



Planning & Development Division
 Planning & Economic Development Department

218-730-5580
 planning@duluthmn.gov

Room 160
 411 West First Street
 Duluth, Minnesota 55802

Duluth Housing Trust Fund Extension Request Staff Report

19 West 4th St

Applicant/Developer	Michael Wojcik, Positively 4th Street LLC
Project Type	New Construction
Amount Requested	\$1,000,000
Loan Terms	18-month term at 2% interest, \$50,000 of forgiveness requested
Project Details	This loan is for the construction of a sustainable infill multifamily housing development in Central Hillside. The loan will specifically support 20 units of the 28-unit development. The developer plans to rent all 20 units supported by the HTF at rates affordable to households earning 70% AMI. The loan will be used to support the construction costs of this development. Construction is anticipated to start in April 2026, with project completion estimated by the end of 2026.
Project Location	19 W 4th St, Duluth, MN 55806
Total Development Costs	\$3,600,000.00
Other Financing	Developer equity – 75-80% Loan to Value Bank Loan of \$2.4M Future: SDIRA of ~800k (Working with Members, expecting 20-25% SDIRA)
Project History	The property at 19 W 4 th Street is currently vacant. The property was previously developed with a single-family home or duplex. It appears that the previous dwelling was demolished in 2016 after being condemned for human habitation in 2013 and condemned for demo in 2015.
Staff Recommendation	This project meets eligibility requirements for the HTF Program and is aligned with key principles identified in the City’s comprehensive plan, including reinvesting in neighborhoods (Principle #5). The proposal would create 20 new housing units affordable to households earning 70% of AMI. Staff recommend loan approval and seek a recommendation on the level of loan forgiveness for the HRA to consider.