



# Housing Indicator Report 2021





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## Report Contributors

St. Louis County, MN

Housing & Redevelopment Authority  
Duluth, MN

ISD 709—Duluth Public Schools

University of MN—Duluth

College of St. Scholastica

Northland Connection

Lake Superior College

U.S. Department of Housing & Urban  
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U.S. Census Bureau

MN Department of Employment &  
Economic Development

Rental Property Owners/Managers—Duluth

Minnesota Housing Partnership

One Roof Community Housing Organization

U.S Bureau of Labor Statistics

World Population Review

Lake Superior Area Realtors

## Introduction

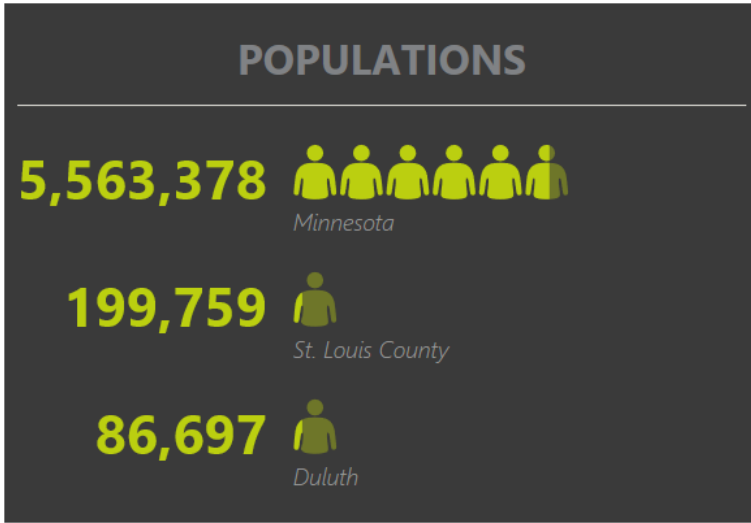
The City of Duluth (“City”) releases the Housing Indicator Report each year to provide information related to the Duluth housing market, population demographics and workforce statistics. As established in the *Imagine Duluth Comprehensive Plan*, the City’s primary objective with housing is to “promote the essential character of its neighborhoods while providing safe, clean and equitable living space for all members of the community.”

Home to almost 87,000 residents, Duluth’s population has remained relatively stable over the past three decades. Nevertheless, the need for additional housing, particularly affordable housing, has increased significantly over the past 10 years. This lack of affordable housing is not unique to Duluth; the shortage of housing at all income levels, along with historically high costs of development, is prevalent in Cities across the United States.

The COVID-19 pandemic continues to create additional uncertainty and financial instability in the housing market through tight labor market, increasing interest rates, and the logistical challenges in all sectors. Through partnerships with local, state and federal partners in the creation and retention of housing, the City has positioned itself to assist with the production of many new housing units in the coming years.

While building affordable housing has never been more complicated, we have never been more optimistic about the progress we can make as a City to help make more housing available to more people.

## Duluth Demographics



**Female: 51.33%**

**Male: 41.67%**

\*The City of Duluth acknowledges that some individuals may not identify with either of the above genders. The City will update these categories as soon as new data is available from the Census Bureau.

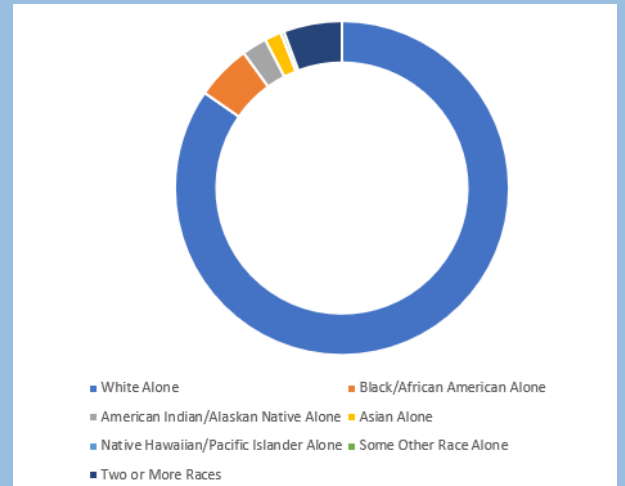
Age Category Duluth	Percentage
Under 18 years	17.8%
18 years and over	82.2%
21 years and over	72.6%
25 to 29 years	7.0%
30 to 34 years	6.5%
35 to 39 years	5.8%
40 to 44 years	5.1%
45 to 49 years	4.8%
50 to 54 years	5.7%
55 to 59 years	5.8%
60 years and over	21.7%
62 years and over	19.0%
65 years and over	15.7%
75 years and over	7.1%



