

## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The 2024 program year is the last year for the 2020- 2024 Consolidated Plan. Although many goals were met, there were some, such as construction projects, that were not met primarily due to the impacts from COVID. Fortunately, during this period the City, working with the agencies, were able to address all the goals and provide additional affordable housing opportunities and services to low-income people. Many of these programs helped people “get their start” to become more self sufficient and success in not needing additional assistance.

### Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	250	72	28.80%	90	0	0.00%
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	500	190	38.00%	80	80	100%
Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	50	53	106%	13	13	100%

Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	500	232	46.40%	65	65	100%
Childcare Access	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	464	92.80%	70	80	114%
Create Living Wage Jobs	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	70	63	90.00%	23	6	26%
Food Access	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	85,250	110,409	129%	20,000	23,526	136%
Health Services	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	2700	270%	2700	2700	100%
Homelessness	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	15,000	18,826	125%	1529	3057	199%
Homelessness	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	270	125	46%	26	26	100%

Homelessness	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	8150	10,713	131%	1625	2534	156%
Homelessness	Homeless	CDBG: \$ / HOME: \$ / ESG: \$	Homelessness Prevention	Persons Assisted	26	72	2768%	15	18	112%
Increase Incomes	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	200	992	496%	390	489	125%
Infrastructure Improvements	Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	2850	285.00%	In process		
Neighborhood Revitalization	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4000	4365	100.00%	In process	0	0.00%
Neighborhood Revitalization	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	5	5	100.00%	NA		0.00%
Neighborhood Revitalization	Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	100	119		NA		

Public Services	Homeless Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	17500	11,934	68%	2424	2358	97%
Transportation Access	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50	50	0.00%	NA		

Table 1 - Accomplishments – Program Year &amp; Strategic Plan to Date

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

Housing is and continues to be the highest need; however housing also takes a long time for construction and requires sufficient leveraging. For the 2020-2024 Consolidated Plan, the goal was to build 250 new rental units. During this time period, 72 units for very low income households were built (Decker Dwelling had 42 units and Birchwood had 30 units). Funding was also allocated to Wadena West for 60 units and Welch Place for 30 units. Both of these developments have started construction and are expected to be completed in 2025. The expectant total of new rental units is 162 which is 65% of the goal. One reason for this shortfall was the COVID pandemic and the lack of construction. The City of Duluth did receive additional HOME ARP dollars in 2024 which will provide an additional 72 units for the Brea View development, which will be counted in a future CAPER when completed. The City will continue to focus on funding and programs for new rental units.

The City also planned to rehab 500 rental units. This included large developments and smaller (duplex/triplex/fourplex) units. A 70-unit development called Windwood was rehabbed and funds have been allocated to another 70 unit redevelopment project (San Marco), which will be starting construction this summer. These unit,s along with the smaller project rentals, about 50 total, equal 190 units for low income people were or are in the process of being rehabbed.

53 single family units were constructed, exceeding the goal of 50 units. This was accomplished by One Roof Community Housing. There was a

goal of 500 units being rehabbed during this time period; however COVID also had a significant impact and it appears that only 232 units will be rehabbed. HRA, One Roof, and ECO3 are the agencies involved with single family rehab.

Other priorities are focused on helping people become more self-sustaining with economic development programs. The Entrepreneur Fund was able to complete their goals, meanwhile Family Rise Together is developing their program. The job training focused agencies SOAR/Goodwill, Life House and Family Freedom Center were successful in making their goals to assist people to be employed.

There is also an emphasis on providing basic needs and helping people who are homeless or who need assistance to stay housed. The public service goal, which includes the free tax site, tenant landlord connection, YWCA young mothers program and Life House drop in center was not met, but these programs were also impacted by COVID, and since the 2020-2024 Consolidated Plan development there were more public service programs that have ended (such as the Landlord Incentive Program and JET food program) and programs are more expensive to operate. The goals for providing shelter and housing assistance were greatly exceeded during this past year and every year during the consolidated plan. The agencies provide overnight shelter include CHUM and Safe Haven, while MACV, Center City, Salvation Army, and Divine Konnections provide housing services to people who would be homeless without this housing.

**CR-10 - Racial and Ethnic composition of families assisted**

Describe the families assisted (including the racial and ethnic status of families assisted).

