



Housing Research Questions

Duluth is a city of distinct neighborhoods that provide housing for today's residents. But what about the housing needs of the city's residents in 2035?

New Development

1. Are there housing types that are missing or in short supply in the Duluth market?
2. What kinds of housing should be planned for individuals and families moving here?
3. Where should/could we target new developments, particularly in light of people saying they want convenient access to amenities (neighborhood businesses, transit, parks, jobs, etc.)?
4. A "no build" (or urban growth) boundary would limit infrastructure extensions and preserve open space at the periphery of the city; would this limit future success?
5. When redevelopment occurs, is resiliency to withstand natural disasters such as the 2012 flood being taken into consideration? How do we define resiliency and how far do we want to take it?
6. Where should new subsidized housing units be located?
7. Are there areas of the City where mixed use housing and commercial buildings make sense?
8. What incentives are most effective to encourage construction of new housing?
9. Design standards could be adopted to ensure new multi-family housing projects are attractive; what are the cost implications?

Existing Development

1. How many owner-occupied homes are in need of major repairs? How many rental properties?
2. Can older homes be modernized to fit today's preferred lifestyle with open concept, multiple bathrooms, home offices, etc.?
3. What best practices are most effective to increase energy efficiency in older houses?

4. Is the City's rental licensing program ensuring apartments are safe for tenants? Could / should there be additional standards required? How do we define "safe?" Do we care about exterior maintenance / neighborhood issues?
5. What new or revised incentives could the City use to encourage needed housing rehab?
6. Are there new or different approaches the City could use to address blighted, vacant housing that negatively impacts neighborhoods?

Housing Fairness & Equity

1. How can we ensure there are enough quality housing options available for all households, at all income levels?
2. How do we encourage a variety of housing options in every neighborhood throughout the City?
3. What steps can we take to eliminate housing discrimination and ensure Fair Housing for all our citizens? What is missing from State/Federal law?
4. Many families and individuals of modest means have difficulty finding adequate affordable housing, what can be done to change that?
5. How should people who need assistance with daily living tasks be provided with housing?
6. Are there appropriate housing options for Seniors that address issues of aging while allowing them to live in their preferred neighborhood?
7. Should new housing developments include universal design features?
8. At this point in time, how many new affordable housing units are needed? What type? Number of units?
9. Is the city's existing affordable housing fully occupied and well maintained? What is the total dollar value of the maintenance backlog? Are there tenants living in public housing inappropriately, or who may have a higher income potential?