

November 19, 2012

# HILLSIDE

## NEIGHBORHOOD REVITALIZATION PLAN<sup>1</sup>



**November 2012**

*Prepared by the At Home in Duluth Collaborative  
Contributing Partners:  
Neighborhood Housing Services of Duluth, (now known as One Roof  
Community Housing)  
City of Duluth Community Development Office, and  
Duluth LIISC (Local Initiatives Support Corporation)*

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<sup>1</sup> This project was supported in part by the Minnesota Power Foundation.

### **Why was this plan created?**

We believe that every Duluthian has the right to live in a neighborhood with good housing, good schools, a safe and healthy environment, and economic vitality at the family and the community level. We also believe that people should be engaged in the planning and implementation of projects that make that happen for themselves and their neighbors.

### **What does this plan do?**

This plan is an update of Neighborhood Revitalization Plans created for Central and East Hillside in January 2007. It summarizes achievements since the 2007 Plans and outlines priorities and accountabilities for neighborhood revitalization projects for the next three years. The 2007 plans may be found at <http://duluthlisc.org/Plans/CHplan.pdf> and <http://duluthlisc.org/Plans/EHplan.pdf>.

### **Whose plan is this?**

This plan was created through a collaborative process with Hillside residents and businesses under the leadership of the *At Home in Duluth Collaborative* (see p.34), *Duluth LISC*, the City of Duluth and NHS Duluth (now part of One Roof Community Housing). *Duluth LISC* is part of a national network ([www.lisc.org](http://www.lisc.org)) whose mission is to help residents create neighborhoods of choice and opportunity.

### **How was this plan created?**

The vision and ideas in this plan came from four sources:

- The annual public review process for setting priorities for Community Development Block Grants (CDBG)
- Community meetings coordinated by NHS Duluth and the Central and East Hillside Community Clubs
- Interviews and surveys with *At Home in Duluth* partners, attendees at Hillfest and Connecting the Dots V, and other community agencies;
- Review of other plans that relate to the Hillside (see “Additional Resources”, page 32).

## BUILDING SUSTAINABLE COMMUNITIES

*Building Sustainable Communities* is the strategy LISC employs nationwide to support neighborhood revitalization. In Duluth, the *At Home in Duluth Collaborative* is responsible for implementing the strategy in partnership with community residents. The purpose of the collaboration is to coordinate activities, to share resources and wisdom, and to provide services and expertise related to all of the challenges a neighborhood might face.

The *Building Sustainable Communities* Initiative has five program objectives:

- To invest in housing and other real estate;
- To build family income and wealth
- To stimulate local economic activity
- To improve access to quality education; and
- To develop healthy environments and lifestyles

The *Building Sustainable Communities* objectives are the organizing principle for this plan booklet. After an initial neighborhood description and map, there will be separate sections for each objective, one page for accomplishments since 2007, and one page for priorities for the next three years.

Each neighborhood has special assets and opportunities, and these are outlined and discussed following the section on the *Building Sustainable Communities* objectives.

The next section of the plan will cover citywide programs that cover all neighborhoods, for example the Community Safety Initiative or the Blighted and Vacant Properties Collaborative. The plan will list ways you can be involved in the ongoing revitalization and growth of Duluth and conclude with contact information for the members of the *At Home Collaborative*.

## INTRODUCING THE HILLSIDE<sup>2</sup>

### Neighborhood Description and History:

This plan covers the Central and East Hillside neighborhoods. Central Hillside is directly uphill from downtown and was part of the original townsite of Duluth in 1857. Its boundaries are Lake Superior to the south, Central Entrance to the north, Mesaba Avenue on the west and 7<sup>th</sup> Avenue on the east.

East Hillside was originally part of the town of Portland, incorporated in 1856, and consolidated as part of Duluth in 1868. East Hillside is defined by Lake Superior to the south, Skyline Parkway to the north, between 6<sup>th</sup> and 15<sup>th</sup> Avenues East. Many historic buildings from the late 1800's and early 1900's have been preserved and renovated in both neighborhoods, including a number on the National Register of Historic Places, e.g. Kitchi Gammi Club and the old Central High School (now the school district's administrative headquarters).

The Hillside is known for its view of Lake Superior and the harbor and many beautiful parks. Close to the University of Minnesota Duluth and the College of St. Scholastica, the Hillside is primarily residential with commercial districts located along 4<sup>th</sup> Street, 6<sup>th</sup> Ave. East and E. Superior and London Road. The medical district includes St. Luke's on London Road between 1<sup>st</sup> and 2<sup>nd</sup> Street, and Essentia on 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Streets. In the past few years, the Damiano Center, Sacred Heart Music Center, Alicia's Place and the former YWCA have been renovated and are now all on the National Register of Historic Places. In addition, both medical centers are making major investments in new buildings and expanding their Hillside operations.

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<sup>2</sup> Adapted from 2007 Hillside Neighborhood Revitalization Plans and neighborhood brochures created by NHS Duluth in 2011.

## The Rise of Citizen Planning

Duluth LISC was established in 1997 to bring additional resources, expertise and technical assistance to Duluth's Community Development Corporations. LISC convenes the *At Home in Duluth Collaborative*, twenty-five neighborhood, non-profit and government agencies working together on revitalization efforts in five neighborhoods, including Central and East Hillside.

As part of the 2000 "*At Home in Duluth*" initiative, Central Hillside and East Hillside neighbors created revitalization plans for improved housing, open space, commercial development, transportation, parking, community involvement and overall quality of life. Between 2000 and 2006, substantial progress was made and millions of dollars invested. A few examples include the completion of Village Place, the relocation and expansion of the Whole Foods Co-op, storefront and street improvements along 4<sup>th</sup> Street and 6<sup>th</sup> Avenue East, Cascade Park upgrades and the restoration of the exterior of the Damiano Center.

In 2006, Duluth was named one of ten demonstration sites for national LISC's *Building Sustainable Communities Initiative*. Starting in 2006, residents, business owners and community leaders from East Hillside met monthly at the Grant Community Recreation Center and Central Hillside residents met at the Central Hillside Community Center to hear what each other thought and to discuss possible solutions. A consultant team facilitated and documented the meetings, which became the basis for the 2007 Neighborhood Revitalization Plans for each neighborhood.

Because of the conversion of interests and priorities in East and Central Hillside during plan implementation from 2007 through 2011, the current plan will review progress made since 2007 in both neighborhoods and outline combined priorities and accountabilities for the next three years, 2012 – 2014.

