

Redlining in Duluth

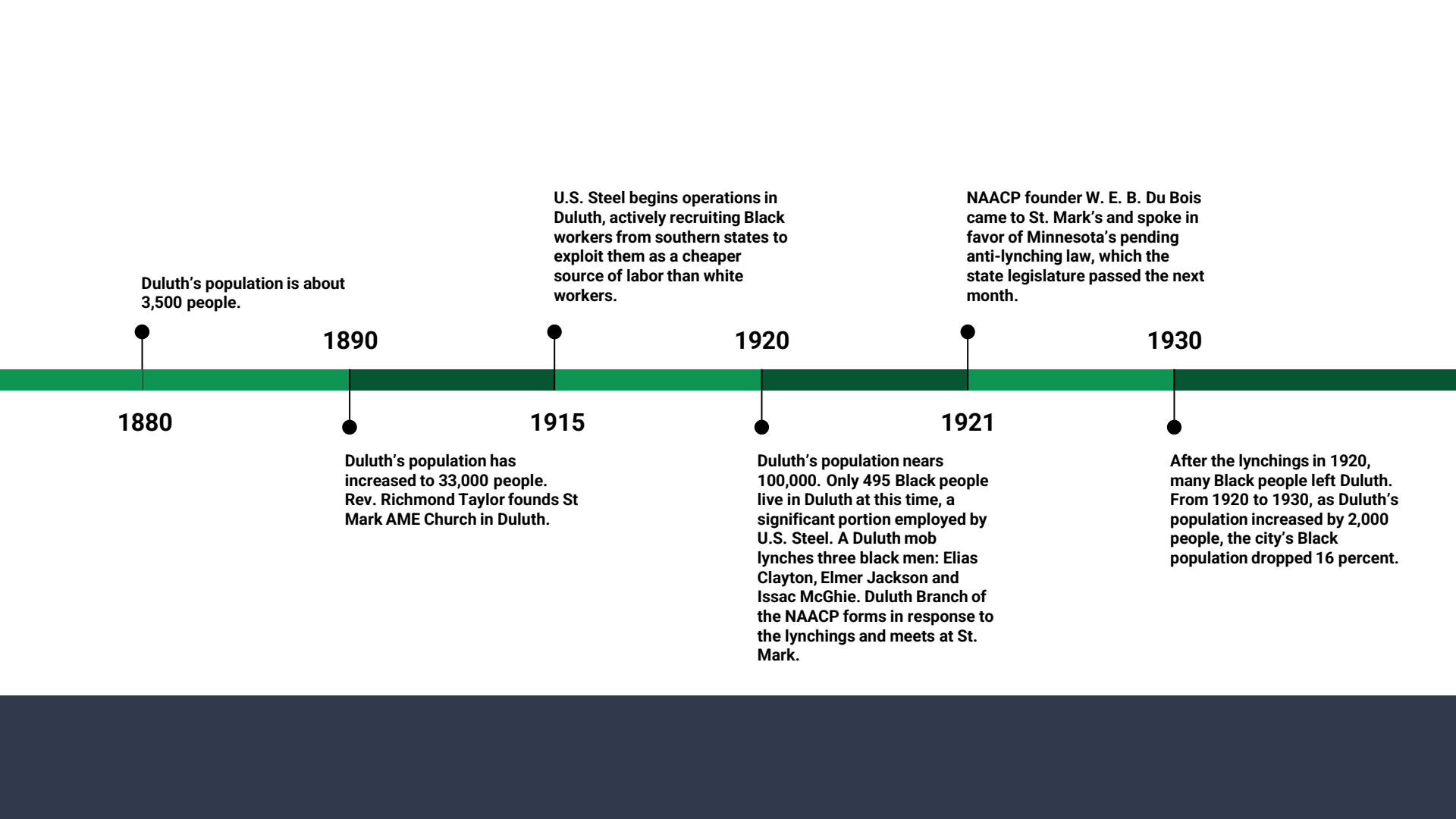
Kathy Wilson, AICP

Pronouns: they/she

City of Duluth

kwilson@duluthmn.gov





"On the evening of June 15, 1920, three black men, wrongly accused of raping a white woman, were abducted from the Duluth, MN, City Jail. A mob numbering between five and ten thousand people savagely beat and tortured these three young men, then hung them from a lamppost in the middle of Duluth's downtown. The grim spectacle of the mob posing with the lynched men was then captured by a photographer, and then circulated as a postcard. At a time in America when the lynching of black men was all too common, it was widely agreed to be the most heinous lynching of 1920. Until recently, this event has been largely forgotten. The names of the three men, Elias Clayton, Elmer Jackson and Issac McGhie were almost forgotten as well."

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The lynching in Duluth will have a wholesome effect on the class of help carried by ordinary circus and the carnival troupes. The chances are that no colored help with a carnival attraction or circus in the county will be tolerated hereafter.
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Image and narrative from claytonjacksonmcghie.org

The Homeowners Loan Corporation (HOLC) evaluated Duluth neighborhoods for the Federal Housing Administration and produced what we now call a redlining map of Duluth.

1940

Duluth's population peaks at 106,000.

1990

Just over 13,000 BIPOC residents, including 3,000 Black people, now make up 15% of Duluth's population.

1936

Duluth's total population still hovers around 100,000 with 309 Black residents counted in the 1940 Census.

1960

Duluth's population has declined to about 85,000 people and has remained stagnant since.

2020

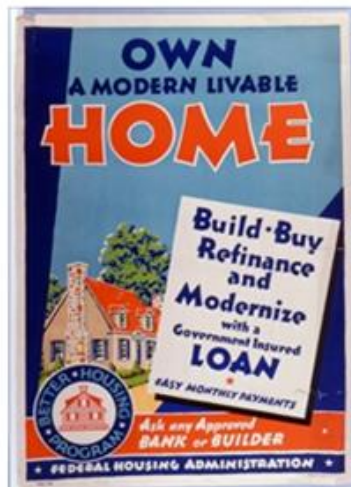


Policy created racial inequity:

