

FYI on NDR

National Disaster Resilience

April 2021



Milton Young Towers Celebrates 50 Years

Milton Young Towers (MYT), owned and managed by the Minot Housing Authority is undergoing extensive resilient improvements and celebrating its 50th Anniversary in 2021.

Milton Young Towers was the result of a poll in the community that revealed a need for low-income elderly housing. The Minot Housing Authority was formed on January 6th, 1969 and the committee was appointed by then Mayor Chester Reiten. Appointed were: John R. Hoeven, Olger Barsness, James Fischer and Walter Skowronek with John R. Hoeven serving as chairman and Alton Anderson as assistant chairman.

In February of 1969, the committee applied to HUD for a grant to build low-income elderly housing in Minot. They received a grant in January 1970 to build a 221-unit facility. Construction started in August 1970 and was finished in September 1972 with Mattson Construction submitting the low bid at \$2.7 million. Final cost of the building came to \$3,334,000.

At the time it was built, there were 221 units; 140 efficiencies, 86 one bedrooms and 5 two bedrooms. However, the efficiency units did have a separate sleeping and living area.

In 1997, the first floor received a cosmetic update, which included new floors, ceilings, lighting, wallpaper and paint; new furniture was also purchased for all rooms on the main floor. The total cost of this renovation was \$150,000.

Today, MYT remains a towering home to many in Downtown Minot. Currently, 68% of the residents have a disability, 21% are senior citizens, and the average income is just over \$10,000 per year. Affordable housing helps residents save money, access better jobs, improve health and reach critical community services. Ultimately, it is a place to call home and make memories. One such memory was shared by Minot resident Rodney Burckhard, whose grandmother Caroline Burckhard was a resident there more than 40 years ago. "I can still recall when my parents and I would drive to Minot from our farm to visit Grandma Caroline, who moved there years after living on the family farm in the Berwick area. We would come up to her apartment, and in the old German tradition she would be drying her homemade noodles on strings, strung wall-to-wall across her apartment, which she would then cook for us in her little kitchen. It was always such a treat to come visit Grandma Burckhard."

This year, the resilient improvements on MYT include updates to mechanical systems, power backup systems, waste stack replacement, and high efficiency plumbing and lighting installation. New windows will be installed for energy efficiency and noise reduction on the first floor of the building. Improvements will result in 18 additional two-bedroom apartments in the building to meet the needs of Minot residents.



Milton Young Tower



Senator Milton R. Young

Senator Milton Young

Milton R. Young served nearly 36 years in the U.S. Senate, longer than any other North Dakotan. Young represented North Dakota in the United States Senate from 1945 until 1981. At the time of his retirement, he was the most senior Republican in the Senate.

Young had assisted the Minot Housing Authority committee in their pursuit of the HUD grant that made the building possible. At the dedication of the building, Young spoke of the importance of the building to the elder generations in the community and sent his best wishes, "May this always be a happy home!"

PROJECT HIGHLIGHTS

Acquisition Program

- Overall, the City of Minot has acquired 181 properties to date: 81 properties using NDR-CDBG funds and 100 properties using State Water Commission Funds; 7 properties included in the 81 NDR properties were partially funded with State Water Commission funds. These properties are needed for on-going or upcoming flood mitigation projects.
- The City has demolished 141 properties in the first three buyout areas; after pausing for winter, demolitions will resume in the spring. Advertising for the 2021 demolition project began in March.
- The City's structure and salvage auctions continue, and all sales generate program income which will be fed directly back into acquisition program future purchases.

Affordable Housing

- 158 people have applied to the Resilient Homebuyer Program: 31 RHP applicants have purchased a home under the program; two (2) RHP closings are scheduled for April and five (5) are scheduled for May; 62 RHP applicants are in the project pipeline (i.e., working with lender or realtor, looking for a property, etc.), 65 RHP applicants have withdrawn their application (i.e., moved away, lender determined they were not eligible, etc.). The program continues accepting applications.
- Phase I Construction began in March on the Milton Young Towers (MYT) renovation project. Asbestos abatement for Phase I has been completed and there was nothing discovered; similar conditions are anticipated in future construction phases. To keep this multi-phase project running smoothly, Minot Housing Authority (MHA) staff, CDM Smith staff and construction contractors continue to maintain ongoing communication to ensure all parties are aware of issues or concerns and options to resolve any challenges. The active engagement of the Milton Young Tower staff and their relationships with residents in the facility has made a significant difference in the progress of this complex project.
- Construction continues on Blu on Broadway mixed-use affordable rental housing facility; ninth payment request was processed in March.
- Work on Park South II has resumed.

City Hall

- After completing the purchase of the Wells Fargo building in February for the new City Hall location, the city has procured an architect; city departments are working with the architect to conduct a space analysis and decide on space allocation for the completion of the design plans.

Center for Technical Education

- Minot State University, Dakota College at Bottineau, and Minot Area Chamber EDC are working to move the purchase of the Trinity building forward.

PROJECT OVERVIEW

Reduce Flood Risk/ Improve Water Management

A. Buyouts / Acquisitions /

Demolitions / Relocations

- a. Total Budget - \$20,054,616
- b. Spent to Date - \$18,490,592

Build Affordable Resilient Neighborhoods

A. Multi-Family Affordable Housing

- a. Total Budget - \$20,897,000
- b. Spent to Date - \$6,157,317

B. Single-Family Affordable Housing

- a. Total Budget - \$12,807,750
- b. Spent to Date - \$2,869,791

C. Family Shelter

- a. Total Budget - \$3,041,500
- b. Spent to Date - \$790,273

Foster Economic Resilience and Diversification

A. Center for Technical Education

- a. Total Budget - \$3,540,000
- b. Spent to Date - \$40,230

B. Relocate City Hall

- a. Total Budget - \$7,750,000
- b. Spent to Date - \$30,190

Completed Projects

- Affordable Housing Supply & Demand Study
- Souris River Decision Support Tool
- Park South Renovations