

# 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**

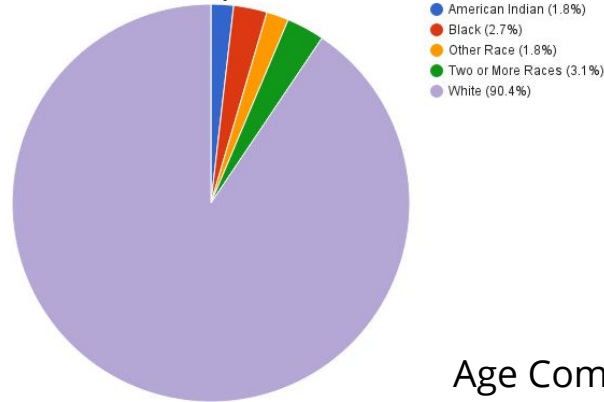
Median Household Income **\$43,518**

Occupied Households **35,558**

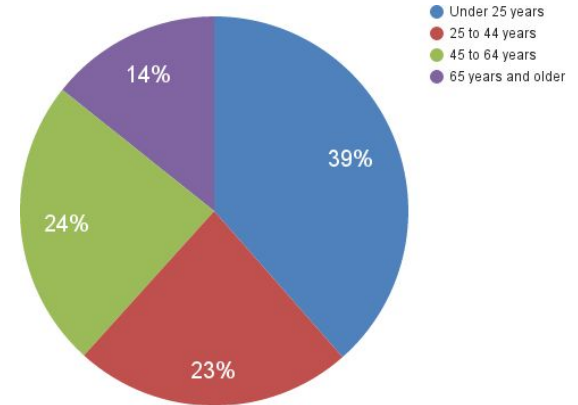
**60%** Owner Occupied Households

**40%** Renter Occupied Households

Racial Composition



Age Composition

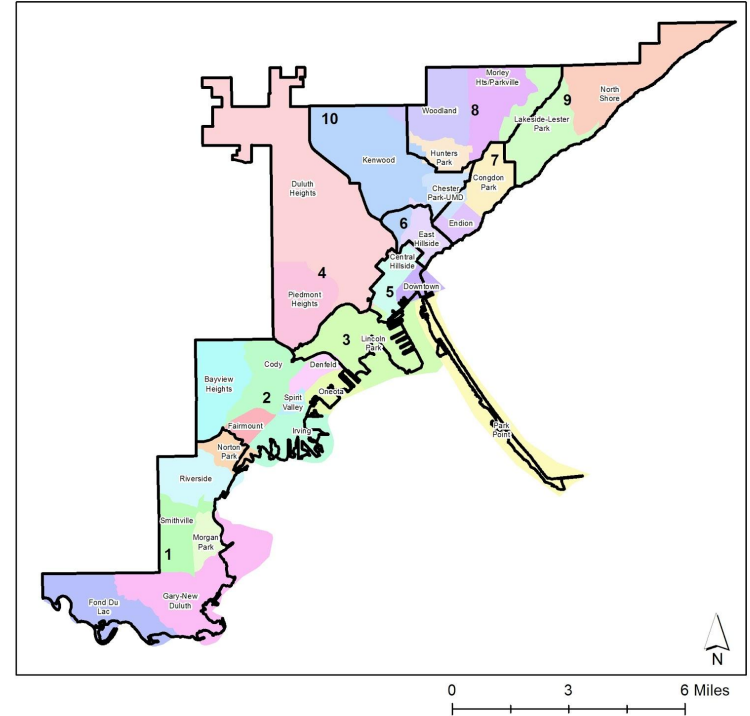


# New in 2015: Neighborhood Change

## 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

Duluth Planning Districts



46%

of Duluth's populations of color live in Lincoln Park, Central Hillside, and East Hillside, but only

24%

of Duluth's total population lives in these neighborhoods.

# Employment

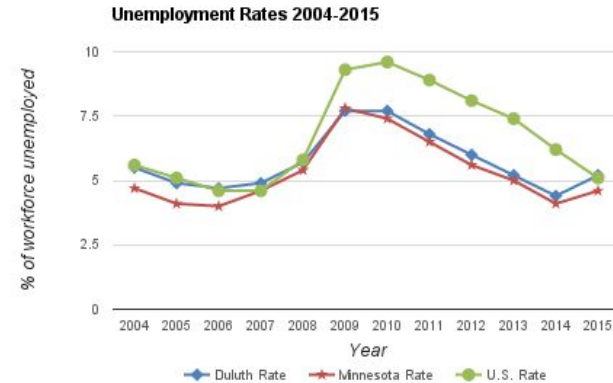
Average Wage **\$47,476**

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**



	2010	2014	2015
Average Single Family Home Market Value	\$154,000	\$153,504	\$157,107
Median Sale Price	\$137,850	\$149,900	\$151,988
Average Sale Price	\$160,863	\$174,078	\$181,208