**HILLSIDE<sup>3</sup>****Table 1: Population** (US Census Bureau 2000 and 2010 American Fact Finder Fact Sheet for Duluth City, MN; Neighborhood Data from 2000 and 2010 DP-1. Profile of General Demographic Characteristics and Summary File 1 (SF 1))

	YEAR	# Residents	# Households
Hillside	2000	11,835	6,158
	2010	11,396	5,320
Duluth	2000	86,918	35,550
	2010	86,265	35,705

		# Residents					
	YEAR	White	Black	Native Amer.	Asian	Multi-race	Other
Hillside	2000	10,014	568	874	227	466	52
	2010	8,882	760	793	260	665	36
Duluth	2000	80,532	1,415	2,122	993	1,580	276
	2010	77,968	1,988	2,134	1,293	2,929	253

		% Residents					
	YEAR	White	Black	Native Amer.	Asian	Multi-race	Other
Hillside	2000	84.6	4.8	7.4	1.9	3.9	0.4
	2010	78	6.7	7.0	2.3	3.8	2.4
Duluth	2000	92.7	1.6	2.4	1.1	1.8	0.3
	2010	90.4	2.3	2.5	1.5	3.0	0.3

**Table 2: Age of Housing Stock and Foreclosures**

	% housing built 1939 or prior	# Foreclosures 2008-2011
Hillside	56%	87
Duluth	45.2	681

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<sup>3</sup> US Census Tracts 12, 13, 16, 17, 18, 19, 20 St. Louis Co. MN

## DEMOGRAPHICS

**Table 3: Housing Occupancy: US Census Table QTH3**

		# Dwelling units	# (%) Owner-occupied	# (%) Renter Occupied	# (%) Vacant
Hillside	2000	6,551	1,349 (20.6%)	4,809 (73.4%)	393 (6.0%)
	2010	6,665	1,174 (17.6%)	4,767 (71.5%)	714 (10.7%)
Duluth	2000	36,994	22,773 (61.6%)	12,727 (34.4%)	1,494 (4%)
	2010	38,208	21,569 (56.5%)	14,136 (37%)	2,503 (6.6%)

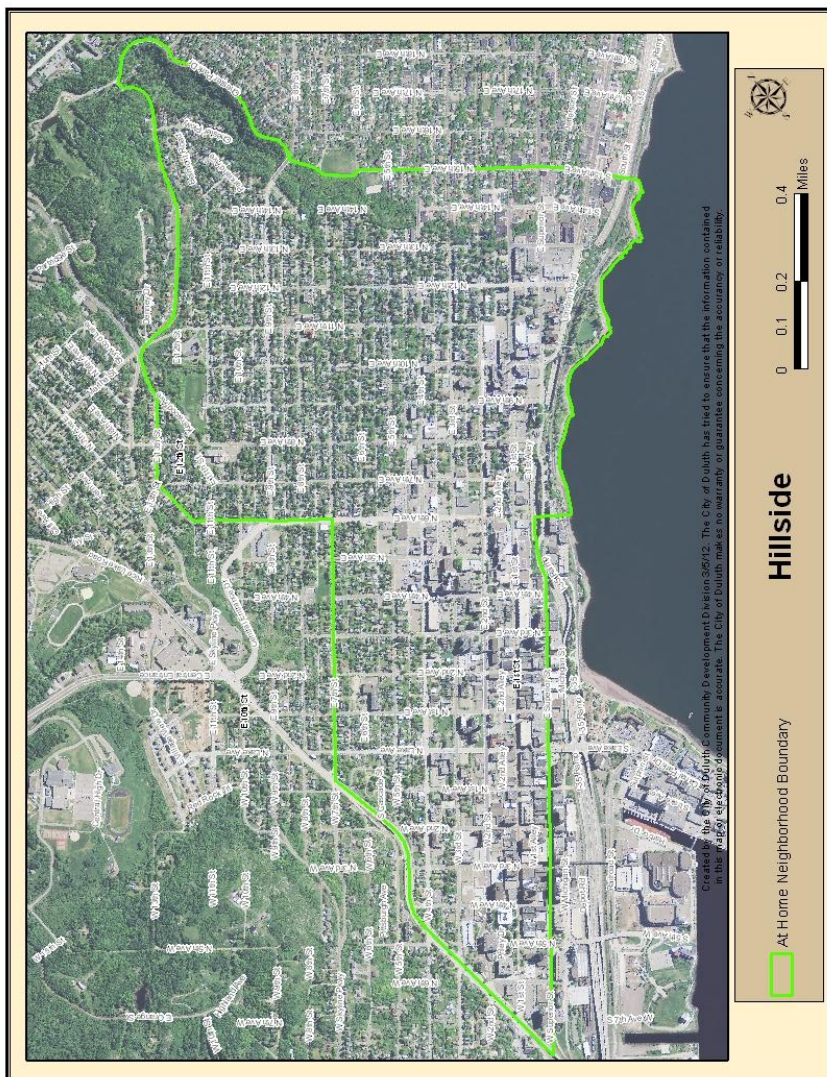
**Table 4: Workforce (2005-2009 American Community Survey 5-Year Estimates, Selected Economic Characteristics)**

	# in Labor Force	Unemployed	% Unemployed	Average Travel time to work
Hillsides	6,324	709	11.2%	15.3 minutes
Duluth	44,940	3,630	5.2	16.4 minutes

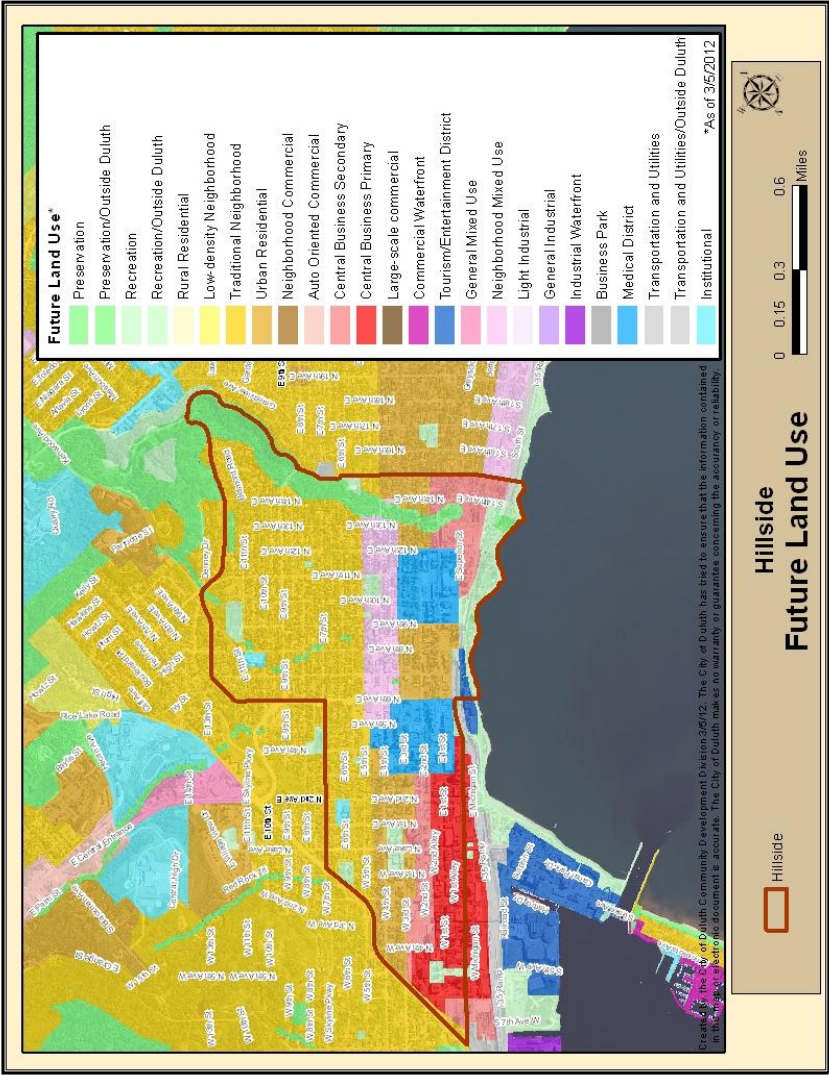
**Table 5: Income (2005-2009 American Community Survey 5-Year Estimates, Selected Economic Characteristics)**

