

HILLSIDE

NEIGHBORHOOD REVITALIZATION PLAN¹



November 2012

Prepared by the At Home in Duluth Collaborative

Contributing Partners:

Neighborhood Housing Services of Duluth, (now known as One Roof Community Housing)

City of Duluth Community Development Office, and Duluth LISC (Local Initiatives Support Corporation)

¹ This project was supported in part by the Minnesota Power Foundation.

Why was this plan created?

We believe that every Duluthian has the right to live in a neighborhood with good housing, good schools, a safe and healthy environment, and economic vitality at the family and the community level. We also believe that people should be engaged in the planning and implementation of projects that make that happen for themselves and their neighbors.

What does this plan do?

This plan is an update of Neighborhood Revitalization Plans created for Central and East Hillside in January 2007. It summarizes achievements since the 2007 Plans and outlines priorities and accountabilities for neighborhood revitalization projects for the next three years. The 2007 plans may be found at <http://duluthlisc.org/Plans/CHplan.pdf> and <http://duluthlisc.org/Plans/EHplan.pdf>.

Whose plan is this?

This plan was created through a collaborative process with Hillside residents and businesses under the leadership of the *At Home in Duluth Collaborative* (see p.34), *Duluth LISC*, the City of Duluth and NHS Duluth (now part of One Roof Community Housing). *Duluth LISC* is part of a national network (www.lisc.org) whose mission is to help residents create neighborhoods of choice and opportunity.

How was this plan created?

The vision and ideas in this plan came from four sources:

- The annual public review process for setting priorities for Community Development Block Grants (CDBG)
- Community meetings coordinated by NHS Duluth and the Central and East Hillside Community Clubs
- Interviews and surveys with *At Home in Duluth* partners, attendees at Hillfest and Connecting the Dots V, and other community agencies;
- Review of other plans that relate to the Hillside (see “Additional Resources”, page 32).

BUILDING SUSTAINABLE COMMUNITIES

Building Sustainable Communities is the strategy LISC employs nationwide to support neighborhood revitalization. In Duluth, the *At Home in Duluth Collaborative* is responsible for implementing the strategy in partnership with community residents. The purpose of the collaboration is to coordinate activities, to share resources and wisdom, and to provide services and expertise related to all of the challenges a neighborhood might face.

The *Building Sustainable Communities* Initiative has five program objectives:

- To invest in housing and other real estate;
- To build family income and wealth
- To stimulate local economic activity
- To improve access to quality education; and
- To develop healthy environments and lifestyles

The *Building Sustainable Communities* objectives are the organizing principle for this plan booklet. After an initial neighborhood description and map, there will be separate sections for each objective, one page for accomplishments since 2007, and one page for priorities for the next three years.

Each neighborhood has special assets and opportunities, and these are outlined and discussed following the section on the *Building Sustainable Communities* objectives.

The next section of the plan will cover citywide programs that cover all neighborhoods, for example the Community Safety Initiative or the Blighted and Vacant Properties Collaborative. The plan will list ways you can be involved in the ongoing revitalization and growth of Duluth and conclude with contact information for the members of the *At Home Collaborative*.

INTRODUCING THE HILLSIDE²

Neighborhood Description and History:

This plan covers the Central and East Hillside neighborhoods. Central Hillside is directly uphill from downtown and was part of the original townsite of Duluth in 1857. Its boundaries are Lake Superior to the south, Central Entrance to the north, Mesaba Avenue on the west and 7th Avenue on the east.

East Hillside was originally part of the town of Portland, incorporated in 1856, and consolidated as part of Duluth in 1868. East Hillside is defined by Lake Superior to the south, Skyline Parkway to the north, between 6th and 15th Avenues East. Many historic buildings from the late 1800's and early 1900's have been preserved and renovated in both neighborhoods, including a number on the National Register of Historic Places, e.g. Kitchi Gammi Club and the old Central High School (now the school district's administrative headquarters).

The Hillside is known for its view of Lake Superior and the harbor and many beautiful parks. Close to the University of Minnesota Duluth and the College of St. Scholastica, the Hillside is primarily residential with commercial districts located along 4th Street, 6th Ave. East and E. Superior and London Road. The medical district includes St. Luke's on London Road between 1st and 2nd Street, and Essentia on 1st, 2nd, 3rd and 4th Streets. In the past few years, the Damiano Center, Sacred Heart Music Center, Alicia's Place and the former YWCA have been renovated and are now all on the National Register of Historic Places. In addition, both medical centers are making major investments in new buildings and expanding their Hillside operations.

² Adapted from 2007 Hillside Neighborhood Revitalization Plans and neighborhood brochures created by NHS Duluth in 2011.

The Rise of Citizen Planning

Duluth LISC was established in 1997 to bring additional resources, expertise and technical assistance to Duluth’s Community Development Corporations. LISC convenes the *At Home in Duluth Collaborative*, twenty-five neighborhood, non-profit and government agencies working together on revitalization efforts in five neighborhoods, including Central and East Hillside.

As part of the 2000 “*At Home in Duluth*” initiative, Central Hillside and East Hillside neighbors created revitalization plans for improved housing, open space, commercial development, transportation, parking, community involvement and overall quality of life. Between 2000 and 2006, substantial progress was made and millions of dollars invested. A few examples include the completion of Village Place, the relocation and expansion of the Whole Foods Co-op, storefront and street improvements along 4th Street and 6th Avenue East, Cascade Park upgrades and the restoration of the exterior of the Damiano Center.

