



# 2024 MILWAUKEE HOUSING CONDITION REPORT

February 2025



# Table of Contents

<b>Introduction</b>	<b>1</b>
Key Findings	4
<b>Aggregate RON Survey Data</b>	<b>6</b>
<b>Neighborhood Data</b>	<b>12</b>
Amani Neighborhood	13
Clarke Square Neighborhood	15
Harambee Neighborhood	17
Lindsay Heights Neighborhood	19
Muskego Way Neighborhood	21
Near West Side Neighborhoods	23
Sherman Park Neighborhood	25
Silver City, Layton Park, & Burnham Park Neighborhoods	27
Walker's Point & Historic Mitchell Street Neighborhoods	29
Washington Park Neighborhood	31
<b>Appendix</b>	<b>33</b>
A: Acknowledgements	33
B: Data & Methods	35
C: Investment Estimates by Repair Type	36

# Reclaiming Our Neighborhoods

## **Resident-engaged and data-informed strategies**

Milwaukee's low- and moderate-income neighborhoods have long faced systemic barriers, including redlining, harmful urban renewal policies, predatory subprime lending, and biased appraisal algorithms. Combined with an aging housing stock, these factors have made it increasingly difficult to maintain quality housing conditions and stabilize neighborhoods. In response to these challenges, residents of the Sherman Park neighborhood launched a grassroots effort in 2013 to reclaim their community. They began systematically assessing housing conditions, going house by house, to document and address the challenges facing their neighborhood.

Since then, Reclaiming Our Neighborhoods (RON) has grown into a highly effective alliance of ten neighborhood organizations, supported by a coalition of public, nonprofit, and philanthropic partners with the mission to improve the quality of housing in Milwaukee through data-informed, resident-engaged strategies and actions.

RON's hands-on, parcel-based assessments provide current data on housing conditions and the opportunity to take direct action with property owners. RON has built a coalition of agencies, intermediary organizations, advocacy groups, academic institutions, and elected officials to help achieve the coalition's objectives. This dynamic network offers participating neighborhoods resources and expertise and provides city leadership with localized data.

This housing condition dataset represents a unique opportunity to understand the need for further investment in Milwaukee's housing stock at a granular level. RON partners use this data to achieve our four key objectives:

## **The RON Coalition's four key objectives**



Help low to moderate income **homeowners acquire specific resources** to ensure the safety and stability of their homes



**Hold unresponsive landlords accountable** for the condition of their properties



**Triage distressed properties** that, left unaddressed, would affect other housing and compromise the quality of community life



**Provide on-the-ground, comparable data** to advocate for City programs and resources



## About this report

The data presented in this report represents a summary of the exterior housing condition datasets across the neighborhoods where the RON partners work. The exterior housing conditions data from the surveys is collected using a software and mapping platform called Regrid, the leading provider of nationwide land parcel data and property insights.

This report is prepared by Data You Can Use (DYCU), a Milwaukee-based nonprofit organization that helps communities, nonprofits, and local leaders access and use data to drive informed decision-making. As RON's data partner, DYCU provides data analysis, technical assistance, and tools to support neighborhood improvement, advocacy and planning. The DYCU team created detailed summary analyses aggregated for all the RON data, and for each individual partner neighborhood. The summarized results of this dataset and analysis are presented in this report. The data presented by neighborhood in this report is specific to the properties surveyed in each of these neighborhoods, which in most cases represents every parcel in its neighborhood boundaries.

“VIA CDC is grateful for the platform and opportunity the coalition has created for like-minded housing-centered organizations and individuals across Milwaukee to come together, share ideas/best practices/shared challenges, learn and work together towards solutions.”  
- **JoAnna Bautch**  
Executive Director, VIA CDC

“Reclaiming Our Neighborhoods brings together a mix of residents and organizations members to ensure solutions are shaped by real-time data and deep insights into the day to day housing realities in our city. This powerful combination lays the foundation we need to create lasting progress toward safer, more vibrant neighborhoods. Reclaiming Our Neighborhoods exemplifies the kind of collaborative, transformative leadership we're proud to support.”  
- **Demetria Smith**  
Senior Program Officer, Zilber Family Foundation



*Resident housing surveyors in Washington Park and Lindsay Heights*

## About the data

Each residential and mixed-use property was systematically evaluated by partnering organizations' staff and neighborhood residents using a digital survey tool on tablets and smartphones. Surveyors were trained by experienced RON partners to identify needed repairs. Training helps to mitigate subjectivity and supports consistent data collection practices. Training materials and the survey questions were provided in English and Spanish, and surveyors were compensated for their time.

Surveyors observed each property from the sidewalk to determine the property type: Residential (including single-family and duplex), Mixed-Use (including multifamily and apartment buildings), Commercial, Industrial, School / Government, Church, Vacant Lot, Parking Lot, or Park. Residential and mixed-use properties were assessed for overall exterior condition, with other property types only recording litter, graffiti, and overgrowth of vegetation.

If the building condition was categorized as "good" or "excellent", the property was not evaluated in detail. Residential properties that were noted as "boarded up", "in need of repair", or "under active repair" were systematically assessed to determine if major repair was needed to any exterior elements<sup>1</sup>. For all types of property, surveyors could include their own notes and a picture of the property.

RON's housing survey data is joined with parcel data from the City of Milwaukee's Master Property Record (MPROP) and tax delinquency information from the Milwaukee Assessor's Office - both of which are available on the City of Milwaukee's Open Data Portal. As part of the analysis, new information - such as whether multiple major repairs are needed, if the property is tax delinquent and needs multiple major repairs, and the type of ownership - is incorporated into the dataset. Recent research from the Milwaukee Property Ownership Network Project<sup>2</sup> identifies LLC networks of investor-owned homes. By connecting observed housing conditions, MPROP data, and ownership data that identifies investor network LLC names, the RON coalition is positioned to better advocate for system-wide change in policy and investment strategies to better support Milwaukee's residents and housing stock.



*Resident surveyor training at Rooted & Rising*

<sup>1</sup> A full list of surveyed property elements can be found in Appendix B.

<sup>2</sup> For more information about the Milwaukee Property Ownership Network, see Appendix B.





# Key Findings

35,094 total properties surveyed // 30,071 residential and mixed use properties

**Homes in the RON neighborhoods need major repairs.** Almost a quarter (22.3%) of all residential and mixed-use properties surveyed were found to need at least one major repair and 15% need two or more major repairs. In some neighborhoods, up to 47.5% of homes need at least one major repair. *Focused interventions that address deteriorating housing conditions in Milwaukee's neighborhoods are critically needed.*

**Owner-occupied homes in the RON neighborhoods are in better condition than those owned by investors.** Investor-owned homes are nearly twice as likely to require multiple major repairs (19.7%), compared to just 10.3% of owner-occupied properties. *This data reinforces the importance of supporting homeownership to improve housing conditions and stabilize neighborhoods.*

**Investor-owned homes are more likely to be tax delinquent compared to owner-occupied homes.** Out of 4,393 tax-delinquent residential properties surveyed, most (58.6%) are owned by investors, even though investors own a smaller share (47.7%) of homes overall. Investor owners owe the City of Milwaukee \$6,489,393 in unpaid taxes on residential and mixed-use properties. *Investor-owned homes are disproportionately contributing to the city's tax delinquency issues.*

**Major home repairs require substantial investments from homeowners.** An estimated \$35 million is needed for repairs to owner-occupied homes, and over \$100 million is required for all surveyed residential and mixed-use properties. *Additional resources are essential to address critical housing repairs and ensure homeowners can remain safely in their homes.*

**The high number of vacant lots in the RON neighborhoods presents opportunities for development and re-use.** Vacant lots account for 7.5% (2,659) of all of the properties surveyed. *This highlights both the opportunities for new home construction and the enduring legacy of underinvestment in Milwaukee's neighborhoods.*

**Lead paint contamination remains a considerable risk for families.** Among homes surveyed, 4,257 (14%) were found to have poor paint conditions and were built before 1979, making them especially vulnerable to lead contamination. *This underscores the urgent need for intervention to protect families from this ongoing hazard.*

