



2025 Community Development Program Overview

RECOMMENDATIONS for 2025 Funding January 27, 2025

	Pre-application Funding Targets		Applications Received		CD Committee Final Recommendations		City Council Allocation		HUD Allocation
	\$	%	\$	10/22/24 Manager Recommendations	3-Dec-24	%	\$	%	\$
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)									
Affordable Housing	\$ 824,000	35%	\$ 1,939,000	825,000	825,000	35%			
Public Facilities	\$ 235,000	10%	\$ 1,144,051	336,000	330,520	14%			
Economic Development	\$ 470,000	20%	\$ 613,426	368,000	373,480	16%			
Public Services ¹	\$ 352,000	15%	\$ 807,723	352,000	352,000	15%			
Planning/Administration ²	\$ 470,000	20%	\$ 520,000	470,000	470,000	20%			
Program Total	\$ 2,351,000		\$ 5,024,200	2,351,000	2,351,000				
HOME Investment Partnership (HOME)									
Tenant Based Rental Assistance (TBRA)	\$ 100,000	20%	\$ 147,370	100,000	100,000	20%			
Rental Development	\$ 250,000	50%							
Homeowner Development/Rehab	\$ 100,000	20%	\$ 825,000	350,000	350,000	70%			
CHDO Operations	\$ -	0%							
Administration ³	\$ 50,000	10%	\$ 50,000	50,000	50,000	10%			
Program Total	\$ 500,000			500,000	500,000				
Emergency Solutions Grant Program (ESG)									
Shelter Operations & Street Outreach ⁴	\$ 124,200	60.0%	\$ 284,303	124,200	124,200	60.0%			
Rapid Rehousing/Prevention	\$ 63,075	30.5%	\$ 63,075	63,075	63,075	30.5%			
HMIS	\$ 4,200	2.0%	\$ 4,200	4,200	4,200	2.0%			
Administration ⁵	\$ 15,525	7.5%	\$ -	15,525	15,525	7.5%			
Program Total	\$ 207,000		\$ 351,578	207,000	207,000				

Annual Award Summary							
	2024 Award	2023 Award	2022 Award	2021 Award	2020 Award	HUD National Objective Percentages (
CDBG	\$ 2,352,496.00	\$ 2,385,901.00	\$ 2,349,416	\$ 2,462,495	\$2,426,160	\$ 2,335,000	99%
HOME	\$ 499,731.00	\$ 615,442.00	\$ 585,461	\$ 548,149	\$549,634	\$ 380,000	16%
ESG	\$ 209,696.00	\$ 206,489.00	\$ 206,998	\$ 206,941	\$208,704	\$ -	0%
Total Annual Award	\$ 3,061,923.00	\$ 3,207,832.00	\$ 3,141,875	\$ 3,217,585	\$3,184,498		

CDBG - Affordable Housing Proposals- 2025

Application Details			Committee Scoring		Funding Recommendations					HUD Allocation		Notes
Application ID	Project Name & Applicant	Application Goal	Average Rank	Average Score	Application Request	Manager's Recommendation	CD Comm. Final Recommendation	Council Allocation	HUD allocation amount	Final allocation-difference		
2025-01-HS	Duluth Property Rehab Program Housing & Redevelopment Authority of Duluth, MN	50 units	1	96	\$ 325,000	\$ 325,000	\$ 325,000	\$ 325,000				
2025-02-HS	Community Land Trust: Acquisition-Rehab-Resale One Roof Community Housing	8 units	3	95.3	\$ 400,000	350,000	\$ 350,000	\$ 350,000				
2025-03-HS	Community Land Trust: New Constuction One Roof Community Housing	17 units	4	95	\$ 425,000	HOME funds						
2025-04-HS	DKI Duplexes: Comfort & Joy Divine Konnections Inc	2 units	6	87	\$ 200,000	\$ 120,000	120,000	\$ 120,000				
2025-05-HS	Westside Market Family Rise Together	18 units	6	65.5	\$ 189,000	\$ 30,000	\$ 30,000	\$ 30,000				
2025-06-HS	Decker II- Precommitment One Roof Community Housing	60 units	2	95.7	\$ 400,000	-	FY 2026					
Affordable Housing Proposals Total					\$ 1,939,000	\$ 825,000	\$ -	\$ 825,000	\$ 825,000	0.00	0	
									0.00			