In 2006, Duluth was named one of ten demonstration sites for national LISC’s *Building Sustainable Communities Initiative*. Starting in 2006, residents, business owners and community leaders from East Hillside met monthly at the Grant Community Recreation Center and Central Hillside residents met at the Central Hillside Community Center to hear what each other thought and to discuss possible solutions. A consultant team facilitated and documented the meetings, which became the basis for the 2007 Neighborhood Revitalization Plans for each neighborhood.

Because of the conversion of interests and priorities in East and Central Hillside during plan implementation from 2007 through 2011, the current plan will review progress made since 2007 in both neighborhoods and outline combined priorities and accountabilities for the next three years, 2012 – 2014.

HILLSIDE³

Table 1: Population (US Census Bureau 2000 and 2010 American Fact Finder Fact Sheet for Duluth City, MN; Neighborhood Data from 2000 and 2010 DP-1. Profile of General Demographic Characteristics and Summary File 1 (SF 1))

	YEAR	# Residents	# Households
Hillside	2000	11,835	6,158
	2010	11,396	5,320
Duluth	2000	86,918	35,550
	2010	86,265	35,705

		# Residents					
	YEAR	White	Black	Native Amer.	Asian	Multi-race	Other
Hillside	2000	10,014	568	874	227	466	52
	2010	8,882	760	793	260	665	36
Duluth	2000	80,532	1,415	2,122	993	1,580	276
	2010	77,968	1,988	2,134	1,293	2,929	253

		% Residents					
	YEAR	White	Black	Native Amer.	Asian	Multi-race	Other
Hillside	2000	84.6	4.8	7.4	1.9	3.9	0.4
	2010	78	6.7	7.0	2.3	3.8	2.4
Duluth	2000	92.7	1.6	2.4	1.1	1.8	0.3
	2010	90.4	2.3	2.5	1.5	3.0	0.3

Table 2: Age of Housing Stock and Foreclosures

	% housing built 1939 or prior	# Foreclosures 2008-2011
Hillside	56%	87
Duluth	45.2	681

³ US Census Tracts 12, 13, 16, 17, 18, 19, 20 St. Louis Co. MN

DEMOGRAPHICS

Table 3: Housing Occupancy: US Census Table QTH3

		# Dwelling units	# (%) Owner-occupied	# (%) Renter Occupied	# (%) Vacant
Hillside	2000	6,551	1,349 (20.6%)	4,809 (73.4%)	393 (6.0%)
	2010	6,665	1,174 (17.6%)	4,767 (71.5%)	714 (10.7%)
Duluth	2000	36,994	22,773 (61.6%)	12,727 (34.4%)	1,494 (4%)
	2010	38,208	21,569 (56.5%)	14,136 (37%)	2,503 (6.6%)

