



PLANNING & ECONOMIC DEVELOPMENT

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Community Development Committee Meeting Summary

Tuesday, June 18, 2019, 5:30 p.m.

Room 303, Duluth City Hall

1. Call to Order and Roll Call

Chair Hamilton Smith called the meeting to order at 5:31 pm.

Roll Call

Attending- Randy Brody, Noland Makowsky, Hamilton Smith, Patricia Sterner, and Daris Nordby. Breanna Ellison arrived at 6:15.

Absent- Ashley Northey, and Mark Osthus

Staff Present: Ben VanTassel, Jenn Reed Moses, and Suzanne Kelley

2. Approval of Meeting Summary

MOTION/ Second: Sterner/Brody to approve meeting summary from May 28, 2019. **Vote (5-0)**

3. Public Hearing: FY 2018 Consolidated Annual Performance and Evaluation Report

Ben VanTassel stated that the CAPER must be submitted by June 30, 90 days after the program year ends. The draft CAPER has been online for a couple weeks; no comments received so far. Staff has been working on monitoring 2018 subrecipients, with no major findings. Smith asked how often HUD monitors the City and VanTassel said it happens every 2-3 years.

Chair Smith opened the public hearing. No speakers signed up or presented for the public hearing. The public hearing was closed.

4. FY 2018 Sub-Recipient Interviews

Subrecipients were asked to respond to two questions: 1) Did the program meet its goals in FY 2018 and 2) What changes/obstacles do you foresee in future years?

Neighborhood Youth Services, Princess Kisob: The JET food program met its goals. The program has a positive effect in the lives of youth with over 92 youth in the program. They served 5000 more meals in 2018 than 2017. NYS serves kids K-12. A food service allows for delivery of meals. Their Chefs Club teaches younger students how to cook. Teens can access online training courses and on-the-job training for food preparation, including the Serve Safe certification. A challenge is promoting the program. They hope to expand certification programs.

Life House – Eric Lutz: The youth center met its goal for the drop-in center. This serves as the “front door” to their services. They have a goal of connecting 40% of drop-ins to services but hit 45%. They added classes on independent living skills based on requests. The Loft (shelter) met its goal and they anticipate continued growth; they are continuously full. The goal was 20 and they served 32. They anticipate 40 next year. For Sol House, they report that 12 of the 32 residents were impacted by sex trafficking. The Loft is still underfunded, and their goal is to eventually provide two staff for overnights, meeting best practices.

Salvation Army – Kristy Eckart: They provide 2-year transitional housing with case management. Their goal was to serve 100 but they reported serving 77. Part of this is due to counting families placed in housing instead of all families consulted, and another reason is because there are smaller families. 100% of the households exited into stable housing and remain stably housed. Their main challenge is lack of services for substance abuse and mental health.

Salvation Army – Kim Holak: The Landlord Incentive Program helps people with felony backgrounds find housing, including case management and an incentive for landlords if needed. 67% of those served have employment and income allowing them to pay for housing. Identifying affordable housing is very time consuming for Salvation Army staff and those needing housing.

One Roof – Jim Philbin: The Tenant Landlord Connection aimed to serve 500 and exceeded the goal, at 573. They provide workshops for tenants, rights and responsibilities counseling, and mediation for conflicts. They prevention eviction 26 times. Its challenges include a misperception that is only for tenants (it also provides services to landlords), and that people have to wait until a situation is dire (when they can help many conflicts earlier).

CHUM – Lee Stuart: The Duluth Hunger Project is a collaborative project with CHUM, the Damiano Center, and Salvation Army. Together they make sure there are 3 meals a day served in Duluth, 365 days a year. In 2018, 14,350 meals were served. They note that 37% of the people served are kids. They are seeing more people each day, up to 60 people per day. They need extra help. The Emergency Shelter Project met its goal; 1000 people stay at CHUM every year. The shelter is looking at flexible schedules and lowering barriers. More people are coming during the day to nap. Their biggest challenge with lowering barriers is increasing behavior problems that impact other people. As substance users are now allowed, predatory dealers congregate in the area, so extra security is needed. Only 30% are homeless for the first time, so homelessness is becoming more of a recurring problem. CHUM serves 77% of the homeless in St. Louis County. The Housing Stabilization project had a goal of 140 and they served 138. This is because of smaller family size. Note that other than CDBG funding, all funding at Steve O’Neil is philanthropic. Challenges include an increase in vacancies, as when a unit becomes vacant it is a complicated process to qualify applicants (document income, background, etc). It currently takes 3-4 months but this time needs to be reduced. Additional challenges include mental illness, substance abuse, or domestic violence, when people have a harder time living independently. The Street Outreach program exceeded its goal, as lots of people live outside. Nordby asked about demographics for CHUM. Stuart said that their largest need is single men, ages 24-65, and

that this group has the fewest resources available in the community. She would love to see 600 efficiency units in Duluth for this purpose.

MACV – Kelsey Dooley: Dooley reported that both MACV programs exceeded their goals.

Center City Housing – Nancy Cashman: Supportive Housing Programs provide both transitional and permanent housing, with the real goal being housing stability. Last year 100% of transitional housing residents exited into permanent housing. Cashman reported their average length of stay in permanent housing is 3.5 years. They provide programming for kids and are hoping to interrupt the cycle of poverty. Their challenges are similar to the Salvation Army and CHUM: preliminary numbers show that homelessness is up 25% and that there is an increase in mental health and chemical dependency. They are seeing multiple generations of clients needing services.

