

Athens City Planning Commission
Minutes of CDIS and Regular Meeting
Thursday, March 18, 2021, 12:00 p.m.

The CDIS public meeting and regular meeting of the Athens City Planning Commission was held virtually via Zoom on March 18, 2021.

Community Development Implementation Strategy (CDIS) Public Meeting

Attendees: Barbara Conover, Bob Eichenberg, Boone Troyer, Christine Knisely, Donnie Stevens, Glen Crippen, Jan Hodson, Jean Demosky, Jessica Adine, Joyce Lewis, Kelly Hatas, Kurt Montle, Laura Olbers, Lenny Eliason, Mollie Fitzgerald, Rebecca Eddy, Richard Linscott, Rob Delach, Sarah Grace, Terri Moore

Steve Patterson called the CDIS Public Meeting to order at 12:03 p.m.

Steve Patterson presented a PowerPoint that reviewed the past and current CDBG funded projects, reviewed the available CDBG Programs (Community Development, Economic Development & Public Infrastructure, and Target of Opportunity), explained LMI Data/Eligibility, and listed possible future project suggestions.

At the conclusion of the PowerPoint (attached for reference) the Question/Comment period was opened up.

Questions/Comments/Project Suggestions

- John Kotowski suggested a waterline extension up to University Estates. Steve P. did not think that this area would qualify.
- Mollie Fitzgerald suggested using RPIG for the A-News Building on Court Street that is currently experiencing structural issues.
- Richard Linscott liked the west side sidewalk extension project mentioned in the PowerPoint. He asked if there might be an opportunity as well for the old West Elementary school other than demolition. Steve P. will reach out to Tom Gibbs, the ACSD Superintendent.
- City Council President Chris Knisely liked the west side sidewalk extension project as well, as it fits in with the city's complete streets concept. She would like to explore other options for West Elementary as well.
- Chris Knisely suggested a project on Atlantic Street to address some of the houses that are condemned.
 - David Riggs agreed that there is blight in that area but the homes are privately owned. The city explored using CDBG for demolition of homes but it was untenable because one of the requirements is to replace in-kind after removal.
- Sarah Grace asked if lighting would be included in the proposed west side sidewalk extension project.

- Tom P. thought that the AEP pilot project (micro grid) at the WTP on W. State St. has the option to remain in place which would address any lighting issues in the area.
- Steve P. suggested that lighting enhancements could be considered for 1st and 2nd Streets.

Public Meeting Adjourned at 12:34 p.m.

Regular Meeting of the City of Athens Planning Commission

Attendees: None

1. Call to Order

Steve Patterson called the regular meeting to order at 12:34 p.m. Quorum was established.

PLANNING COMMISSION MEMBERS:

Steve Patterson, Chair	Present
Nancy Bain, Vice Chair	Present
John Kotowski	Present
Austin Phillips	Present
Tom Pyle, Interim Service-Safety Director	Present

STAFF:

Paul Logue, City Planner	Present
David Riggs, Code Enforcement Director	Present

3. Disposition of Minutes

Tom Pyle moved to accept the March 4, 2021 minutes. John Kotowski seconded. All present vote aye. Motion passed 5:0.

4. Cases

None

5. Communications

None

6. Report from City Planner and Director of Code Enforcement

Paul Logue

- Historic Preservation Commission has design review authority over facades. They did their first review last week (Bagel Street Deli) and it went well. They held a special session and approved the plan.

- Age Friendly Athens County process is continuing. A survey will be launched soon.
- Housing Tax Increment Financing strategy at UE.

David Riggs

- Lot split applications discussions with the county – Pleasant Hill, Angel Ridge, Canaan, Cross Street, Warren Road, and Fort Street. These are handled internally.
- Preliminary review of two Title 41's (PUD) at 985 E. State Street and Blackburn Road (proposed church).

7. Opportunity for Citizens to Speak

8. Announcements & Other Business

- Steve P. mentioned the work he and Paul Logue are doing on removing discriminatory language from code, etc. Wondered if review of a deed is a requirement of a lot split. David R. said he reviews deeds for lot splits.
 - Paul L. noted that he and his intern have been working on this project and will be submitting a report soon. Found one plat that had some racist restrictions built into it.
- John K. inquired about the apartment complexes discussed at the last meeting, and when there will be a vote. He is concerned about water runoff and fencing around the pond. Steve P. noted that when they come back as a case and the vote will be held. David R. mentioned that his staff is working with the developer to make the suggested changes. They will be ready to return as a case on April 1st.
- The next meeting will be April 1, 2021.