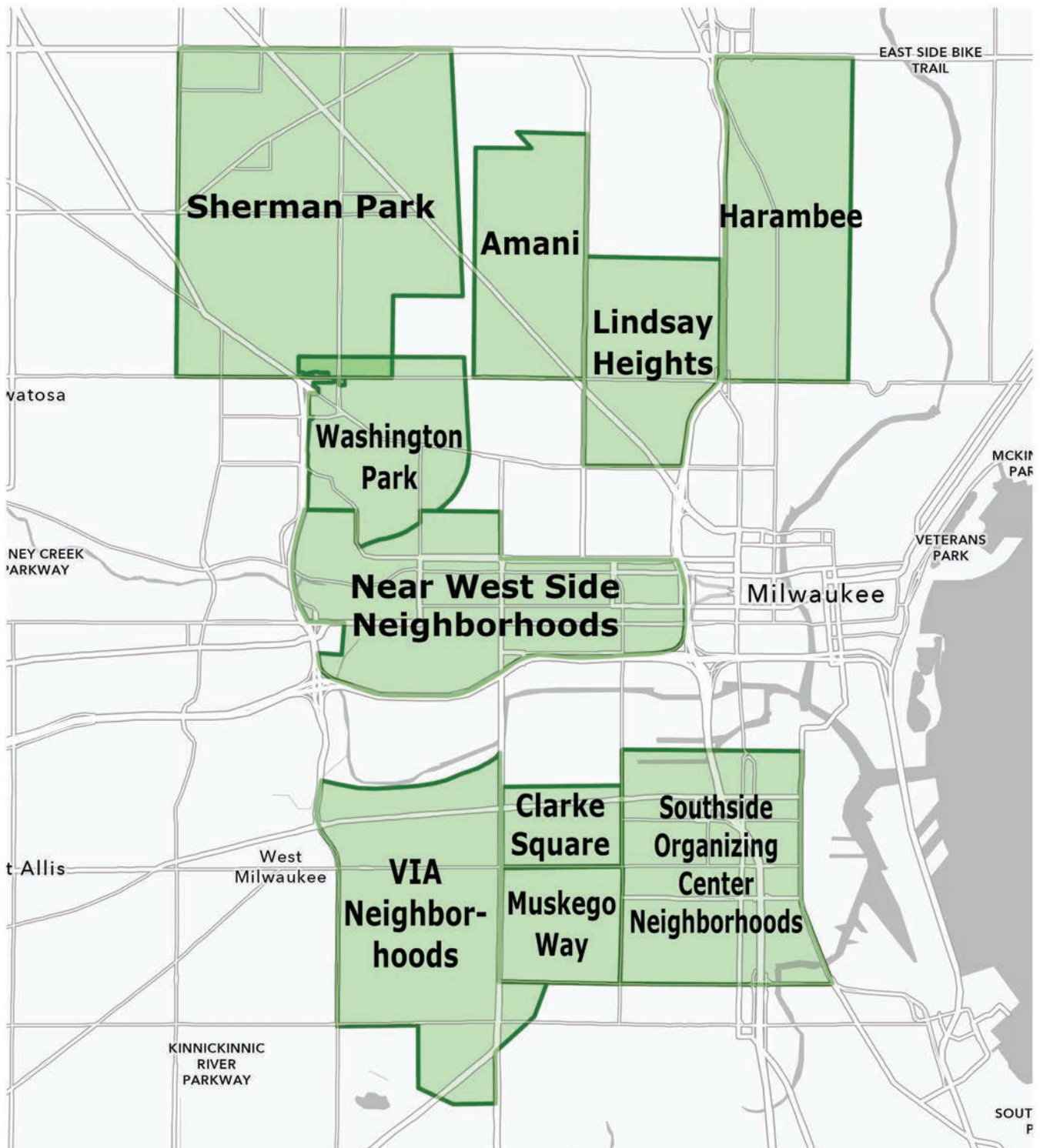


“Many of the homes we surveyed in 2022 had some repair work done between then and now. Residents requested information for repairs. They also asked to get assistance with back taxes, landlord help, and homeownership.”

- **Amanda Clark**

Housing Coordinator, Dominican Center

## 2024 RON Survey Areas



*\*Near West Side Neighborhoods include Avenues West, Cold Spring Park, Concordia, Martin Drive, Merrill Park, and Miller Valley*

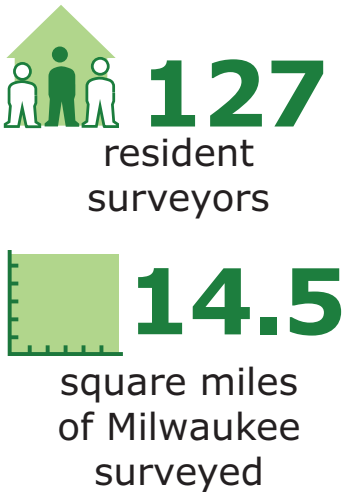
*\*Southside Organizing Center Neighborhoods include Walker's Point and Historic Mitchell Street*

*\*VIA Neighborhoods include Silver City, Layton Park, and Burnham Park*



# 2024 Aggregated RON Survey Data

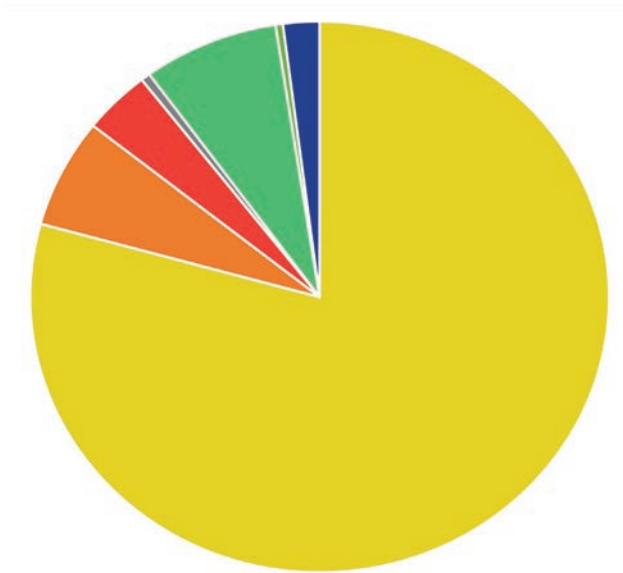
Total Properties Surveyed	Vacant Lots	Residential & Mixed Use	In Need of Repair	Multiple Major Repairs
35,094	2,659 (7.6%)	30,071 (85.7%)	9,027 (30%)	4,553 (15.1%)



**35,094** Total properties surveyed

**30,071** Residential\* properties surveyed, or **85.6%**

*\*In this report, “residential properties” refers to all properties in the residential and mixed-use categories, including single-family homes, duplexes, apartment buildings, and other types of mixed-use properties where people live.*



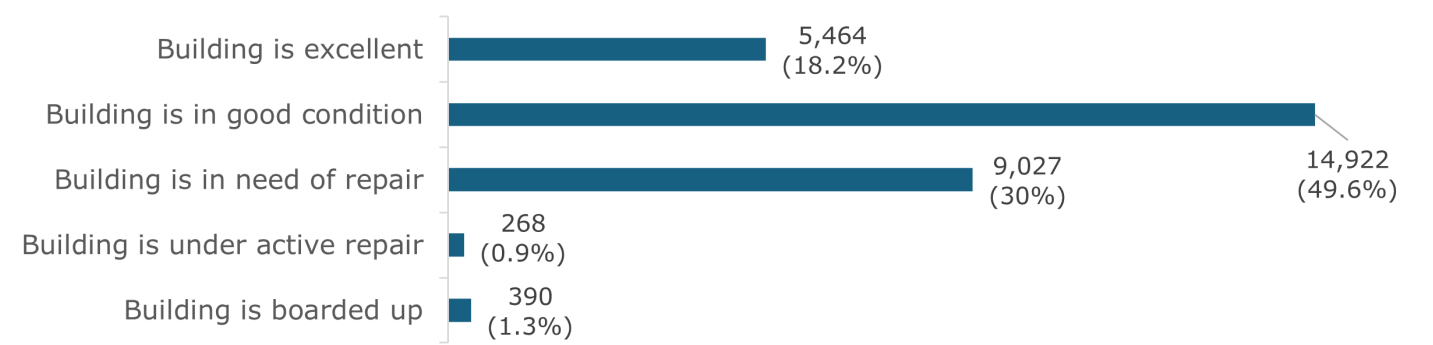
Properties surveyed by type

	#	%
Residential	27,823	79.3%
Mixed-Use	2,248	6.4%
Commercial	1,326	3.8%
Industrial	182	0.5%
Vacant lot	2,659	7.6%
Park	143	0.4%
Other*	713	2.0%