# Rental Housing

Renter Median Household Income **\$21,393**

Average Rent **\$851**

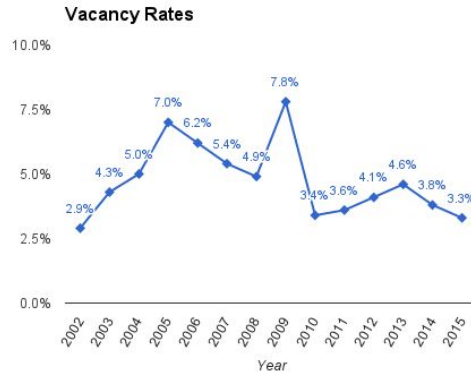
Vacancy Rate **3.3%**

Public Housing Waitlist **995**

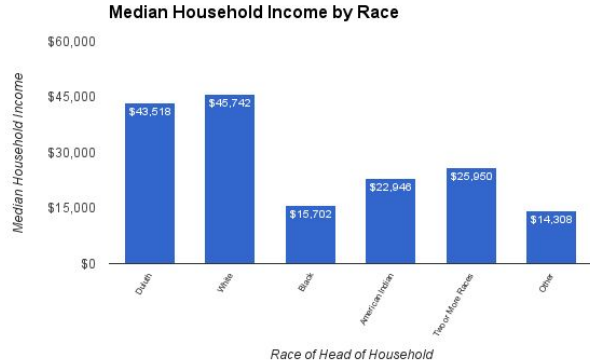
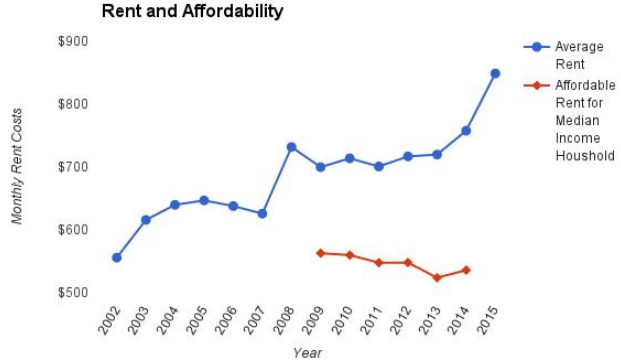
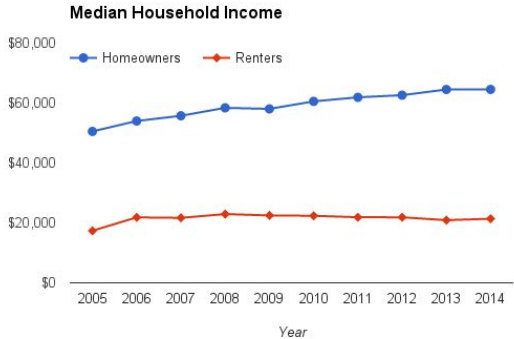
Public Housing Vacancy Rate **1.6%**

Housing Voucher Waitlist **1,320**

Housing Voucher Return Rate **0.0%**



# Housing Affordability



62%

of white householders are homeowners, yet only

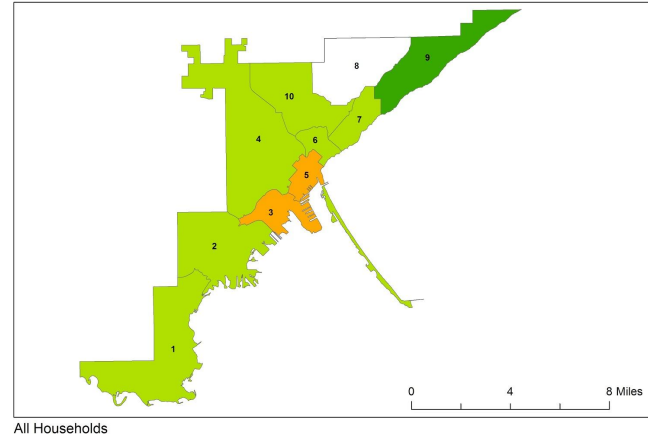
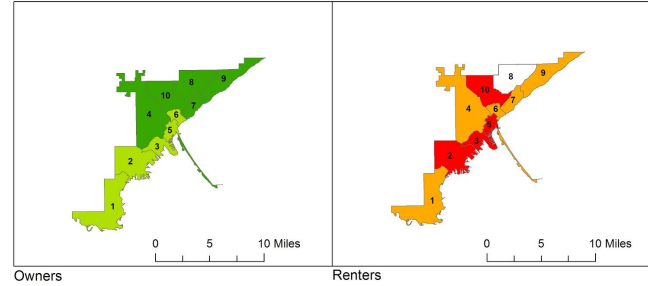
27%

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.

Location Affordability: Average Housing and Transportation Costs



# 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.

2015					
	Studio apartment	1 bedroom apartment	2 bedroom apartment	3 bedroom apartment	Homeowner
avg monthly costs	\$535	\$758	\$955	\$1,055	\$952
income to afford	\$21,400	\$30,320	\$38,200	\$42,200	\$38,080
hourly wage to afford (40 hours/week)	\$10	\$15	\$18	\$20	\$18
hours/week at minimum wage (\$9.00)	46	65	82	90	81