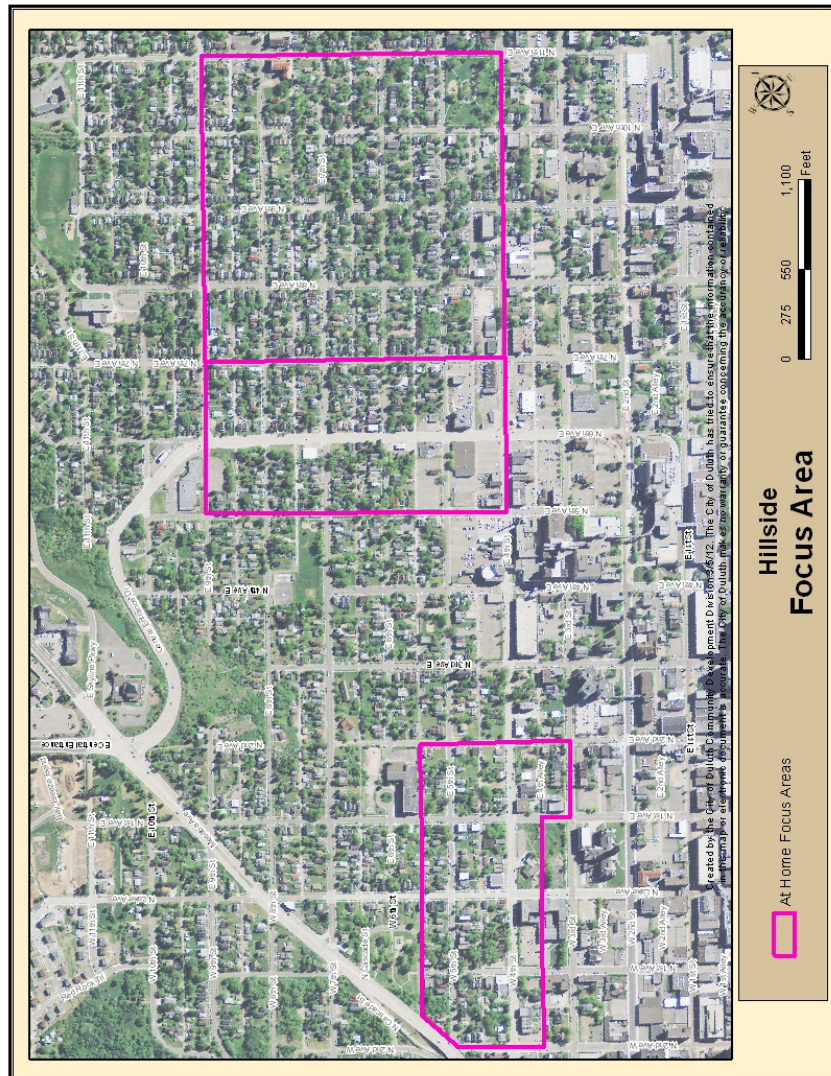
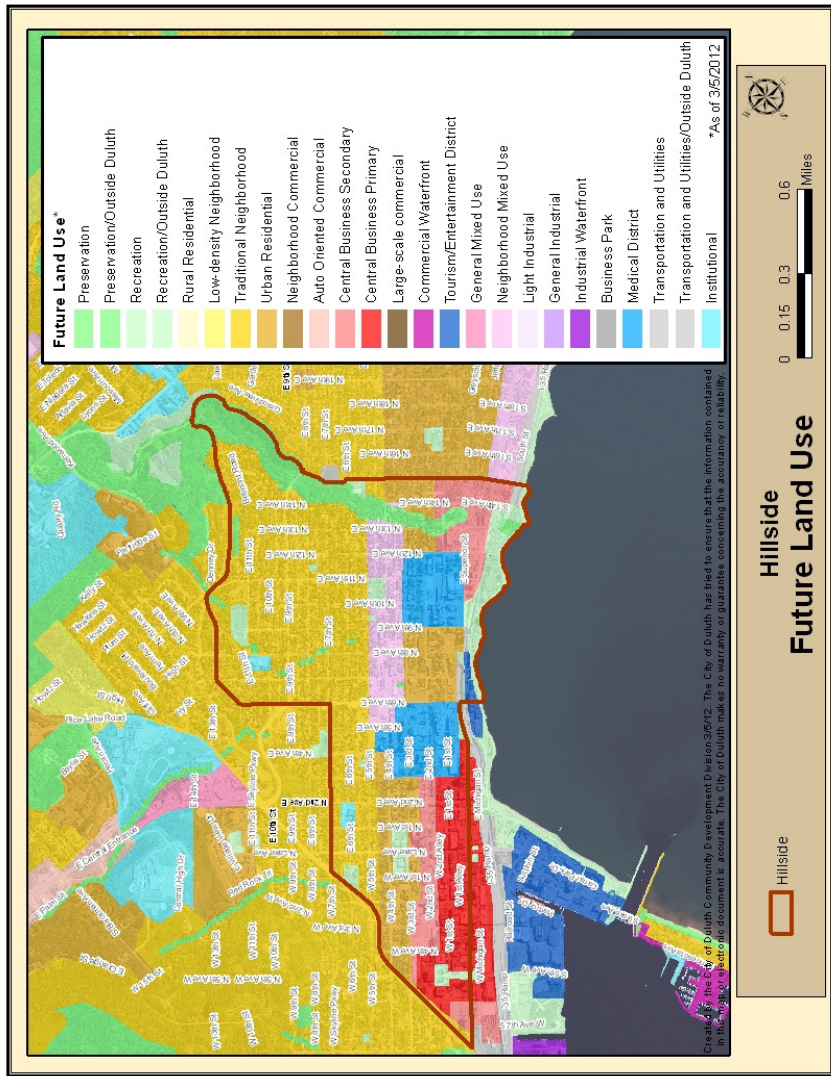
Table 4: Workforce (2005-2009 American Community Survey 5-Year Estimates, Selected Economic Characteristics)

	# in Labor Force	Unemployed	% Unemployed	Average Travel time to work
Hillsides	6,324	709	11.2%	15.3 minutes
Duluth	44,940	3,630	5.2	16.4 minutes

Table 5: Income (2005-2009 American Community Survey 5-Year Estimates, Selected Economic Characteristics)

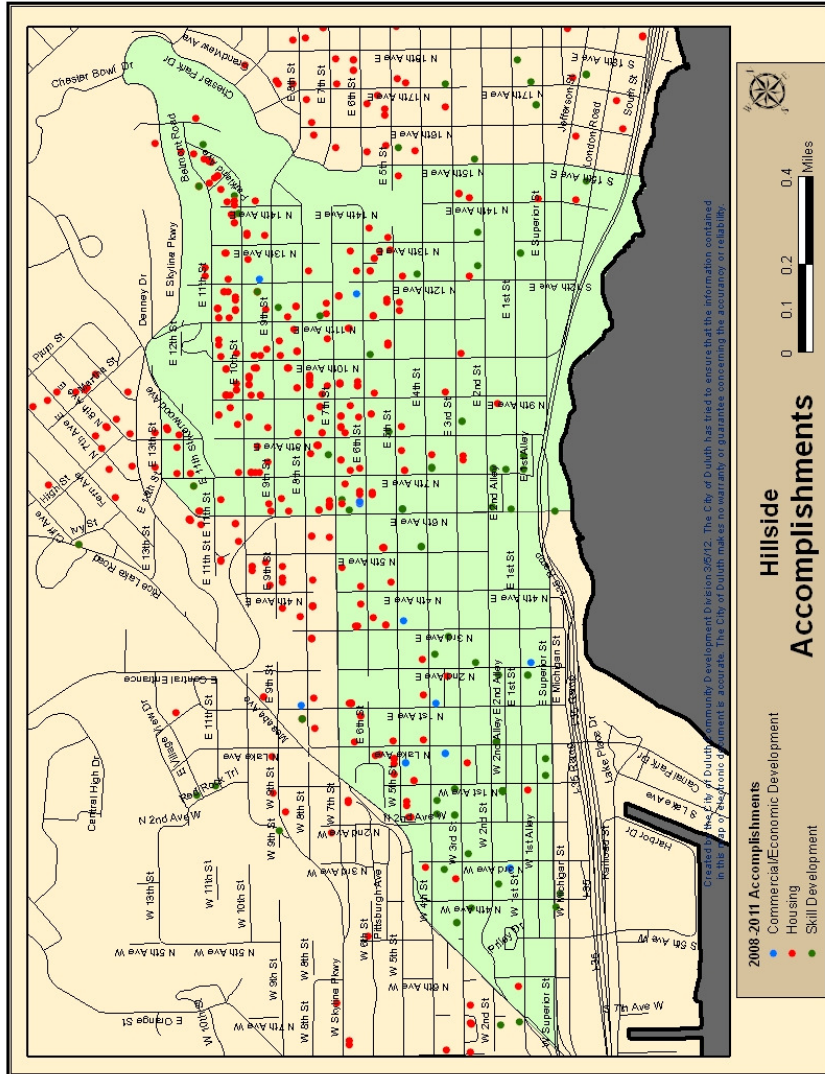
	<\$25K	\$25K-\$50K	\$50K - \$75K	>75K
Hillsides	55%	31%	8%	5%
Duluth	32%	28%	18%	22%