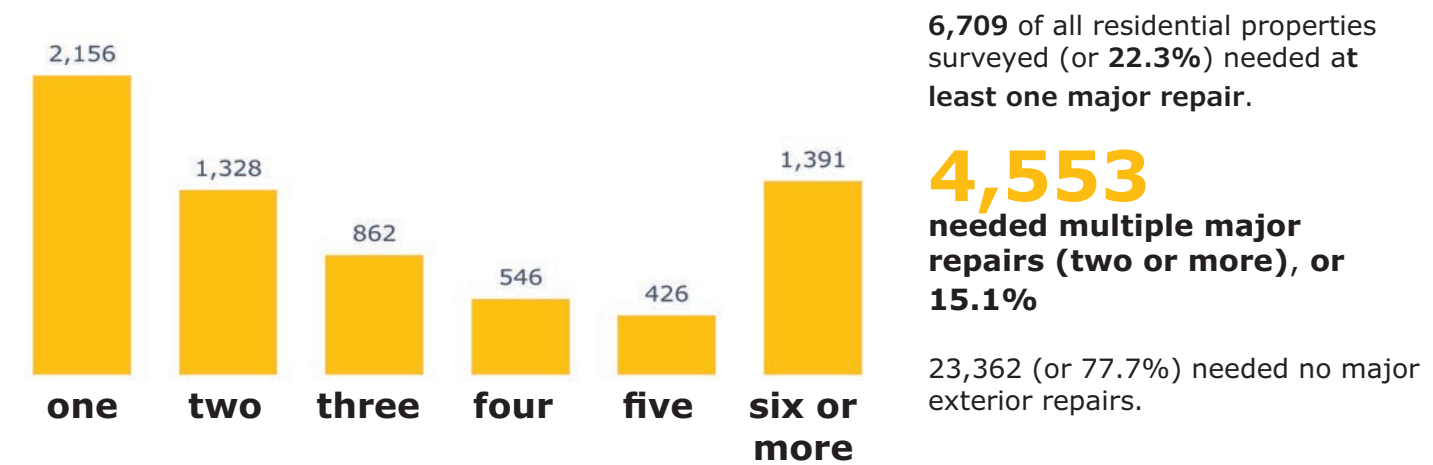
*\*includes Churches, Schools, Government Buildings, and Parking Lots*

**7.6%** Or **2,659**, of all properties surveyed were vacant lots. After residential, vacant lots were the second most common property type surveyed.

Building Condition of Residential Properties (n=30,071)



Number of Major Repairs Needed for Residential Properties



Residential Properties Needing Multiple Repairs & Tax Delinquency By Ownership

	Multiple (two or more) major repairs needed						Multiple major repairs needed AND tax delinquent					
	Total	Owner Occupied		Investor-owned		City-owned		Total	Owner Occupied		Investor-owned	
	#	#	%	#	%	#	%	#	#	%	#	%
RON Coalition	4,553	1,579	35%	2,822	62%	152	3%	1,100	402	37%	698	63%

Of the **4,393** tax delinquent residential properties, **59%** are owned by investors.

**With a total of \$6,489,393 unpaid property taxes on investor-owned residential properties.**

Of all **15,384 owner-occupied** residential properties,

**10.3%**

need multiple major repairs.

Of all **14,342 investor-owned** residential properties,

**19.7%**

need multiple major repairs.

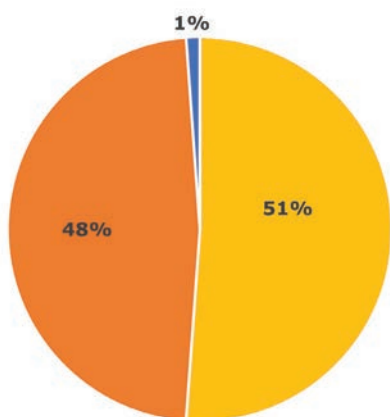
Of all **345 city-owned** residential properties,

**44.8%**

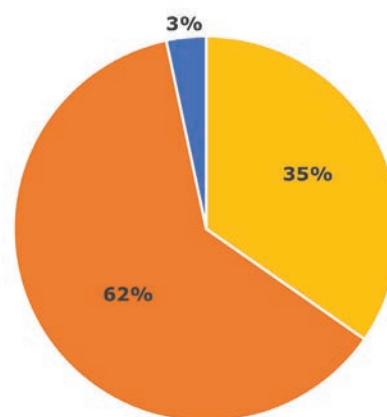
need multiple major repairs.

***The percentage of investor-owned residential properties that need multiple major repairs is nearly double the percentage of owner-occupied homes that need multiple major repairs.***

**Ownership of Residential Properties  
(n=30,071)**



**Ownership of Residential Properties  
Needing Multiple Major Repairs  
(n=4,553)**



■ Owner-occupied   ■ Investor-owned   ■ City-owned

***While the overall percentage of investor-owned residential properties is just under half, investors own almost two thirds of all the residential properties that need multiple major repairs.***



Of all **14,342** investor-owned residential properties, **14%** are owned by investors that live outside of Wisconsin.

**For a total of 2,022 out-of-state-investor-owned residential properties.**

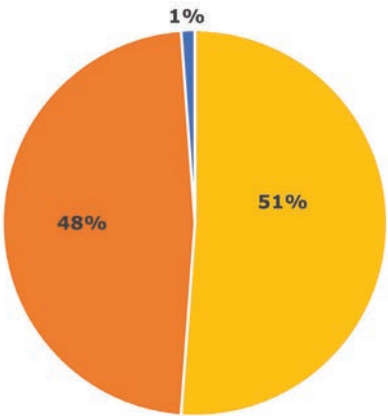
**Investor-owned Residential Properties (n=14,342) Needing Multiple Repairs by Owner Type**

	# of properties	# of properties need multiple major repairs	% of properties need multiple major repairs
Wisconsin investor-owned	12,320	2,387	19.4%
Out-of-state-investor-owned <sup>1</sup>	2,022	436	21.6%

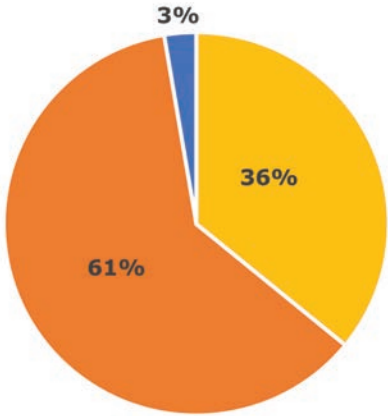
<sup>1</sup> For more information about how owner type of investor properties was determined, see Appendix B.

**4,257** residential properties, or **14%**, built prior to 1979 & have at least one major exterior paint repair  
**Homes built prior to 1979 have a higher likelihood of containing lead paint.**

**Ownership of Residential Properties (n=30,071)**



**Ownership of Residential Properties Built Prior to 1979 & at least 1 Major Paint Repair (n=4,257)**



Owner-occupied    Investor-owned    City-owned

***While investor-owned residential properties make up 48% of all residential properties, investors own 61% of all the residential properties that have a higher likelihood of containing lead paint.***

## Estimated Investment Needed for Repairs

	Total # of properties	Total Estimated Investment Needed <sup>1</sup>	<b>\$101,528,969</b> total estimated investment needed to address major repairs
<b>Roof</b>	7,030	\$40,213,171	
<b>Exterior siding and paint</b>	6,347	\$34,314,802	
<b>Porch</b>	8,832	\$27,000,996	

**\$35,006,109** Estimated investment needed for to address major repairs for **owner occupied properties**, an average of \$14,161 per property

**\$61,753,813** Estimated investment needed for to address major repairs for **investor-owned properties**, an average of \$13,399 per property

1 Repair cost estimations were calculated by specific repair type, assuming a 1,200 square foot home. Any larger or multifamily buildings would indicate increased cost of repair, and correspondingly increased investment needed. Cost repair estimates from the 2022 RON report were inflation-adjusted for 2024 USD using the Bureau of Labor Statistics CPI Inflation Calculator. See Appendix C for full list of estimated average cost by repair type.