**91.520(a)**

	<b>CDBG</b>	<b>HOME</b>
White	10,982	10
Black or African American	3,252	2
Asian	96	0
American Indian or American Native	5,317	2
Native Hawaiian or Other Pacific Islander	35	0
<b>Total</b>	<b>19,682</b>	<b>14</b>
Hispanic	0	0
Not Hispanic	19,682	14

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	<b>HESG</b>
American Indian, Alaska Native, or Indigenous	676
Asian or Asian American	0
Black, African American, or African	463
Hispanic/Latina/e/o	0
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	0
White	1335
Multiracial	387
Client doesn't know	0
Client prefers not to answer	0
Data not collected	264
<b>Total</b>	<b>0</b>

**Table 2 – Table of assistance to racial and ethnic populations by source of funds****Narrative**

For 2024 there were 3,125 people assisted with ESG funds. In 2023 there were 2,884 people assisted with ESG funds and in 2022 there were 2,427 people assisted with ESG funds.

The information in the above chart is not complete and does not accurately represent the population. Due to a computer system error in the IDIS system, the chart does not list: American Indian/Alaska Native & White; Asian & White; Black/African American & White; American Indian/Alaska Native & White; and Other Multi-Racial information.

**CR-15 - Resources and Investments 91.520(a)****Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$2,635,901	\$2,844,026
HOME	public - federal	\$615,442	\$468,843
ESG	public - federal	\$206,489	\$219,545

**Table 3 - Resources Made Available****Narrative**

Funds were appropriately spent for the 2024 Program Year. Although the amount expended on Public Services exceeded the 15% limitation, it was allowable due to the overage being allocated towards the SOAR Career Solutions Duluth At Work, Life House Job Training Programs, and START Family Rise Together program. These agencies and their programs are qualified Community Based Development Organizations (CBDO) that conducts job training activities under the Economic Development category. Under the HUD regulations 24 CFR 570.204, CBDO's are exempted from the HUD Public Service Cap, therefore (\$254,000) is exempted from the CDBG cap.

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

**Table 4 – Identify the geographic distribution and location of investments****Narrative**

The City of Duluth does not have any defined Target Areas.



## Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year



**CR-20 - Affordable Housing 91.520(b) TBD- waiting for data transfer**

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	1,800	2,766
Number of Non-Homeless households to be provided affordable housing units	177	63
Number of Special-Needs households to be provided affordable housing units	441	444
<b>Total</b>	<b>2,418</b>	<b>3,273</b>

Table 7 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	34	34
Number of households supported through The Production of New Units	34	8
Number of households supported through Rehab of Existing Units	135	149
Number of households supported through Acquisition of Existing Units	8	4
<b>Total</b>	<b>211</b>	<b>195</b>

Table 8 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The City of Duluth, like many other communities, is facing an increase in the number of people who are becoming homeless, while the cost of providing supportive programs has increased significantly. In addition, construction costs have also significantly increased which is making it difficult to achieve construction goals.

**Discuss how these outcomes will impact future annual action plans.**

Agencies are working together to increase the number of people working in construction to help alleviate labor costs and create opportunity for faster construction.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	28,765	16
Low-income	820	4
Moderate-income	0	0
<b>Total</b>		<b>0</b>

**Table 9 – Number of Households Served**

### **Narrative Information**

HUD defines Extremely Low-Income as households that are 0 to 30% of the area median income; and Low Income as 30 to 80% of the area median income. Housing new construction, rehab, tax assistance, business development and tenant landlord assistance comprise of the Low-Income assistance, while public services, housing assistance and employment skills provided assistance to the very Extremely Low Income Households.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

During the 2024 program year, the City of Duluth funded CHUM's street outreach program to connect social workers with homeless youth and adults. Staff at CHUM go throughout Duluth looking for clients that could be sleeping under bridges, in abandoned buildings and homes, or living in the woods. Once staff are able to identify where clients choose to sleep, an evaluation of basic needs is completed and hygiene items, clothing, blankets, etc. are provided to clients that need them. At this point, it is determined if a case file will be created for the client in an effort to set goals and start working their way out of homelessness, or, if the client chooses to not start a case file, the outreach worker continues to engage the client if that is something that they are open to. CHUM was able to connect with over 100 people.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

All emergency shelter and transitional housing options funded by the City of Duluth participate in Coordinated Entry as a part of the Saint Louis County Continuum of Care Program. The City of Duluth, in addition to using ESG Flex Funds (emergency assistance to clients facing eviction, or in need of rental deposit assistance), leverages funds from Saint Louis County's FHPAP program to assist individuals and families access housing or remain in their homes. The 2024 program goal was to assist many individuals or families during the program year. Flex funds are provided to people in need through case management at ESG contract agencies. Case managers meet weekly to prioritize service need and determine if ESG would be an appropriate funding source to assist their clients staying with housing stability so they will not become homeless.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Through CDBG Public Service funds, the City of Duluth supports a plethora of services that address housing, health, social services, employment, and youth needs. CHUM, Damiano Center, and The Salvation Army provide food access across Duluth through food pantries and on-site meals. MACV provides case management to veterans and their families. Life House provides a drop-in center for

homeless and at-risk youth. Safe Haven provides shelter for those experiencing domestic violence. Overall, the City of Duluth works with over 20 different programs to provide critical public services to LMI families in the community.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

