Aberdeen In-Fill Projects

Aberdeen &
the Aberdeen area.
We’ve all seen these...  
This was a rental.
Being lived in until we bought and demolished.
What do we want to see happen?

- Decrepit, nuisance properties gone
- Decent, affordable housing taking it’s place
- Improvements in neighborhoods, which translate into improvements in the City
- Housing that people will actually choose to live in
Community In-fill

- Homes Are Possible, Inc (HAPI) began the idea of community in-filling approx. 10 years ago, after seeing a need for housing priced in the range that someone making a household income of $35 - 55,000 could afford. In-filling is a process where –by a vacant lot or substandard house is removed and replaced with a new home. In-filling has the added benefit of putting less stress on City departments, as they tend to be located in areas of the community already receiving City services. After reviewing a number of possible building sites, HAPI settled on 3 sites to build during the summer of 2008. During the 2009 construction season, HAPI developed 5 more sites in Aberdeen, and 4 in Aberdeen, 3 in Groton and 4 in Mobridge during the 2010 construction season. 2011 saw 3 more built in Aberdeen and one in Ipswich. 2012 added three more, with one site in 2013, six in 2014 and five in 2015, five in 2016, 3 in 2017, two in 2018 and 4 so far for 2019 in Aberdeen.

- Of the properties HAPI has developed to date, 20+ of them held or had held, condemned housing. The remainder were lots that had held homes at one time, but had been sitting vacant. The redevelopment of these lots has added approx. $5 to 5.5 million dollars to the local tax base.
Housing Condition

In January 2007, Community Partners Research, Inc. representatives conducted a visual 'windshield' survey of single family style houses in four targeted Neighborhoods. The neighborhood boundaries are as follows: Neighborhood #1 - 12th Ave. SW-south, 6th Ave. SW-north, Main St. S.-east, 4th St. S.-west; Neighborhood #2 - 1st Ave. NW-south, 5th Ave. NW-north, Main St. N.-east, 4th St. N.-west; Neighborhood #3 - 12th Ave. SE-south, 6th Ave. SE-north, State St. S.-east, Main St. S.-west; Neighborhood #4 - 10th Ave. SW-south, 6th Ave. SW-north, 8th St. S.-east, 16th St. S.-west.

Houses that appeared to contain more than three units were excluded from the survey. Houses were rated in one of four levels of physical condition. The visual survey analyzed only the physical condition of the visible exterior of each structure. Exterior condition is assumed to be a reasonable indicator of the structure's interior quality. Dilapidated houses are generally considered beyond repair. Major Repair houses need multiple major improvements such as roof, windows, sidings, structural/foundation, etc. Houses in this condition category may or may not be economically feasible to rehabilitate. Minor Repair houses are judged to be generally in good condition and require less extensive repair, such as one major improvement. Houses in this condition category will generally be good candidates for rehabilitation programs because they are in a salable price range and are economically feasible to repair. Sound houses are judged to be in good, 'move-in' condition. Sound houses may contain minor code violations and still be considered Sound.

<table>
<thead>
<tr>
<th>Table 27 Windshield Survey Condition Estimate - 2007</th>
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<tbody>
<tr>
<td>Sound Minor Repair Major Repair Dilapidated Total</td>
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<tr>
<td>Neighborhood #1 67 / 26.6% 118 / 46.8% 61 / 24.2% 6 / 2.4% 252</td>
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<tr>
<td>Neighborhood #2 27 / 23.3% 44 / 36.3% 38 / 33.0% 0 / 0.0% 117</td>
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<tr>
<td>Neighborhood #3 167 / 40.5% 147 / 35.7% 88 / 21.4% 10 / 2.4% 412</td>
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<tr>
<td>Neighborhood #4 84 / 28.0% 116 / 38.6% 86 / 28.7% 14 / 4.7% 300</td>
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<tr>
<td>Total 345 / 32.0% 425 / 39.4% 273 / 25.3% 36 / 3.3% 1,079</td>
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Source: Community Partners Research, Inc.

- In each of the target Neighborhoods, a majority of houses were found to be in need of repair. In three of the four Neighborhoods, at least 60% of the houses were rated as needing repair.
- In total, we rated 36 houses as Dilapidated, and possibly beyond repair. The largest concentrations of Dilapidated homes were in Neighborhoods #2 and #4. Dilapidated houses may be suitable for demolition and clearance.
- The Neighborhoods were selected using input from City staff, Housing Authority staff, and housing experts in the private sector. These Neighborhoods were judged to be in greatest need of concentrated rehabilitation.
HAPI In-Fill Sites:

• Location:
  A) Section of town: NE, NW, SE, SW, Central
  B) Proximity to school, medical, shopping, etc. Good, Fair, Poor
  C) City infrastructure
    1. Water line on lot? Y/N
    2. Water line up to code? Y/N
    3. Sewer line on lot? Y/N
    4. Sewer line up to code? Y/N
    5. Sidewalks as required – Add or removed?
    6. Blvd trees? Add or remove?
  4. Does this lot need clean-up? Y/N Cost __________________________
  5. Zoning of lot? __________________________
  6. Does lot need re-plat or variances? Y/N Cost __________________________
  7. Is there a current survey? Y/N Cost __________________________
  8. Is the size of lot appropriate? Y/N Size __________________________
  9. Where is electric power located? Cost to get to lot __________________________
  10. Is city gas available? Y/N Cost to get to lot __________________________

• Purchase
  A) What impacts offer:
    1. structures on lot
    2. location and age of city water and/or sewer
    3. removal of trees
    4. addition of sidewalks
    5. size of lot
    6. any variances/re-plot needed/required
    7. any pest infestations

• Once purchased
  A) Contractors needed:
    1. excavation and/or site work: __________________________
    2. basement/crawl space: __________________________
    3. house: __________________________
    4. floor coverings: __________________________
    5. appliances: __________________________
    6. cleaning: __________________________
    7. final dirt work: __________________________
    8. A/C, gas, electric: __________________________

• Other needs/costs
  A) order survey
  B) building permit, plumbing permit, electrical permit
  C) final inspections
  D) system development charges
COST SHEET

Address: _____________________________________

Governor or other House $ ____________________________
Lot $ ____________________________
Demolition/Site Work & Water/Sewer $ ____________________________
Plumbing Connections/ Meter /Dishwasher $ ____________________________
Foundation/Drain tile/ sump $ ____________________________

Insulate crawl space, 2 landings, dbl rim joist & insulate

Electrical $ ____________________________
Appliances $ ____________________________
Floor Coverings $ ____________________________
Builders Risk $ ____________________________
Sidewalk $ ____________________________
Excise Tax $ ____________________________
Contingency $ ____________________________
Construction Management $ ____________________________
Closing Costs/Taxes $ ____________________________
Survey $ ____________________________

$ ____________________________
$ ____________________________

$ ____________________________
$ ____________________________
What has HAPI used for In-Fill houses?

$76,000  
2008
$91,000
2010

12/07/2010
$118,500
2010
Mobridge Development

$95-107,000
2009-2011

11/04/2011
HAPI built
Owner Built
Owner Built

08/19/2014
Owner built
Owner built
1st “New Style”

$103,300 w/finished basement 2012 12/07/2011
$127,900
2018
$149,200
present