

Minnesota Department of Employment and Economic Development (DEED)

September 19, 2016

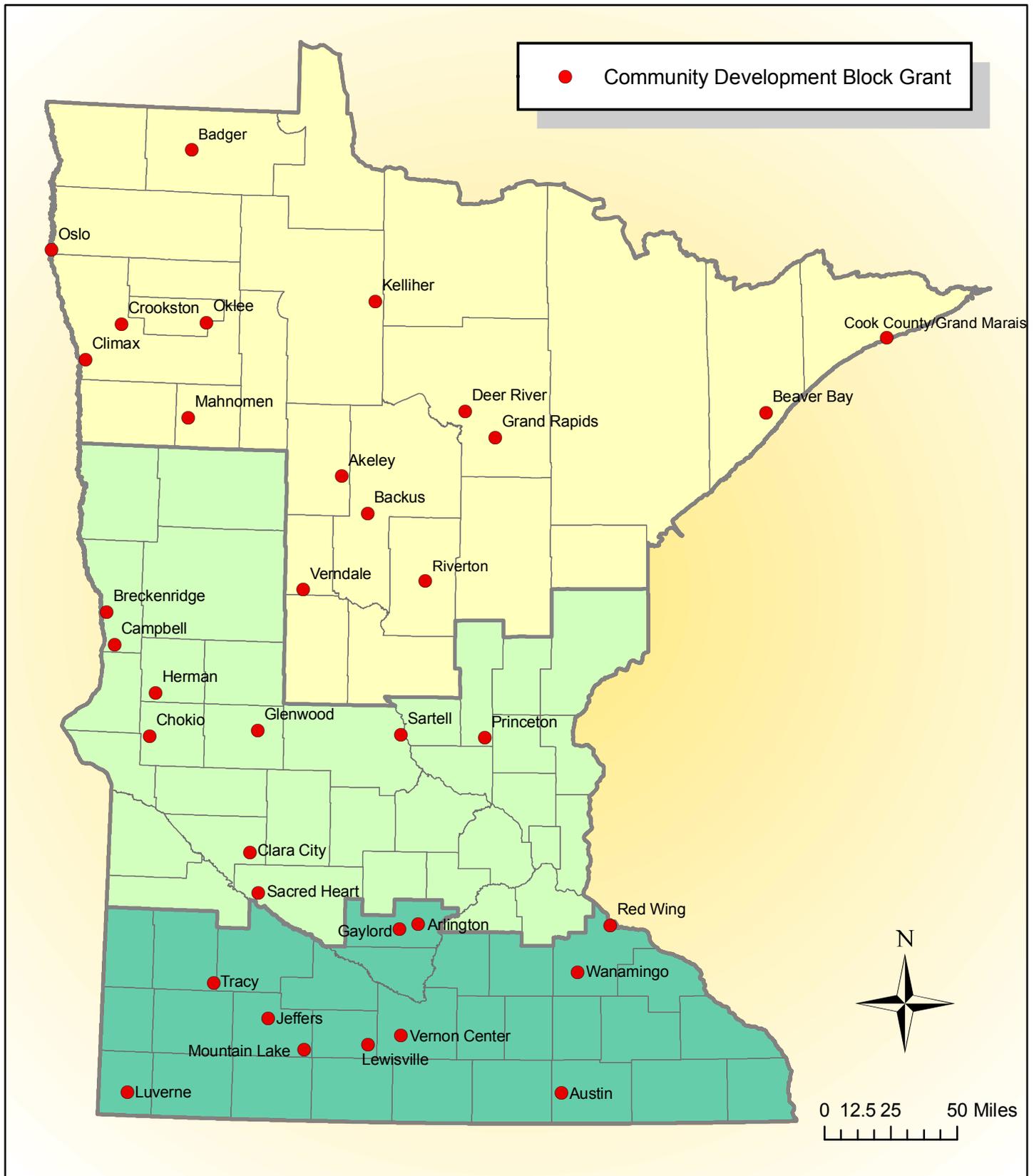
North Shore Housing and Community Dialogue