9. Adjournment

- Motion to adjourn by Tom P. and seconded by John K. All present voted aye, motion passed 5:0. The meeting was adjourned at 12:42 p.m.

CITY OF ATHENS COMMUNITY DEVELOPMENT IMPLEMENTATION STRATEGY MEETING

March 18, 2021



AGENDA

1. Introduction
2. City of Athens CDBG Funded Projects List
3. CDBG Programs
 - Community Development
 - Economic Development and Public Infrastructure
 - Target of Opportunity
4. LMI Data/Eligibility
5. Project Suggestions
6. Questions/Comments

Introduction

The Ohio Development Services Agency's (DSA) Office of Community Development (OCD) receives funds from the U.S. Department of Housing and Urban Development (HUD) for a variety of programs including the Community Development Block Grant (CDBG) Programs.

The OCD administers the program and distributes funds to eligible communities in Ohio.

This CDIS meeting is a biennial requirement to receive CDBG funds. The purpose of the meeting is to share information with stakeholders and the public, and to identify and prioritize potential projects.

City of Athens CDBG Funded Projects List

Completed

- PY11 Allocation Program: Grosvenor St. Slip Repair/\$97,000
- PY12 Allocation Program: Columbus Rd. & Lancaster St./\$85,000
- PY13 Allocation Program: Richland House Rehabilitation/\$75,000
- PY14 Critical Infrastructure Program: Depot Lift Station/\$375,000
- PY15 Allocation Program: Franklin Ave. Improvements/\$75,000
- PY16 Allocation Program: W. Union St. Sidewalk Extension/\$75,000

In Progress

- PY18 Allocation Program: Kimes Reservoir Rehabilitation/\$150,000
- PY20 Allocation Program: W. Washington St. Safety Improvements/\$150,000
- PY20 Critical Infrastructure Program: WWTP Dewatering Equipment/\$500,000

In 2017, the Allocation Program changed from an annual to a biennial program

CDBG Programs

COMMUNITY DEVELOPMENT	Provides communities with a flexible housing and community development resource that can be used to address locally identified needs that are eligible CDBG activities and qualify under the national objective of Low-and Moderate Income (LMI) Benefit or Elimination of Slum and Blight.
ECONOMIC DEVELOPMENT & PUBLIC INFRASTRUCTURE	Creates and retains permanent, private sector jobs, principally for low- and moderate-income persons, through the expansion and retention of business and industry in Ohio communities. The Residential Public Infrastructure program creates safe and sanitary living environments through the provision of safe and reliable drinking water and proper disposal of sanitary waste.
TARGET OF OPPORTUNITY	Provides a means to fund worthwhile “targets of opportunity” projects and activities that do not fit within the structure of existing programs, and to provide supplemental resources to resolve immediate and unforeseen needs.

COMMUNITY DEVELOPMENT

Allocation Grant

- Projects include public facilities, public services, housing, economic development, and fair housing activities.
- Cities may apply biennially, non-competitive. Funds available: \$150,000

Neighborhood Revitalization Grant

- Projects include public facilities improvements such as constructing, reconstructing, and/or rehabilitating infrastructure in targeted areas of distress.
- Cities may apply biennially, competitive. Funds available: up to \$750,000

Critical Infrastructure Grant

- Designed to assist applicant communities with high-priority, single-purpose infrastructure improvements. Includes roads, storm drainage, and fire protection facilities.
- Open cycle, competitive. Funds available: up to \$500,000

ECONOMIC DEVELOPMENT & PUBLIC INFRASTRUCTURE

Economic Development Loan

- Funds for economic development loans directly related to job creation or retention.
- Funds available: up to \$500,000

Economic Development Working Capital Loan (new)

- Provides working capital on a community-wide basis for COVID-19 impacted businesses.
- Funds available: up to \$150,000

