

## **Northfield R1 Revitalization and Reasonable Cost Housing Development Initiative**

**By**

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### Premise

Northfield's R1 Housing District comprises approximately ten (10) square blocks of properties, located to the East and West of the C1 Downtown district, totaling over twenty (2) square blocks.

The proximity of these properties is appealing due to their closeness to the downtown businesses in the C1 district, as well as convenience to Carleton and St. Olaf colleges.

Some of these properties have become deficient and even unsafe due to the economic conditions and the cost of remodeling. Some properties are purchased and revitalized by individuals; however, some remain substandard and in even decline.

With the cost(s) associated with remodeling my premise assumes a continued general decline in housing conditions for the R1 district. This revitalization and reasonable cost housing initiative is designed to assist in improving some of these R1 properties and creating an economic affordability to allow individuals to purchase homes in the R1 district.

Not only is the cost to remodel these substandard properties making refurbishment unrealistic, the cost of many R1 homes when in good condition would also be unaffordable to many home buyers.

### Concept

The concept being proposed is to begin a revitalization initiative whereby substandard properties are re-conditioned or replaced with smaller individual units permitted in the Land Development Code and creating townhomes and/or condominiums on these parcels.

Furthermore, each parcel would become part of an HOA for the HOA to assist in maintaining the architectural integrity of the original design and providing continued maintenance.

### Application

Currently the R1 District allows for up to three (3) individual accommodations on a parcel. In some cases, within the neighborhood floating district (s) up to eight (8) accommodations are allowed.

Each revitalization initiative would maximize the density allowed within the LDC guidelines, thus creating improved density at reasonable economic levels.

### Extended Benefit(s)

With this revitalization initiative on select parcels, it seems plausible that other individual revitalization initiatives would be created around these properties, thus accelerating the overall renewal effort.

## Summary

Looking into the future, not all people will want to rent or own accommodations in large apartment buildings, condominiums, or tract housing. Many will prefer individual accommodations with ease and convenience to a downtown at an affordable price.

It is felt many individuals and families would consider new yet smaller accommodations in a convenient location as their preference for home ownership.