Materials

Grantee	Award year	Owner Occupied Housing Rehabilitation Goal	Rental Housing Rehabilitation Goal
City of Beaver Bay	2014	15	
City of Cloquet	2015	24	2
Cook County for City of Grand Marais	2014		16
Cook County for City of Lutsen	2016	8	
City of Deer River	2014	20	
City of Grand Rapids	2014	12	15
City of Hill City	2016	17	12
City of International Falls	2015	13	2
Lake County for City of Finland	2016	12	
Lake County for City of Knife River	2015	10	
City of Moose Lake	2015	10	10
City of Warba and Zemple	2016	15	

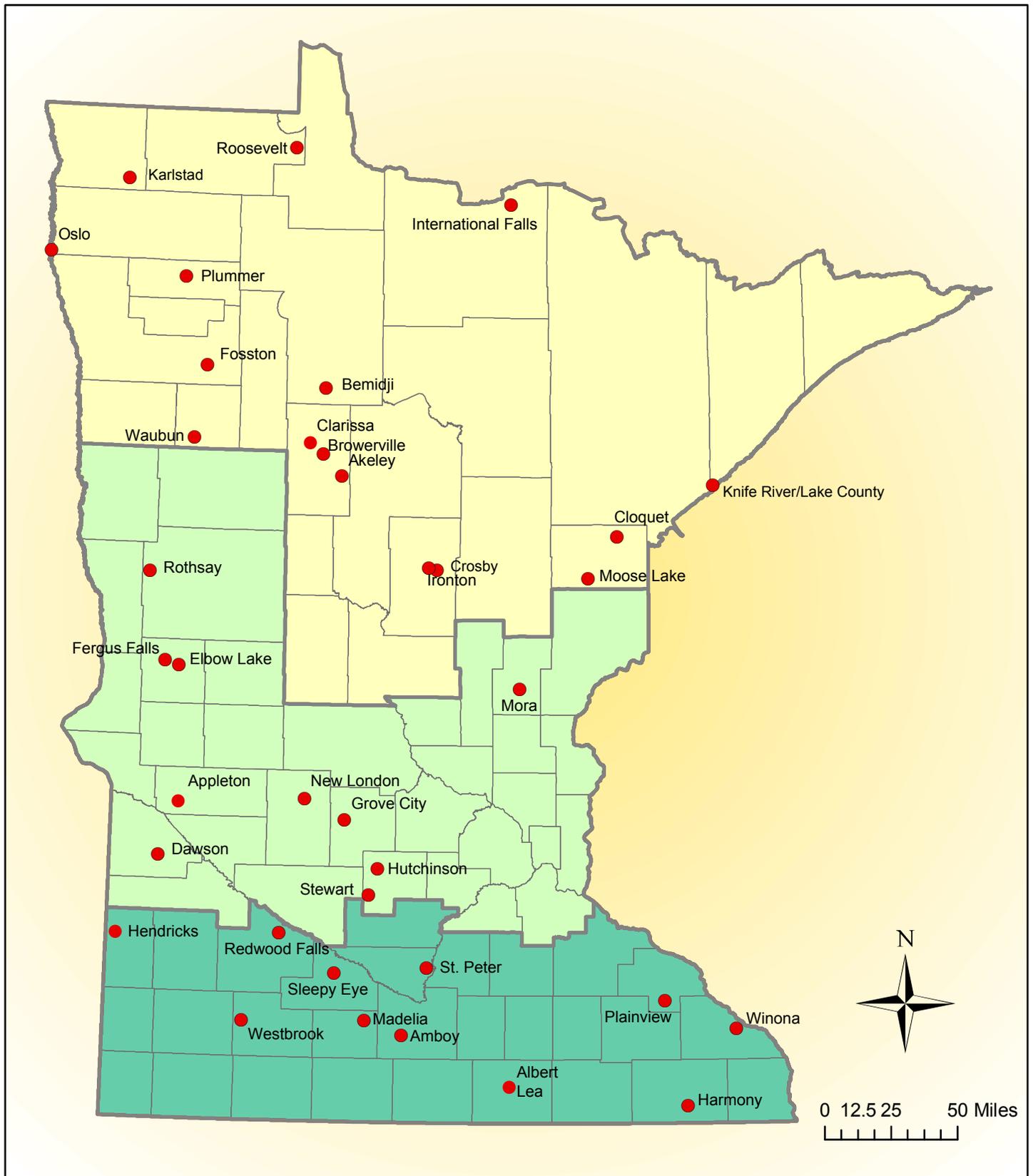
2014 Awarded Projects

Small Cities Development Program

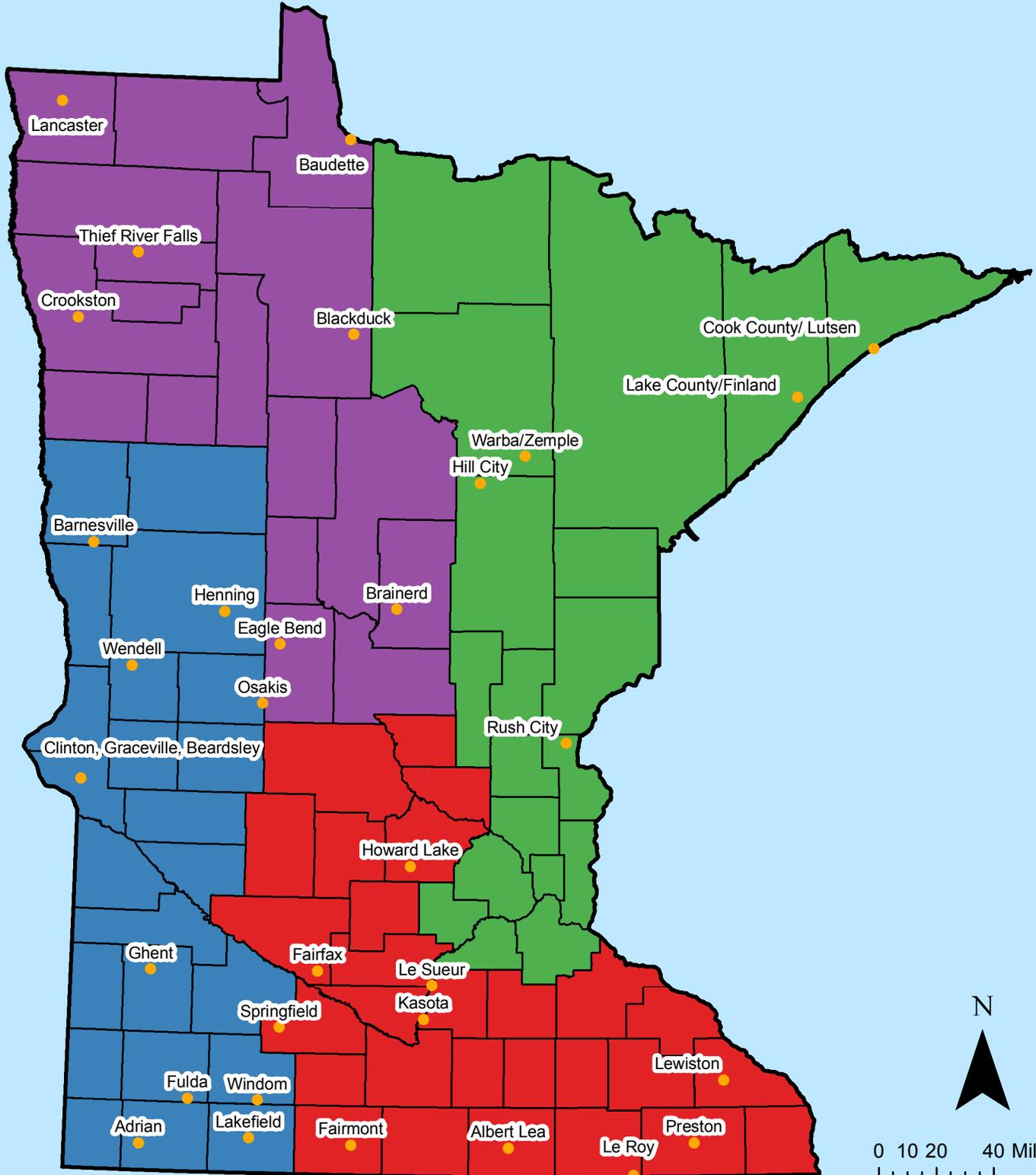


2015 Awarded Projects

Small Cities Development Program



2016 Awarded Projects Small Cities Development Program



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One Roof Community Housing and Northspan Group Inc.
September 19, 2016
North Shore Housing and Community Dialogue