New Deal

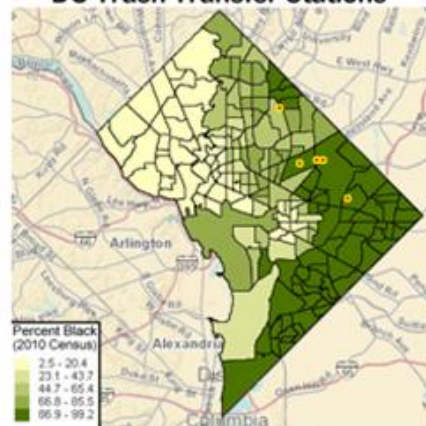


Federal Housing Administration



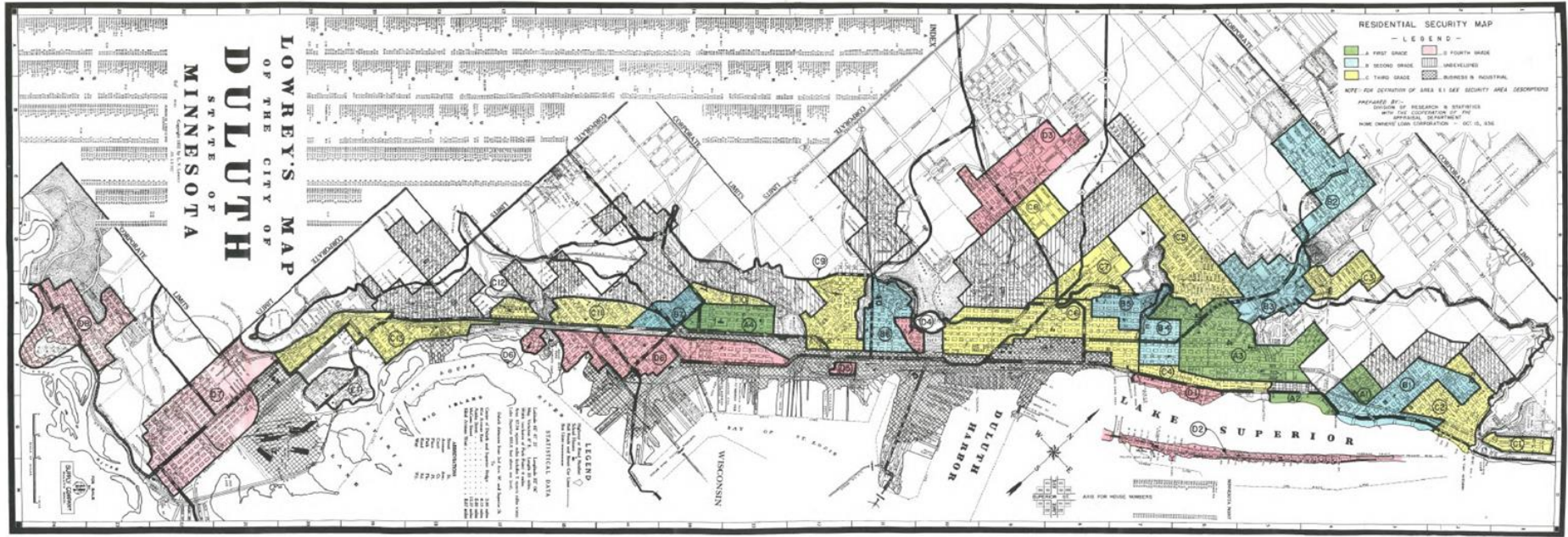
Environmental Impacts

DC Trash Transfer Stations

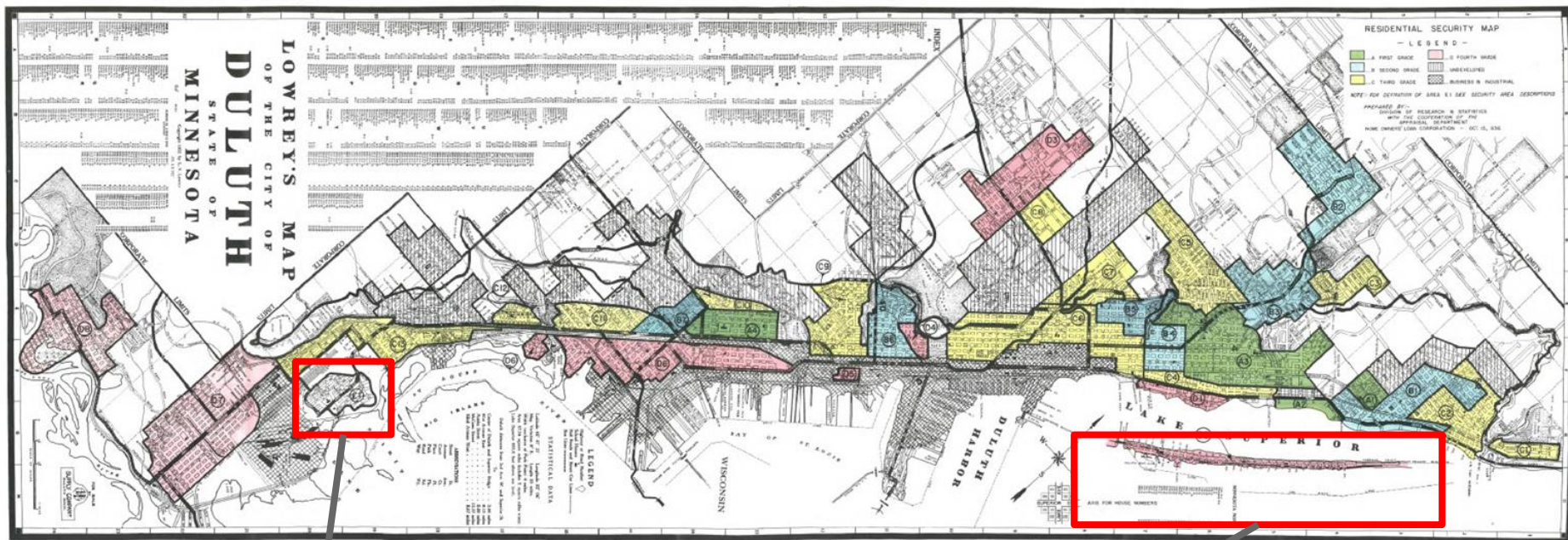




<https://youtu.be/ETR9qrVS17g>

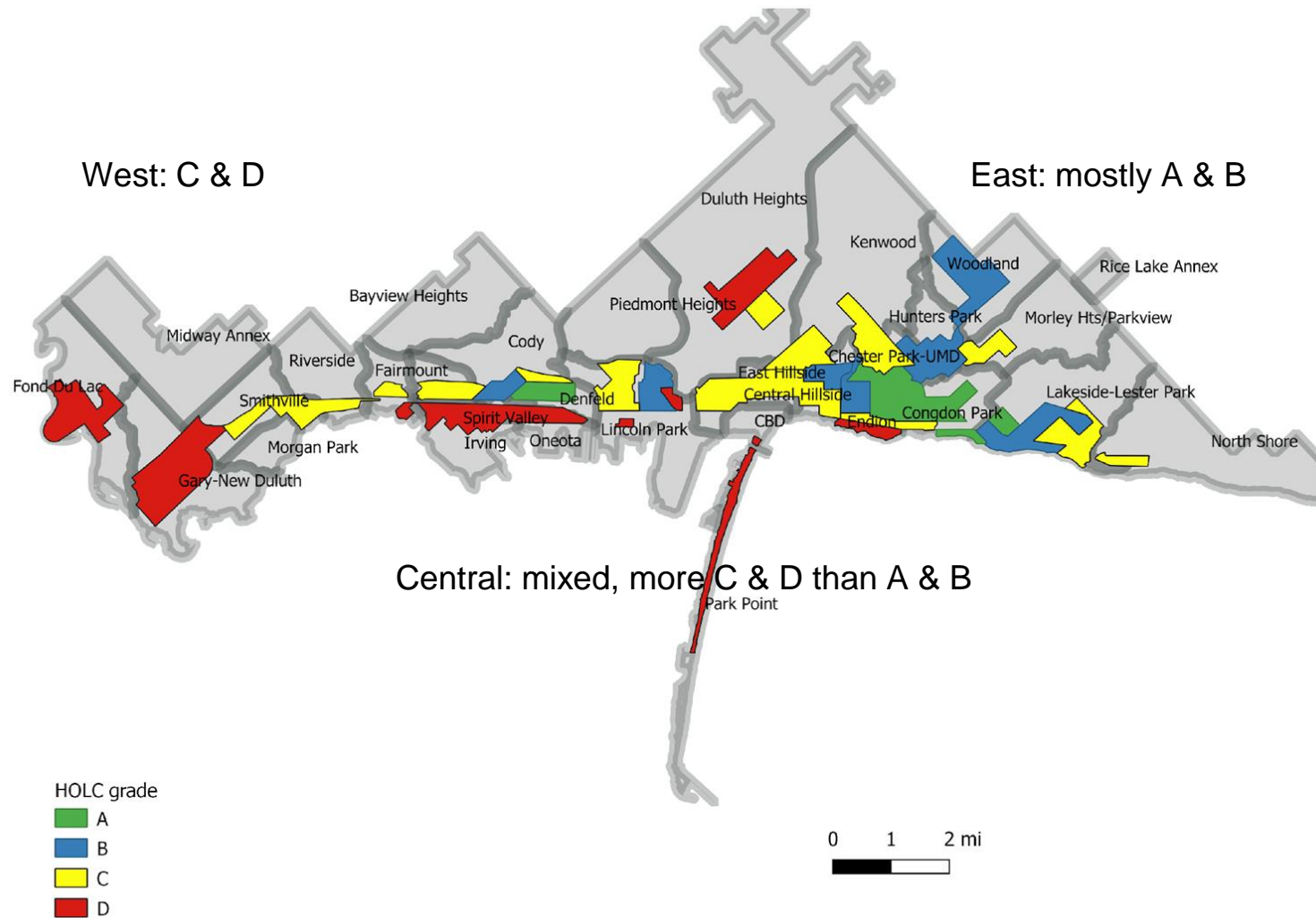


HOLC maps, evaluation text, and GIS shapefile download for all cities that were evaluated:
<https://dsl.richmond.edu/panorama/redlining/>