INVESTING IN HOUSING

Accomplishments 2008 – 2011



- The Hillside Target Areas have been agreed upon to focus investment from Community Development Block Grants (CDBG), HOME, MN Housing, and other funding sources
- 141 homeowners have participated in the LISC/NHS employer-assisted Hillside Homeownership Incentive Program (HHIP) in partnership with Essentia and St. Luke’s
- Harbor Highlands – now in 4th Phase (total 165 units)
- Village Place completed: 55 units of mixed-income housing
- NHS Duluth renovated and built 16 affordable condos that have largely been converted to quality rental housing
- Other housing accomplishments
 - 51 rehabs (Housing and Redevelopment Authority of Duluth - HRA)
 - 83 rehab/weatherization (Arrowhead Economic Opportunity Agency)
 - 32 matched savings accounts for rehab or downpayments (Community Action Duluth)
 - 9 re-sales, 8 purchase/rehabs and 1 new construction (Northern Communities Land Trust, now known as One Roof Community Housing)
 - 67 homes were purchased with downpayment and closing cost assistance and 54 homes were rehabilitated through programs of Neighborhood Housing Services of Duluth (NHS, now known as One Roof Community Housing)
- New rental developments: New San Marco Apartments (new construction of 70 supportive housing units in a blighted block which was once a major crime concern); completion of the Rose Point Apartment Homes (8 units) and renovation of Eustone Building (28 units)
- Landscaping, new elevator, parking lot and renovations completed at Damiano Center
- 88 housing units developed by Women In Construction were preserved and transferred to Center City Housing Corp., which also provides supportive services

AND OTHER REAL ESTATE

Accomplishments 2008 – 2011 (continued)

- Campus Neighborhood Stabilization Plan: 5 houses have been purchased, renovated and converted from rental to ownership by the Duluth HRA
- Higher Education Small Area Plan completed by City Planning with broad college and community participation
- Foreclosure prevention, counseling and assistance offered by Lutheran Social Service as part of the City Foreclosure Task Force
- Gateway Towers foreclosure prevented and rental subsidies supplied by Duluth HRA (154 units)
- Blight Removal: 3 units acquired and demo'd (HRA)
- Foreclosure remediation and access to affordable homeownership provided by NCLT

INVESTING IN HOUSING

Priorities 2012 – 2014

- Focus improvements and investments in the *At Home in Duluth* Housing Target Area (see map) for efficient use of Community Development Block Grant (CDBG), HOME, MN Housing, Greater Minnesota Housing Fund and other funding sources
- Complete affordable, permanent supportive housing and workforce housing development projects
 - Hillside Apartments
(One Roof/Center City Housing Corp (CCHC)/Churches United in Ministry (CHUM): 44 units
 - Fire House #1 (MetroPlains): 41 workforce and 4 supportive housing units
 - Gimaajii supportive housing (American Indian Community Housing Organization – AICHO): 29 units
- Continue ongoing programs
 - Foreclosure prevention and remediation
 - Blight removal and code enforcement (Blight and Nuisance Collaborative – City Section)
 - Improve marketing/outreach for At Home housing assistance programs, including curb appeal, rehab, homeownership
 - Lower barriers to homeownership through One Roof Community Housing training, credit-repair programs, and programs to reduce downpayments and closing costs
 - Acquisition-rehab-resale of vacant, blighted and foreclosed homes (One Roof Community Housing))
 - Campus Stabilization Program: conversion of rentals to homeownership
 - Continue Duluth Energy Efficiency Program
 - Arrowhead Economic Opportunity Agency (AEOA) rehab and weatherization

AND OTHER REAL ESTATE

Priorities 2012 – 2014 (continued)

- Work to implement the City’s Higher Education Plan, including new mixed-use and mixed-income development
- Develop more programs and financing for demolition, rehab and maintenance
- Conduct analysis of housing needs and availability, particularly with reference to medical district and higher education employees and seniors who may want to downsize (but retain their homes for homeownership)
- Focus on affordable rental and workforce housing that meets needs of medical district employees and residents
- Create housing services center “one-stop shop”
- Support “Healthy Homes” investments when addressing lead paints, radon and asthma triggers
- Support Lutheran Social Service Center for Changing Lives project to assist children, youth and families