*Photos taken by resident housing surveyors in 2024*

“The surveys give us a better idea of the parts of the neighborhood that needs more resources; Older homeowners, many who are widows, have greater maintenance needs and a lack of understanding about repairs which outpaces all other populations.”

- **Mabel Lamb**

Executive Director, Sherman Park Community Association



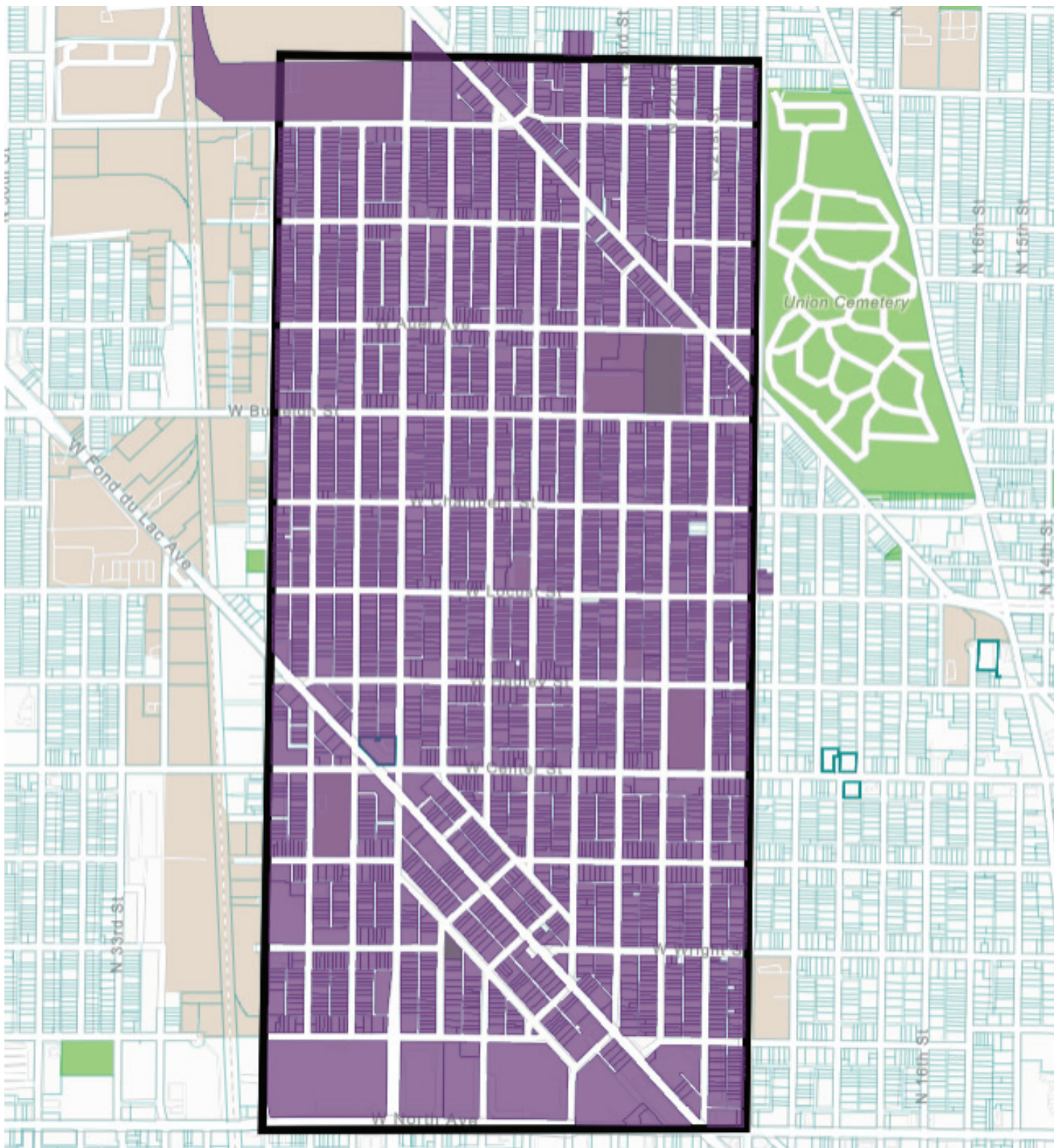
# Neighborhood Data



*Resident housing surveyors in Sherman Park*



## Amani Survey Area

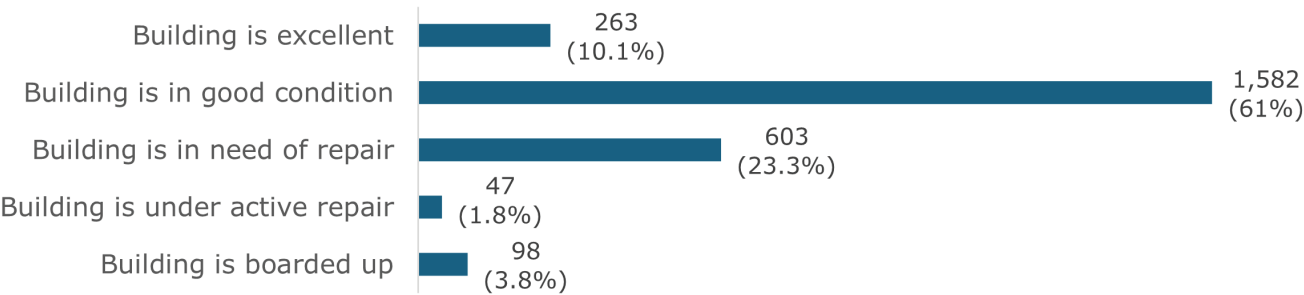


Properties surveyed are highlighted in purple. Image: Regrid platform

# Amani Neighborhood

Total Properties Surveyed	Vacant Lots	Residential & Mixed Use	In Need of Repair	Multiple Major Repairs
3,477	700 (20.1%)	2,593 (74.6%)	603 (23.3%)	313 (12.1%)

## Building Condition of Residential Properties (n=2,593)



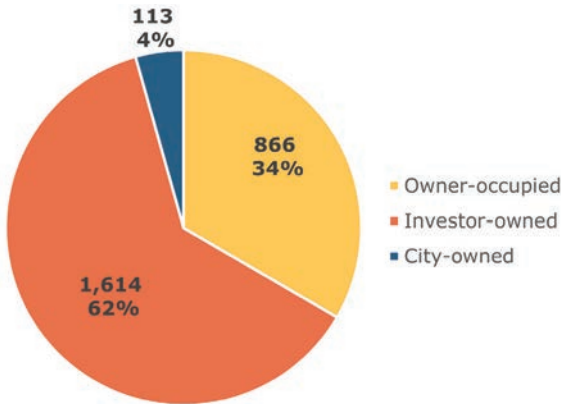
**282 properties are at increased risk for lead exposure** (built before 1979 and need major paint repair).

## Ownership of Residential Properties (n=2,593)

Of all **866** owner-occupied properties, **6.7%** need multiple major repairs.

Of all **1,614** investor-owned properties, **12.9%** need multiple major repairs.

Of all **113** city-owned properties, **41.6%** need multiple major repairs.