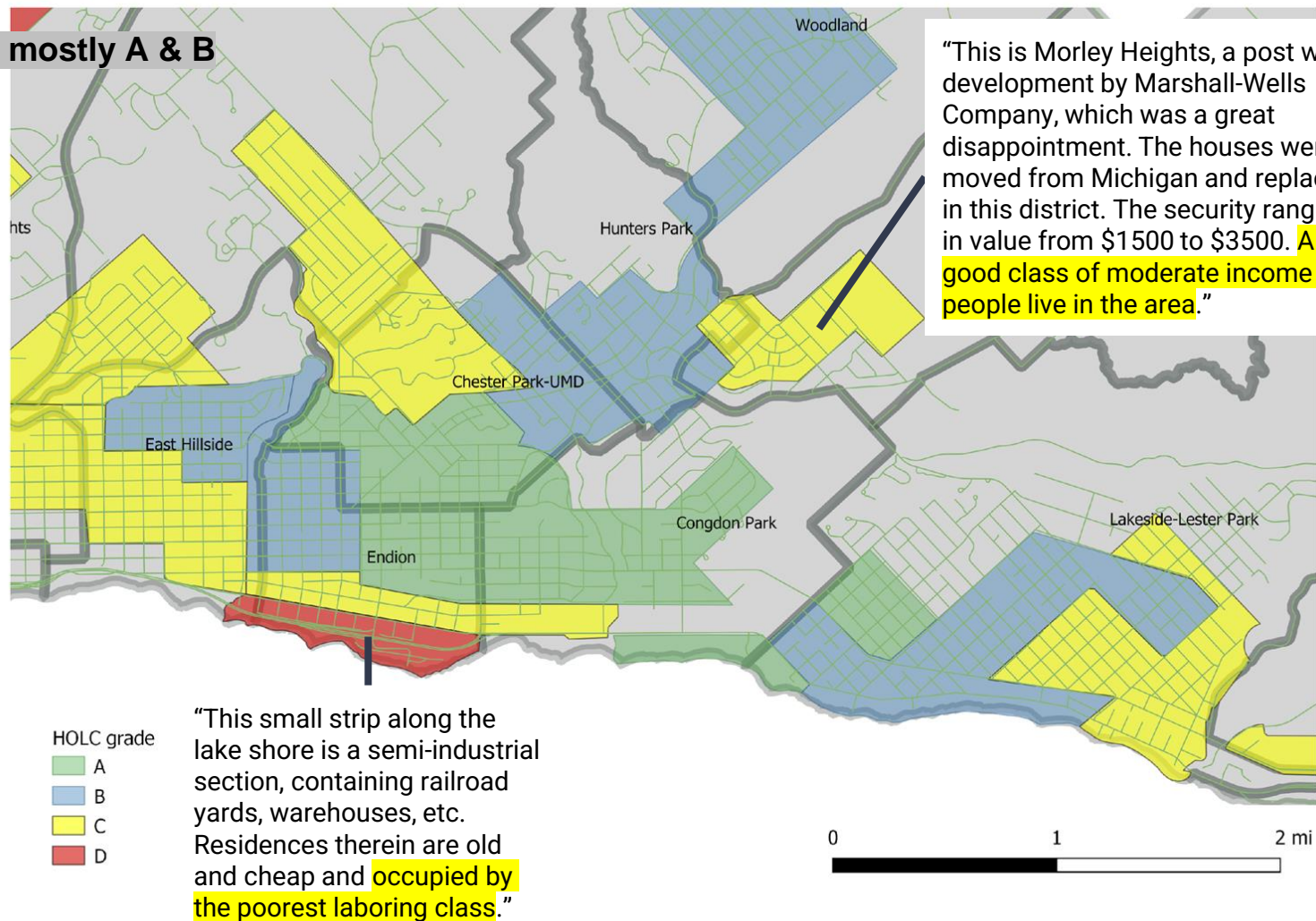


Morgan Park was a company town all owned by U.S. Steel so was excluded from the HOLC evaluation.

Minnesota Point/Park Point was redlined because it was mainly seasonal housing at the time and there wasn't much infrastructure. The HOLC description alludes to the potential future advantages of "extensive government developments" that were beginning in the neighborhood at the time.