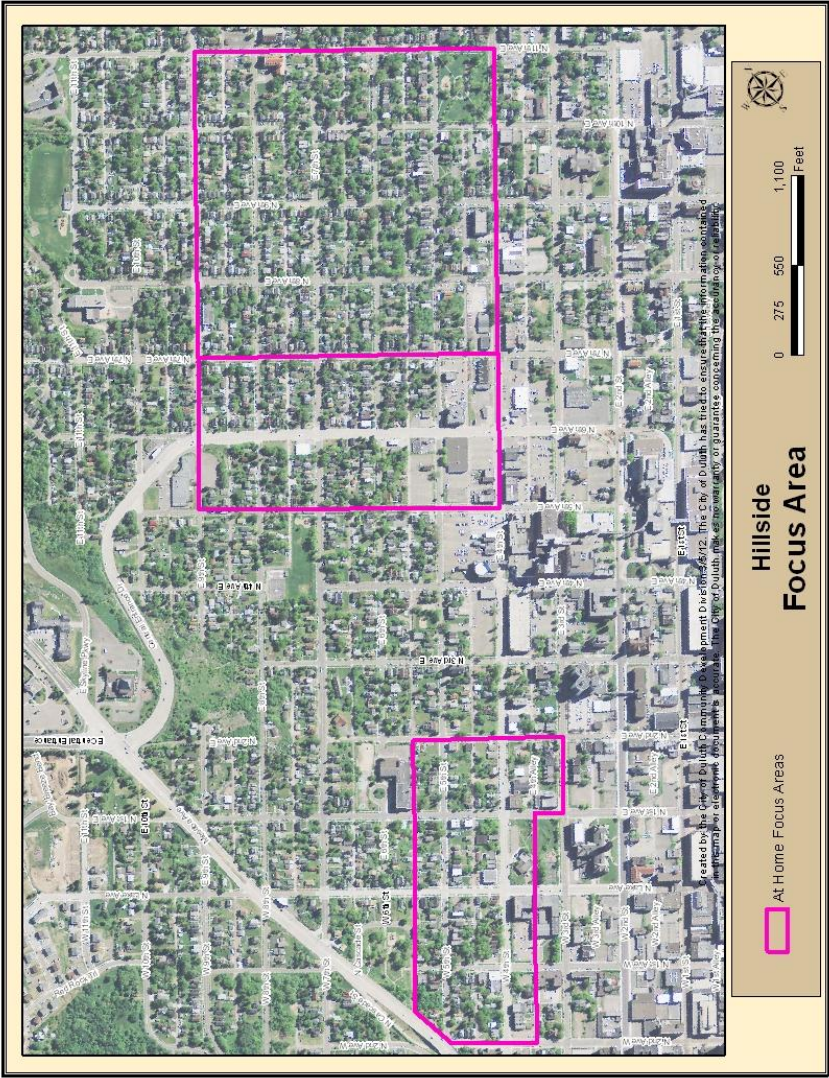
	<\$25K	\$25K-\$50K	\$50K - \$75K	>75K
Hillsides	55%	31%	8%	5%
Duluth	32%	28%	18%	22%

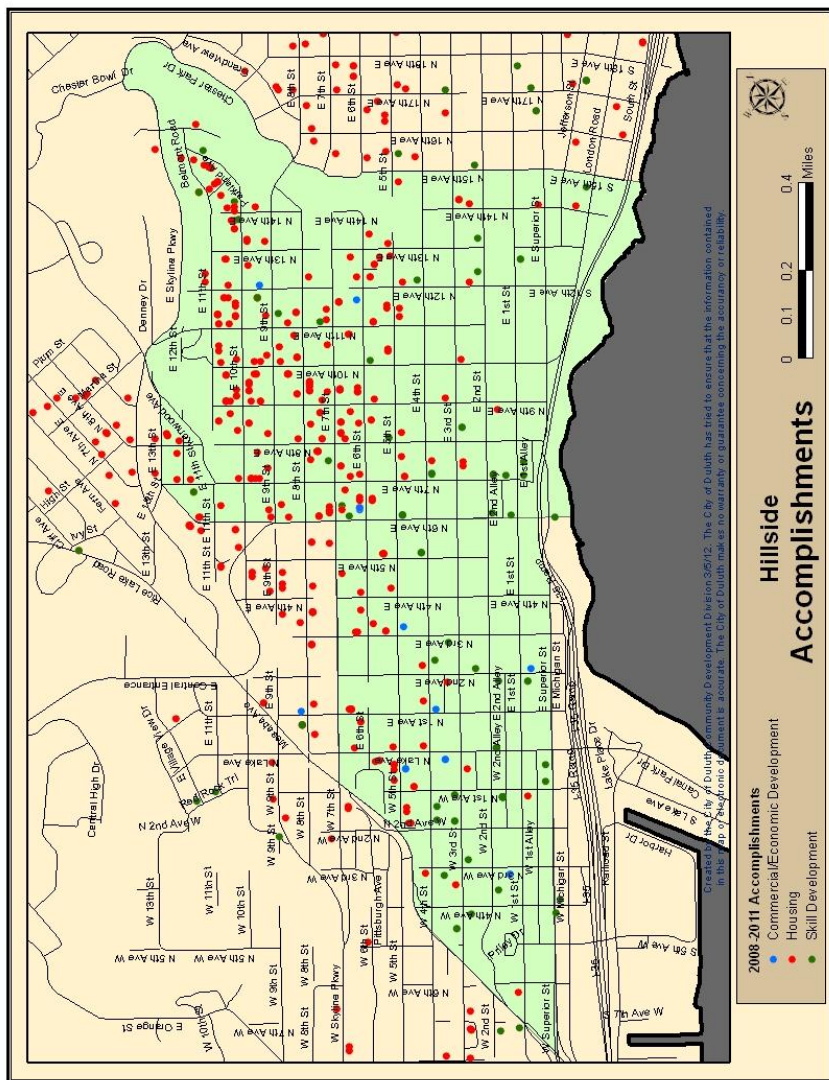














# **INVESTING IN HOUSING**

## **Accomplishments 2008 – 2011**

- The Hillside Target Areas have been agreed upon to focus investment from Community Development Block Grants (CDBG), HOME, MN Housing, and other funding sources
- 141 homeowners have participated in the LISC/NHS employer-assisted Hillside Homeownership Incentive Program (HHIP) in partnership with Essentia and St. Luke's
- Harbor Highlands – now in 4<sup>th</sup> Phase (total 165 units)
- Village Place completed: 55 units of mixed-income housing
- NHS Duluth renovated and built 16 affordable condos that have largely been converted to quality rental housing
- Other housing accomplishments
  - 51 rehabs (Housing and Redevelopment Authority of Duluth - HRA)
  - 83 rehab/weatherization (Arrowhead Economic Opportunity Agency)
  - 32 matched savings accounts for rehab or downpayments (Community Action Duluth)
  - 9 re-sales, 8 purchase/rehabs and 1 new construction (Northern Communities Land Trust, now known as One Roof Community Housing)
  - 67 homes were purchased with downpayment and closing cost assistance and 54 homes were rehabilitated through programs of Neighborhood Housing Services of Duluth (NHS, now known as One Roof Community Housing)
- New rental developments: New San Marco Apartments (new construction of 70 supportive housing units in a blighted block which was once a major crime concern); completion of the Rose Point Apartment Homes (8 units) and renovation of Eustone Building (28 units)
- Landscaping, new elevator, parking lot and renovations completed at Damiano Center
- 88 housing units developed by Women In Construction were preserved and transferred to Center City Housing Corp., which also provides supportive services