CDBG - Public Facility Improvement Proposals- 2025

Application Details			Committee Scoring		Funding Recommendations				HUD Allocation		Notes
Application ID	Project Name & Applicant	Application Goal	Average Rank	Average Score	Application Request	Manager's Recommendation	CD Comm. Final Recommendation	Council Allocation	Final Allocation	Difference	
2025-01-PF	Equipment Upgrades to Improve Dental Care Lake Superior Health Center	5 units	3	92.3	\$ 24,400	\$ 10,000	\$ 19,520	\$ 19,520			
2025-02-PF	Windows for Spirit Valley Childcare YWCA Duluth	1 facility	7	77.3	\$ 55,000	0					
2025-03-PF	Nourish the Northland Capital Campaign Second Harvest Northland	1 facility	1	94.3	\$ 199,999	\$ 100,000	\$ 85,000	\$ 85,000			
2025-04-PF	Yellow Leaf Crisis Center Roof Proposal Center City Housing	1 facility	2	91	\$ 111,380	\$ 90,000	\$ 90,000	\$ 90,000			
2025-05 PF	6th Ave E Corridor Revitalization Zeitgeist Center for Arts and Community	1 facility	6	82	\$ 163,272	\$ 20,000	\$ 20,000	\$ 20,000			
2025-06 PF	Child Care Rehab Lincoln Park Children and Families Collaborative	1 facility	5	86.3	\$ 40,000	\$ 20,000	\$ 26,000	\$ 26,000			
2025-07 PF	Chalet Renovation and Expansion Project Chester Bowl	1 facility	4	85.3	\$ 550,000	\$ 96,000	\$ 90,000	\$ 90,000			
Public Facility Improvement Proposals Total					\$ 1,144,051	\$ 336,000	\$ 330,520	\$ 330,520			

CDBG - Economic Development Proposals- 2025

Application Details			Committee Scoring		Funding Recommendations					HUD Allocation		Notes
Application ID	Project Name & Applicant	Application Goal	Average Rank	Average Score	Application Request	Manager's Recommendation	CD Comm. Final Recommendation	Council Allocation	Final Allocation	Difference		
2025-01-ED	Futures Program Life House, Inc.	100 people	2	87	\$ 95,000	\$ 90,000	\$ 90,000	\$ 90,000				
2025-02-ED	High-demand, Living-wage Job Training Project SOAR Career Solutions	90 people	4	88.8	\$ 194,226	\$ 130,000	\$ 130,000	\$ 130,000				
2025-03-ED	Growing Neighborhood Businesses Entrepreneur Fund	7 businesses	1	89	\$ 56,000	48,000	48,000	48,000				
2025-04-ED	CM Solutions Accelerator Family Rise Together	12 people	7	72	\$ 120,000	30,000	30,000	30,000				
2025-05-ED	Start- Skilled Trades, Arts, Robotics and Technology Family Freedom Center	200 people	4	81.5	\$ 93,200.00	40,000	45,480	45,480				
2025-06-ED	Jump into Child Care Northland Foundation	150 people	5	82.5	\$ 30,000	\$ 20,000	\$ 20,000	\$ 20,000				
2025-07-ED	Green Construction Training Green New Deal Housing	30 people	6	82	\$ 25,000	\$ 10,000	\$ 10,000	\$ 10,000				
Economic Development Proposals Total					\$ 613,426	\$ 368,000	\$ 373,480	\$ 373,480	\$ -	0	0	

