



## Legislation Text

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RESOLUTION OF INTENT TO SUPPORT THE REQUEST BY CENTER CITY HOUSING CORPORATION TO THE STATE OF MINNESOTA FOR LOW INCOME HOUSING TAX CREDITS FOR THE CONSTRUCTION OF THE 30-UNIT BIRCHWOOD APARTMENT BUILDING.

### CITY PROPOSAL:

RESOLVED, that the Duluth city council hereby expresses its support for Center City Housing Corporation's request for funding to the Minnesota housing finance agency for low-income housing tax credits to construct a 30-unit apartment building.

STATEMENT OF PURPOSE: This resolution expresses the city council's support of an application to be submitted to the Minnesota Housing Finance Agency (MHFA) by Center City Housing Corporation for low-income housing tax credits that may be awarded by MHFA for the construction of a 30-unit apartment building. The deadline for submission of the application to MHFA is June 3, 2019. MHFA intends to finalize their funding decisions on October 18, 2019.

The proposed Birchwood Apartment Building would provide 30 one-bedroom permanent supportive housing units for single adults with behavioral health needs. The supportive services at this development will include on-site case management, Targeted Case Management, ARMHS, program and activity support, 24-hour front desk and part time nursing.

MHFA requires tax credit applicants for housing developments in Duluth to receive the support of the city council. The support is required to assure that a given proposal is a priority for the City of Duluth, and that it meets a locally identified housing need. The 2014 Maxfield housing study for the City of Duluth identified the need for more rental units for households earning \$50,000/year or less. The demand for this type of housing has been further considered through other staff analysis as part of the Imagine Duluth 2035 comprehensive plan update, and has been confirmed during development of the annual Housing Indicator Report. The location for Birchwood Apartments is in the Mall Area Core Investment Area, a neighborhood nodes identified as a priority in the Comprehensive Plan.