



Planning & Development Division
Planning & Economic Development Department

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Community Development Committee Meeting Summary

Tuesday, April 27, 2021, 5:30 p.m.
Virtual Meeting- Web- EX

1. Call to Order and Roll Call

Chair Pat Sterner called the meeting to order at 5:34 pm

Attending: Hamilton Smith, Theresa O'Halloran-Johnson, Steve Wick, Mike Mayou, Pat Sterner

Absent: Mark Osthus, Anthony Reed-Fuglestad, Valerie Joeckel

Staff Present: Ben VanTassel, Suzanne Kelley, Jason Hale, Theresa Bajda

2. Approval of March 23, 2021 Meeting Summary

Attachment: March 23, 2021 Meeting Summary

MOTION/Second: Smith/Wick moved to approve the meeting summaries. Vote (5-0)

3. Decker Dwelling Phase II- Pre-Commitment

Manager VanTassel, along with Jason Hale and Theresa Bajda presented the pre-commitment process and the Decker Dwelling Phase II project. This explanation was in the April 21, 2021 memo sent to the CD Committee members. Specifically, One Roof Community Housing has requested a pre-commitment of future Community Development Program funds of \$400,000 to be used as match for their application for low income housing tax credits to Minnesota Housing. Annually, the City receives about approximately \$2.4M in CDBG and \$540K in HOME. A pre-commitment of funds is dependent on the receipt of those funds from HUD and also needs approval the City Council. The Decker Dwelling Phase II project would be located adjacent to Decker Dwellings that is currently under construction, and would be a three-story, 42-unit apartment building. A draft resolution approving the pre-commitment of \$400,000 for the Decker Dwellings Phase II housing development was presented. The Executive Director of One Roof Community Housing, Jeff Corey provided additional detail about their tax credit application process to Minnesota Housing and about the project.

Committee members voiced their concerns about the pre-commitment process because it is occurring before the applications for the 2022 funding cycle are presented. However, due to the amount of dollars the low income housing tax credit process is able to leverage for the Duluth community and understanding that the timeline for the tax credit process is established by Minnesota Housing, Committee members understood the need.

To provide greater flexibility, Smith made a motion to amend the draft resolution language so that the \$400,000 pre-commitment funds could come from either CDBG or HOME or both sources. O'Halloran-Johnson seconded the motion; **Motion passed 5 to 0.**

Wick made the motion for approve the amended resolution approved the Pre-Commitment of \$400,000 in CDBG or HOME or from both sources for the Decker Dwelling Phase II project. Mayou seconded the motion; **Motion passed 5 to 0.**

4. Discussion:

- 2022 Funding Target Percentages
- Community Needs Assessment
- Application Outreach

Manager VanTassel discussed the 2022 Application Process as asked for input about the funding priorities, community input and application outreach. He announced that the Annual Housing Indicator report would be presented at a future meeting which will help Committee members better understand the current housing situation.

Committee members expressed interest in learning more about public transportation, broadband support, food access, childcare, and high cost of rents. They are concerned about the “unspoken poverty taxes” and looking at ways to address the system rather than one element. They encouraged other non-profits to apply to increase awareness in the community.

5. Adjourn (Next meeting, June 22, 2021)

MOTION/Second: O'Halloran-Johnson /Smith to adjourn the meeting at 7:02 pm. **Vote (5-0)**