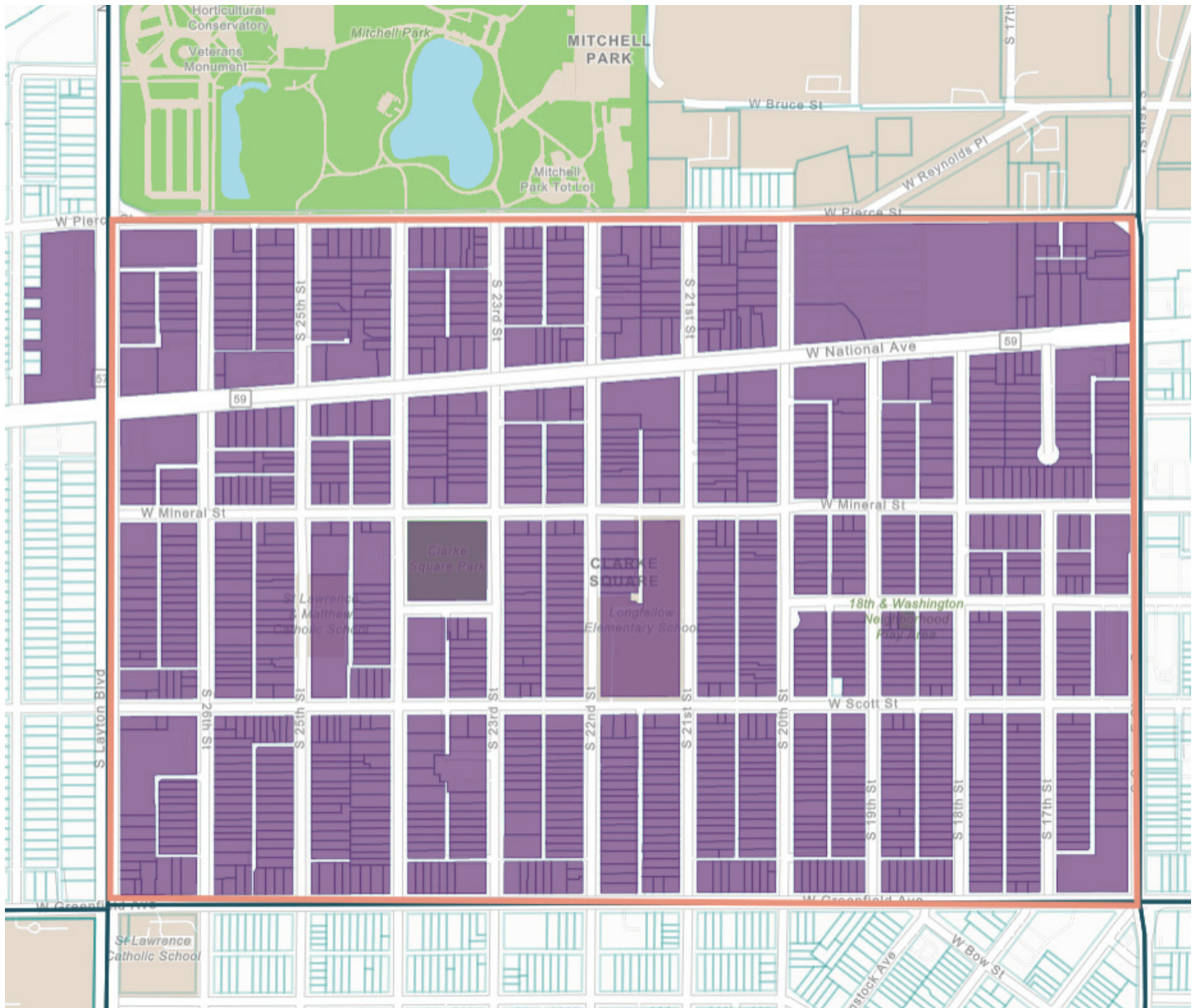
**240 (9.3%)** of all residential properties are owned by an out-of-state investor.

## Residential Properties Needing Multiple Repairs By Ownership

	Multiple (two or more) major repairs needed							Multiple major repairs needed AND tax delinquent				
	Total	Owner Occupied		Investor-owned		City-owned		Total	Owner Occupied		Investor-owned	
	#	#	%	#	%	#	%	#	#	%	#	%
RON Total	4,553	1,579	35%	2,822	62%	151	3%	1,100	402	37%	698	63%
Amani	313	58	19%	208	66%	47	15%	108	26	24%	82	76%



# Clarke Square Survey Area



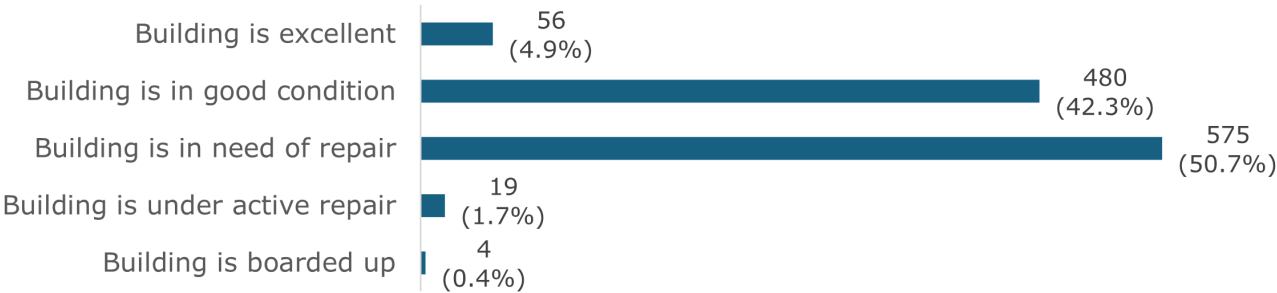
Properties surveyed are highlighted in purple. Image: Regrid platform



# Clarke Square Neighborhood

Total Properties Surveyed	Vacant Lots	Residential & Mixed Use	In Need of Repair	Multiple Major Repairs
1,231	16 (1.3%)	1,134 (92.1%)	575 (50.7%)	293 (25.8%)

## Building Condition of Residential Properties (n=1,134)



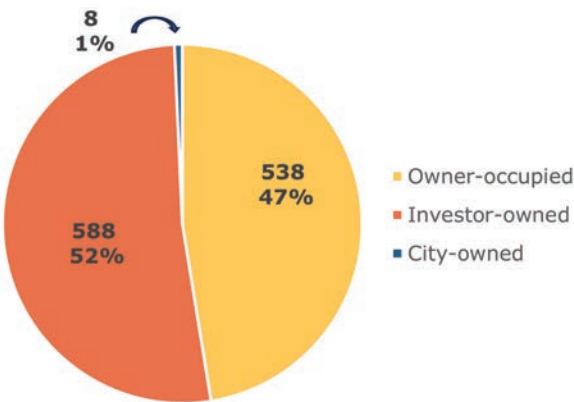
**222 properties are at increased risk for lead exposure** (built before 1979 and need major paint repair).

Of all **538** owner-occupied properties, **16.9%** need multiple major repairs.

Of all **588** investor-owned properties, **33.5%** need multiple major repairs.

Of all **8** city-owned properties, **62.5%** need multiple major repairs.