BUILDING FAMILY INCOME

Accomplishments 2008 – 2011

- 67 homes purchased with NHS downpayment and closing cost assistance
- Community Action Duluth Matched Savings Accounts
 - 12 for business development
 - 13 for education
 - 32 for housing (downpayments or rehab)
- Workforce development: 59 people participated in job training with *Duluth at Work* partners, Community Action Duluth, SOAR Career Solutions, CHUM and Life House
- Four people participated in the Entrepreneur Fund’s business development programs
- Many of Duluth’s programs to build family income and assets are citywide. Please see the Citywide Section for additional information on:
 - *Duluth at Work*, Duluth’s integrated workforce development program, and
 - Community Action Duluth’s *Financial Opportunity Center* which provides bundled services for financial coaching, employment placement and access to public benefits
 - *Entrepreneur Fund* programs for small business development and expansion and storefront renovation

AND ASSETS

Priorities 2012 – 2014

- Utilize *Duluth at Work* and all City Workforce Center programs to provide access to vocational training, job skills and sustainable employment
- Continue and improve marketing/outreach for At Home housing assistance programs, workforce development programs and programs that increase the financial strength of participants; work to expand participation in these programs
- Strengthen workforce connections with medical district
- Target and promote new Financial Opportunity Center and specific skill development opportunities
- Work with DTA on creating transportation schedules and frequencies relevant to jobs and education

STIMULATING

Accomplishments 2008 – 2011

- Fourth Street Market retained, with increasing variety and fresh food offerings
- Arts-Based Revitalization Plan completed and progress underway (banners, bike racks, streetscape and public art)
- Whole Foods Co-op acquired neighboring lot for additional parking and potential growth
- New Walgreen's opened near Plaza; former site available for re-use
- Redevelopment of the Armory (feasibility study for student housing completed in 2009)
- New zoning regulations and the form-based code were passed, allowing mixed-use development in business districts; Fourth Street from Mesaba to the Essentia Complex is a form district
- Medical District: Both Essentia Health and St. Luke's are making large investments in new buildings, expanding their campuses and programs

Work in Progress 2011 - 2012

- Arts-based projects
- City sidewalk survey: Arrowhead Regional Development Commission and MIC
- Planning for expanding the Hillside Farmer's Market
- Expansion of St. Luke's campus
- Expansion of Essentia Health's campus
- Relocation of Workforce Center to Duluth Athletic Club building (former R-Bar)
- Market study completed on commercial development as well as housing and redevelopment strategies in the Higher Education Small Area Plan study area

ECONOMIC ACTIVITY

Priorities 2012 – 2014

- Fully utilize DEDA and *At Home* storefront renovation programs
- Support business expansion with Entrepreneur Fund/LISC 0% Capital Growth Fund and the “Growing Neighborhood Business” program
- Continue arts-based revitalization along 4th Street Corridor
- Market 4th Street Business Corridor to attract new businesses
- Create mixed-use development to serve medical centers, students and other residents
- Expand the Hillside farmer’s market (plan in process)
- Develop a business services center: for copies, stamps, general merchandise, small hardware, shredding, postage box, credit union outlet, etc.
- Redevelop Plaza Area:
 - Construction of new CVS Pharmacy
 - Relocate displaced businesses to Fourth Street or other Hillside location
- Explore development of 24-hour child care services
- Promote tourism: Historic homes and buildings, Gardens and parks, Community events, Sports opportunities: hiking, skiing, biking, walking, basketball, etc., Entertainment (casino, Zinema, Bayfront)
- Downtown opportunities:
 - NorShor Theater and Temple Opera Block
 - Historic district restoration and heritage tourism
 - Full occupancy at Tech Village
 - Bayfront Park
 - Skywalk extensions to Essentia Health
 - Implementation of Charrette Plan and 2011 Charrette Update Report

IMPROVING ACCESS TO

Accomplishments 2008 – 2011

- Implementation of ISD 709 Long Range Facilities Plan
 - Grant and Nettleton merged while a new Grant School is being built
 - Re-use of Nettleton is in the planning stage;
- Sustained presence at Grant: service learning and afterschool programs (Grant Collaborative)
- Planning underway on Duluth Academy for Lifelong Learning
- 13 people participated in Community Action Duluth’s Matched Savings Program for education

Priorities 2012 – 2014

- Work with United Way, ISD 709 and others to increase graduation rates for all students and decrease racial disparities in graduation and achievement
- Promote low-cost computer and internet access at Rainbow Community Center
- Coordinate implementation of the Higher Education Small Area Plan and engage campuses in neighborhood revitalization
- Ensure safe routes to schools; explore Federal and State resources
- Promote community programs in the new community school (Myers-Wilkins) e.g. multi-cultural programming, programs for single parents (fathers and mothers), pre-school and day-care, youth activities; community education and jobs skills training

QUALITY EDUCATION

Priorities 2012 – 2014 - continued

- In partnership with ISD 709, implement Long Range Facilities Plan
 - Work with ISD 709 on re-use of Nettleton School for community benefit; rezone then re-develop for mixed use, including community programming
 - Create master plan for reuse of Central High School
 - Develop Duluth Academy for lifelong learning at old Central High School
- Strengthen relationships with schools
 - Increase family engagement
 - Expand service learning programs related to community development
 - Improve pedestrian and bicycle connectivity between new school and trail systems
 - Increase opportunities for adult education and life skills training for all ages
 - Encourage mentoring programs
 - Coordinate after school and out of school programs with ISD709 and others
 - Creative approach to all high school students being bused out of the neighborhood: how to build school-community cohesion?