Economic Development Public Infrastructure Grant

- Creates and retains permanent, private sector job opportunities principally for low- to moderate-income persons.
- Funds available: up to \$500,000

Residential Public Infrastructure Grant

- Used to improve the safety and reliability of drinking water and sewer systems. Unique water/sewer projects, demonstrated needs.
- Highly competitive. Funds available: up to \$750,000

TARGET OF OPPORTUNITY

Economic & Community Development Grant

- Economic development projects that create and/or retain permanent job opportunities and are not eligible for Economic Development Program funding.
- Funds available: based on need and availability

Downtown Revitalization Grant

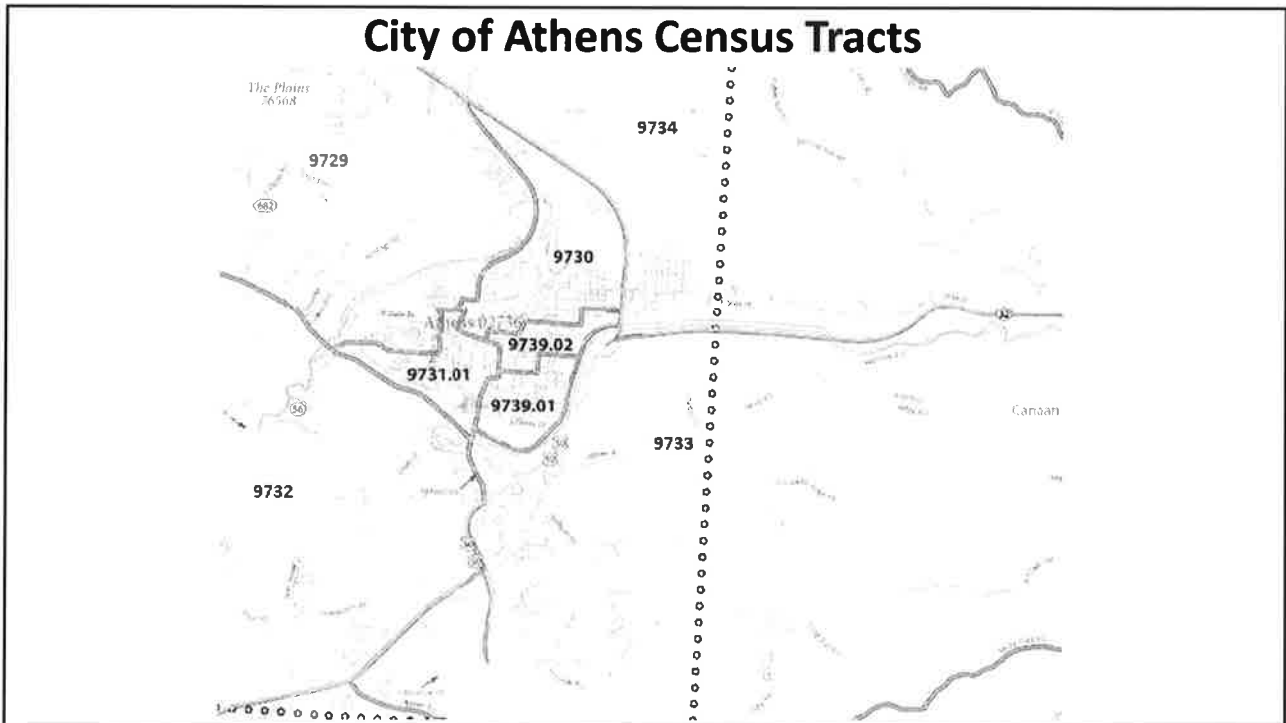
- Structural rehabilitation, façade improvements, interior and exterior building code violation corrections, historic preservation, direct administration costs, and architectural and engineering work related to specific revitalization activities.
- Funds available: up to \$250,000

New Horizons Fair Housing Assistance (new)

- Assists in implementing strategies to address impediments to fair housing choice, activities that affirmatively further fair housing, and actions to remedy or mitigate conditions limiting fair housing choice. Activities funded are in addition to a grantee's Standard Fair Housing Program, which is required as part of the Allocation Program.
- Funds available: up to \$15,000 for one jurisdiction