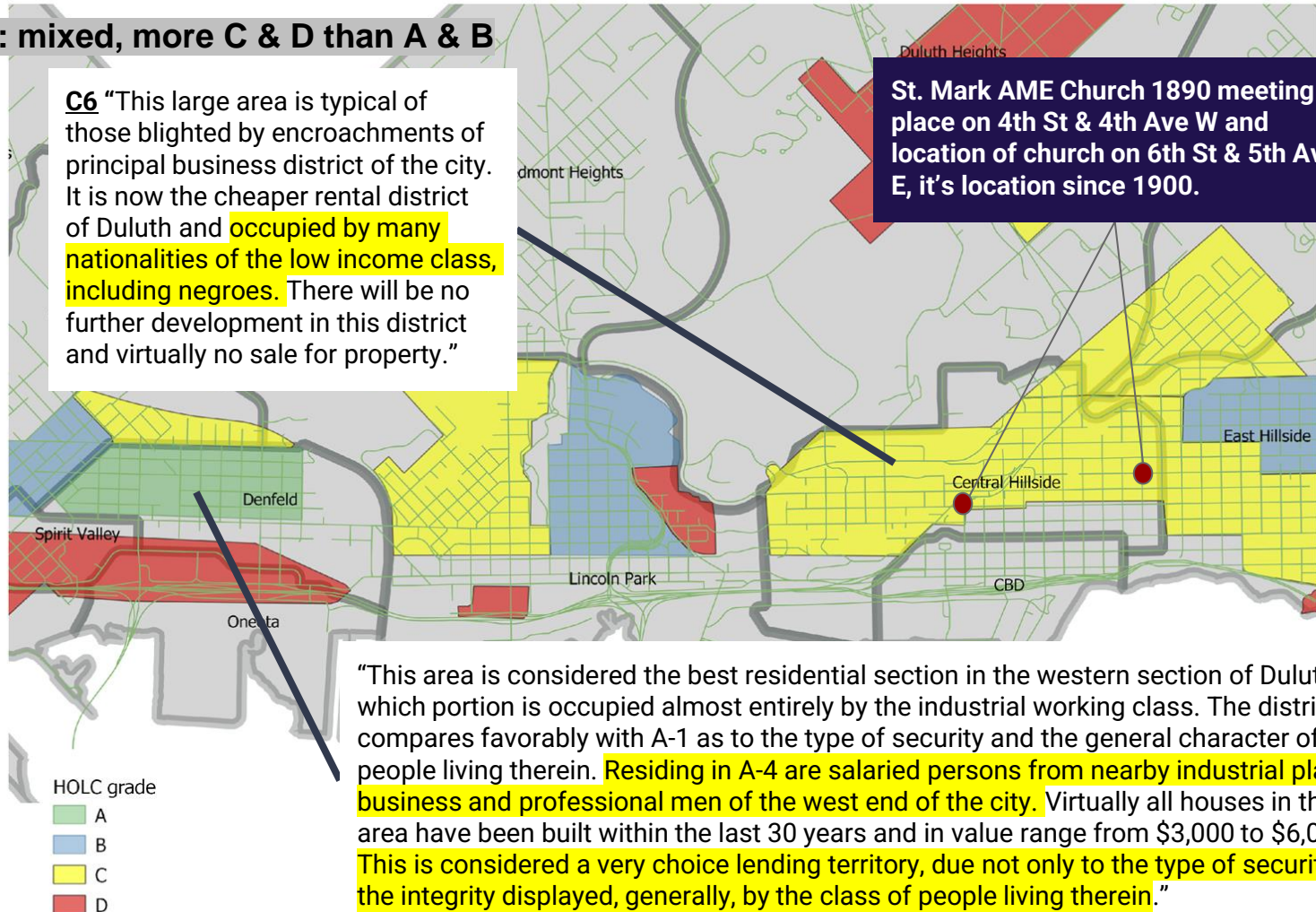
East: mostly A & B



Central: mixed, more C & D than A & B

C6 "This large area is typical of those blighted by encroachments of principal business district of the city. It is now the cheaper rental district of Duluth and occupied by many nationalities of the low income class, including negroes. There will be no further development in this district and virtually no sale for property."

St. Mark AME Church 1890 meeting place on 4th St & 4th Ave W and location of church on 6th St & 5th Ave E, it's location since 1900.

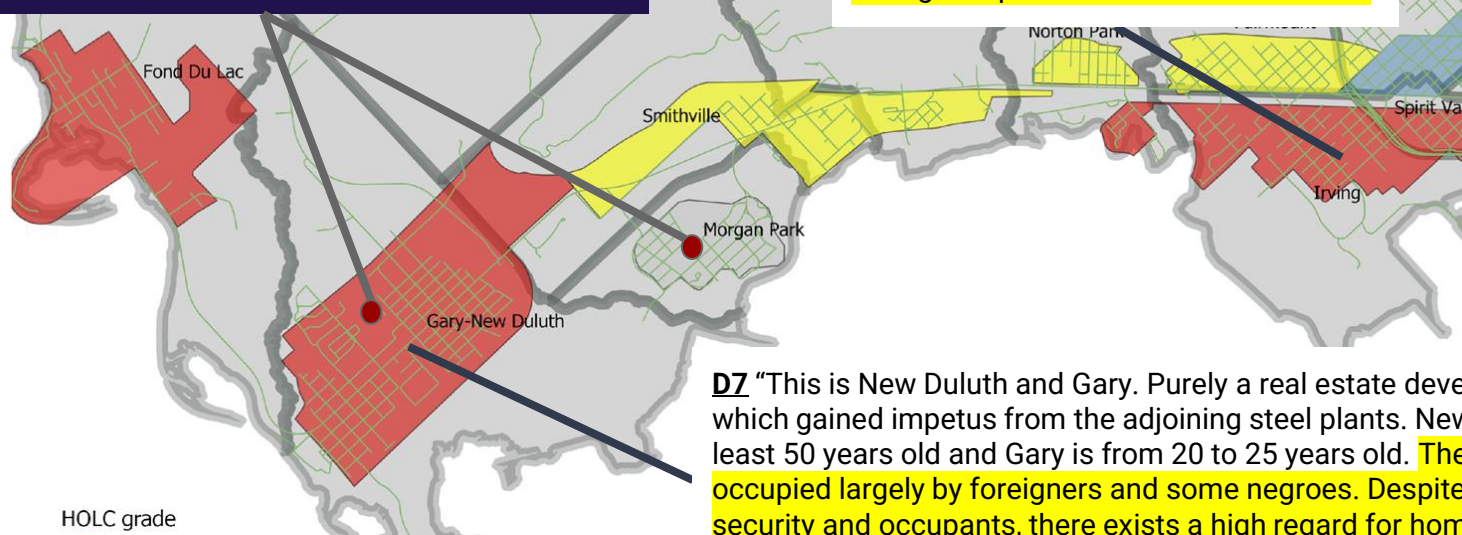


"This area is considered the best residential section in the western section of Duluth, which portion is occupied almost entirely by the industrial working class. The district compares favorably with A-1 as to the type of security and the general character of the people living therein. Residing in A-4 are salaried persons from nearby industrial plants, business and professional men of the west end of the city. Virtually all houses in this area have been built within the last 30 years and in value range from \$3,000 to \$6,000. This is considered a very choice lending territory, due not only to the type of security, but the integrity displayed, generally, by the class of people living therein."