## **AND OTHER REAL ESTATE**

### **Accomplishments 2008 – 2011 (continued)**

- Campus Neighborhood Stabilization Plan: 5 houses have been purchased, renovated and converted from rental to ownership by the Duluth HRA
- Higher Education Small Area Plan completed by City Planning with broad college and community participation
- Foreclosure prevention, counseling and assistance offered by Lutheran Social Service as part of the City Foreclosure Task Force
- Gateway Towers foreclosure prevented and rental subsidies supplied by Duluth HRA (154 units)
- Blight Removal: 3 units acquired and demo'd (HRA)
- Foreclosure remediation and access to affordable homeownership provided by NCLT

## INVESTING IN HOUSING

### Priorities 2012 – 2014

- Focus improvements and investments in the *At Home in Duluth* Housing Target Area (see map) for efficient use of Community Development Block Grant (CDBG), HOME, MN Housing, Greater Minnesota Housing Fund and other funding sources
- Complete affordable, permanent supportive housing and workforce housing development projects
  - Hillside Apartments  
(One Roof/Center City Housing Corp (CCHC)/Churches United in Ministry (CHUM): 44 units
  - Fire House #1 (MetroPlains):  
41 workforce and 4 supportive housing units
  - Gimaajii supportive housing (American Indian Community Housing Organization – AICHO): 29 units
- Continue ongoing programs
  - Foreclosure prevention and remediation
  - Blight removal and code enforcement (Blight and Nuisance Collaborative – City Section)
  - Improve marketing/outreach for At Home housing assistance programs, including curb appeal, rehab, homeownership
  - Lower barriers to homeownership through One Roof Community Housing training, credit-repair programs, and programs to reduce downpayments and closing costs
  - Acquisition-rehab-resale of vacant, blighted and foreclosed homes (One Roof Community Housing))
  - Campus Stabilization Program: conversion of rentals to homeownership
  - Continue Duluth Energy Efficiency Program
  - Arrowhead Economic Opportunity Agency (AEOA) rehab and weatherization

## **AND OTHER REAL ESTATE**

### **Priorities 2012 – 2014 (continued)**

- Work to implement the City’s Higher Education Plan, including new mixed-use and mixed-income development
- Develop more programs and financing for demolition, rehab and maintenance
- Conduct analysis of housing needs and availability, particularly with reference to medical district and higher education employees and seniors who may want to downsize (but retain their homes for homeownership)
- Focus on affordable rental and workforce housing that meets needs of medical district employees and residents
- Create housing services center “one-stop shop”
- Support “Healthy Homes” investments when addressing lead paints, radon and asthma triggers
- Support Lutheran Social Service Center for Changing Lives project to assist children, youth and families



## BUILDING FAMILY INCOME

### Accomplishments 2008 – 2011

- 67 homes purchased with NHS downpayment and closing cost assistance
- Community Action Duluth Matched Savings Accounts
  - 12 for business development
  - 13 for education
  - 32 for housing (downpayments or rehab)
- Workforce development: 59 people participated in job training with *Duluth at Work* partners, Community Action Duluth, SOAR Career Solutions, CHUM and Life House
- Four people participated in the Entrepreneur Fund's business development programs
- Many of Duluth's programs to build family income and assets are citywide. Please see the Citywide Section for additional information on:
  - *Duluth at Work*, Duluth's integrated workforce development program, and
  - Community Action Duluth's *Financial Opportunity Center* which provides bundled services for financial coaching, employment placement and access to public benefits
  - *Entrepreneur Fund* programs for small business development and expansion and storefront renovation

## **AND ASSETS**

### **Priorities 2012 – 2014**

- Utilize *Duluth at Work* and all City Workforce Center programs to provide access to vocational training, job skills and sustainable employment
- Continue and improve marketing/outreach for At Home housing assistance programs, workforce development programs and programs that increase the financial strength of participants; work to expand participation in these programs
- Strengthen workforce connections with medical district
- Target and promote new Financial Opportunity Center and specific skill development opportunities
- Work with DTA on creating transportation schedules and frequencies relevant to jobs and education

## **STIMULATING**

### **Accomplishments 2008 – 2011**

- Fourth Street Market retained, with increasing variety and fresh food offerings
- Arts-Based Revitalization Plan completed and progress underway (banners, bike racks, streetscape and public art)
- Whole Foods Co-op acquired neighboring lot for additional parking and potential growth
- New Walgreen's opened near Plaza; former site available for re-use
- Redevelopment of the Armory (feasibility study for student housing completed in 2009)
- New zoning regulations and the form-based code were passed, allowing mixed-use development in business districts; Fourth Street from Mesaba to the Essentia Complex is a form district
- Medical District: Both Essentia Health and St. Luke's are making large investments in new buildings, expanding their campuses and programs

### **Work in Progress 2011 - 2012**

- Arts-based projects
- City sidewalk survey: Arrowhead Regional Development Commission and MIC
- Planning for expanding the Hillside Farmer's Market
- Expansion of St. Luke's campus
- Expansion of Essentia Health's campus
- Relocation of Workforce Center to Duluth Athletic Club building (former R-Bar)
- Market study completed on commercial development as well as housing and redevelopment strategies in the Higher Education Small Area Plan study area

## ECONOMIC ACTIVITY

### Priorities 2012 – 2014

- Fully utilize DEDA and *At Home* storefront renovation programs
- Support business expansion with Entrepreneur Fund/LISC 0% Capital Growth Fund and the “Growing Neighborhood Business” program
- Continue arts-based revitalization along 4<sup>th</sup> Street Corridor
- Market 4<sup>th</sup> Street Business Corridor to attract new businesses
- Create mixed-use development to serve medical centers, students and other residents
- Expand the Hillside farmer’s market (plan in process)
- Develop a business services center: for copies, stamps, general merchandise, small hardware, shredding, postage box, credit union outlet, etc.
- Redevelop Plaza Area:
  - Construction of new CVS Pharmacy
  - Relocate displaced businesses to Fourth Street or other Hillside location
- Explore development of 24-hour child care services
- Promote tourism: Historic homes and buildings, Gardens and parks, Community events, Sports opportunities: hiking, skiing, biking, walking, basketball, etc., Entertainment (casino, Zinema, Bayfront)
- Downtown opportunities:
  - NorShor Theater and Temple Opera Block
  - Historic district restoration and heritage tourism
  - Full occupancy at Tech Village
  - Bayfront Park
  - Skywalk extensions to Essentia Health
  - Implementation of Charrette Plan and 2012 Duluth Creative Corridor