In coordination with the Saint Louis County Continuum of Care (CoC), the City of Duluth funds a portion of the Coordinated Entry Coordinator who manages the CoC waitlist, works with sub recipients to input data into HMIS correctly, in addition to ensuring that the hardest to house (individuals with a VISPDAT scores of 12-17) are housed as soon as units become available. To further shorten the time of those experiencing homelessness, sub recipients, the City of Duluth, and the Saint Louis County CoC established monthly meetings where all participating agencies meet to discuss any client housing issues, and work as a cohort to ensure the system works well. Providing this opportunity allows consistent partnership and new staff training, while simultaneously correcting systemic issues and improving the overall process.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The City of Duluth does not spend any CDBG, HOME, or ESG funds to address the needs of Public Housing. The Duluth HRA utilizes various other resources to keep public housing units in good repair through its use of its annual HUD Capital Fund grant, occasional use of energy performance contracting, and use of general obligation bond funded loans provided by the Minnesota Housing Finance Agency, when appropriated by the state legislature. The HRA has also used its local levy resources to augment such funds when needed.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

HRA has regular meetings during the year with its Resident Advisory Board (RAB) and also promotes resident attendance at high rise resident club meetings. Staff are made available to attend Club meetings as warranted and requested. The HRA also has a self-sufficiency program and a Section 8 Homeownership program, both of which were promoted during the year. The HRA also has a Public Housing Outreach program which provides various information and referral of interest to residents on a regular basis.

### **Actions taken to provide assistance to troubled PHAs**

NA



### **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

CDBG- and HOME-funded rehab projects were completed during Program Year 2024, with all code and lead-based paint issues addressed, and the resulting housing units assessed for healthy home deficiencies.

One Roof Community Housing acquired, rehabbed, and sold formerly vacant or foreclosed properties in the Central and East Hillside, Lincoln Park, and West Duluth neighborhoods. These properties are systematically enrolled in One Roof's Community Land Trust program, which preserves long-term housing affordability while encouraging homeownership. One Roof also build new single-family homes to be sold to LMI homeowners as part of the Community Land Trust program.

Energy efficiency was increased by weatherization rehab projects in existing homes. Lessening the burden of energy costs for LMI people contributes to overall affordability.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

CDBG funds were utilized for the Tenant Landlord Connection, which provides services to landlords and tenants. Services include education on fair housing rules, responsible renting, lead based paint hazards, education on rights and responsibilities, and mediation between landlords and tenants. These services help alleviate homelessness by mediating disputes and thereby reducing the number of evictions of individuals and families. HOME funds provided tenant based rental assistance for homeless, formerly homeless, and "hard to house" persons. This assistance is part of the Coordinated Entry system in Duluth, which involves several partners addressing homelessness.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City partnered with the Duluth Housing and Redevelopment Authority to work to reduce lead-based paint hazards. The HRA's staff during this period included a number of lead-certified inspectors, which allowed for a timely and thorough review of lead-based paint risks in affordable housing projects.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City collaborated with partners to review services for families that might be experiencing or were at risk of poverty. Through strong partnerships with sub-recipients Center City Housing Corporation and CHUM, services were provided to at-risk families at Steve O'Neil Apartments and the CHUM Shelter. Additional services of youth programming including educational and job training were provided through the Life House Futures program and the Family Freedom Center Skilled Trades, Arts, Robotics, and Technology program. The City worked with its affordable housing providers to consider future options

for family supportive housing. CDBG funds supported Goodwill, who operates the High-demand, Living-wage, Job Training program, which helps low-income people to receive training, get hired, and increase their income. Additionally, Entrepreneur Fund assists low-income business owners to increase their revenue.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

Duluth's Tenant Landlord Connection (TLC) is managed and staffed by One Roof Community Housing. The TLC educates existing and potential landlords and tenants of their respective rights and responsibilities; it mediates disputes, helps work to avoid evictions whenever possible, provides Ready-to-Rent classes for hopeful tenants looking to improve their or establish their rental history, and refers individuals experiencing discrimination to fair housing resources.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

Duluth's Tenant Landlord Connection (TLC) is managed and staffed by One Roof Community Housing Organization. The TLC educates existing and potential landlords and tenants of their respective rights and responsibilities; it mediates disputes, helps work to avoid evictions whenever possible, provides Ready-to-Rent classes for hopeful tenants looking to improve upon or establish their rental history, and refers individuals experiencing discrimination to fair housing resources.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The Department of Housing and Urban Development requires the City of Duluth, a recipient of HUD funding, to affirmatively further fair housing in accordance with the Federal Fair Housing Act of 1968, which prohibits discrimination in the sale, rental, or financing of housing.