West: C & D

Black people working for U.S. Steel were paid less and excluded from living in Morgan Park, an idyllic “model city” specially built for U.S. Steel workers. Many settled in nearby Gary, a poor neighborhood with substandard housing. - Minnesota Historical Society

“The northeast portion of this area is largely undeveloped, but the southern portion is rather heavily built up. The entire area, between railroads and industrial plants along the waterfront, is occupied by laborers from these industrial enterprises. Most of the houses are nearly 50 years in age. Foreigners predominate in this section.”



HOLC grade

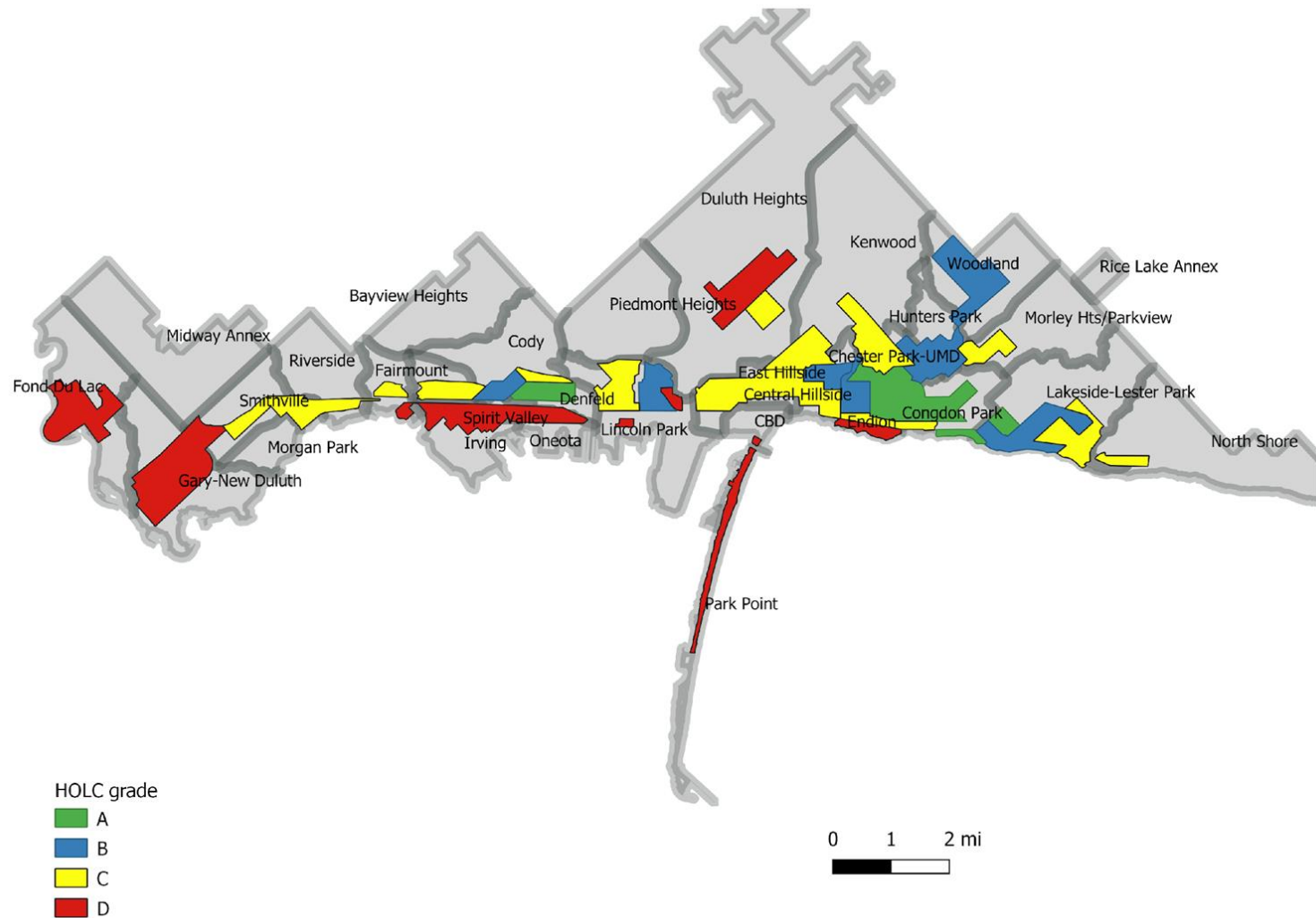
A

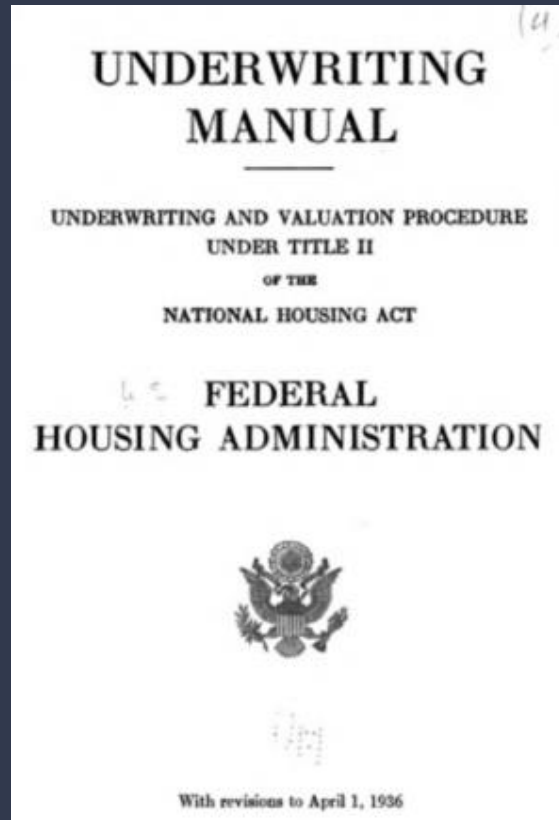
B

C

D

D7 “This is New Duluth and Gary. Purely a real estate development which gained impetus from the adjoining steel plants. New Duluth is at least 50 years old and Gary is from 20 to 25 years old. The district is occupied largely by foreigners and some negroes. Despite the class of security and occupants, there exists a high regard for home ownership among most of the foreigners in this area.”