## **IMPROVING ACCESS TO**

### **Accomplishments 2008 – 2011**

- Implementation of ISD 709 Long Range Facilities Plan
  - Grant and Nettleton merged while a new Grant School is being built
  - Re-use of Nettleton is in the planning stage;
- Sustained presence at Grant: service learning and afterschool programs (Grant Collaborative)
- Planning underway on Duluth Academy for Lifelong Learning
- 13 people participated in Community Action Duluth's Matched Savings Program for education

### **Priorities 2012 – 2014**

- Work with United Way, ISD 709 and others to increase graduation rates for all students and decrease racial disparities in graduation and achievement
- Promote low-cost computer and internet access at Rainbow Community Center
- Coordinate implementation of the Higher Education Small Area Plan and engage campuses in neighborhood revitalization
- Ensure safe routes to schools; explore Federal and State resources
- Promote community programs in the new community school (Myers-Wilkins) e.g. multi-cultural programming, programs for single parents (fathers and mothers), pre-school and day-care, youth activities; community education and jobs skills training

## **QUALITY EDUCATION**

### **Priorities 2012 – 2014 - continued**

- In partnership with ISD 709, implement Long Range Facilities Plan
  - Work with ISD 709 on re-use of Nettleton School for community benefit; rezone then re-develop for mixed use, including community programming
  - Create master plan for reuse of Central High School
  - Develop Duluth Academy for lifelong learning at old Central High School
- Strengthen relationships with schools
  - Increase family engagement
  - Expand service learning programs related to community development
  - Improve pedestrian and bicycle connectivity between new school and trail systems
  - Increase opportunities for adult education and life skills training for all ages
  - Encourage mentoring programs
  - Coordinate after school and out of school programs with ISD709 and others
  - Creative approach to all high school students being bused out of the neighborhood: how to build school-community cohesion?

## PROMOTING HEALTHY

### Accomplishments 2008 – 2011

- Volunteers planted over 72 trees in East and Central Hillside as part of the “reLeaf Duluth” campaign
- The Chester Creek Garden was established
- New Community Orchard at Tenth St. and 6<sup>th</sup> Ave. E.
- Duluth Parks and Recreation Master Plan completed
- Lake Superior Hiking Trail now connects Chester Park and the Lakewalk, and traverses the entire Hillside
- Blight Collaboration implemented (see citywide section); neighborhood clean-ups are now regular events
- Complete Streets resolution passed: promotes safe use of streets by cars, pedestrians and bicycles
- Neighborhood Watch and Citizen’s Patrols formed as part of citywide Community Safety Initiative
- Safe and Walkable Hillside Coalition formed as part of State Health Improvement Program (SHIP)
- Bikeways have been designated, mapped and marked and MIC Bike/Pedestrian Committee formed
- SHIP Active Living Mini-grants: Safety cones & crosswalk paint for Grant School; Seeds of Success urban agriculture: headquarters and plots at Chester Park; Hillside Public Orchard and pedestrian link from the Orchard to Grant School; Sixth Ave. E. Health Impact Assessment; Duluth Skywalk wayfinding; 4<sup>th</sup> Street Public Arts Garden; Bike racks for Hillside Parks; Kid’s Café Garden at Damiano Center; New radar speed control signs
- Arts-based revitalization: Banners designed by local artists; competitions for bike racks and benches are underway
- New community events, such as Hillfest, the 5K run, and Juneteenth bring neighbors together



## ENVIRONMENTS & LIFESTYLES

### Priorities 2012 – 2014

- Implement city infrastructure, parks and schools plans (City of Duluth), including
  - Parks and Recreation Hub at Central Hillside Community Center/Washington Apartments
  - Connect schools to Duluth's trail system
  - Safe pedestrian and bike routes to schools
  - More trees and pocket parks; more trees and landscaping near medical district
  - Better lighting in Cascade Park
- Develop DTA Hub on Lake Avenue
- Promote senior programs at Rainbow Community Center
- Continue efforts to implement redesign of 6<sup>th</sup> Avenue consistent with Complete Streets Policy and traffic studies now underway
- Partner with *Safe and Walkable Hillsides* and State Health Improvement Project
- Market neighborhood services and benefits better
- Promote restoration of dams and streamside zones on Chester Creek
- Improve access to affordable fresh fruits and vegetables; by seniors; explore feasibility of mini-bus routes to grocery stores
- Support Healthy Homes Initiative

## **PROMOTING HEALTHY ENVIRONMENTS & LIFESTYLES**

### **Priorities 2012 – 2014 continued**

- Focus on arts-based redevelopment; complete competitive process for bike racks and benches
- Continue to support community events such as Hillfest, Juneteenth and the 5K run as a way to build community spirit
- Develop safety programs for seniors, e.g. develop volunteer check-in programs, mid-block crosswalk between Grandview and Rainbow Center
- Encourage and promote good relationships between the community and the Police Department; continue work of Community Safety Initiative
- Demolish or upgrade blighted properties; ensure funding for the Blight Collaborative to continue its work

## **INFRASTRUCTURE ACCOMPLISHMENTS**

- Street improvements:
  - 12<sup>th</sup> and 14<sup>th</sup> Avenues E. converted to one-way
  - Two-way turn on 6<sup>th</sup> Ave. E. for better traffic flow
  - 6<sup>th</sup> Ave. Redesign and Health Impact Assessment complete
  - 10<sup>th</sup> Avenue East: resurfaced
  - 2<sup>nd</sup> Street redesigned and re-surfaced
  - MIC traffic study underway
- DNR funded new street trees on 4<sup>th</sup> Street in East Hillside
- Hanging baskets and locally designed banners improve streetscape

## **INFRASTRUCTURE PRIORITIES**

- Continue roadway improvements:
- Continue to implement new Complete Streets design for 6<sup>th</sup> Avenue East, taking into consideration the traffic studies now underway
- Expand bike paths
  - On-street bike routes
  - Safe Routes to School
- Promote walkability
- Coordinate with Essentia Master Plan and St. Luke's expansion to better integrate medical district with neighborhood
- Implementation of Charrette Plan and 2012 Duluth Creative Corridor infrastructure recommendations as feasible
- 10<sup>th</sup> Avenue Redesign project

## CITYWIDE INITIATIVES

**Community Safety Initiative:** The *At Home* Community Safety Initiative includes citywide crime prevention meetings, block meetings, and Citizen Crime Patrols. For more information, call One Roof Community Housing at (218) 727-5372.

**Blighted and Nuisance Collaborative:** The Blighted and Nuisance Collaborative is a united effort of Duluth's Fire and Police Departments, Life Safety Division, Community Development Division, and the City Attorney, the Western Lake Superior Sanitation District, Duluth LISC, One Roof Community Housing, West Duluth CDC, the St. Louis County Land Department, and the Housing and Redevelopment Authority of Duluth. The team meets monthly to coordinate efforts on the city's worst properties. To date, 49 properties have been demolished, 51 brought into compliance, and 30 are targeted for demolition. Of 185 remaining on the list, 150 are condemned for human habitation (possible rehab) and 30 are targeted for demolition. Call One Roof Community Housing at 218 727-5372 for more information.