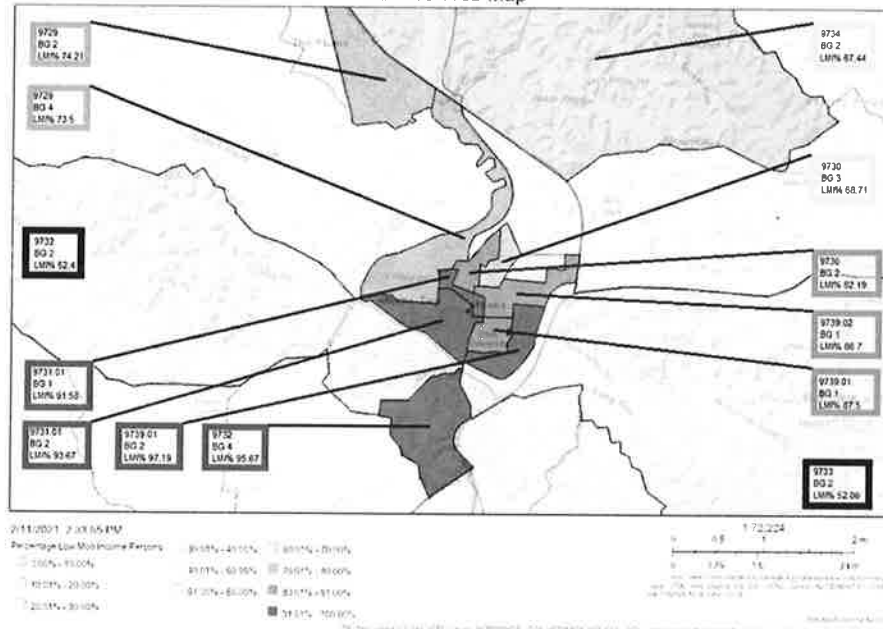
LMI Data/Eligibility

- Projects must qualify under the national objective of Low- and Moderate-Income (LMI) Benefit or Elimination of Slum and Blight.
- The City of Athens falls within 8 census tracts which are each further divided into block groups. LMI is determined for each tract as well as each block group.
- HUD uses the 2011-2015 American Community Survey Low/Moderate Income Summary Data (updated in 2020) as the basis for estimating LMI figures.
- Block groups with an LMI of 51% or greater are eligible for CDBG funding. The City of Athens has 13 block groups within the 8 census tracts that qualify.



City of Athens Block Groups with 51% LMI or Greater

ArcGIS Web Map



HUD ACS Data

City of Athens Block Groups 51% LMI or greater

2017-2018 LMI Census Tract and Block Group Data for City Non-Enclaves Counties

Block Group	2017-2018 LMI	2017-2018 Total Pop	2017-2018 LMI %
9729 BG 2	1,000	1,347	74.21%
9729 BG 4	1,000	1,361	73.5%
9732 BG 2	1,000	1,908	52.4%
9731 01 BG 1	1,000	1,091	91.58%
9731 01 BG 2	1,000	1,067	93.67%
9739 01 BG 2	1,000	1,029	97.19%
9732 BG 4	1,000	1,045	95.67%
9733 BG 2	1,000	1,923	52.06%
9734 BG 2	1,000	1,485	67.44%
9730 BG 3	1,000	1,456	68.71%
9730 BG 2	1,000	1,218	82.19%
9739 02 BG 1	1,000	1,154	86.7%
9739 01 BG 1	1,000	1,143	87.5%

CENSUS TRACT	BLOCK GROUP	LMI %
9729	2	74.21
	4	73.5
9730	2	82.19
	3	68.71
9731.01	1	91.58
	2	93.67
9732	2	52.4
	4	95.67
9733	2	52.06
9734	2	67.44
9739.01	1	87.5
	2	97.19
9739.02	1	86.7

Project Suggestions

- Valve installation at Highland Reservoir Critical Infrastructure
- Westside sidewalk improvements – removing stairs on 2nd St. & 1st St. Allocation
- Curb ramp updates – uptown area & qualifying neighborhoods Allocation
- Improved sidewalk to West State Street Park Allocation
- Uptown storm line and brick street leveling Allocation
- _____
- _____
- _____

Questions/Comments

