

Activities Provide by the RPC

1. Identifying and performing preliminary demolition feasibility assessments and cost estimates.
2. Initiating necessary voluntary acquisition procedures including procurement of appraisal consultant services, if required, through the client's closing on the property.
3. Performing environmental and cultural resources reports and assessments to meet State and Federal requirements.
4. Develop specifications for asbestos inspections, demolition, well closure, and other abatement related work.
5. Coordinate with Iowa DNR Air Quality Bureau to provide required 10-day notification of demolition and renovation activity.
6. Procurement of contractors to perform all aspects of the blight abatement activity.
7. Perform on-site inspections and pay authorizations for work performed by the demolition and asbestos-related contractors.
8. Develop and manage Historic Architectural Salvage strategies as part of the demolition management service package.
9. Promote building material recycling and salvage by developing and initiating approved IDNR Deconstruction Management Practices for local governments.



What are the advantages of using this service?

Property demolitions can be costly, especially if asbestos is present in considerable quantities. AHEAD, inc. will manage the procurement of qualified consultants and demolition contractors through a competitive bidding process that can control overall costs to the community.

There are many demolitions occurring today that have little oversight or are conducted in a manner not consistent with Iowa law. The community that undertakes such a project could be faced with severe liabilities, including Iowa DNR fines.

Questions that a community should be asked during abatement projects include:

- Did the demolition waste go to a licensed sanitary landfill?
- Were all wells and cisterns filled according to IDNR regulations?
- Was the asbestos inspection and abatement conducted in a manner consistent with Iowa regulations?
- Did you pay for land filling clean foundation stone and related concrete?
- Did the demolition contractor remove all the dwelling foundation and related waste from the abatement site?



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Blight Abatement and Re-Development Program

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Communities*

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Planning Commission

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Step-by-Step Blight Abatement

The City identifies vacant and dilapidated housing units in the community.

The City collects information on the proposed property:

Legal description of property, property owner & address, illustration of lot & structures on lot from County Assessor.

The City collects information on local housing activities:

Number of new housing starts or number of tax abatement applications for new housing in past 3 years. Other housing initiatives such as CDBG housing rehabilitation, nuisance abatement activities.

AHEAD reviews information, conducts windshield survey of the site, determines project viability based on consideration of the following: *Population trends in the community, Condition of surrounding/neighborhood properties, Liens/encumbrances against property, Median housing values, Development incentives & development potentials, Information from realtors (past/current sales, availability of similar properties), Review of community amenities (medical facilities, schools, community services, Infrastructure).*

AHEAD accepts or rejects project. If project is declined the City will determine the next step.

If project is deemed feasible, AHEAD will make acquisition offer to property owner.

If owner declines the offer, the City determines the next step.

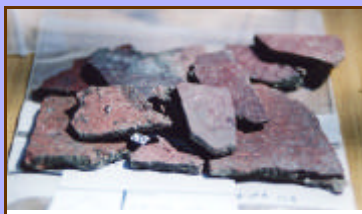
If owners accepts the offer, AHEAD proceeds with voluntary acquisition activities. The City must Pass a Resolution to reimburse AHEAD, Inc. for 50% of any asbestos abatement needed and the demolition costs (not to exceed a cap of \$5,000) and that the City will maintain the property (mowing/weed control) once demolition activities are complete.

AHEAD completes the property acquisition, lets demolition and any applicable asbestos abatement contracts.

Blight removal activities begin. The City remits 50% of demolition/asbestos abatement costs to AHEAD, Inc.

AHEAD supervises demolition & site redevelopment activities. Once demolition is completed, AHEAD lists lot for sale.

Upon sale of lot, City will recognize new housing construction within 1 year and funds are reinvested in the Blight Abatement program.



Asbestos roofing tiles must be abated before demolition can take place.

CITY
Identifies Project
(dilapidated/vacant housing unit)

CITY
Gather Information
(County Assessor's Card)

CITY
Provides Information to AHEAD
AHEAD determines Project Viability

AHEAD
Accepts Project/Partners with CITY

AHEAD
Declines Project

AHEAD
Makes Offer to Property Owner

CITY
Determines Next Step

OWNER
Accepts Offer

OWNER
Declines Offer

CITY
Passes Resolution
to pay 50% Asbestos Abatement & Demolition Costs

AHEAD
Proceeds with Acquisition
(Clear Title)

CITY
Determines Next Step

AHEAD
Lets Demolition & Asbestos Abatement Contracts

CITY
Remits 50% \$ to AHEAD

AHEAD
Demolition & Site Work

AHEAD
Lot Sold for Re-Development

NEW Home Constructed

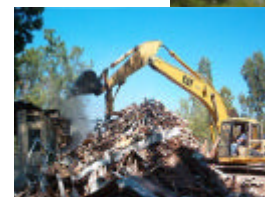


This recent AHEAD, Inc. demolition managed by Area 15 RPC requires asbestos abatement. Here the workers are carefully removing slate siding containing asbestos and bagging each piece as they proceed. Workers are equipped with respirators.

This service package contains work elements that have been or currently performed by RPC Staff, especially during the 1994-1996 Flood Recovery Program and the current Rural Home Builder Initiative Program. The RPC has successfully managed over 45 property demolitions since 1987.



Vacant and dilapidated housing stock depresses the local tax base, creates unsafe neighborhoods, and prevents communities to realize their true economic development potential.



Demolition can be a quick, safe and orderly process if managed properly.



Removing housing blight creates new opportunities for infill housing, increases the tax base, and promotes migration into this progressive community.