

NETTLETON APARTMENTS

108 East Sixth Street // Duluth, MN

Nettleton Apartments is the adaptive reuse of the former Nettleton School building located at the southeast corner of First Avenue East & Sixth Street in Duluth's Hillside Neighborhood. The proposed redevelopment will convert the existing school rooms into 50 mixed-income residential apartments with approximately 50 stalls of surface parking spaces. The project includes 25 affordable and 25 market rate units, incorporates studio, 1-, 2- and 3-bedroom layouts, and supports the demand for workforce housing in Duluth.



Nettleton Apartments is a high priority redevelopment project for the City of Duluth and the Hillside Neighborhood, a community within walking distance of downtown Duluth. Businesses in Duluth are growing and market data indicates a strong demand for additional housing units and economically integrated housing options. The proposed project will enhance the economic vitality and competitiveness of the area by providing additional moderate and modest-income housing options, and therefore the following local employers strongly support the development: The City of Duluth, Duluth LISC, Essentia Health, Minnesota Power, and the Duluth Sheraton Hotel.

The project has received a deferred loan from MHFA and significant local support including TIF and employer contributions. To make the project financially feasible, the developer is seeking additional MHFA LIHTC. The proposed Nettleton Apartments provides an opportunity to celebrate a local icon of Duluth's education system, increase and diversify the residential population of the Hillside Neighborhood, return a vacant structure to productive use, and enhance the vitality of downtown Duluth.