Materials

Lutsen Workforce Housing

- First Phase, 16 units in 4 separate buildings.
- Eight 1BR and eight 2BR units
- Construction will begin in the spring of 2017
- No Income Restrictions, but we want the rents to be affordable to the local workforce.
- Development property is located adjacent to Arrowhead Electric Cooperative's western boundary.
- Unit designs will be very moderate in size, however, we want to incorporate some inter-unit storage, as well as provide additional storage options in a detached storage building.

**Future Single Family
Development**
11.3 acres +/-

Phase II MF
16 - 20 Units
4 acres +/-

Phase I MF
16 - 20 Units
3.8 acres +/-

**Arrowhead
Electric**
1.5 acres

laundry
storage

Postoffice ROW

Proposed septic
area

Highway 61



17 N. Lake Ave.
Duluth, MN 55802
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Cook County
Housing Study
McQuatter's Site
Lutsen MN

PRE DESIGN

Nov 23 2015

Conceptual Site Plan



2 BDRM + 1 BDRM- 2 Levels

Wagner Zaun
ARCHITECTURE



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**COOK CTY
HOUSING**
Lutsen MN

**SCHEMATIC
DESIGN**

May 19 2016

1/8" scale when printed on 11 x 17



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COOK CTY
HOUSING
Lutsen MN

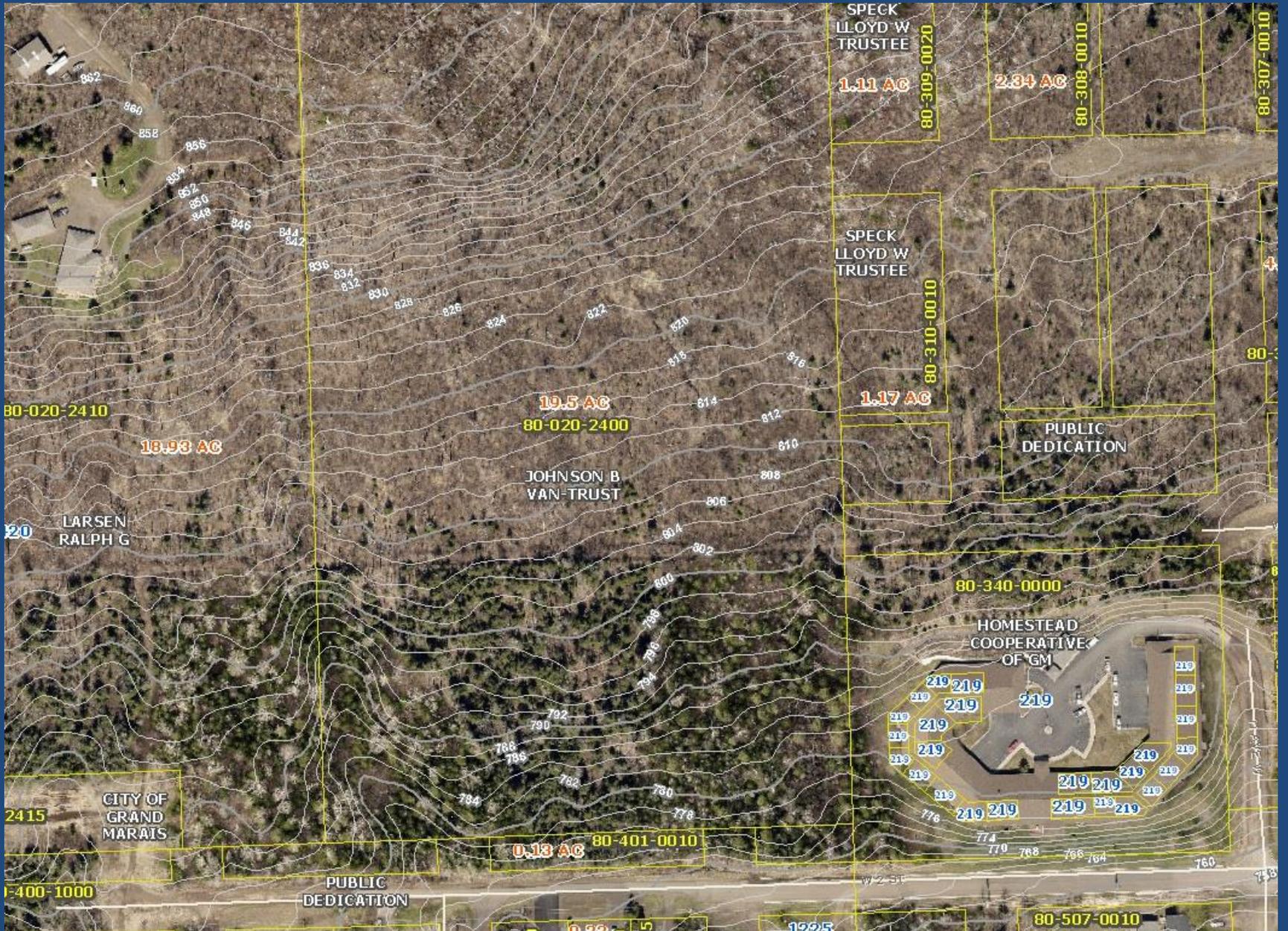
SCHEMATIC
DESIGN

2 BDRM + 1 BDRM - 2 Levels

May 19 2016

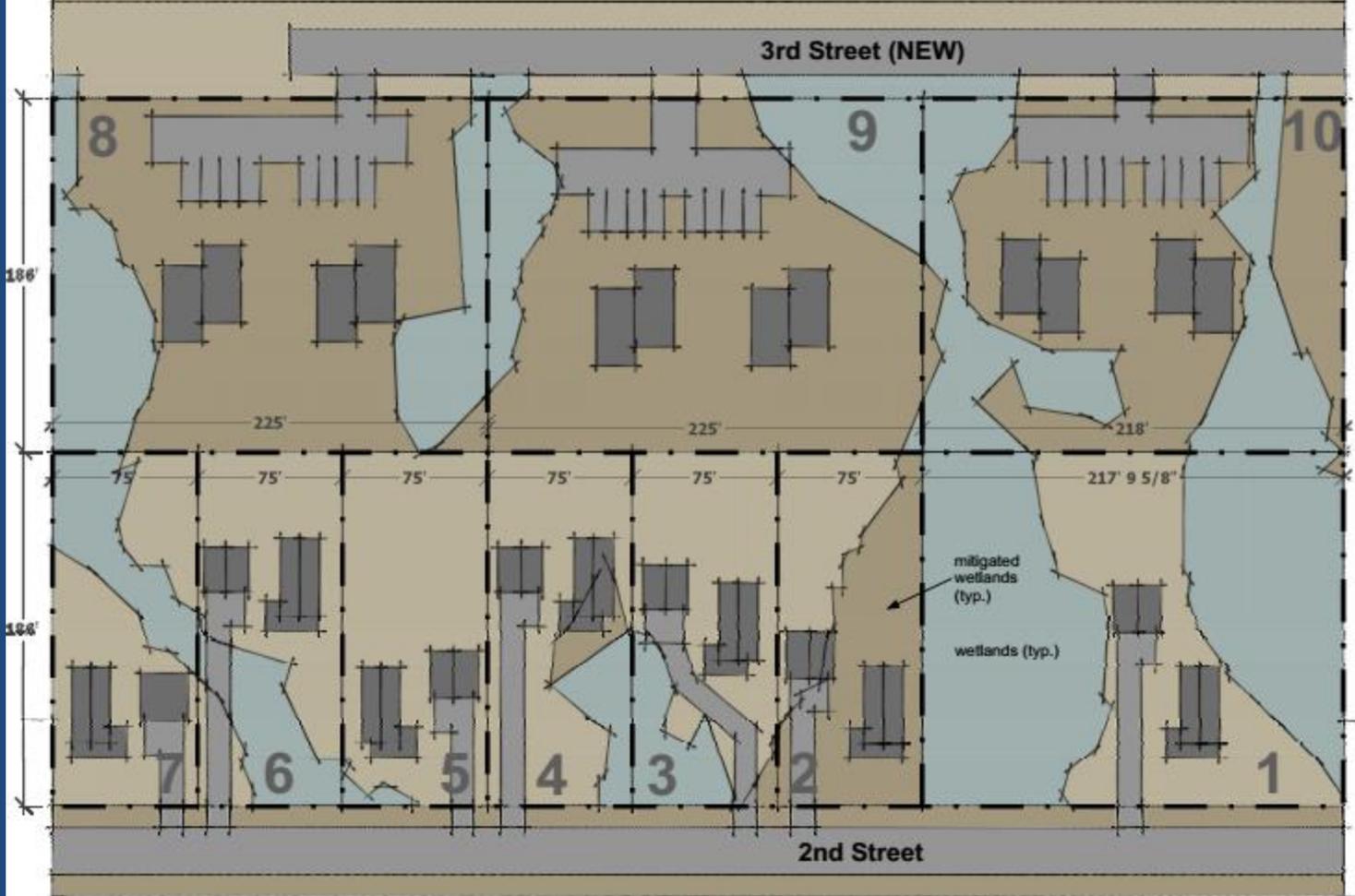
Grand Marais Workforce Housing

- First Phase, 7 Single Family Residential Homes.
- Construction will begin in the spring of 2017
- Three CLT (Community Land Trust Homes serving persons making 80% AMI) and four 115% CLT (serving persons making up to 115% AMI) homes.
- The property, on West 2nd Street and 14th Street, will be secured with a purchase agreement with an anticipated closing date on or before November 15th.
- Water and sewer are already in the street.
- House designs will be very moderate in size – 2 br/1 bath for the CLT's with a walkout basement that has egress windows and a stubbed in bath.
- The same house design will be utilized for the 115 homes, with a finished lower level including a bed and bath. It is anticipated the homes will feature either wood grain and/or log exteriors with detached garages.



