



*Duluth Community Development Program Mission is to invest in community programs that help low to moderate income people by addressing **basic needs**, providing **affordable housing** and increasing economic **self-sufficiency**.*

City of Duluth
Community Development Committee
February 28, 2017 Meeting Summary
City Hall Room 303

I. Call to Order and Roll Call

Chair Randy Brody called the meeting to order at 5:35 p.m.

Roll Call

Attending: Randy Brody, Hamilton Smith, Mark Othus, Debra Branley, Abbey Mlinar

Absent: Reyna Crow, Cruz Mendoza, Barbara Carr

Staff Present: Adam Fulton, Kathy Wilson

II. Approval of Meeting Summary: January 31, 2017 Special Meeting

MOTION/Second: Othus/Smith to approve January 31, 2017 meeting minutes. Motion passed.

VOTE: (5-0)

III. Presentations – Review for pre-commitment for housing development

A. AICHO – Lincoln Park Proposal:

The proposed project is a rehab and expansion of a building located at 2301 W Superior St. AICHO owns the building and currently uses the 1st floor as an operational eco-laundry and to host pop ups. The 2nd floor is fire damaged and unusable at this time. The project would rehab the 1st and 2nd floors and add on a 3rd floor. The laundry would continue operations and a coffee shop/art gallery would also occupy the 1st floor, along with 1 accessible apartment unit. In total the project would create 9 new units of affordable housing geared towards Lincoln Park's low-to-moderate income workforce. Rents will range from \$550/month to \$750/month for studio, 1 bedroom, and 2 bedroom apartments and would be affordable to households with incomes ranging from \$24,000 - \$44,000 a year. After project completion, the eco-laundry and coffee shop are projected to make the building self-sustaining financially.

B. Center City – Garfield Square Proposal:

The proposed project is new construction of 50 1 bedroom apartment units to accommodate Esmond residents while the Esmond is rehabbed or replaced. The HRA has already agreed to provide Section 8 vouchers for all units. The resident population will be single adults who have experienced long term homelessness and adults with disabilities. If awarded Minnesota Housing Finance Agency (MHFA) funds in 2017, the construction is projected to start in the summer of 2018. The building will have 24-hour front desk security and onsite case management services. Garfield Square will feature an increase in case management and supportive services compared to the Esmond.

IV. Community Development Program – Review Process & Federal Regulations

Staff presentation attached.

V. Options for Community Development Program Changes

Staff presented three potential ideas for the FY2018 budget:

1. Investment in multifamily or multi-tenant housing to solve a particular housing problem
2. Investment in single family and multifamily housing in a specific geographic area to address a concentrated neighborhood issue (including infrastructure and community improvements)
3. Investment in economic development to solve a specific employee development or job/business creation problem in a specific geographic area

Smith would like to continue outreach to new applicants and consider this with the upcoming Community Needs Assessment. Brody likes the idea of focusing some funding on one geographic area or issue, but would like some more specific examples of what this might look like and how it might shift the budget. Committee members generally thought that housing is an important focus area and asked that the examples include housing projects.

VI. Review CD Committee calendar

Committee members reviewed the 2017 meeting calendar.

VI. Adjourn

Meeting adjourned at 7:20 p.m.

MOTION/Second: Smith/Branley to adjourn meeting. Motion passed. **VOTE: (5-0)**