



## **Aitkin County Housing: Property Redevelopment Incentives**

Aitkin County is committed to transforming underutilized, abandoned, and blighted properties into safe and productive housing developments. We recognize that redevelopment can come with unique and costly challenges — from demolition and remediation to infrastructure and legal hurdles.

To help unlock the potential of these sites, we offer targeted support to reduce risk and make redevelopment more financially feasible for developers.

Whether you're restoring existing structures or planning infill housing on cleared lots, our flexible incentives are designed to support your vision.

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### **Eligible Incentives for Property Redevelopment**

You may qualify for full or partial funding for the following:

#### **1. Demolition & Site Clearing**

- Assistance with costs for demolition of unsafe or non-habitable structures.
- Removal of debris, overgrown vegetation, and unsafe site features.

#### **2. Environmental Remediation**

- Phase I and Phase II Environmental Site Assessments.
- Cleanup of hazardous materials (e.g., asbestos, lead paint, fuel tanks).

#### **3. Property Acquisition Support**

- Gap funding for property purchase if cost is a barrier to redevelopment.
- Legal assistance for clearing titles or resolving liens.

#### **4. Site Preparation & Grading**

- Fill and grading to improve site access and drainage.
- Utility access improvements (e.g., extensions, upgrades).

#### **5. Permit & Regulatory Assistance**

- Waiver or reimbursement of permit, zoning, and inspection fees.
- Technical assistance navigating building code or zoning requirements.



## **6. Historic or Adaptive Reuse Support**

- Specialized funding for restoring historic buildings for residential use.
- Design or engineering costs for adapting structures to modern standards.

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### **Flexible & Developer-Friendly**

- No “one-size-fits-all” approach — apply for the supports that best fit your project.
- May be used in combination with other local, state, or federal resources.
- Quick approval and local support from Aitkin County staff.