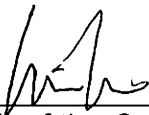


**RESOLUTION APPROVING A PRE-COMMITMENT OF \$400,000
FY 2027 FUNDING ALLOCATION TO THE CITY OF DULUTH FROM
THE HOUSING & URBAN DEVELOPMENT (HUD) DEPARTMENT FOR THE
CONSTRUCTION OF DECKER 2**

RESOLVED, that the CD Committee hereby approves a pre-commitment of Fiscal Year 2027 funds to be received by the City of Duluth as allocated by the federal Housing and Urban Development Department for the construction of Decker 2. The award of the \$400,000 will be contingent upon the developer, One Roof Community Housing, successfully securing major funding support from the State of Minnesota's Housing Finance Agency and other funding sources to enable construction to begin next year. The development of Decker 2 will contribute to achieving the housing goals in the 2025-2029 City of Duluth Consolidated Plan and the Continuum of Care's 10 Year Plan to End Homeless.

Approved at the April 21, 2026 Meeting:



Chair of the Community Development Committee
City of Duluth

STATEMENT OF PURPOSE:

This resolution provides for a pre-commitment of the City's FY 2027 HUD allocation for the construction of Decker 2. One Roof Community Housing is the developer and will be owner. The building will be located at 4701 Decker Road, adjacent to the Decker Dwellings building and Schneiderman's Furniture store near the Miller Hill Mall. The Decker 2 apartment development will include 45 affordable workforce units targeted to serve individuals and families. The 45 units will consist of 11 one-bedroom, 22 two-bedroom, and 12 three-bedroom units. All units will be rent- and income-restricted to households earning at or below 50% of area median income (AMI), with the many units further restricted to households earning below 30% AMI. Seven units will be designated for high-priority homeless (HPH) individuals and five units will be designated for households where at least one member of the household has a disability.

The total estimated cost of the project is \$24,000,000. In July 2026, One Roof Community Housing will be submitting an application to Minnesota Housing for the majority of the funds needed to construct the building. This pre-commitment of funds is evidence of the Community Development Committee's support for the project. The program source of the actual award of \$400,000 will be dependent on the FY 2027 HUD allocation.