**Duluth at Work:** Duluth LISC co-administers *Duluth at Work*, with the City of Duluth. Over 300 job seekers and small business owners have been served by *Duluth at Work* since 2008. *Duluth at Work* partners with six organizations which provide training, skill development, peer groups, employment support and small business development for participants seeking to increase their incomes or revenues by 25% over the course of 3 years. For more information, call (218) 355-8070.

**Financial Opportunity Center:** Funded by a national LISC grant and opened in April 2011, Duluth's Financial Opportunity Center is a program of Community Action Duluth (CAD). Financial Opportunity Centers provide families with integrated services across three areas: employment placement and career improvement; financial education and coaching; and public benefits access. For more information, call Community Action Duluth (218) 726-1665.

### **Ecolibrium3's Duluth Energy Efficiency Program**

**(DEEP):** The Duluth Energy Efficiency Program, or DEEP, is open to all Duluth and assists homeowners and landlords with understanding and completing cost effective energy improvements. Ecolibrium3 offers free energy scores, access to home energy assessments, financial bundling of rebates and loans available to pay for energy improvements, bidding services for identified home improvements so residents can find trained contractors, and quality assurance follow-up. Rebates up to \$2,500 are available for a limited time. For more information, call (218) 336-1038 or visit [www.duluthenergy.org](http://www.duluthenergy.org).

### **Entrepreneur Fund**

The Entrepreneur Fund helps people start and grow successful, locally owned small businesses. The Fund provides training, consulting and financing to emerging and small businesses in northeast Minnesota and northwest Wisconsin. The Entrepreneur Fund offers free on-line basic business workshops, flexible financing for start-ups and established businesses, and “Be Strategic. Grow your Business,” a program targeted toward established business owners who are seeking to build business performance and revenue. The Entrepreneur Fund also administers the *At Home in Duluth* storefront loan program. For more information, call: (218) 623-5747 or visit [www.entrepreneurfund.org](http://www.entrepreneurfund.org)

## **WHERE YOU CAN HELP**

### **VOLUNTEER AND SERVICE OPPORTUNITIES IN THE HILLSIDES**

**East Hillside Community Club:** meets the first Tuesday of every month at the Grant Community Center: 901 E. 11<sup>th</sup> Street. Contact: Mona Cheslak at [monajc@chartermi.net](mailto:monajc@chartermi.net)

**Central Hillside Community Club:** Meets the first Thursday of each month; 6:00 PM at the Central Hillside Community Center (12 E 4th St) Contact: Claudie Washington, President at [washingclaud@yahoo.com](mailto:washingclaud@yahoo.com)

**Rainbow Community Center** 211 N. 3rd Avenue East;  
(218) 727-8147

**Campus Neighbors:** [www.campusneighbors.org](http://www.campusneighbors.org)

**\*Additional volunteer opportunities in the community can be found at [www.volunteerduluth.org](http://www.volunteerduluth.org).**

## **WHERE YOU CAN GO FOR HELP**

### **Coordinating Agency:**

One Roof Community Housing 12 E. 4<sup>th</sup> Street (55805);  
(218) 727-5372; [www.1roofhousing.org](http://www.1roofhousing.org)

### **Financial Health and Education:**

#### **Tax Preparation/Earned Income Tax Credit:**

Community Action Duluth Community Action Duluth:  
19 N. 21<sup>st</sup> Ave. W. (55806); (218) 726-1665;  
[www.communityactionduluth.org](http://www.communityactionduluth.org)

#### **Education, Employment, Financial and Housing**

#### **Education/Coaching/Counseling: Financial**

**Opportunity Center:** Community Action Duluth, 19 N.  
21<sup>st</sup> Ave. W. (55806); (218) 726-1665;  
[www.communityactionduluth.org](http://www.communityactionduluth.org)

#### **Foreclosure Prevention, Counseling and Assistance:**

Lutheran Social Service, 424 West Superior Street #600  
(55802); (218) 529-2289; [www.lssmn.org](http://www.lssmn.org)

### **Small Business Assistance and storefront upgrades**

Duluth Economic Development Authority (DEDA):  
City Hall Room 402; (218) 730-5322

Entrepreneur Fund, 202 W. Superior Street #311;  
(55802); 218-623-5747; [www.entrepreneurfund.org](http://www.entrepreneurfund.org)

West Duluth CDC: 331 N. Central Avenue (55807);  
(218) 624-8326; [www.westduluth.org](http://www.westduluth.org)



## **WHERE YOU CAN GO FOR HELP (Con't)**

**Health Care Access:** Lake Superior Health Center  
4325 Grand Avenue (55807); (218) 722-1497;  
[www.lschc.org](http://www.lschc.org)

### **Blighted Property:**

Duluth Fire Department – Life Safety Division, 615 W.  
1<sup>st</sup> St. (55802); (218) 730-4380; [www.duluthmn.gov](http://www.duluthmn.gov)

One Roof Community Housing 12 E. 4<sup>th</sup> Street (55805);  
(218) 727-5372; [www.1roofhousing.org](http://www.1roofhousing.org)

### **Owner-occupied and Rental Housing repair/remodeling**

One Roof Community Housing 12 E. 4<sup>th</sup> Street (55805);  
(218) 727-5372; [www.1roofhousing.org](http://www.1roofhousing.org)

Housing and Rehabilitation Authority of Duluth: 222 E.  
2<sup>nd</sup> Street (55816); (218) 529-6300;  
<http://duluthhousing.com/>

Community Action Duluth, 19 N. 21<sup>st</sup> Ave. W. (55806);  
(218) 726-1665; [www.communityactionduluth.org](http://www.communityactionduluth.org)  
(matched savings account program)

Western Lake Superior Habitat for Humanity: 2002 W.  
Superior Street #9, (55806); (218) 722.3875;  
[www.twinportshabitat.org](http://www.twinportshabitat.org)

### **Energy Efficiency and Environmental Concerns**

Arrowhead Economic Opportunity Agency (AEOA):  
3112 Truck Center Dr; Suite B (55806); (218) 624-7625  
(Weatherization and Energy Assistance)

## **WHERE YOU CAN GO FOR HELP (Con't)**

### **Energy Efficiency and Environmental Concerns (continued)**

Comfort Systems: 520 Garfield Avenue (55806);  
(218) 730-4050; [www.comfortsystems.ws](http://www.comfortsystems.ws)

Ecolibrium3: 2304 W. Superior Street (55806);  
(218) 336-1038; [www.duluthenergy.org](http://www.duluthenergy.org)

### **Job training and workforce development:**

City of Duluth Workforce Development, 332 City Hall  
(55802); (218) 730-5770; [www.duluthworks.org](http://www.duluthworks.org)

MN Workforce Center – Duluth, 320 W 2<sup>nd</sup> St, Suite 205  
(55802); (218) 723-4730  
[www.positivelyminnesota.com/Job Seekers/Workforce](http://www.positivelyminnesota.com/Job_Seekers/Workforce)

Duluth at Work: Call Emily Larson, Coordinator  
(218) 355-8070

Financial Opportunity Center: Community Action Duluth,  
19 N. 21<sup>st</sup> Ave. W. (55806); Ph. (218) 726-1665;  
[www.communityactionduluth.org](http://www.communityactionduluth.org)

**If you need assistance finding the resources you need, simply call United Way 211 Information and Referral. Dial 211 or from a cell phone 1-800-543-7709**

## **ADDITIONAL PLANNING RESOURCES**

### **Prior Neighborhood Plans:**

*At Home in Duluth Central Hillside Focus Area Revitalization Plan* (October 2000). Prepared by RLK-Kuuisto, Ltd, SandersWager Bergly, Inc. and Biko Associates, Inc.