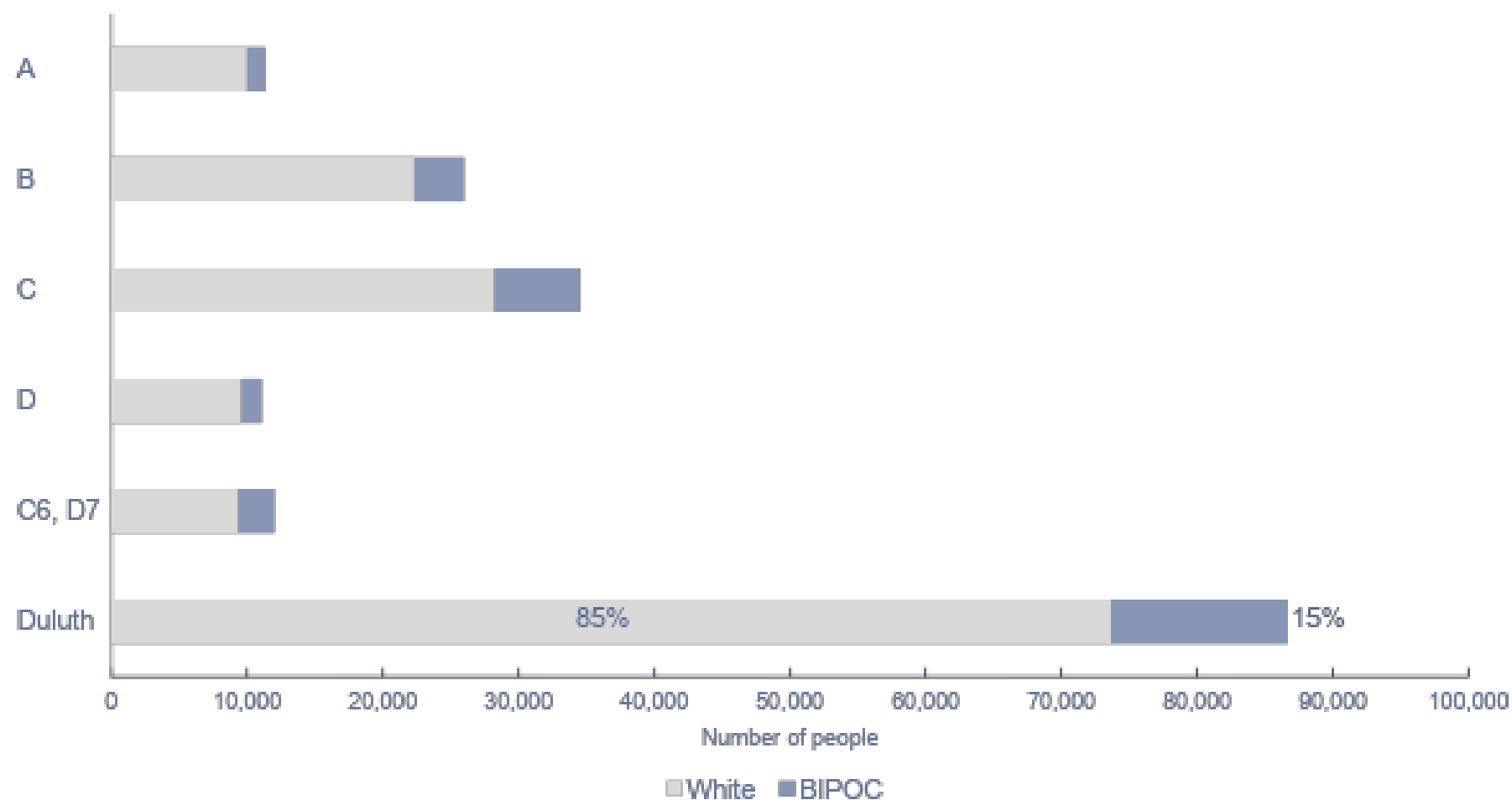




“The economic life estimate may be relatively high if the Rating of Property is high , although the Rating of Location may simultaneously be low . This is true because of the opposite effects produced on the economic life estimate and on the Location rating by threatening or possible encroachments of nonconforming land uses and **by threatening or possible infiltration of inharmonious racial groups**. The possibility or imminence of such encroachments or infiltrations will always result in low ratings of some of the features in the Location category.”