PROMOTING HEALTHY

Accomplishments 2008 – 2011

- Volunteers planted over 72 trees in East and Central Hillside as part of the “reLeaf Duluth” campaign
- The Chester Creek Garden was established
- New Community Orchard at Tenth St. and 6th Ave. E.
- Duluth Parks and Recreation Master Plan completed
- Lake Superior Hiking Trail now connects Chester Park and the Lakewalk, and traverses the entire Hillside
- Blight Collaboration implemented (see citywide section); neighborhood clean-ups are now regular events
- Complete Streets resolution passed: promotes safe use of streets by cars, pedestrians and bicycles
- Neighborhood Watch and Citizen’s Patrols formed as part of citywide Community Safety Initiative
- Safe and Walkable Hillside Coalition formed as part of State Health Improvement Program (SHIP)
- Bikeways have been designated, mapped and marked and MIC Bike/Pedestrian Committee formed
- SHIP Active Living Mini-grants: Safety cones & crosswalk paint for Grant School; Seeds of Success urban agriculture: headquarters and plots at Chester Park; Hillside Public Orchard and pedestrian link from the Orchard to Grant School; Sixth Ave. E. Health Impact Assessment; Duluth Skywalk wayfinding; 4th Street Public Arts Garden; Bike racks for Hillside Parks; Kid’s Café Garden at Damiano Center; New radar speed control signs
- Arts-based revitalization: Banners designed by local artists; competitions for bike racks and benches are underway
- New community events, such as Hillfest, the 5K run, and Juneteenth bring neighbors together

ENVIRONMENTS & LIFESTYLES

Priorities 2012 – 2014

- Implement city infrastructure, parks and schools plans (City of Duluth), including
 - Parks and Recreation Hub at Central Hillside Community Center/Washington Apartments
 - Connect schools to Duluth's trail system
 - Safe pedestrian and bike routes to schools
 - More trees and pocket parks; more trees and landscaping near medical district
 - Better lighting in Cascade Park
- Develop DTA Hub on Lake Avenue
- Promote senior programs at Rainbow Community Center
- Continue efforts to implement redesign of 6th Avenue consistent with Complete Streets Policy and traffic studies now underway
- Partner with *Safe and Walkable Hillsides* and State Health Improvement Project
- Market neighborhood services and benefits better
- Promote restoration of dams and streamside zones on Chester Creek
- Improve access to affordable fresh fruits and vegetables; by seniors; explore feasibility of mini-bus routes to grocery stores
- Support Healthy Homes Initiative

PROMOTING HEALTHY ENVIRONMENTS & LIFESTYLES

Priorities 2012 – 2014 continued

- Focus on arts-based redevelopment; complete competitive process for bike racks and benches
- Continue to support community events such as Hillfest, Juneteenth and the 5K run as a way to build community spirit
- Develop safety programs for seniors, e.g. develop volunteer check-in programs, mid-block crosswalk between Grandview and Rainbow Center
- Encourage and promote good relationships between the community and the Police Department; continue work of Community Safety Initiative
- Demolish or upgrade blighted properties; ensure funding for the Blight Collaborative to continue its work

INFRASTRUCTURE ACCOMPLISHMENTS

- Street improvements:
 - 12th and 14th Avenues E. converted to one-way
 - Two-way turn on 6th Ave. E. for better traffic flow
 - 6th Ave. Redesign and Health Impact Assessment complete
 - 10th Avenue East: resurfaced
 - 2nd Street redesigned and re-surfaced
 - MIC traffic study underway
- DNR funded new street trees on 4th Street in East Hillside
- Hanging baskets and locally designed banners improve streetscape

INFRASTRUCTURE PRIORITIES

- Continue roadway improvements:
- Continue to implement new Complete Streets design for 6th Avenue East, taking into consideration the traffic studies now underway
- Expand bike paths
 - On-street bike routes
 - Safe Routes to School
- Promote walkability
- Coordinate with Essentia Master Plan and St. Luke's expansion to better integrate medical district with neighborhood
- Implementation of Charrette Plan and 2011 Update Report infrastructure recommendations as feasible
- 10th Avenue Redesign project

CITYWIDE INITIATIVES

Community Safety Initiative: The *At Home* Community Safety Initiative includes citywide crime prevention meetings, block meetings, and Citizen Crime Patrols. For more information, call One Roof Community Housing at (218) 727-5372.

Blighted and Nuisance Collaborative: The Blighted and Nuisance Collaborative is a united effort of Duluth's Fire and Police Departments, Life Safety Division, Community Development Division, and the City Attorney, the Western Lake Superior Sanitation District, Duluth LISC, One Roof Community Housing, West Duluth CDC, the St. Louis County Land Department, and the Housing and Redevelopment Authority of Duluth. The team meets monthly to coordinate efforts on the city's worst properties. To date, 30 properties have been demolished, 33 brought into compliance, 20 are targeted for demolition and 14 are targeted for rehabilitation; 361 properties remain on the list. For more information, call One Roof Community Housing at (218) 727-8604.