*At Home in East Hillside Focus Area Revitalization Plan* (October 2000). Prepared by Klaers Powers and Associates, Architectural Resources, Inc. and James Rich

*Duluth's East Downtown, Hillside and Waterfront Charrette Report and Plan* (July 2005). Prepared by the Knight Program in Community Building, University of Miami School of Architecture for the City of Duluth

*Central Hillside Neighborhood Master Planning Workshop* (November 2006). Prepared by LHB in partnership with City of Duluth, Duluth LISC and NHS Duluth

*Central Hillside Community Neighborhood Revitalization Plan* (January 2007). Prepared by LHB Inc. Contributing Partners: City of Duluth Community Development Office, Duluth LISC, Neighborhood Housing Services of Duluth

*East Hillside Community Neighborhood Revitalization Plan* (January 2007). Prepared by LHB Inc. Contributing Partners: City of Duluth Community Development Office, Duluth LISC, Neighborhood Housing Services of Duluth

*Armory/Plaza Mixed Use District Plan Final Report* (June 2007). Prepared by Armory Plaza Development Association, LLC and LHB; Contributing Partners: Greater Minnesota Housing Fund, Duluth LISC, Duluth Housing and Redevelopment Authority, and various local businesses and organizations

November 19, 2012

2011 *Higher Education Area Market Study: Preliminary Issues and Opportunities Report*. Prepared by Development Concepts, Inc. for the City of Duluth

Health Impact Assessment (June 20, 2011) “Duluth, Minnesota’s Complete Streets Resolution, Mobility in the Hillside Neighborhoods and The Schematic Redesign of Sixth Ave. East”  
<http://stlouiscountymn.gov/Portals/0/Library/government/Departments/PHHS/HIA-Sixth-Avenue-East-Final-Report.pdf>

The Duluth Creative Corridor: Progress Advisory Panel Report for Duluth’s East Downtown, Hillside and Waterfront Neighborhoods (November 2012) University of Miami School of Architecture

### **City Planning Resources:**

City of Duluth Parks and Recreation Master Plan Action Steps:  
[http://www.duluthmn.gov/parks/pdf%20files/master\\_plan\\_chapters/Action\\_Steps\\_Strategies.pdf](http://www.duluthmn.gov/parks/pdf%20files/master_plan_chapters/Action_Steps_Strategies.pdf)

City of Duluth Comprehensive Plan (2006)  
[http://www.duluthmn.gov/planning/comp\\_plan/index.cfm](http://www.duluthmn.gov/planning/comp_plan/index.cfm)

Duluth-Superior Metropolitan Interstate Council: 2011-2012 Unified Transportation Planning Workplan and Budget (December 2010) For sidewalk study see:  
<http://www.dsmic.org/Default.asp?PageID=950>

Higher Education Small Area Plan (March 2012) City of Duluth

### **Other Resources:**

“*Preservation Guidelines for Duluth Houses*” (2007) by Robert Roscoe, (2007), NHS Duluth and the Midwest Office, National Trust for Historic Preservation

## AT HOME IN DULUTH COLLABORATIVE

Duluth LISC (Local Initiatives Support Corporation): 202 W. Superior Street #401 (55802); (218) 727-7761; [www.duluthlisc.org](http://www.duluthlisc.org)

City of Duluth Community Development Office: 407 City Hall, (55802); (218) 730-5480; [www.duluthmn.gov/community\\_development](http://www.duluthmn.gov/community_development)

Center City Housing Corporation: 105 ½ West First Street (55802); (218) 722-7161; [www.centercityhousing.org](http://www.centercityhousing.org)

Churches United in Ministry (CHUM): 102 W. 2<sup>nd</sup> Street (55802); (218) 720-6521; [www.chumduluth.org](http://www.chumduluth.org)

Community Action Duluth: 19 N. 21<sup>st</sup> Ave. W. (55806); (218) 726-1665; [www.communityactionduluth.org](http://www.communityactionduluth.org)

Ecolibrium3: 2304 W. Superior Street (55806); (218) 336-1038; [www.duluthenergy.org](http://www.duluthenergy.org)

Entrepreneur Fund: 202 W. Superior Street #311; (55802); (218) 623-5747; [www.entrepreneurfund.org](http://www.entrepreneurfund.org)

Healthy Duluth Area Coalition: Duluth YMCA, 302 W. First Street (55802); (218) 722-3325; [www.healthyduluth.org](http://www.healthyduluth.org)

Housing and Redevelopment Authority of Duluth: 222 E. 2<sup>nd</sup> Street (55816); (218) 529-6300; [www.duluthhousing.com/](http://www.duluthhousing.com/)

ISD 709: 215 N. 1<sup>st</sup> Ave. E. (55802); (218) 336-8700; [www.duluth.k12.mn.us](http://www.duluth.k12.mn.us)

Lincoln Park Business Group: 2002 W. Superior Street #8 (55816); (218) 727-6573; [www.lpbg.org](http://www.lpbg.org)

One Roof Community Housing<sup>4</sup>: 12 E. 4<sup>th</sup> Street (55805); (218) 727-5372; [www.1roofhousing.org](http://www.1roofhousing.org)

United Way of Greater Duluth: 424 W. Superior St. #402 (55802); (218) 726-4770; [www.unitedwayduluth.org](http://www.unitedwayduluth.org)

West Duluth Community Development Corporation: 331 N. Central Avenue (55807); (218) 624-8326; [www.westduluth.org](http://www.westduluth.org)

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<sup>4</sup> One Roof Community Housing is the new organization formed on 1/1/2012 from the merger of Northern Communities Land Trust (NCLT) and Neighborhood Housing Services of Duluth (NHS)