CDBG - Public Services Proposals- 2025

Application Details			Committee Scoring		Funding Recommendations				HUD Allocation			Notes
Application ID	Project Name & Applicant	Application Goal	Average Rank	Average Score	Application Request	Manager's Recommendation	CD Committee	City Council	Final HUD Allocation	Difference	Final difference	
PUBLIC SERVICES												
2025-01-PS	Free Tax Site Community Action Duluth	1,200 people	4	92.2	\$ 50,000	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00				
2025-02-PS	Programming for Children Living at the Steve O'Neil Apts CHUM	80 people	3	93.6	\$ 25,000	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00				
2025-03-PS	Duluth Hunger Project CHUM	33,300 people	1	96.6	\$ 112,500	\$ 81,000.00	\$ 81,000.00	\$ 81,000.00				
2025-04-PS	Tenant Landlord Connection One Roof Community Housing	575 hsholds	6	91.2	\$ 70,000	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00				
2025-05-PS	Basic Needs Drop-In Youth Center for Homeless Youth- Life House, Inc	625 people	2	94	\$ 39,000	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00				
2025-06-PS	Young Mothers Program YWCA	25 people	9	88	\$ 30,000	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00				
2025-07-PS	UGM Food Programming Union Gospel Mission	2500 people	8	92	\$ 15,000	\$ 10,000	\$ 10,000	\$ 10,000				
2025-08-PS	Expanding Equitable and Dignified Food Access Second Harvest Northland	105,000 people	7	91.2	\$ 100,000	\$ 20,000	\$ 20,000	\$ 20,000				
2025-09-PS	Food Access through Markets Community Action Duluth	3200 people	5	92.6	\$ 46,000	\$ 15,000	\$ 15,000	\$ 15,000				
PUBLIC SERVICES- HOMELESSNESS SERVICES (scores rating included with ESG applicants)												
2025-01-PH	Comprehensive Services for Homeless Veterans Minnesota Assistance Council for Veterans	100 people	8	94.8	\$ 52,920	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00				Eligible for CDBG/ESG
2025-02-PH	Save Haven Shelter Program Safe Haven Shelter for Battered Women	575 people	6	96.2	\$ 35,000	\$ 25,000	\$ 25,000	\$ 25,000				
2025-03-PH	CHUM Homeless Services CHUM	1,100 people	1	97.8	\$ 42,000	\$ 35,000	\$ 35,000	\$ 35,000				Eligible for CDBG/ESG
2025-04-PH	Family Supportive Housing Center City Housing Corporation	124 people	3	97.2	\$ 50,000	\$ 25,000	\$ 25,000	\$ 25,000				Eligible for CDBG/ESG
2025-05-PH	Family Transitional Housing The Salvation Army	100 people	9	92	\$ 10,000	\$ 5,000	\$ 5,000	\$ 5,000				Eligible for CDBG/ESG
2025-05-PH	Expanded Homelessness Prevention Justice North	75 people	10	85.2	\$ 106,303	0	0	0				
2025-CE	Coordinated Entry Housing & Redevelopment Authority of Duluth, MN	n/a	2	96	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000		na		HUD Requirement
Public Services Proposal Total					\$ 807,723	\$ 352,000	\$ 352,000	\$ 352,000	\$ -	0.00	0.00	

HOME Investment Partnership Proposals - 2025

Application Details			Committee Scoring		Funding Recommendations				HUD allocation		Notes	
Application ID	Project Name & Applicant	Application Goal	Average Rank	Average Score	Application Request	Manager's Recommendation	CD Comm. Final Recommendation	Council Allocation	Final Allocation HUD	Difference	Final Allocation with Reprogram and HUD	
TENANT BASED RENTAL ASSISTANCE												
2025-HM-01	Tenant Based Rental Assistance Housing & Redevelopment Authority of Duluth	14 households	11	82	\$ 147,370.00	\$ 100,000	\$ 100,000	\$ 100,000				
Subtotal			<i>scored with Homeless</i>									
RENTAL DEVELOPMENT												
2025-06-HS	Decker Dwelling II	30 units	precommitted	FY 2026								HOME/CDBG Eligible
One Roof Community Housing												
HOMEOWNER DEVELOPMENT/REHAB												
2025-03-HS	Community Land Trust: Acquisition-Rehab-Resale	8 units	3	95.3	400,000.00			CDBG funds				Eligible for HOME/CDBG
One Roof Community Housing												
2025-04-HS	Community Land Trust: New Construction	17 units	4	95	425,000.00	\$ 350,000						Eligible for HOME/CDBG
One Roof Community Housing												
Subtotal					825,000.00	\$ 350,000	\$ 350,000	\$ 350,000				
COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO) OPERATIONS												
<i>No applications</i>												
Subtotal												
PROGRAM ADMINISTRATION												
ADMIN-4	Tenant Based Rental Assistance Administration		n/a									
Housing & Redevelopment Authority of Duluth												
ADMIN-3	HOME Investment Partnership Administration		n/a									
City of Duluth												
Subtotal												
HOME Program Proposal Total					\$ 1,797,370	\$ 450,000	\$ 100,000	\$ 350,000	\$ -			

Community Housing Development Organization Calculations		
CHDO Operations	\$ -	0%
CHDO Homeowner Development	\$ 350,000	78%
CHDO Rental Development		0%

