2015 Housing Indicators

Duluth, MN
Housing Indicators

- Demographic trends
- Employment trends
- Housing production and condition
- Housing tenure and affordability
Duluth Demographics

Population 86,239
Student Enrollment 20,632
Population Living in Poverty 18,306
People in Emergency Shelters 2,031
People in Transitional Shelters 297

Median Household Income $43,518
Occupied Households 35,558
60% Owner Occupied Households
40% Renter Occupied Households

Racial Composition

- American Indian (1.8%)
- Black (2.7%)
- Other Race (1.5%)
- Two or More Races (3.7%)
- White (90.4%)

Age Composition

- Under 25 years
- 25 to 44 years
- 45 to 64 years
- 65 years and older

- 39% 24%
- 23% 14%
New in 2015: Neighborhood Change

Equitable development - factors of change

- vulnerability to displacement
  - lower than citywide education levels
  - lower than citywide incomes
  - higher than citywide renter occupied households

- revitalization & investment
  - higher than citywide increases in incomes
  - higher than citywide increases in education levels
  - higher than citywide increases in housing prices

- racial demographics
  - in Duluth people of color are more susceptible to displacement than white people when neighborhoods experience investment and revitalization
of Duluth’s populations of color live in Lincoln Park, Central Hillside, and East Hillside, but only

46%

of Duluth’s total population lives in these neighborhoods.
Employment

Average Wage $47,476
Total Jobs 59,410

- Health care & social assistance 18,070
- Retail trade 6,492
- Accommodation & food services 5,760

12% of the workforce works in industries where the average wage is below the yearly income of a full time minimum wage worker.

70% of the workforce works in industries where the average wage is above $47,000, a living wage according to the Minnesota Cost of Living Study.
Housing Stock

45% of Duluth’s housing stock is more than 75 years old

410 new residential dwelling units were permitted in 2015
  ● 29 single family
  ● 381 in large apartment buildings

1,037 alteration permits
48 addition permits
74 demolitions
335 net gain in units
Homeownership

Homeowner Median Household Income $64,563
Median Monthly Owner Costs $952
Number of Home Sales 918
Median Sales Price $151,988

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2014</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Single Family Home Market Value</td>
<td>$154,000</td>
<td>$153,504</td>
<td>$157,107</td>
</tr>
<tr>
<td>Median Sale Price</td>
<td>$137,850</td>
<td>$149,900</td>
<td>$151,988</td>
</tr>
<tr>
<td>Average Sale Price</td>
<td>$160,863</td>
<td>$174,078</td>
<td>$181,208</td>
</tr>
</tbody>
</table>
Rental Housing

Renter Median Household Income **$21,393**
Average Rent **$851**
Vacancy Rate **3.3%**

Public Housing Waitlist **995**
Public Housing Vacancy Rate **1.6%**

Housing Voucher Waitlist **1,320**
Housing Voucher Return Rate **0.0%**
Housing Affordability

**Median Household Income**

- **Homeowners**
  - 2006: $43,516
  - 2014: $51,740

- **Renters**
  - 2006: $45,702
  - 2014: $50,519

**Rent and Affordability**

- **Average Rent**
  - 2006: $600
  - 2014: $1,000

- **Affordable Rent for Median Income Household**
  - 2006: $600
  - 2014: $700

**Median Household Income by Race**

- **White**
  - 2006: $43,516
  - 2014: $51,740

- **African American**
  - 2006: $45,702
  - 2014: $50,519

- **Latinx**
  - 2006: $45,702
  - 2014: $50,519

- **Asian**
  - 2006: $45,702
  - 2014: $50,519

- **Other**
  - 2006: $45,702
  - 2014: $50,519
62% of white householders are homeowners, yet only 27% of householders of color are homeowners.
Housing Affordability

Housing is considered affordable if the household pays 30% or less of its income towards housing costs. In order for housing to be truly affordable, the household should not pay more than 50% of its income towards the costs of housing and transportation.
**Housing Affordability**

Single minimum wage workers likely cannot afford suitable market rate housing even for just themselves.

Even with two full time minimum wage income earners, families likely cannot afford suitable market rate housing.

<table>
<thead>
<tr>
<th></th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Studio apartment</td>
</tr>
<tr>
<td>avg monthly costs</td>
<td>$535</td>
</tr>
<tr>
<td>income to afford</td>
<td>$21,400</td>
</tr>
<tr>
<td>hourly wage to afford (40 hours/week)</td>
<td>$10</td>
</tr>
<tr>
<td>hours/week at minimum wage ($9.00)</td>
<td>46</td>
</tr>
</tbody>
</table>