

**MEETING SUMMARY OF THE
COMMUNITY DEVELOPMENT COMMITTEE (CD Committee)**

**TUESDAY, OCTOBER 6, 2009 – 6:00 P.M.
ROOM 402 – 4TH FLOOR – CITY HALL**

Present: Jennifer Baumann, Theresa Bobula, Bill Kimbler, Patricia Tyler, and Scott Wallschlaeger (Chair)

Absent: DeAnne Westerman and Ron Boshey, Sr.,

Staff: Karen Olesen, Charles Froseth, Steven Robertson and Emily Ojanen (Intern)

Roll Call: 5 present and 2 excused.

Meeting Called to Order

Chair Wallschlaeger, following role call, noted a quorum was present and called the meeting to order at 6:00 pm. Staff reviewed the application process which is the same as the process at the September 29 meeting. Tonight the Committee will review the remaining applications including those that were not completed at the September meeting. As in last month's review the Committee is to use evaluation forms and these are to be completed at the end of each staff report/presentation. This meeting is an opportunity for the Committee to discuss individual applications. Staff will take minutes with the comments that can be used by the Committee in determining funding levels.

Application Review Session #2 - Review Staff Reports and Technical Scores

	Page
Public Services / Emergency Shelter Grants Program (ESGP)	
10-PS-06 Housing Access Program Homelessness Prevention - Damiano	113
10-PS-07 / 10-ES-03 Battered Women's Shelter Prog.-Safe Haven/AICHO.....	196
10-PS-08 / 10-ES-04 Transitional Housing Program - Salvation Army/WCDO	202
10-PS-09 Youth Development Collaborative - YMCA	119
10-PS-10 Jump Start Vehicle Loan Program Duluth – Community Action Duluth.....	125
10-PS-11 Permanent Supportive Housing – Women's Comm. Dev. Org.....	131
10-ES-01 CHUM Stabilization Services for the Homeless - CHUM	184
10-ES-02 MACV-Duluth – Minnesota Assistance Council for Veterans	190
Housing	
10-HS-01 Duluth Property Rehabilitation Program – HRA	1
10-HS-02 FAIM IDA Housing Counseling/Down Payment Assist.-Community Action ...	7
10-HS-03 Duluth Weatherization – AEOA.....	13
10-HS-04 Duluth Energy Efficiency Program – Common Ground Construction	19
10-HS-05 Redruth Valley & Pine Grove Apartments – Accessible Space, Inc.....	25
HOME Investment Partnerships Program (HOME)	
10-HM-01 Homeless Rental Assistance Program (TBRA) - Duluth HRA	137
10-CD-01 Housing Predevelopment – NCLT	143

10-CD-02 Housing Predevelopment – Center City Housing Corp.	149
10-CH-01 WCDO Properties – Center City Housing Corp.	155
10-CH-02 Rehabilitation-Resale – NCLT	165
10-CH-03 East Side Housing Rehabilitation - Center City Housing Corp.....	174

The Committee had the following questions for the applicants:

10-CH-03 East Side Housing Rehabilitation; Center City Housing

1. Where are apartments located?
2. Please provide the apartment building(s) address(es).
3. Will Center City Housing be the CHDO owner, or only the developer, of the properties?
4. Does CCH have site control?
5. What is the estimated value of the properties?
6. The application is unclear if the operating expenses identified for the utilities are the current costs or if those costs project the anticipated 20% savings from the completed rehab work.
7. You may attach a revised “Housing budget Form 3 - Operating Expenses” if those costs should be changed from the form submitted with your application.

10-CH-01 WCDO Properties; Center City Housing

1. In the narrative, it is stated that financial projections show the buildings “*can cashflow and be operational*” for the next 20 years. Comparing the annual rental income to operating expenses provided on the Housing Budget forms, there appears to be an operating deficit of \$18,863 in the first year, which would increase thereafter.
2. Please explain the seeming contradiction between the narrative and the budgets. You may attach revised “Housing Budget Form 2 - Rents and Income” and/or “Housing Budget Form 3 - Operating Expenses” if there are errors in the forms submitted with your application.

10-CH-03 NCLT Rehabilitation – Resale; Northern Communities Land Trust

1. The per unit total development cost is down slightly from 2009’s application, however, the HOME subsidy per unit increased from approximately \$30,000 per unit to \$40,000. Please explain the increase in HOME subsidy.

10-PS-11 Permanent Supportive Housing Program; Women’s CD Organization

1. What are the ultimate goals of the program?
2. Will the program assist households to move to independent living situations?
3. How long you do estimate that families will remain in the program?

Next Meeting

The next meeting of the CD Committee will be Tuesday, October 20, 2009, at 6:00 p.m. in Room 402 of Duluth City Hall.

Meeting adjourned at 8:00 p.m.