Total Households: 36,185  
 Average Family Size: 2.84  
 Average Household Size: 2.20



Median Age: 34.1



White: 84%

Two or more races: 5.6%

Black or African American: 3.5%

American Indian: 2.4%

Asian: 1.6%

Other race: 0.3%

Native Hawaiian or Pacific Islander: 0.03%

Data Sources: U.S Census Bureau. Note: 2021 data is from the 2020 Decennial Census and 2020 5-year estimate data profiles. 2021 data estimates were not collected by Census Bureau due to COVID-19 pandemic.

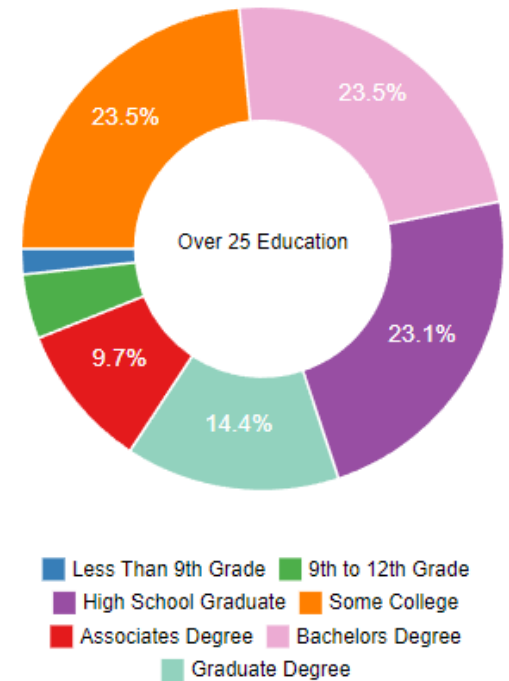
Median Income	2016	2021	Change Last 5 years
City of Duluth	\$48,126	\$52,463	9.01%
City of Minneapolis	\$56,255	\$62,583	11.24%
City of St. Paul	\$54,085	\$57,876	7%
City of St. Cloud	\$43,750	\$49,135	12.3%
City of Rochester	\$67,712	\$73,106	7.96%
City of Mankato	\$43,808	\$47,924	9.39%
St. Louis County	\$49,825	\$55,646	11.68%
State of Minnesota	\$65,599	\$71,306	8.69%
United States	\$57,617	\$62,843	9.07%

Total Household Income	Percentage
Less than \$10,000	7.4%
\$10,000—\$14,999	5.2%
\$15,000—\$24,999	11.4%
\$25,000—\$34,999	9.8%
\$35,000—\$49,999	14.1%
\$50,000—\$74,999	18.5%
\$75,000—\$99,999	11.5%
\$100,000—\$149,999	13.3%
\$150,000—\$199,999	4.1%
\$200,000 or more	4.5%

Undergraduate Enrollment	Students 2019	Students 2020	Students 2021
University of MN – Duluth	9,847	9,301	9,025
College of St. Scholastica	2,481	2,244	1,486
Lake Superior College	7,908	7,529	6,544

## Duluth Unemployment Rate Compared December 2021

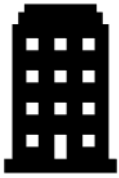
Duluth Rate	3.3%
Twin Cities Metro Rate	2.5%
Minnesota Rate	3.1%
U.S. Rate	3.7%



Data Sources: U.S Census Bureau, U.S. Bureau of Labor Statistics, World Population Review. Note: 2021 data is from the 2020 Decennial Census and 2020 5-year estimate data profiles. 2021 data estimates were not collected by Census Bureau due to COVID-19 pandemic.