PHASE II

- 3 lots with 1,000 to 1,200 sf 2 level 2 bedroom townhomes (12 units)
- Surface parking



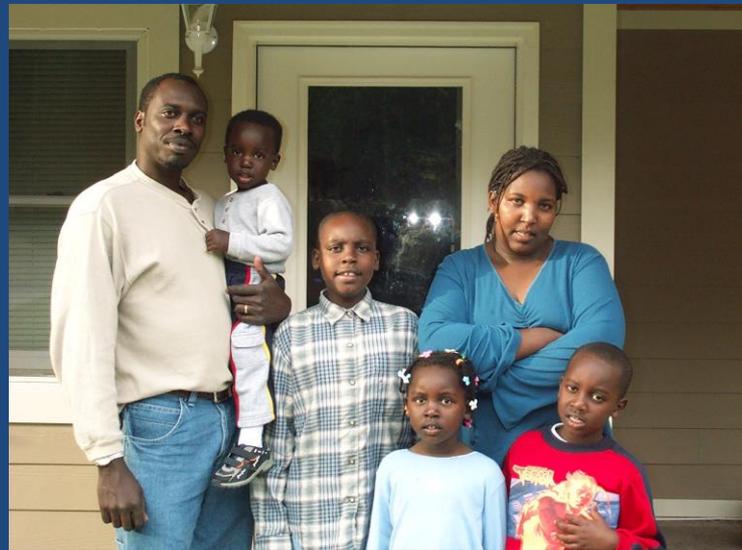
PHASE I

- 7 lots with 1,200 to 1,400 sf 2 level 2 - 3 bedroom homes (7 units)
- 1-2 stall detached garages

Conceptual Site Plan



Community Land Trust Program



Community Land Trust

- Real estate developer in neighborhood revitalization and in-fill initiatives
- Provide affordable homeownership for low and moderate income households
- Community Land Trust—work to provide affordable housing now and preserve the affordability of the housing for future generations

How We Help

- Qualified, income-eligible buyers can purchase high quality homes at affordable prices
- In exchange, Land Trust homeowners agree to 'pay it forward' and pass the bargain price they received on to the next owner of the home
- 99 year, renewable lease formalizes the agreement
- Resale price determined by a resale formula in the lease ensure permanent affordability