Total Population

Source: 2020 Census Redistricting Data



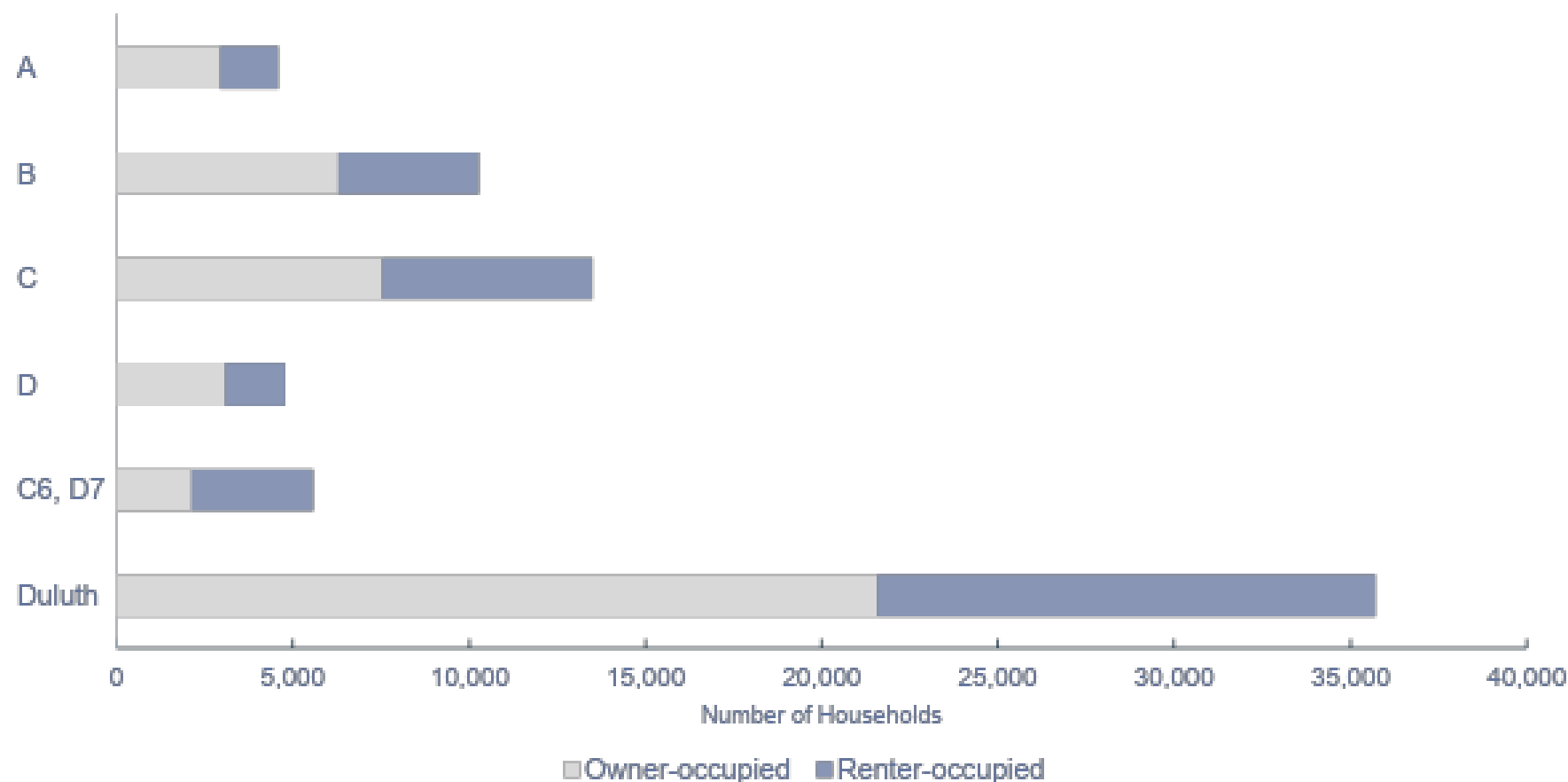
Single-family Home Sales 2015 - 2017

Source: St. Louis County



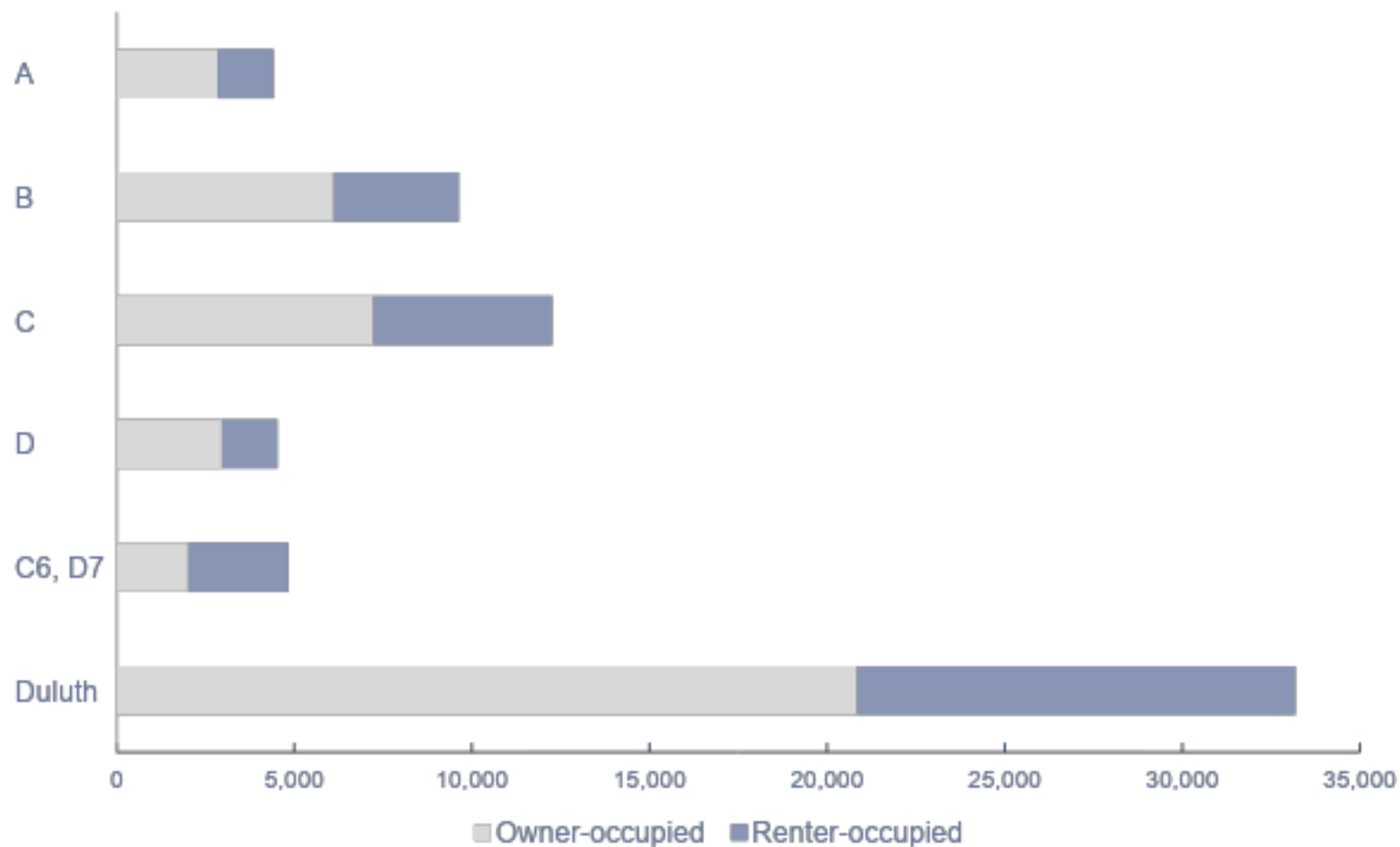
Housing Tenure

Source: 2010 Census



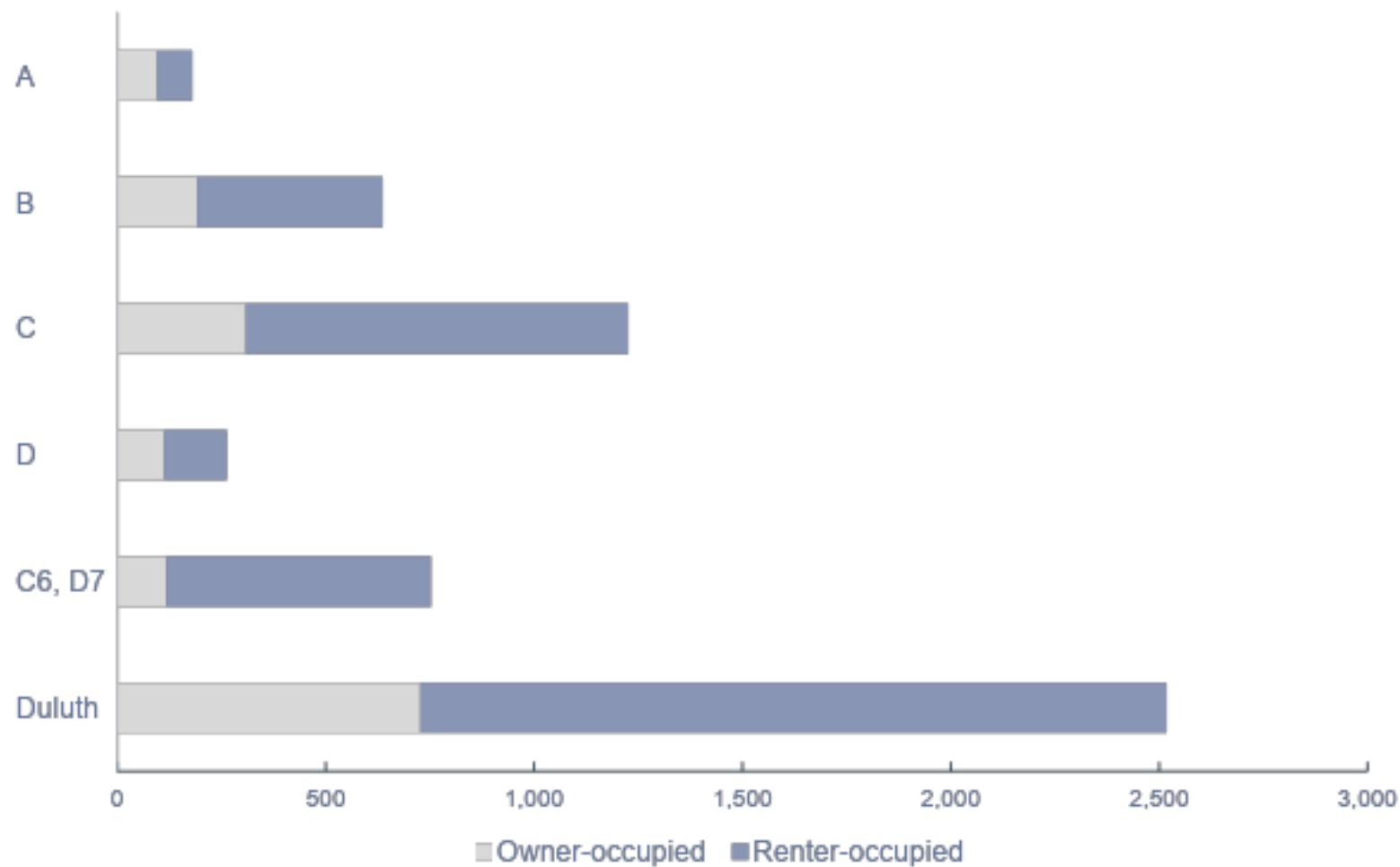
Housing Tenure: White Residents

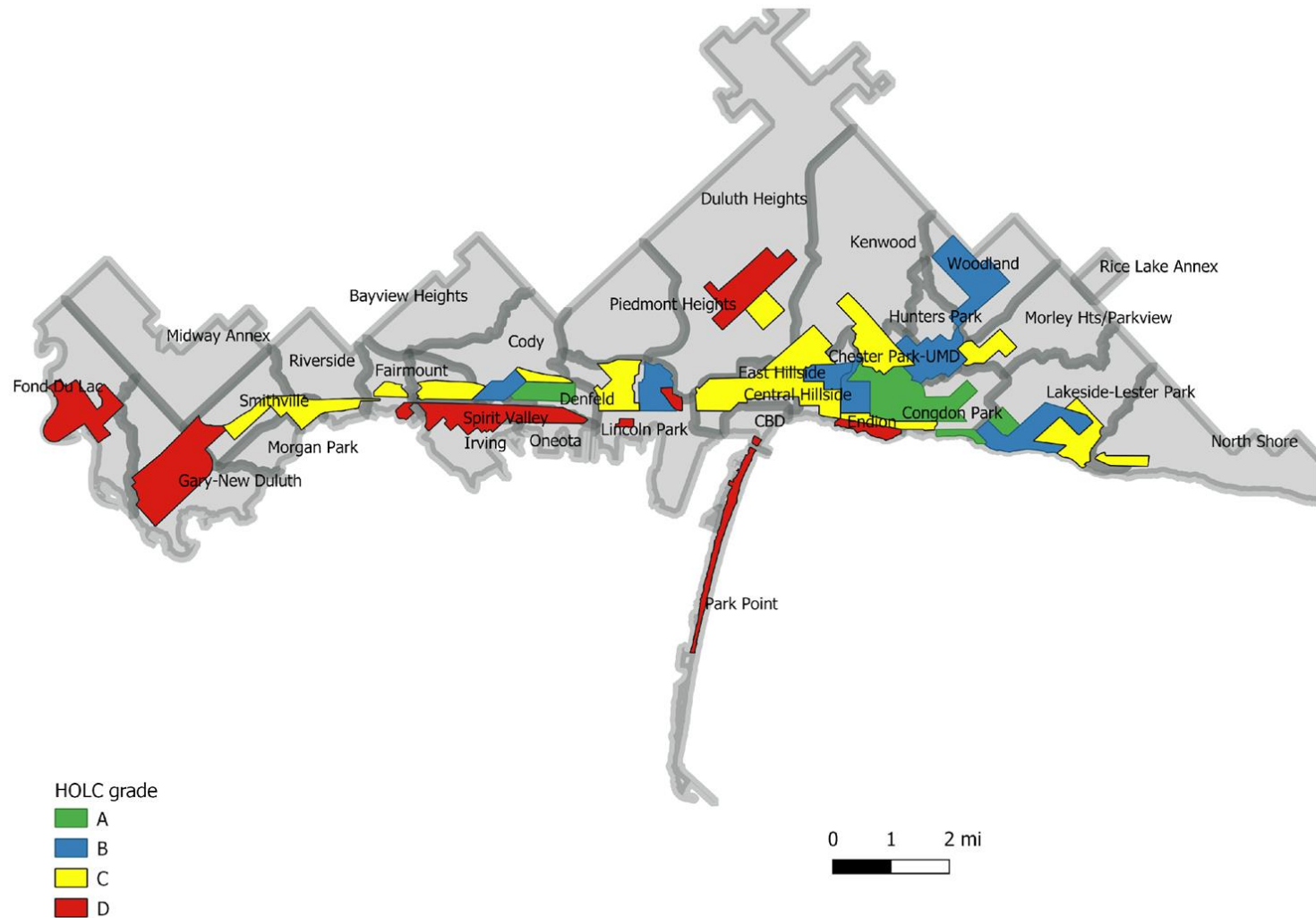
Source: 2010 Census



Housing Tenure: BIPOC Residents

Source: 2010 Census





	Duluth	A	B	C	D	C6, D7
Total Population	86,697	11,315	25,982	34,546	11,068	12,017
White	85%	89%	86%	82%	87%	78%
BIPOC	15%	11%	14%	18%	13%	22%
Average Home Sale Price	\$ 191,010	\$ 225,438	\$ 166,376	\$ 154,082	\$ 164,726	\$ 126,911
Median Home Sale Price	\$ 159,965	\$ 185,000	\$ 150,225	\$ 139,000	\$ 137,500	\$ 118,423
Occupied Housing Units	35,705	4,599	10,271	13,492	4,792	5589
White	93%	96%	94%	91%	95%	87%
BIPOC	7%	4%	6%	9%	5%	13%
Owner-occupied	21,569	2,937	6,300	7,534	3,078	2136
White	97%	97%	97%	96%	96%	95%
BIPOC	3%	3%	3%	4%	4%	5%
Renter-occupied	14,136	1,662	3,971	5,958	1,714	3453
White	87%	95%	89%	85%	91%	82%
BIPOC	13%	5%	11%	15%	9%	18%

Sources: 2020 Census Redistricting Data, St. Louis County, 2010 Census

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Sources

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IPUMS NHGIS, University of Minnesota

1940, 2010 Census count, 2020 Census Redistricting data

St. Louis County Assessor's Office

Minnesota Historical Society

Reveal Modern Day Redlining: revealnews.org/redlining

Mnopedia.org

Mapping Inequality: Redlining in New Deal America - University of Richmond