Data Sources: U.S Census Bureau, Duluth HRA, City of Duluth Construction Services Division. Note: 2021 data is from the 2020 Decennial Census and 2020 5-year estimate data profiles. 2021 data estimates were not collected by Census Bureau due to COVID-19 pandemic.

## Housing in Duluth



### RENTER HOUSEHOLDS

40.4% of all households

Average Rent, 2021: \$1,320

Average Rent, 2020: \$1,125

Total Rental Units 2021: 16,836

\*Rental units reflect those with active rental licenses in the City of Duluth



### OWNER HOUSEHOLDS

59.6% of all households

Median Sale Price, 2021: \$240,000

Median Sale Price, 2020: \$205,000

### SUBSIDIZED HOUSING

Public Housing Units 2021: 1,152

Housing Choice Vouchers Available 2021: 1,515

Emergency Vouchers Available 2021: 49

	2020	2021
Public Housing Vacancy %	6.3%	4.25%
Public Housing Average Wait List	1,087	1,031
Housing Voucher Unused %	11.22%	14.8%
Housing Voucher Average Wait List	2,792	2,622

### HOUSING PRODUCTION

#### Building Permits Issued

Units of 1 Family Dwelling 2021: 67

Units of 1 Family Dwelling 2020: 42

Units of Multi-family Dwelling 2021: 74

Units of Multi-family Dwelling 2020: 120

#### Certificate of Occupancy Issued

Units of 1 Family Dwelling 2021: 50

Units of 1 Family Dwelling 2020: 47

Units of Multi-family Dwelling 2021: 212

Units of Multi-family Dwelling 2020: 291

\*See appendix A and B for historical data

## Homeownership Duluth

### Single Family Home Sales Listed vs. Sold

Year	2017	2018	2019	2020	2021
<b>Listed</b>	1,642	1,757	1,632	1,604	1,478
<b>Sold</b>	1,334	1,316	1,342	1,444	1,426

### Single Family Home Median Sale Price & Average Days on Market

Year	2018	2019	2020	2021
<b>Sale Price</b>	\$185,000	\$195,000	\$205,000	\$240,000
<b>Days</b>	34	31	24	38

### Foreclosures Duluth & St. Louis County

Year	2017	2018	2019	2020	2021
<b>Duluth</b>	78	57	33	16	8
<b>SLC</b>	198	177	140	48	33

## Affordable Homeownership Duluth— Community Land Trust Homes

One Roof Community Housing's Community Land Trust program allows lower income home buyers to purchase Land Trust homes for a significantly reduced price. In exchange for this assistance, One Roof maintains ownership of the land.

New Construction Sold 2021: 0  
Acquisition/Rehab Sold 2021:10  
Average Home Value 2021: \$183,000  
Average Land Trust Sale Price 2021:\$136,000

New Construction Sold 2020: 3  
Acquisition/Rehab Sold 2020:12  
Average Home Value 2020: \$169,000  
Average Land Trust Sale Price 2020:\$129,000

\*The City of Duluth donated property through its Rebuild Duluth program for new construction of Community Land Trust home.

## Rental Housing Duluth

The overall vacancy rate in 2021 was 2.0%, a decrease from the 2020 vacancy rate of 5.2%. While the general perception may be that rental vacancies are negative, vacancy on some level is necessary for a healthy housing market and economy that work for both potential tenants and property owners; a vacancy of 5% is often considered healthy.

Year	Vacancy Rate
2021	2.0%
2020	5.2%
2019	2.6%
2018	3.0%
2017	4.8%

Unit Type	Units Surveyed	Vacancy Rate	Average Rent
Studio	213	3.3%	\$748
1 Bedroom	818	3.2%	\$836
2 Bedroom	1,461	2.4%	\$1,065
3 Bedroom	832	1.2%	\$1,358
4 Bedroom	538	1.3%	\$1,683
Other	302	0.3%	\$2,227
<b>Total</b>	<b>4,164</b>	<b>2.0%</b>	<b>\$1,320</b>

## Rental Survey

The City of Duluth issues a survey to market rate rental property owners/ managers yearly to better understand average rent and vacancy across unit types in Duluth. In 2021, the City received data on 4,146 units. In an effort to increase survey response rate, the City removed rental location data for units in 2021, thus average rent by neighborhood is unavailable.