Permanent Affordability = Permanent Responsibility

- Manage resale of Land Trust homes
- Provide support to homeowners in need
- Require/encourage repairs to homes
- Help cure defaults and purchase homes that get foreclosed.
- Average annual foreclosure rate less than 1% over last 10 years

Community Benefit of a Community Land Trust

- Over \$15 Million in local, state, and federal resources invested in homes in CLT homes
- Managed 100 resales to date (over 1/3 of portfolio)
- Over \$5 Million in local, state, and federal resources were recycled in the 100 resales

Lincoln Park Homes



Hawks Ridge Homes





Prosperity Alignment



Blandin Foundation™
STRENGTHENING RURAL MINNESOTA

For the past 24 months and with the generous support of local public, private, and nonprofit funders, Go Cook County has been a force of organized, innovative, and collaborate citizens, determined to build Cook County into a more prosperous, sustainable place to live and work. Recently, with the support of the Blandin Foundation, a group of Cook County residents have participated in the Blandin Community Leadership Program. Energized and ready for change, these citizens have identified areas of improvement that align with the initiatives of the Go Cook County teams. The following diagram outlines this alignment and how both teams can work together.

GO COOK COUNTY/BLANDIN LEADERSHIP

Coordinating Team (10 – 12 people)

Jay K.
Mike R.
Heidi D.K.

Paula S.W.
Jeanne A.
Peter J.

Jim B.
Pat C.
Tracy B.

Scott H.
Abby T.
Northspan

Local Government Coordination

Local Government - Go Cook County Group

Government Distrust - Blandin Group

Planning/Zoning/Land Group

Lead Organization: Cook County

Education/Worker Development

Education - Go Cook County Group

Youth Development - Blandin Group

International Workers - Blandin Group

Lead Organization: Higher Education

Economic Enhancement and Diversification

Business Diversification - Go Cook County Group

Business Diversification - Blandin Group

Art Economy - Blandin Group

Local Food Production Group

Broad Band Commission Group

Lead Organization: Chamber of Commerce

Housing: Workforce; Senior; Rehabilitation

Housing - Go Cook County Group

Lead Organization: EDA

Green Space

Dave Mills or TBD

Sense of Place - Go Cook County Group

Green Space - Blandin Group



AFFORDABLE WORKFORCE HOUSING

OBJECTIVE: We will focus on the accelerated development of affordable workforce housing that will position Cook County to attract and retain a quality workforce that supports public, non-profit and private business needs.

PROPOSED ACTION STEPS:

A

Review and update parts of the Cook County Housing Market Assessment completed in 2006 that are related specifically to workforce housing.

- Historical projects constructed and proposed over the past 20 years targeting workforce housing needs.
- Update demographics and target the types and number of single family owner occupied and rental and multi-family units as a target over the next 10 years
- Interview younger residents about housing styles and affordability to assess this segment market needs, affordability and style interest
- Updated tools and resources available today that could be used to leverage workforce housing

B

Target and assess strategic sites and assemble land that could be used for various types and styles of workforce housing throughout the county.

- Identify and inventory potential public and private sites and land assembly opportunities including state and federal lands that represent a significant ownership class in Cook County
- Assess potential sites for development constraints and develop a short list of targeted strategic sites that represent the best available opportunities for workforce housing development

C

Identify and assess the major barriers and constraints to workforce housing development today including a review of existing land use ordinances and zoning policies and constraints. Could be tied to the updated Comprehensive Planning process being proposed by Cook County.

D

Investigate how other similar areas with similar issues nationally have addressed workforce housing development. What best practices and models could or should be considered for adaptation in Cook County. Be creative, open minded and realistic. Several areas were identified during the economic assessment analysis process as a starting point.

- Alternative funding source, incentives and approaches such as a Housing Trust Program that can leverage housing investment. What could we offer at what return?
- Explore public and private partnerships that share the risks and costs
- Explore other innovative ways that may require legislative action or a major local public commitment to leverage workforce housing with an acceptable return.

E

Consider holding a developer forum to share the outcomes of this assessment work and share ideas and concepts that could trigger project development interest.

F

Define at least three project sites and begin an accelerated development push to entice local or outside housing developers to initiate a project within 12 months.

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