Safe Haven – Susan Utech: Safe Haven is a 39-bed domestic violence shelter. They are seeing an increase in small families, an increase in older people, and an increase in people with disabilities. Because of smaller families, more are sharing rooms leading to less privacy. Cell phone use also means less privacy. As it is a challenge finding safe and affordable homes, people are staying longer.

Lake Superior Community Health – Jessie Peterson: The Community Based Dental Hygienist program was a pilot program to treat people where they are and reduce the need to find transportation to appointments. They partnered with 5 agencies and the hygienist visited one time per week. The transient population was still a challenge, as well as trauma people have with dentist experiences. This program will not continue because there are more effective ways the clinic can focus on, but it was a successful pilot program that led to building relationships.

HRA – Lenelle Hrabik : Coordinated Entry served 1000 people but over 1600 remain on the waiting list. There is an increased need for permanent supportive housing and an increased need for housing for single people. The Tenant Based Rental Assistance program serves people who are currently homeless but otherwise wouldn't qualify for Section 8. It provides funding for up to 2 years. HRA is the fiscal administrator for ESG funding and its allocation was spent in 9 months. 56% of it went to prevention and 44% to rapid rehousing.

Entrepreneur Fund – Jane Moore: Stated that local funds help with providing a leverage for matching funds. Programs include Women's Business Center, Growing Neighborhood Businesses. Their goal was 8 businesses, which they met. They are now collecting data on revenue growth. Helps the broader community by providing living wage jobs, filling store fronts. The challenge is that it's time-intensive. They are currently retooling their staffing model to provide a full team approach.

SOAR – Jason Beckman: The Duluth at Work program is a job training program partnering with Community Action Duluth and Life House, and currently is in its 12th cohort. Goal was 41 new jobs retained for 12 months, with a 25% pay increase. They have served 46 clients so far, 2 have

maintained their jobs for 12 months with a 25% increase. Secondary achievements include health insurance, improving credit score, college admission, etc. The challenge is the current economy; employers are facing shortages of employees but still expect the same skill level they could demand in a slower economy.

HRA – Jill Keppers: The Property Rehab Program anticipates meeting its goals by the time contracts close. The Homeless Rental Assistance provides regulatory inspections, property management for single-family homes, and other services. One big challenge for the HRA has been finding contractors able to do rehab work.

Center City – Colleen Kelly: Garfield Square will be finished in October and will provide 50 units of homeless housing.

ASI – Gene Foster: ASI just completed the new roof at Pine Grove apartments and this year will be working on Burke and Redruth apartments.

Ecolibrium3 – Jodi Slick: Giving Comfort at Home’s biggest challenge has been finding contractors, which has been a challenge for over 11 years. The organization is now trying to train volunteers to do some of the work. It will be at 100% completion of its goal. They are focusing on mobile homes and 2-4 unit rentals. It requires a partnership, as often the landlord doesn’t want to improve efficiency if they are not responsible for the utilities. Noted that this year Comfort Systems launched its first low-income program, providing rental energy upgrades. In Lincoln Park, Eco3 is focusing on adding units by reviewing existing housing and doing targeted marketing. They are building capacity in the Lincoln Park neighborhood by providing an Americorps volunteer to Habitat for Humanity. They are hoping to acquire lots for demonstration homes.

One Roof – Jim Philbin: The new construction and acquisition-rehab programs are on track. The biggest challenge is that the cost of construction has skyrocketed. Noted that this summer they will be placing their 300th home into the land trust.

Life House – Eric Goetz: Life House has chosen Donald Holm Construction and the project is under construction.

Ben VanTassel gave additional public facility updates. The Deep Winter Greenhouse was finished last spring. Trepanier Hall roof is complete. Lincoln Park improvements are slowly making progress through environmental review, especially the historic review process. Irving Park is complete. CHUM replaced windows and updated their HVAC. The City is working on the remainder of Keene Creek, currently at the permitting stage with the MPCA. The blight removal project is identifying properties and will continue to work on this into the fall.

5. FY 2020 Consolidated 5-Year Plan Goals and Priorities Discussion

Jenn Moses provided an overview of identified community needs compiled through the survey and input process to date, and referred to the handout in committee members' packets. Smith requested adding information about drug abuse, chemical dependency, and mental health, as they have heard so much about these issues from subrecipients tonight. Sterner agreed and recognized the need for residential treatment. Nordby commented that addicts are often looking for justification to not go to treatment and said the timeframe can be shortened. Smith asked who can provide this service, and VanTassel said he will reach out to these organizations during the application process. Makowsky encouraged collaboration between agencies on counseling. Nordby said he recently has talked with the Parks Department after hearing reports of needles in parks, and encouraged the idea of increased Sharps containers around town. Sterner asked if there was a way to collaborate with organizations on finding contractors; VanTassel replied that Workforce Development is also working on this, and that he will discuss this at the July committee meeting. During the application process, we can also ask applicants how they are aligning with the workforce board. Brody said he would like applicants to include a summary in their application. Ellison asked if there was a need to address gentrification in Lincoln Park. VanTassel said property prices have risen in the commercial buildings but housing costs have not increased substantially, and recognized the need to ensure people can afford to live in Lincoln Park. Makowsky asked if there is a way to make sure any jobs involved with funding are helping local citizens, and VanTassel said we need to make sure that the businesses that are hiring are connecting with local organizations.

6. Adjourn

MOTION/ Second: Brody/Makowsky to adjourn the meeting 8:03. **Vote (5-0)**