Unit Type	Units Surveyed	Average Square Feet	Average Rent/ Square Foot
Studio	213	696	\$1.07
1 Bed-room	818	762	\$1.10
2 Bed-room	1,461	1000	\$1.07
3 Bed-room	832	1,343	\$1.01
4 Bed-room	538	1,608	\$1.05
5+ bed-room	302	2,321	\$0.96
<b>Total</b>	<b>4,164</b>	<b>1,288</b>	<b>\$1.02</b>

\*See appendix C for full rental survey data results



## Public Housing Duluth

	2018	2019	2020	2021
Public Housing Vacancy %	4.4%	3.4%	6.3%	4.25%
Public Housing Average Wait List	2,213	1,938	1,087	1,031
Housing Voucher Unused %	5.8%	14.06%	11.22%	14.8%
Housing Voucher Average Wait List	3,460	3,006	2,792	2,622

The Department of Housing and Urban Development (HUD) sets income limits that determine eligibility for assisted housing programs. HUD develops income limits based on Median Family Income estimates and Fair Market Rent area definitions. The payment standards are used in the calculation of the housing assistance payment that the Public Housing Agency pays to the owner of rental housing on behalf of the family leasing the unit. Housing Choice Voucher payment standards for 2021 (rent thresholds) are depicted below.

**Studio:** \$761

**1 Bedroom:** \$786

**2 Bedroom:** \$1,029

**3 Bedroom:** \$1,343

**4 Bedroom:** \$1,666

**5 Bedroom:** \$1,916

## Housing and Redevelopment

### Authority of Duluth, MN

The Housing and Redevelopment Authority of Duluth (HRA) owns and manages over 1,100 public housing units within the City of Duluth, including scattered site single family homes, townhomes, and six high-rise apartment buildings. Additionally, the HRA administers over 1,500 Housing Choice Vouchers (section 8 vouchers), which keeps rents more affordable for qualified tenants. Waitlists for tenants to be placed in housing under both programs can be lengthy, sometimes a year or longer. The Housing Choice Voucher program, commonly referred to as "Section 8", allows tenants to choose their rental unit if the landlord agrees to participate. Public Housing units are available for rent at or below the market rate based on one's income.



\*Ramsey Manor, Duluth MN.

## Poverty and Homelessness Duluth

The Coordinated Entry System (CES) is a statewide system used to assess individuals experiencing a housing crisis and connect them to local resources. Communities, including Duluth, who receive Continuum of Care (CoC) grants through the U.S. Department of Housing and Urban Development are required to use CES. St. Louis County receives, on average, \$3.2 million annually from this federal grant to assist individuals, families, and youth. In 2021, St. Louis County completed 1,287 calls for housing assistance. Of these calls, 930 were scheduled for Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPADT), and 357 to community homeless prevention assistance. The VI-SPADT is a survey administered to both individuals and families to determine risk and prioritization when aiding homeless and at-risk of homeless persons.

### Continuum of Care Housing Inventory Duluth 2021

	Family Units	Family Beds	Adult Only Beds	Total Yr-Round Beds
<b>Emergency &amp; Transitional Housing</b>	<b>71</b>	<b>229</b>	<b>166</b>	<b>402</b>
Emergency Shelter	36	110	112	222
Transitional Housing	35	119	54	180
<b>Permanent Housing</b>	<b>198</b>	<b>544</b>	<b>531</b>	<b>1,075</b>
Permanent Supportive Housing	75	222	315	537
Rapid Re-Housing	19	38	32	70
Other Permanent Housing	104	284	184	476
<b>Grand Total</b>	<b>269</b>	<b>773</b>	<b>697</b>	<b>1,477</b>

\*See appendix D for housing type definitions

### Point in Time Count Duluth 2021

The Point-in-Time (PIT) count is a count of sheltered and unsheltered people experiencing homelessness on a single night in January. HUD requires that Continuums of Care conduct an annual count of people experiencing homelessness who are sheltered in emergency shelter, transitional housing, and Safe Havens on a single night. See following page for data collected for 2021.

