LMI Code Officers combined worked: Junk Vehicles – 41; Unsightly conditions – 33; High grass and weeds – 63; Junk vehicles – 26; mowing charges – \$520; and Abatement – \$85.

**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 September 30, 2017, 12 substandard houses have been identified and demolished. The Office of Neighborhood Services (ONS) encumbered \$21,000 to demolish a substandard commercial

property that is waiting on the contractor to receive the asbestos removal permit from the State of Texas before the start on the demolition.

**Critical/Limited Repair Program**, CDBG (\$320,489), 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, and 36 projects have been completed year-to-date. The type of repairs completed were new roofs, replacement of gas lines and electrical system upgrades to meet the City of Abilene requirements. The need for client assistance has been extremely high in this funding cycle. During the CDBG monitoring visit in May 2017, HUD community planning and development senior representative told ONS, the assistant director and the director that HUD would rather ONS not fund any sidewalk projects because replacing private drives and other sidewalk requirements are not an eligible project expense. Therefore, during the community meetings and public hearing in preparation of the FY 2017/2018 Action Plan, ONS staff discussed cancelling the Jeanette Street Sidewalk project (\$179,620) and moving the \$179,620 into the Critical/Limited Repair Program. ONS did not receive any objections from the public and the community voiced they would rather have CDBG funds made available so the greatest amount of client homes would receive assistance.

**Health Department Dental Services Program** has been 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, x-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. The Health Department lost their dentist as of May 2017, due to the inability to meet the goal of 120 clients, which only 36 clients were assisted.

**FaithWorks of Abilene, Inc. (FWOA)** is a local non-profit, 501 (c) (3) that serves low-to moderate-income clients who are seeking job skills training. There is no charge for the training sessions of the unemployed or underemployed clients that receive the confidence and skills necessary to enter into gainful employment. The classes help through personal, career, academic and spiritual guidance and is funded at \$9,160 to purchase and the hard-wired installation of the following kitchen appliances: Two new stoves, refrigerator and dishwasher. The FWOA was able to purchase the kitchen appliances at a better discounted price; therefore, they were not going to expend the contracted amount of \$9,160.00. The ONS met with the executive director to discuss if any additional equipment was needed. They purchased a stand-up reach-in freezer and a vent-a-hood. The FWOA was very excited and pleased to receive additional equipment. They assisted 84 clients year-to-date.

**Access to Jobs** funded through CDBG 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 12:00 a.m. In September 2017, 661 trips taken were CDBG eligible. 204 unduplicated CDBG eligible clients year-to-date were served.

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 had 25 inquiries about the FTHB program and requirements. However, only six clients were eligible for assistance.

The **Single-Family Rehab Program**, HOME (\$196,849) Assists families that are 80% or below median income. The entire unit must meet Abilene building code upon completion. Three households were demolished and newly constructed in FY 2016/2017. This was actually a quite lengthy process. One house just completed on October 6, 2017, two are in progress, and one new client is in the verification phase.

**Habitat for Humanity, CHDO**, HOME (\$91,500) Community Housing Development Organization (CHDO) funds will provide construction contracts for three single family houses during 2016. All three homebuyers are selected and are working on their sweat equity and volunteer hours. One house has been completed, and one house is still in progress.