## NOTES:

## **LIST of ACRONYMS and NAMES**

AEOA: Arrowhead Economic Opportunity Agency  
AICHO: American Indian Community Housing Organization  
ALA: American Lung Association  
ARDC: Arrowhead Regional Development Commission  
At Home: At Home in Duluth Collaborative  
B&G: Boys and Girls Club  
CAD: Community Action Duluth  
CCHC: Center City Housing Corp.  
CD: City of Duluth Community Development  
CN: Campus Neighbors  
CHUM: Churches United in Ministry  
CRB: Civilian Review Board  
CSI: Community Safety Initiative  
CSS: College of St. Scholastica  
DCM: Duluth Children's Museum  
DEDA: Duluth Economic Development Authority  
DPD: Duluth Police Department  
DTA: Duluth Transit Authority  
DYAC: Duluth Youth Agency Coalition  
ED: Economic Development  
EF: Entrepreneur Fund  
GDC: Greater Downtown Council  
GFN: Good Food Network  
GMHF: Greater Minnesota Housing Fund  
Grant: Grant Community School Collaborative  
HDAC: Healthy Duluth Area Coalition  
HRA: Housing and Redevelopment Authority of Duluth  
ISD 709: Duluth Independent School District #709  
LISC: Duluth Local Initiatives Support Corporation  
LP: Lincoln Park  
LPBG: Lincoln Park Business Group

*(continued on next page)*



LSC: Lake Superior College  
LSS: Lutheran Social Service  
MIC: Duluth-Superior Metropolitan Interstate Council  
MPCC: Morgan Park Community Club  
One Roof: One Roof Community Housing  
PA: Prosperity Agenda  
P&R: City of Duluth Parks and Recreation  
SHIP: State Health Improvement Program  
SLRA: St. Louis River Alliance  
SOAR: SOAR Career Solutions  
SWH: Safe and Walkable Hillsides  
UMD: University of Minnesota Duluth  
UW: United Way of Greater Duluth  
WDCDC: West Duluth Community Development  
Corporation  
VYC: Valley Youth Center  
Zoo: Lake Superior Zoo

Hillside Implementation Plan

<b>Goal: Investing in Housing and Other Real Estate</b>							
Strategy: focus improvements in the <i>At Home Focus Area</i> (see map) and on affordable, workforce and mixed-income, mixed-use housing; prevent and address foreclosed blighted property							
<b>PROJECTS</b>	<b>LEADERSHIP</b>	<b>OTHER PARTNERS</b>	<b>ESTIMATED TIMEFRAME (YEARS)</b>				
			<b>1</b>	<b>2 to 3</b>	<b>3 to 5</b>		
Develop Hillside Apartments	One Roof, HRA	CHUM, CCHC, CD, LISC		X			
Develop Fire House #1	MetroPlains, HRA	CHUM, CD, LISC	X				
Support ongoing programs at Gimaajii	AICHO	HRA, LISC	X	X	X		
Foreclosure prevention and remediation	LSS	HRA, CAD, UW, LISC, CD, One Roof	X	X	X		
Blight removal and code enforcement	Life Safety Division	Blight Collaborative	X	X	X		
Improve marketing for <i>At Home</i> housing assistance programs	One Roof, CAD, Housing Services	<i>At Home</i> Housing Committee, LISC	X	X	X		
Lower barriers to homeownership	One Roof, CAD	HRA, LISC	X	X	X		
Acquisition/rehab of vacant, blighted and foreclosed homes	One Roof, HRA	<i>At Home</i> Housing Committee, LISC, GMHF	X	X	X		
Convert rentals to homeownership	HRA	One Roof, LISC	X	X	X		
Increase energy efficiency (DEEP)	Ecolibrium3	MN Power, Comfort Systems, LISC	X	X	X		
Rehab/weatherization	AEOA	Housing Services Center, Ecolibrium3	X	X	X		
Analyze housing needs of medical and higher education employees	City, HRA, DEDA	<i>At Home</i> Housing Committee, Campus Neighbors, One Roof	X				
Analyze housing needs of seniors		CCHC, HRA, At Home		X			
Increase resources for rehab, demo, maintenance	CD, HRA, Blight Collaborative, LISC	MN Housing, GMHF, DEDA, At Home Housing	X	X			
Create Housing Services Center	One Roof, HRA	CD, LISC, CAD, AEOA, UW, Ecolibrium	X				

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Hillside Implementation Plan

Goal: Stimulating Economic Activity	Strategy: Support small business development/retention and work to revitalize and redevelop key commercial and industrial corridors	PROJECTS	LEADERSHIP	OTHER PARTNERS	ESTIMATED TIMEFRAME (YEARS)		
					1	2 to 3	3 to 5
Fully utilize DEDA and At Home Storefront Renovation Programs		DEDA, EF	One Roof, WDCDC, At Home, LISC		X		
Support business expansion: Growing Neighborhood Businesses and 0% Capital Growth Fund		EF			X		
Continue Arts-Based Revitalization on 4th Street			EF			X	
Market the 4th Street Business Corridor for business expansion		One Roof	LISC, At Home Econ. Dev.		X		
Create mixed-use development to serve medical centers, students and other residents		One Roof, LISC	HRA, DEDA, Campus Neighbors			X	
Expand the Hillside Farmer's Market		Farmer's Market			X		
Develop a business services center		DEDA					X
Redevelop the Plaza/Armory Area		City/DEDA	LSS, Armory group, LISC, One Roof				X
Explore development of 24-hour child-care			United Way		X		
Promote Hillside tourism		One Roof	LISC, At Home Econ. Dev.			X	
Complete downtown projects: NorShor, Temple Opera, Skywalk extensions, etc.		DEDA, LISC, City, GDC	Private developers, UMD				X
Implement Charrete 2011 recommendations		City, GDC	One Roof, At Home Core,				X

Hillside Implementation Plan

<b>Goal: Improving Access to Quality Education</b>										
Strategy: Improved access to education for residents of all ages										
<b>PROJECTS</b>	<b>LEADERSHIP</b>	<b>OTHER PARTNERS</b>	<b>ESTIMATED TIMEFRAME (YEARS)</b>							
			<b>1</b>	<b>2 to 3</b>	<b>3 to 5</b>					
Increase graduation rates and decrease racial disparities	UW, ISD 709	City, At Home, Prosperity Agenda, LISC		X						
Promote low-cost computer and internet access at Rainbow Community Center	HRA									
Coordinate implementation of Higher Education Area Plan; engage campuses in neighborhood	UMD/CSS, City, CN, At Home, LISC	City planning, One Roof, HRA,		X						
Ensure Safe Routes to Schools	HDAC, ISD 709	ARDC, LISC		X						
Implement Community Schools (community programs in Myers-Wilkins School; improve community-school cohesion)	UW, ISD 709, Grant LISC, City, ISD 709	City, Youth agencies, One Roof, CAD, LISC		X						
Rezone and redevelop Nettleton for mixed	LISC, City, ISD 709	One Roof, UW, CAD	X							
Develop master plan for reuse of Central	ISD 709, City	DEDA, Private developers	X							
Develop Duluth Academy for lifelong learning	ISD 709, City, UW	LISC, UMD, PA, LSC, CSS		X						
Increase family engagement in schools	ISD 709, UW	DYAC, Grant, LISC	X	X	X					
Expand service learning related to community development	ISD 709, UW	LISC, YMCA			X					
Improve ped/bike connectivity between schools and trail system	HDAC, P&R	At Home, ARDC/MIC, UW, LISC			X					
Increase opportunities for adult ed and life skills training for all ages	UW	CAD			X					
Encourage mentoring programs	YMCA, Youth Agencies		X	X	X					
Coordinate after school and out of school programs	UW, ISD 709	City, LISC	X							



## Hillsides Implementation Plan

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