



Single-Family Housing Subdivision Amenities

The following are subdivision amenities that can enhance the desirability and salability of single-family vacant lots. Many can be incorporated where the Reinvestment Housing Incentive District (RHID) program is utilized to pay for infrastructure. Some of the following will require local government approval. Whether the subdivision is in a rural or urban setting, the enhanced values created by these amenities will supplement the long-term value the subdivision brings to community wealth. While the following offers some ideas, not all amenities are a good fit for every subdivision budget.

- ◆ Water mains
- ◆ Sanitary sewers & lift stations
- ◆ Storm sewers
- ◆ Sidewalks & pedestrian/bike paths
- ◆ Curbs & gutters
- ◆ Enhanced drainage conduits, channels and levees
- ◆ Street improvements
- ◆ Street lighting fixtures
- ◆ Underground gas, water, and electrical services
- ◆ Clubhouse for HOA
- ◆ Small Child playground equipment
- ◆ Entry signs
- ◆ Pull-outs for passenger loading and unloading
- ◆ Low-rise lay-back driveway approaches
- ◆ Small decorative trees in street rights-of-way
- ◆ Parks & green spaces
- ◆ Outdoor pool
- ◆ Outdoor bench seating (covered and/or uncovered)
- ◆ Water features that assist with drainage plan
- ◆ Small recreation amenities (i.e. horseshoes, etc.)
- ◆ Pet exercise areas
- ◆ Electric car charging stations
- ◆ Indoor/outdoor fitness equipment
- ◆ Sports Court
- ◆ Playground equipment
- ◆ Gazebo / Outdoor Pavilion
- ◆ Perimeter fencing
- ◆ Card access gates
- ◆ Covered pick-up structures for children
- ◆ Bus stop
- ◆ Gated Entrances
- ◆ Security Cameras
- ◆ Fiber optics for Wi-Fi Connectivity
- ◆ Recycling Station
- ◆ Fire Pit