## Ownership of Residential Properties (n=1,134)

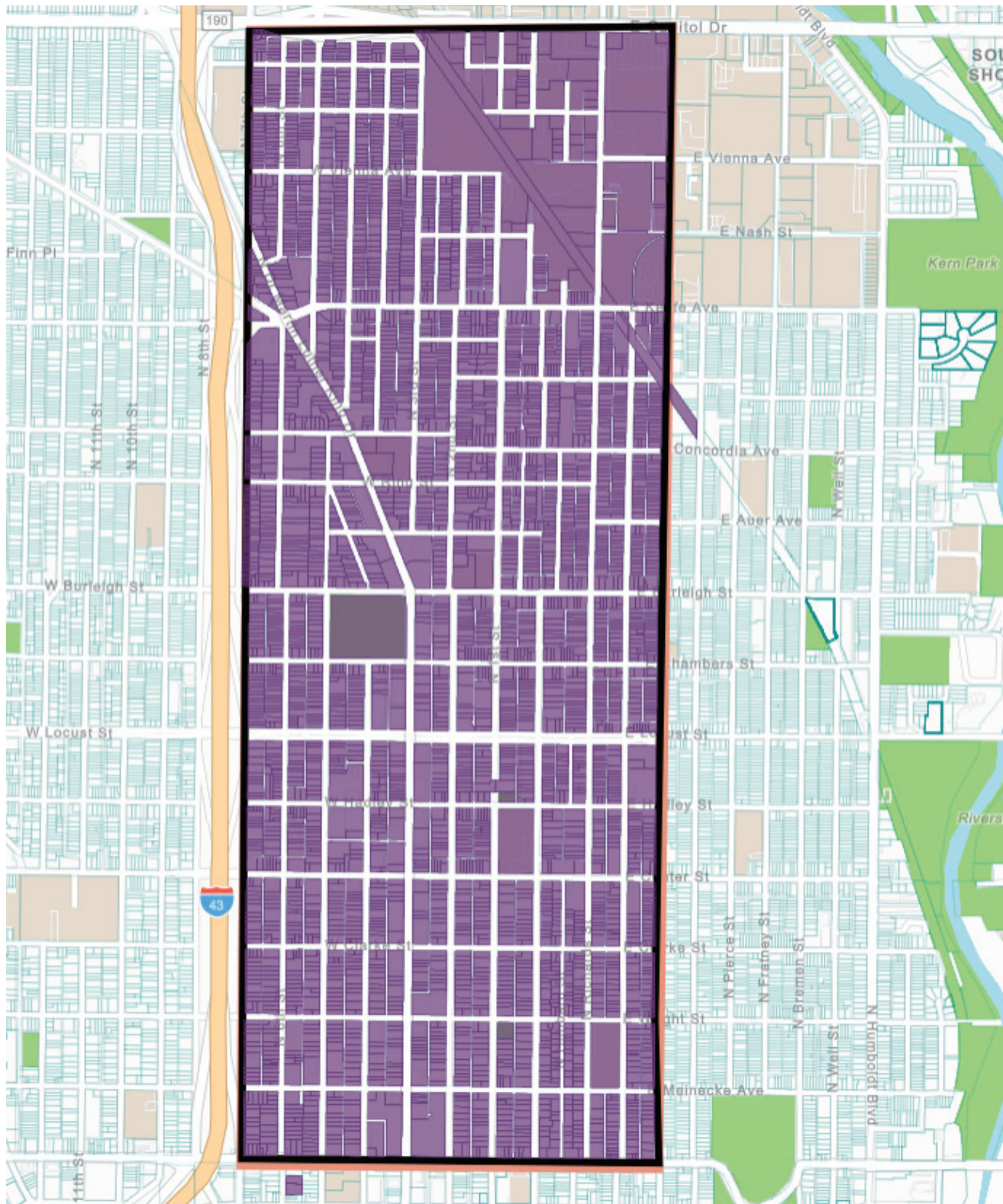


**37 (3.3%)** of all residential properties are owned by an out-of-state investor.

## Residential Properties Needing Multiple Repairs By Ownership

	Multiple (two or more) major repairs needed							Multiple major repairs needed AND tax delinquent				
	Total #	Owner Occupied #	Owner Occupied %	Investor-owned #	Investor-owned %	City-owned #	City-owned %	Total #	Owner Occupied #	Owner Occupied %	Investor-owned #	Investor-owned %
RON Total	4,553	1,579	35%	2,822	62%	151	3%	1,100	402	37%	698	63%
Clarke Square	293	91	31%	197	67%	5	2%	32	11	34%	21	66%

## Harambee Survey Area

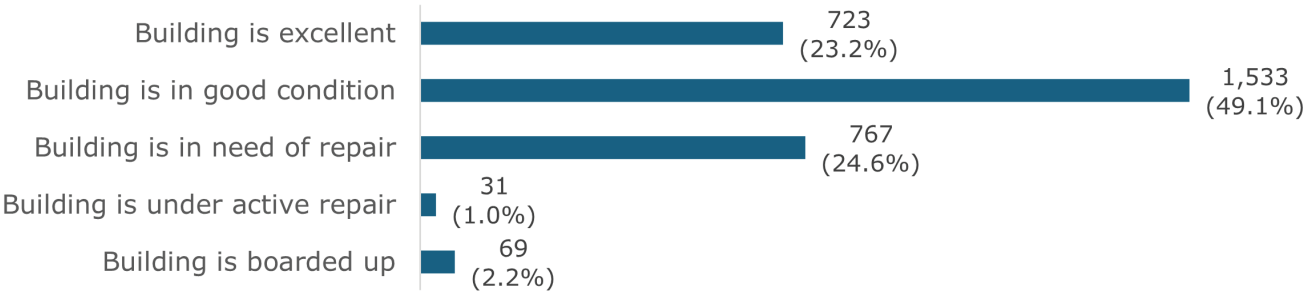


Properties surveyed are highlighted in purple. Image: Regrid platform

# Harambee Neighborhood

Total Properties Surveyed	Vacant Lots	Residential & Mixed Use	In Need of Repair	Multiple Major Repairs
3,938	491 (12.5%)	3,123 (79.3%)	767 (24.6%)	535 (17.1%)

## Building Condition of Residential Properties (n=3,123)



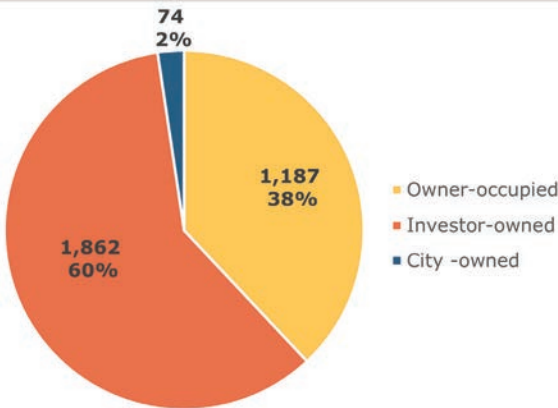
486 properties are at increased risk for lead exposure (built before 1979 and need major paint repair).

Of all **1,187** owner-occupied properties, **13.8%** need multiple major repairs.

Of all **1,862** investor-owned properties, **18.4%** need multiple major repairs.

Of all **74** city-owned properties, **37.8%** need multiple major repairs.

## Ownership of Residential Properties (n=3,123)



293 (9.4%) of all residential properties are owned by an out-of-state investor.