Data Sources: U.S. Department of Housing and Urban Development CoC Housing Inventory Report, St. Louis County Health and Human Services Department

## 2021 Point-in-Time Count MN-509 Duluth/St.Louis County CoC

Population: Sheltered-Only Count

### Persons in Households with at least one Adult and one Child

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total Number of Households	13	37		50
Total Number of persons (Adults & Children)	48	112	0	160
Number of Persons (under age 18)	33	66		99
Number of Persons (18 - 24)	1	15		16
Number of Persons (over age 24)	14	31		45

Gender (adults and children)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Female	32	65		97
Male	15	47		62
Transgender	0	0		0
Gender Non-Conforming (i.e. not exclusively male or female)	1	0		1

Ethnicity (adults and children)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Non-Hispanic/Non-Latino	48	107		155
Hispanic/Latino	0	5		5

## Point in Time Count Data Continued

## 2021 Point-in-Time Count MN-509 Duluth/St.Louis County CoC

Race (adults and children)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
White	19	17		36
Black or African-American	10	46		56
Asian	0	1		1
American Indian or Alaska Native	8	14		22
Native Hawaiian or Other Pacific Islander	0	0		0
Multiple Races	11	34		45

Chronically Homeless (adults and children)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total number of households	10			
Total number of persons	26			

## Point in Time Count Data Continued

## Population: Sheltered-Only Count

## Persons in Households with only Children

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	3	3	0		6
Total Number of children (under age 18)	3	3	0		6

Gender (adults and children)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Female	3	1	0		4
Male	0	2	0		2
Transgender	0	0	0		0
Gender Non-Conforming (i.e. not exclusively male or female)	0	0	0		0

Ethnicity (adults and children)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Non-Hispanic/Non-Latino	2	3	0		5
Hispanic/Latino	1	0	0		1

## Point in Time Count Data Continued

## 2021 Point-in-Time Count MN-509 Duluth/St.Louis County CoC

Population: Sheltered-Only Count

**Persons in Households without Children**

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	143	33	0		176
Total Number of persons (Adults)	148	34	0	0	182
Number of Persons (18 - 24)	18	11	0		29
Number of Persons (over age 24)	130	23	0		153

<b>Gender</b> (adults and children)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Female	58	12	0		70
Male	89	20	0		109
Transgender	1	1	0		2
Gender Non-Conforming (i.e. not exclusively male or female)	0	1	0		1

<b>Ethnicity</b> (adults and children)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Non-Hispanic/Non-Latino	144	32	0		176
Hispanic/Latino	4	2	0		6

## Housing Affordability Analysis

Affordable housing is generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. The City of Duluth Rental Survey, which provides average rent data, only considers market rate apartment units. Public housing units that are subsidized are not counted towards this average.

### Rental Housing

	<b>Studio</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed</b>	<b>5+ Bed</b>
<b>Average Monthly Rent</b>	\$748	\$836	\$1,065	\$1,358	\$1,683	\$2,227
<b>Yearly Income to Afford</b>	\$29,920	\$33,440	\$42,600	\$54,320	\$67,320	\$89,080
<b>Hourly Wage to Afford (40 hr./ week)</b>	\$14.38	\$16.07	\$20.48	\$26.11	\$32.36	\$42.82
<b>Hours/Week at Minimum Wage \$10.00</b>	58	65	82	105	130	172

### Homeownership

Median Home Sale Price Duluth: \$240,000

Estimated Mortgage Payment: \$1,326

Yearly Income to Afford: \$53,040

\*Assumes 30-year fixed loan term at 4.125% with a down payment of 20%

## Appendix A

### Housing Construction Permits Issued—City of Duluth

CONSTRUCTION SERVICES CITY OF DULUTH  
HOUSING UNITS (AS OF 1/06/2022)