HUD Secretary Scott Turner filed the following revisions to HUD's regulation governing the Fair Housing Act on February 28, 2025:

24 CFR Part 5.150 Affirmatively Furthering Fair Housing: Definitions.

(a) The phrase "fair housing" in 42 U.S.C. 5304(b)(2), 5306(d)(7)(B), 12705(b)(15), and 1437c-1(d)(16) means housing that, among other attributes, is affordable, safe, decent, free of unlawful discrimination, and accessible as required under civil rights laws.

(b) The phrase "affirmatively further" in 42 U.S.C. 5304(b)(2), 5306(d)(7)(B), 12705(b)(15), and 1437c-1(d)(16) means to take any action rationally related to promoting any attribute or attributes of fair housing as defined in the preceding subsection.

24 CFR Part 5.151 Affirmatively Furthering Fair Housing: AFFH Certifications.

A HUD program participant's certification that it will affirmatively further fair housing is sufficient if the participant takes, in the relevant period, any action that is rationally related to promoting one or more attributes of fair housing as defined in section 5.150(a). Nothing in this paragraph relieves jurisdictions of their other obligations under civil rights and fair housing statutes and regulations.

The City of Duluth certifies that it affirmatively furthers fair housing in accordance with the Fair Housing Act of 1968 and in accordance with the revisions filed by HUD on February 28, 2025.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

All CDBG, HOME, and ESG funded programs receive this type of monitoring based upon a risk assessment. Every individual community development project is monitored annually. This is done through either a program desk monitoring or by an on-site monitoring that inspects and reviews client records using the HUD Monitoring spreadsheets. In addition, financial monitoring is conducted on all of the agencies through audit reports. During onsite visits, staff verifies that program activities are meeting a national objective, people are being served, and that funds are expended appropriately on eligible activities. Staff also reviews the Agency's policies and procedures, including their communication and outreach plans. Specific activities, such as the Entrepreneur Fund actively outreaches to minority owned businesses to include them in their business co-hort. HRA, One Roof and Eco 3 participate in the MBWE programs. The Imagine Duluth 2035 Comprehensive Plan was adopted on June 25 of 2018 and it includes principles to insure fair housing and equity.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

A public notice about the 2024 CAPER was published on May 31, 2025 in the Duluth News Tribune. The draft 2024 CAPER was available on the City's Website. A public hearing on the 2024 CAPER and the agencies performance will be held at meeting open to the public on June 17. Agencies were notified of these meetings are expected to attend.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

Based on community input and housing data, the Committee chose to continue recommending a stronger funding focus on affordable housing in 2024. This was to meet the needs that were identified during community input through the Imagine Duluth 2035 Comprehensive Plan process in addition to the annual community needs survey, and other input opportunities held throughout the year.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 24 CFR 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Seven rental properties that received HOME funds are still within their respective affordability periods. The City of Duluth tracks a project at the following milestones: initial project approval; during construction; at construction completion; and the subsequent monitoring visits in compliance with HOME regulations. Two buildings require an on-site building inspection for program year 2024: Windwood Townhomes and five units at the Center for Changing Lives. The remaining five buildings are up to date on their inspections. These buildings include Burke Apartments, New San Marco, Steve O'Neil Apartments, Center for Changing Lives, Garfield Square, Birchwood, and Windwood Townhomes.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

Agencies receiving HOME funds are required to submit an Affirmative Marketing Plan to the City of Duluth at which time it is reviewed for consistency, fairness, and to ensure that programs are adequately marketed to community members.

### **Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

There was no program income for these projects.

### **Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

Recognizing the need for gap financing for affordable housing projects, the City of Duluth works with Developers seeking Low Income Housing Tax Credits from the State of Minnesota. The City coordinates proposal review in partnership with St. Louis County Health and Human Services Division Staff, the HRA, and the Affordable Housing Coalition of Duluth. Projects that meet local housing priorities are presented to Duluth City Council for project support, which is included with Developers applications to MN Housing. During this program year, City Council supported two projects for 2025 Round 1 Tax Credits.

Additionally, the City of Duluth works with local Developers to support Tax Abatement or Tax Increment

Financing when appropriate to assist mixed-income housing development. When public assistance is utilized, the City of Duluth negotiates units to be rent restricted/affordable units.