## Residential Properties Needing Multiple Repairs By Ownership

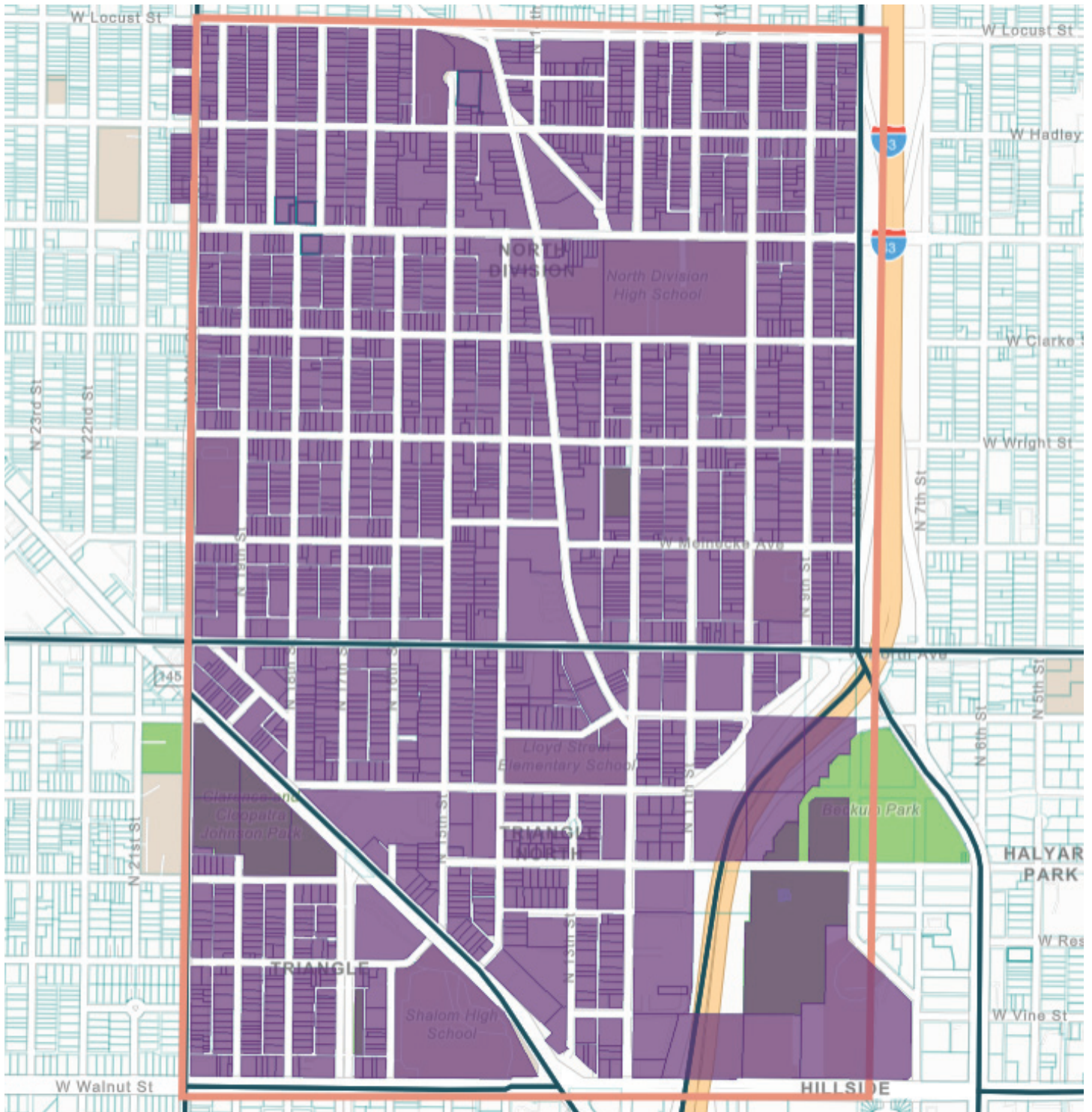
	Multiple (two or more) major repairs needed							Multiple major repairs needed AND tax delinquent				
	Total #	Owner Occupied #	Owner Occupied %	Investor-owned #	Investor-owned %	City-owned #	City-owned %	Total #	Owner Occupied #	Owner Occupied %	Investor-owned #	Investor-owned %
RON Total	4,553	1,579	35%	2,822	62%	151	3%	1,100	402	37%	698	63%
Harambee	535	164	31%	343	64%	28	5%	146	54	37%	92	63%





**WALNUT WAY**  
CONSERVATION CORP.

## Lindsay Heights Survey Area

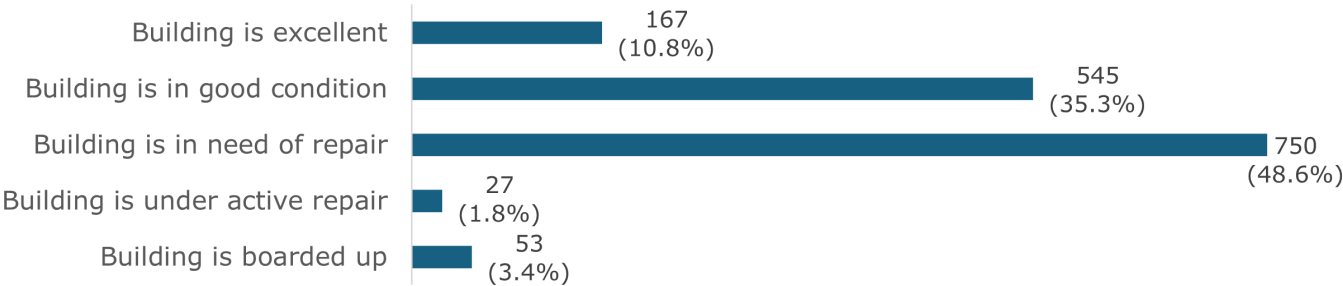


*Properties surveyed are highlighted in purple. Image: Regrid platform*

# Lindsay Heights Neighborhood

Total Properties Surveyed	Vacant Lots	Residential & Mixed Use	In Need of Repair	Multiple Major Repairs
2,318	560 (24.2%)	1,542 (66.5%)	750 (48.6%)	624 (40.5%)

## Building Condition of Residential Properties (n=1,542)



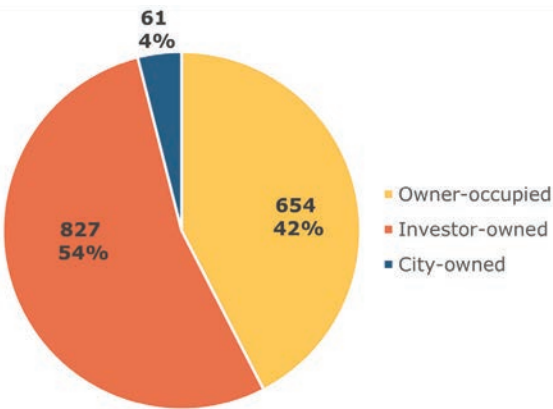
**572 properties are at increased risk for lead exposure** (built before 1979 and need major paint repair).

## Ownership of Residential Properties (n=1,542)

Of all **654** owner-occupied properties, **29.5%** need multiple major repairs.

Of all **827** investor-owned properties, **48.4%** need multiple major repairs.

Of all **61** city-owned properties, **50.8%** need multiple major repairs.



**129 (8%)** of all residential properties are owned by an out-of-state investor.

## Residential Properties Needing Multiple Repairs By Ownership

	Multiple (two or more) major repairs needed							Multiple major repairs needed AND tax delinquent				
	Total #	Owner Occupied #	Owner Occupied %	Investor-owned #	Investor-owned %	City-owned #	City-owned %	Total #	Owner Occupied #	Owner Occupied %	Investor-owned #	Investor-owned %
RON Total	4,553	1,579	35%	2,822	62%	151	3%	1,100	402	37%	698	63%
Lindsay Heights	624	193	31%	400	64%	31	5%	233	81	36%	142	64%



## Muskego Way Survey Area



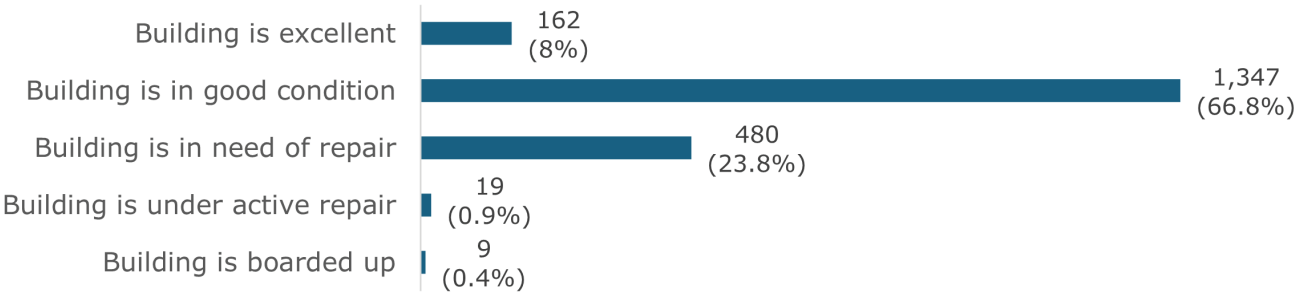
*Properties surveyed are highlighted in purple. Image: Regrid platform*



# Muskego Way Neighborhood

Total Properties Surveyed	Vacant Lots	Residential & Mixed Use	In Need of Repair	Multiple Major Repairs
2,152	38 (1.8%)	2,017 (93.7%)	480 (23.8%)	181 (9%)

## Building Condition of Residential Properties (n=2,017)



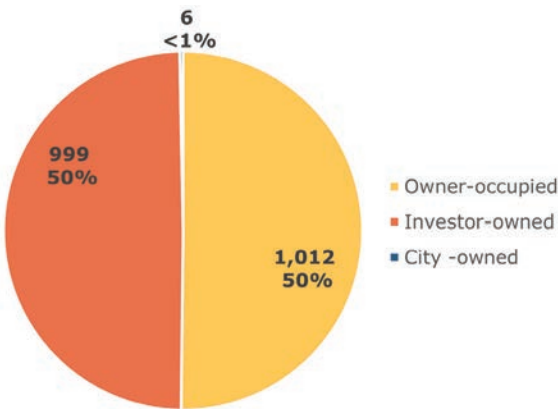
**171 properties are at increased risk for lead exposure** (built before 1979 and need major paint repair).