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
New permits (residential)	139	146	151	132	105	87	45	31	55	25	35	41	58	32	43	49	59	72	44	67
Units of 1 family dwellings	131	138	121	113	87	70	36	31	36	21	33	39	44	29	42	46	40	57	42	67
Units of 2 family dwellings	10	10	30	17	2	26	8	0	34	4	4	4	4	0	0	0	16	15	4	0
Units of 3 or 4 family dwellings	4	8	28	16	19	0	0	0	6	0	0	0	16	0	0	0	4	1		0
Units of 5 or more family dwellings	88	6	206	103	494	18	104	0	0	16	106	60	126	381	54	153	154	454	116	74
Number of Units Created	233	162	385	249	602	114	148	31	76	41	143	103	190	410	96	199	214	527	162	141
Alteration permits (residential)	1037	883	904	865	810	819	808	821	855	471	1794	1514	1436	1037	244	268	353	280	355	370
Addition permits (residential)	140	134	120	109	113	89	82	59	65	55	54	38	40	48	30	51	35	30	47	32
Single family demolitions	29	20	22	47	19	32	38	44	45	32	31	52	44	45	39	18	31	28	36	30
Multi-family units demolished	31	16	166	93	18	4	10	0	8	71	0	16	4	29	10	8	2	6	9	3
Number of Units Demolished	60	36	188	140	37	36	48	44	53	103	31	68	48	74	49	26	33	34	45	33
Net Gain Single Family	102	118	99	66	68	38	-2	-13	-9	-11	2	-13	0	-16	3	28	9	44	6	37
Net Production Multi-family Units	71	8	98	43	497	40	102	0	32	-51	108	48	142	352	44	145	172	449	111	71
Net Gain Units (Total)	173	126	197	109	565	78	100	-13	23	-62	112	35	142	336	47	173	181	459	117	108



## Appendix B

### Housing Unit Production—Certificate of Occupancy Received

Category Type	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
New Single Family Homes	20	29	31	28	35	52	40	43	47	50
New Multi-family Units	0	127	32	19	298	40	104	204	153	164
Building Alteration New Units	1	29	30	58	55	4	8	22	138	48
Single Family Homes Demolished	27	50	47	43	33	28	34	27	29	27
Multi-family Units Demolished	2	60	4	22	4	16	4	7	6	21
Building Alteration Units Lost	0	3	1	3	0	0	2	1	0	2
<b>New Units Total</b>	<b>21</b>	<b>185</b>	<b>93</b>	<b>105</b>	<b>388</b>	<b>96</b>	<b>152</b>	<b>269</b>	<b>338</b>	<b>262</b>
<b>Lost Units Total</b>	<b>29</b>	<b>113</b>	<b>52</b>	<b>68</b>	<b>37</b>	<b>44</b>	<b>40</b>	<b>35</b>	<b>35</b>	<b>50</b>
<b>Net Gain Units (Total)</b>	<b>-8</b>	<b>72</b>	<b>41</b>	<b>37</b>	<b>351</b>	<b>52</b>	<b>112</b>	<b>234</b>	<b>303</b>	<b>212</b>

## Appendix C

### Rental Survey Results 2021

Unit Type	Units Surveyed	Vacancy Rate	Average Rent	Average Square Feet	Average Rent/ Square Foot
Studio	213	3.3%	\$748	696	\$1.07
1 Bedroom	818	3.2%	\$836	762	\$1.10
2 Bedroom	1,461	2.4%	\$1,065	1000	\$1.07
3 Bedroom	832	1.2%	\$1,358	1,343	\$1.01
4 Bedroom	538	1.3%	\$1,683	1,608	\$1.05
Other	302	0.3%	\$2,227	2,321	\$0.96
Summary	4,164	2.0%	\$1,320	1,288	\$1.02

## Appendix D

### Summary of Housing Inventory Terms

**Emergency Shelter:** Facility that provides a temporary shelter for the homeless or for specific populations of the homeless and which does not require occupants to sign leases or occupancy agreements.

**Transitional Housing:** Designed to provide homeless individuals and families with the interim stability and support to move to and maintain permanent housing. Program participants will have a lease or occupancy agreement when residing in transitional housing.

**Permanent Housing:** Community-based housing without a designated length of stay for formerly homeless individuals and families. Program participants will have a lease for an initial term that is renewable.

**Permanent Supportive Housing:** Housing with indefinite leasing or rental assistance paired with supportive services to assist homeless persons with a disability or families with an adult or child member with a disability facing housing instability.

**Rapid Re-Housing:** Permanent housing that is short-term and/or medium-term tenant-based rental assistance for homeless individuals or families, with or without disabilities.

**Other Permanent Housing:** Permanent housing with services (no disability required for entry) and housing only.