Duluth at Work: Duluth LISC co-administers *Duluth at Work*, with the City of Duluth. Over 300 job seekers and small business owners have been served by *Duluth at Work* since 2008. *Duluth at Work* partners with six organizations which provide training, skill development, peer groups, employment support and small business development for participants seeking to increase their incomes or revenues by 25% over the course of 3 years. For more information, call (218) 355-8070.

Financial Opportunity Center: Funded by a national LISC grant and opened in April 2011, Duluth's Financial Opportunity Center is a program of Community Action Duluth (CAD). Financial Opportunity Centers provide families with integrated services across three areas: employment placement and career improvement; financial education and coaching; and public benefits access. For more information, call Community Action Duluth (218) 726-1665.

Ecolibrium3's Duluth Energy Efficiency Program

(DEEP): The Duluth Energy Efficiency Program, or DEEP, is open to all Duluth and assists homeowners and landlords with understanding and completing cost effective energy improvements. Ecolibrium3 offers free energy scores, access to home energy assessments, financial bundling of rebates and loans available to pay for energy improvements, bidding services for identified home improvements so residents can find trained contractors, and quality assurance follow-up. Rebates up to \$2,500 are available for a limited time. For more information, call (218) 336-1038 or visit www.duluthenergy.org.

Entrepreneur Fund

The Entrepreneur Fund helps people start and grow successful, locally owned small businesses. The Fund provides training, consulting and financing to emerging and small businesses in northeast Minnesota and northwest Wisconsin. The Entrepreneur Fund offers free on-line basic business workshops, flexible financing for start-ups and established businesses, and "Be Strategic. Grow your Business," a program targeted toward established business owners who are seeking to build business performance and revenue. The Entrepreneur Fund also administers the *At Home in Duluth* storefront loan program. For more information, call: (218) 623-5747 or visit www.entrepreneurfund.org

WHERE YOU CAN HELP

VOLUNTEER AND SERVICE OPPORTUNITIES IN THE HILLSIDES

East Hillside Community Club: meets the first Tuesday of every month at the Grant Community Center: 901 E. 11th Street. Contact: Mona Cheslak at monajc@chartermi.net

Central Hillside Community Club: Meets the first Thursday of each month; 6:00 PM at the Central Hillside Community Center (12 E 4th St) Contact: Claudie Washington, President at washingclaud@yahoo.com

Rainbow Community Center 211 N. 3rd Avenue East; (218) 727-8147

Campus Neighbors: www.campusneighbors.org

***Additional volunteer opportunities in the community can be found at www.volunteerduluth.org.**

WHERE YOU CAN GO FOR HELP

Coordinating Agency:

One Roof Community Housing 12 E. 4th Street (55805);
(218) 727-5372; www.1roofhousing.org

Financial Health and Education:

Tax Preparation/Earned Income Tax Credit:

Community Action Duluth Community Action Duluth:
19 N. 21st Ave. W. (55806); (218) 726-1665;
www.communityactionduluth.org

Education, Employment, Financial and Housing

Education/Coaching/Counseling: Financial

Opportunity Center: Community Action Duluth, 19 N.
21st Ave. W. (55806); (218) 726-1665;
www.communityactionduluth.org

Foreclosure Prevention, Counseling and Assistance:

Lutheran Social Service, 424 West Superior Street #600
(55802); (218) 529-2289; www.lssmn.org

Small Business Assistance and storefront upgrades

Duluth Economic Development Authority (DEDA):
City Hall Room 402; (218) 730-5322

Entrepreneur Fund, 202 W. Superior Street #311;
(55802); 218-623-5747; www.entrepreneurfund.org

West Duluth CDC: 331 N. Central Avenue (55807);
(218) 624-8326; www.westduluth.org

WHERE YOU CAN GO FOR HELP (Con't)

Health Care Access: Lake Superior Health Center

4325 Grand Avenue (55807); (218) 722-1497;
www.lschc.org

Blighted Property:

Duluth Fire Department – Life Safety Division, 615 W.
1st St. (55802); (218) 730-4380; www.duluthmn.gov

One Roof Community Housing 12 E. 4th Street (55805);
(218) 727-5372; www.1roofhousing.org

Owner-occupied and Rental Housing repair/remodeling

One Roof Community Housing 12 E. 4th Street (55805);
(218) 727-5372; www.1roofhousing.org

Housing and Rehabilitation Authority of Duluth: 222 E.
2nd Street (55816); (218) 529-6300;
<http://duluthhousing.com/>

Community Action Duluth, 19 N. 21st Ave. W. (55806);
(218) 726-1665; www.communityactionduluth.org
(matched savings account program)

Western Lake Superior Habitat for Humanity: 2002 W.
Superior Street #9, (55806); (218) 722.3875;
www.twinportshabitat.org

Energy Efficiency and Environmental Concerns

Arrowhead Economic Opportunity Agency (AEOA):
3112 Truck Center Dr; Suite B (55806); (218) 624-7625
(Weatherization and Energy Assistance)

WHERE YOU CAN GO FOR HELP (Con't)

Energy Efficiency and Environmental Concerns (continued)

Comfort Systems: 520 Garfield Avenue (55806);
(218) 730-4050; www.comfortsystems.ws

Ecolibrium3: 2304 W. Superior Street (55806);
(218) 336-1038; www.duluthenergy.org

Job training and workforce development:

City of Duluth Workforce Development, 332 City Hall
(55802); (218) 730-5770; www.duluthworks.org

MN Workforce Center – Duluth, 320 W 2nd St, Suite 205
(55802); (218) 723-4730
www.positivelyminnesota.com/Job_Seekers/Workforce

Duluth at Work: Call Emily Larson, Coordinator
(218) 355-8070

Financial Opportunity Center: Community Action Duluth,
19 N. 21st Ave. W. (55806); Ph. (218) 726-1665;
www.communityactionduluth.org

If you need assistance finding the resources you need, simply call United Way 211 Information and Referral. Dial 211 or from a cell phone 1-800-543-7709

ADDITIONAL PLANNING RESOURCES

Prior Neighborhood Plans:

At Home in Duluth Central Hillside Focus Area Revitalization Plan (October 2000). Prepared by RLK-Kuuisto, Ltd, SandersWager Bergly, Inc. and Biko Associates, Inc.