Emergency Solutions Grant Proposals - 2025

Application Details			Committee Scoring		Funding Recommendations					Notes
Application ID	Project Name & Applicant	Application Goal	Average Score	Average Rank	Application Request	Manager's Recommendation	CD Comm recommendation without retrogram	CD Comm. Final Recommendation	HUD Allocation	
SHELTER OPERATIONS & STREET OUTREACH										
combined with CDBG Homeless Services										
2025-01-ES	Safe Haven Shelter Program Safe Haven Shelter for Battered Women	575 people	6	96.2	\$ 35,000	\$ 25,000	\$ 25,000	\$ 25,000		Eligible for CDBG/ESG
2025-02-ES	CHUM Homeless Services CHUM	1,100 people	1	97.8	\$ 22,000	\$ 20,000	\$ 20,000	\$ 20,000		
2025-03-ES	Family Supportive Housing Center City Housing Corp	91 people	3	97.2	\$ 35,000	\$ 25,000	\$ 25,000	\$ 25,000		Eligible for CDBG/ESG
2025-04-ES	Family Transitional Housing The Salvation Army	100 people	9	92	\$ 10,000	\$ 5,000	\$ 5,000	\$ 5,000		
2025-05-ES	CHUM Street Outreach CHUM	200 people	5	96.9	\$ 20,000	\$ 15,000	\$ 15,000	\$ 15,000		
2025-06-ES	Street Outreach for Youth Life House, Inc	20 people	8	94.2	\$ 36,000	\$ 19,200	\$ 19,200	\$ 19,200		Eligible for CDBG/ESG
2025-07-ES	Annie's House of Refuge & Restoration Divine Konnections, Inc	18 people	4	96.3	\$ 20,000	\$ 15,000	\$ 15,000	\$ 15,000		Eligible for CDBG/ESG
2025-08-ES	Expanded Homelessness Prevention Justice North	75 people	10	85.2	\$ 106,303	0	0	0		
Subtotal					\$ 284,303	\$ 124,200	\$ 124,200	\$ 124,200		
RAPID REHOUSING & HOMELESSNESS PREVENTION										
Rapid Rehousing & Homelessness Prevention Housing & Revelopment Authority of Duluth, MN										
Subtotal					\$ 63,075	\$ 63,075	\$ 63,075	\$ 63,075		Requirement
HMIS ADMINISTRATION										
HMIS Administration										
Subtotal					\$ 4,200	\$ 4,200	\$ 4,200	\$ 4,200		Requirement
PROGRAM ADMINISTRATION										
ADMIN-5	Emergency Solutions Grant Program Administration					\$ 15,525	\$ 15,525	\$ 15,525		
Subtotal										

ESG Program Proposal Total

For cap calculation for Shelter Operations & Street Outreach, 60% of 2025 Estimate \$124,200

Administration & Planning- 2025

Application Details		Funding Recommendations				Final HUD allocation		Notes
Application ID	Project Name & Applicant	Application Request	Manager's Recommendation	CD Comm. Final Recommendation	Council Allocation	HUD \$ Amount	Difference	
COMMUNITY DEVELOPMENT BLOCK GRANT ADMINISTRATION								COMMUNITY DEVELOPMENT BLOCK GRANT ADMINISTRATION
ADMIN-1	Community Development Block Grant Program Administration City of Duluth	\$ 470,000	\$ 470,000	\$ 470,000	\$ 470,000			
ADMIN-2	Neighborhood Revitalization Planning City of Duluth	\$ 50,000	\$ -	\$ -	\$ -			
	subtotal	\$ 520,000	\$ 470,000	\$ 470,000	\$ 470,000			
OTHER ADMINISTRATION								
ADMIN-3	HOME Investment Partnership Program Administration City of Duluth	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000			
ADMIN-4	Tenant Based Rental Assistance Administration Housing & Redevelopment Authority of Duluth, MN	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000			
ADMIN-5	Emergency Solutions Grant Program Administration City of Duluth	\$ 15,525	\$ 15,525	\$ 15,525	\$ 15,525			
Planning & Administration Total		\$ 585,525	\$ 535,525	\$ 535,525	\$ 535,525			
	CDBG cap is 20%	\$ 2,351,000	\$ 470,200					
	HOME cap is 10% (includes TBRA)	\$ 580,000	\$ 58,000					
	ESG cap is 7.5%	\$ 207,000	\$ 15,525.00					

|

Contingency Plan: If there should be a higher level of funding allocated to the city for FY 2025 than estimated, such funding shall be distributed proportionally, rounded to the nearest dollar to previously recommended projects that were not recommended to receive full funding, up to 3% of the final allocation, and if less funding is allocated, all projects shall be reduced proportionally rounded to the nearest dollar up to 3% of the final allocation. If the final allocated amount varies by more than 3% of the estimated amount then the Community Development Committee shall reconvene and revise the funding recommendation and submit it to the City Council.

funding estimation	2,351,000
Percentage difference	3%
Dollar Difference	70,530.00

Motion-Pat, Second-Patrice
Passed