

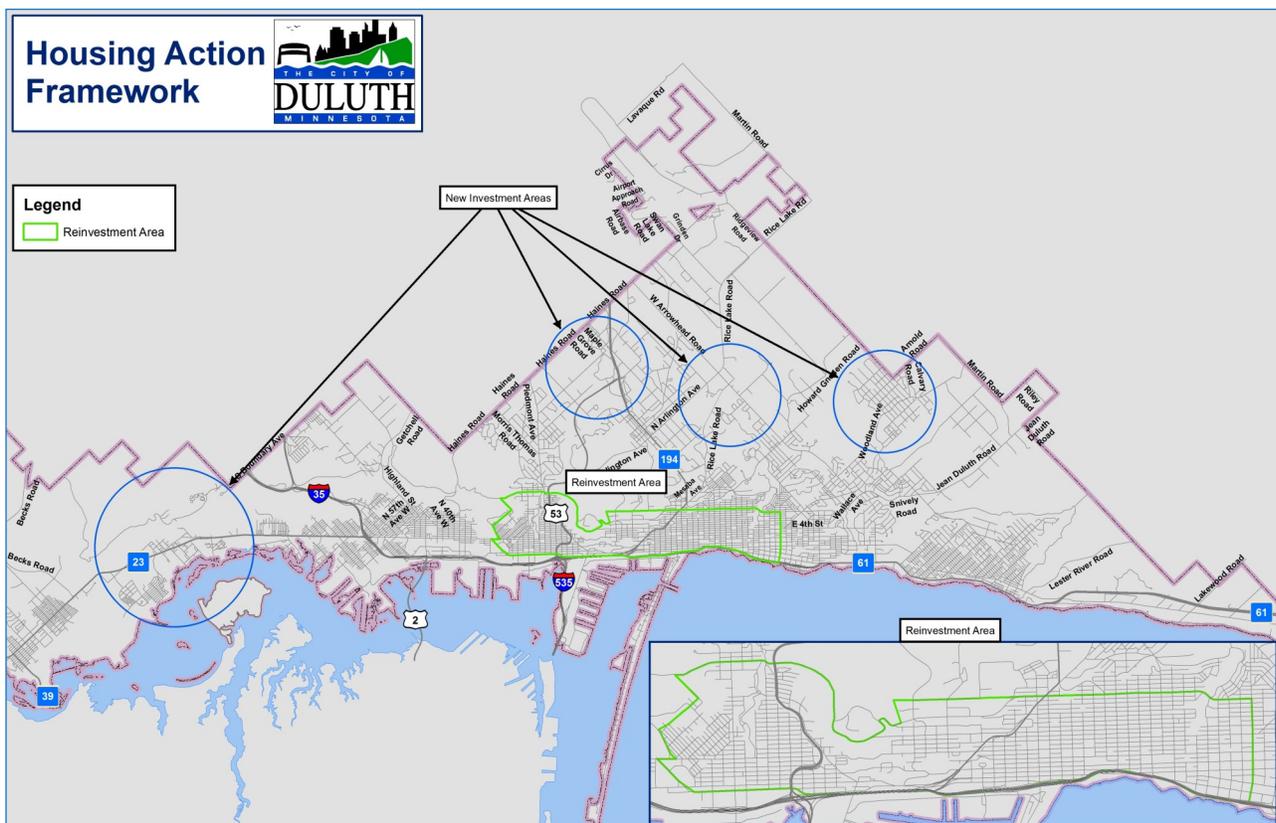
Reinvestment

Reinvestment is the primary approach for the Lincoln Park, Central Hillside, and East Hillside neighborhoods. As the geographic areas that saw the first significant density in Duluth, these neighborhoods contain the city’s oldest housing stock and opportunities for infill. Some of the most affordable housing options in Duluth are also located in these areas, but many of these units are in need of repair and modernization.

Input received during Imagine Duluth 2035’s public engagement phase found that many young families would like to move into these neighborhoods, with the new Lincoln Park Middle School a particular draw. The need for renovation of the existing housing stock in these areas, however, is often perceived as a barrier.

The zone outlined in green on the map has been designated as Duluth’s reinvestment area. The specific housing strategies for this area are:

- Concentrate current income-eligible rental and homeowner housing rehabilitation programs in this area.
- Encourage private developers and contractors to renovate houses that have been vacant or that become tax forfeit through the use of profit-sharing incentives.





Policy #2 – Provide affordable, attainable housing opportunities

- S1. Establish new parameters and a framework for communication and collaboration for financing new rental housing and additional homeownership in the community.
- S2. Align funding, resources, and zoning to implement reinvestment area goals.
- S3. Develop a cost-effective strategy for housing replacement and reinvestment that includes a variety of housing types and encourages homeownership.
- S4. Catalog available lots and develop a schedule for development phasing. Bring new development sites online only after existing lots are developed.
- S5. Foster opportunities for creative housing types and concepts, including tiny houses, townhomes, housing for individuals in Duluth on a temporary basis, and passive energy homes.
- S6. Continue to adjust applicable UDC criteria for housing development to encourage innovation and to simplify and accelerate the development process.

Policy #3 – Prioritize inclusive housing policies to reflect the city's social, cultural, economic, and historic diversity and development patterns

- S1. Plan for a mix of housing types in all neighborhoods, available to a variety of income levels, including a prioritization for housing with ADA accessible design.
- S2. Actively enforce anti-discrimination laws and act to promote fair housing practices in coordination with the Human Rights Officer.
- S3. Promote housing and neighborhood design that encourages safety, supports interaction between neighbors, fosters a sense of community, and reduces social isolation.
- S4. Prioritize opportunities for permanent affordability, including affordable ownership programs, in neighborhoods throughout the city.



Policy #4 – Improve the quality of the city’s housing stock and neighborhoods

- S1.** Reduce slum and blight conditions by promptly addressing vacant structures, strategically razing blighted buildings, and promoting the use of high quality materials in new construction.
- S2.** Promote curb appeal of neighborhoods, with consideration of elements such as lighting, trees and boulevards, streets and sidewalks, and well-maintained structures
- S3.** Seek new sources of funding to increase resources dedicated to construction of new housing and renovation of existing housing throughout the city.
- S4.** Continue to expand enforcement of the adopted housing and property maintenance codes, with a focus on rental housing. Evaluate measures to expand penalties for non-compliant properties.
- S5.** Encourage healthy and safe housing that provides high indoor air quality, noise protection, and that is free of hazardous materials and conditions.
- S6.** Consider programs to support contractors, including contractor capacity-building programs to encourage business growth that will be supportive of new housing options.

Policy #5 – Expand the cohesiveness of “One Duluth” by expanding a variety of housing opportunities throughout the city while maintaining unique community characteristics within distinct individual neighborhoods

- S1.** Proceed with implementation of neighborhood plans and other neighborhood initiatives previously adopted.
- S2.** Continue collaboration between neighborhoods and the Duluth Police Department using the community policing model to enhance safety within the community.
- S3.** Support platforms, whether physical or electronic, public or private, institutional or informal, that encourage neighborhood events, activities, and communication.
- S4.** Expand opportunities for temporary and permanent installations of art of all types in neighborhoods.
- S5.** Expand partnerships with St. Louis County to evaluate and develop tax forfeit parcels in appropriate locations for housing.