At Home in East Hillside Focus Area Revitalization Plan (October 2000). Prepared by Klaers Powers and Associates, Architectural Resources, Inc. and James Rich

Duluth's East Downtown, Hillside and Waterfront Charrette Report and Plan (July 2005). Prepared by the Knight Program in Community Building, University of Miami School of Architecture for the City of Duluth

Central Hillside Neighborhood Master Planning Workshop (November 2006). Prepared by LHB in partnership with City of Duluth, Duluth LISC and NHS Duluth

Central Hillside Community Neighborhood Revitalization Plan (January 2007). Prepared by LHB Inc. Contributing Partners: City of Duluth Community Development Office, Duluth LISC, Neighborhood Housing Services of Duluth

East Hillside Community Neighborhood Revitalization Plan (January 2007). Prepared by LHB Inc. Contributing Partners: City of Duluth Community Development Office, Duluth LISC, Neighborhood Housing Services of Duluth

Armory/Plaza Mixed Use District Plan Final Report (June 2007). Prepared by Armory Plaza Development Association, LLC and LHB; Contributing Partners: Greater Minnesota Housing Fund, Duluth LISC, Duluth Housing and Redevelopment Authority, and various local businesses and organizations

2011 *Higher Education Area Market Study: Preliminary Issues and Opportunities Report*. Prepared by Development Concepts, Inc. for the City of Duluth

Health Impact Assessment (June 20, 2011) “Duluth, Minnesota’s Complete Streets Resolution, Mobility in the Hillside Neighborhoods and The Schematic Redesign of Sixth Ave. East” <http://stlouiscountymn.gov/Portals/0/Library/government/Departments/PHHS/HIA-Sixth-Avenue-East-Final-Report.pdf>

The Duluth Creative Corridor: Progress Advisory Panel Report for Duluth’s East Downtown, Hillside and Waterfront Neighborhoods (November 2012) University of Miami School of Architecture

City Planning Resources:

City of Duluth Parks and Recreation Master Plan Action Steps: http://www.duluthmn.gov/parks/pdf%20files/master_plan_chapters/Action_Steps_Strategies.pdf

City of Duluth Comprehensive Plan (2006) http://www.duluthmn.gov/planning/comp_plan/index.cfm

Duluth-Superior Metropolitan Interstate Council: 2011-2012 Unified Transportation Planning Workplan and Budget (December 2010) For sidewalk study see: <http://www.dsmic.org/Default.asp?PageID=950>

Higher Education Small Area Plan (March 2012) City of Duluth

Other Resources:

“*Preservation Guidelines for Duluth Houses*” (2007) by Robert Roscoe, (2007), NHS Duluth and the Midwest Office, National Trust for Historic Preservation

AT HOME IN DULUTH COLLABORATIVE

Duluth LISC (Local Initiatives Support Corporation): 202 W. Superior Street #401 (55802); (218) 727-7761; www.duluthlisc.org

City of Duluth Community Development Office: 407 City Hall, (55802); (218) 730-5480; www.duluthmn.gov/community_development

Center City Housing Corporation: 105 ½ West First Street (55802); (218) 722-7161; www.centercityhousing.org

Churches United in Ministry (CHUM): 102 W. 2nd Street (55802); (218) 720-6521; www.chumduluth.org

Community Action Duluth: 19 N. 21st Ave. W. (55806); (218) 726-1665; www.communityactionduluth.org

Ecolibrium3: 2304 W. Superior Street (55806); (218) 336-1038; www.duluthenergy.org

Entrepreneur Fund: 202 W. Superior Street #311; (55802); (218) 623-5747; www.entrepreneurfund.org

Healthy Duluth Area Coalition: Duluth YMCA, 302 W. First Street (55802); (218) 722-3325; www.healthyduluth.org

Housing and Redevelopment Authority of Duluth: 222 E. 2nd Street (55816); (218) 529-6300; www.duluthhousing.com/

ISD 709: 215 N. 1st Ave. E. (55802); (218) 336-8700; www.duluth.k12.mn.us

Lincoln Park Business Group: 2002 W. Superior Street #8 (55816); (218) 727-6573; www.lpbg.org

One Roof Community Housing⁴: 12 E. 4th Street (55805); (218) 727-5372; www.1roofhousing.org

United Way of Greater Duluth: 424 W. Superior St. #402 (55802); (218) 726-4770; www.unitedwayduluth.org

West Duluth Community Development Corporation: 331 N. Central Avenue (55807); (218) 624-8326; www.westduluth.org

⁴ One Roof Community Housing is the new organization formed on 1/1/2012 from the merger of Northern Communities Land Trust (NCLT) and Neighborhood Housing Services of Duluth (NHS)