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City Clerk's Office Legislative Reference Bureau

MEMORANDUM

To: Ald. Robert J. Bauman, 4th District
From: Ned Littlefield, Legislative Fiscal Analyst - Lead
Date: October 30, 2024
Subject: Housing Units Constructed Vs. Demolished Since January 1, 2017

You requested data on October 29 about the number of one- to four-family housing units that were constructed versus demolished in the city of Milwaukee from January 1, 2017, to October 25, 2024. Department of Neighborhood Services (DNS) data show that 258 more units were demolished than constructed, as per the below table:

Property type ⁱ	Units constructed ⁱⁱ	Units demolished ⁱⁱⁱ	Difference (constructed - demolished)
One-family	252	195	+57
Two-family	182	456	-274
Three-family	12	33	-21
Four-family	0	20	-20
Total	446	704	-258

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ⁱ DNS provided property-level data that did not specify the number of units per property in all instances. The LRB assumes that the number of families per property type (i.e., one-, two-, three-, or four-family property) corresponds with the number of units per property type (i.e., one, two, three, or four units).

ⁱⁱ DNS provided data on permits for new residential (i.e., one- or two-family) and new commercial (i.e., three- or four-family) construction that the City has issued to public versus private entities. The LRB aggregates permits for public and private entities. All one- to four-family construction permits that DNS issued from January 1, 2017, to October 25, 2024, have a status of "issued", "complete", or "closed".

ⁱⁱⁱ DNS provided data on properties that the City has razed by ownership type (i.e., City- or privately-owned) and by property type. The LRB aggregates City- and privately-owned properties. The LRB excludes from three- and four-family property types those properties that DNS data identified as "apartment bldg.", "apts", or "multi-family". The City funds demolition of City-owned properties through a combination of private contractors and Department of Public Works staff. For private property demolitions, DNS contracts the work and bills owners accordingly.