## Ownership of Residential Properties (n=2,017)

Of all **1,012** owner-occupied properties, **6.3%** need multiple major repairs.

Of all **999** investor-owned properties, **11.5%** need multiple major repairs.

Of all **6** city-owned properties, **33.3%** need multiple major repairs.

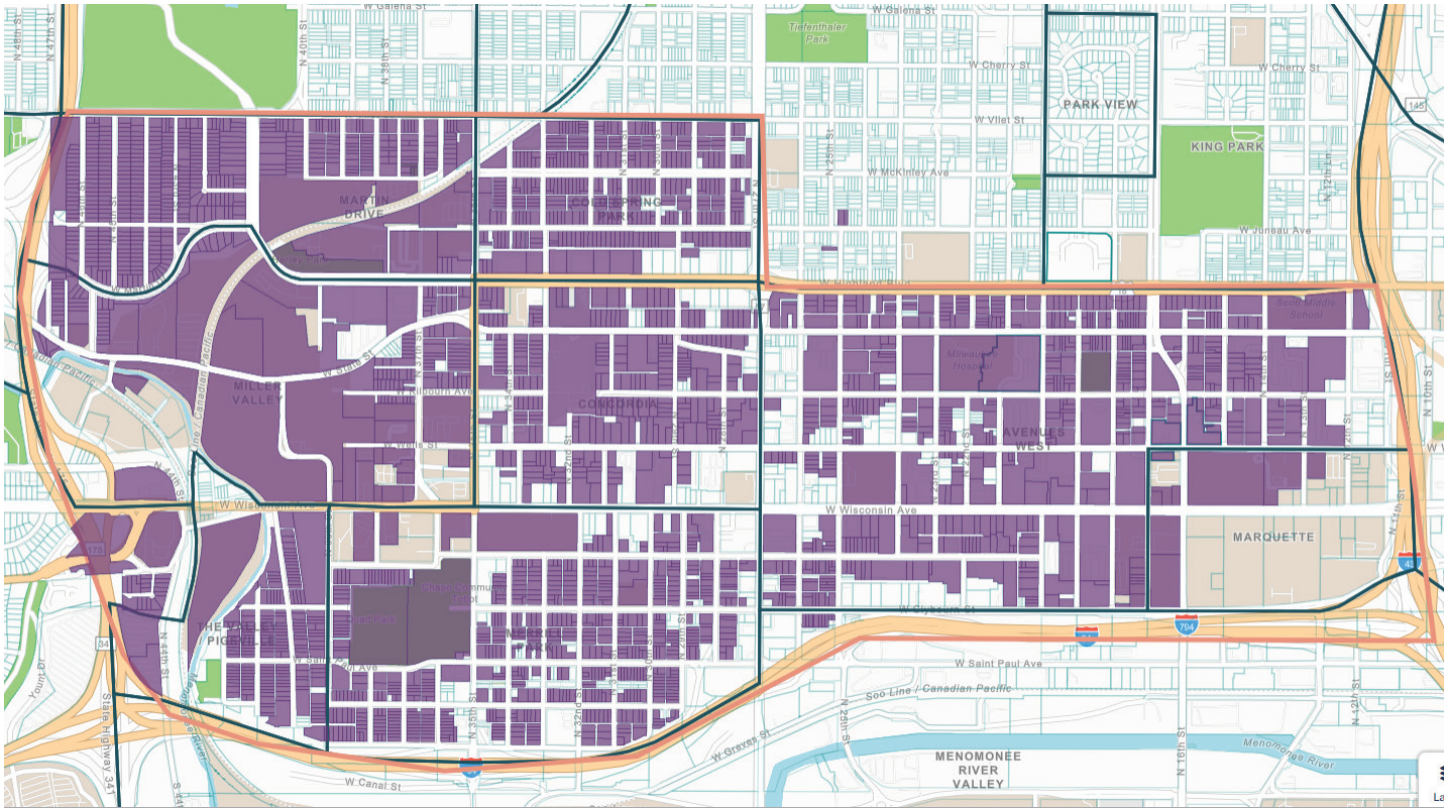


**58 (2.9%)** of all residential properties are owned by an out-of-state investor.

## Residential Properties Needing Multiple Repairs By Ownership

	Multiple (two or more) major repairs needed							Multiple major repairs needed AND tax delinquent				
	Total #	Owner Occupied #	Owner Occupied %	Investor-owned #	Investor-owned %	City-owned #	City-owned %	Total #	Owner Occupied #	Owner Occupied %	Investor-owned #	Investor-owned %
RON Total	4,553	1,579	35%	2,822	62%	151	3%	1,100	402	37%	698	63%
Muskego Way	181	64	35%	115	64%	2	1%	26	9	35%	17	65%

## Near West Side Survey Area

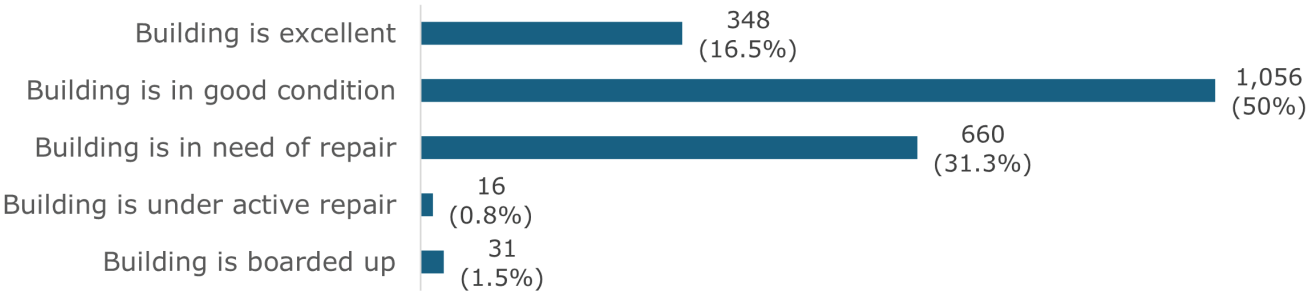


*Properties surveyed are highlighted in purple. Image: Regrid platform*

# Near West Side Neighborhoods

Total Properties Surveyed	Vacant Lots	Residential & Mixed Use	In Need of Repair	Multiple Major Repairs
2,472	118 (4.8%)	2,111 (85.4%)	660 (31.3%)	356 (16.9%)

## Building Condition of Residential Properties (n=2,111)



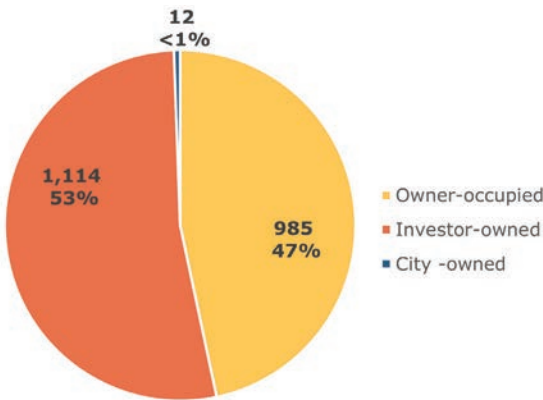
**340 properties are at increased risk for lead exposure** (built before 1979 and need major paint repair).

## Ownership of Residential Properties (n=2,111)

Of all **985** owner-occupied properties, **16.0%** need multiple major repairs.

Of all **1,114** investor-owned properties, **17.3%** need multiple major repairs.

Of all **12** city-owned properties, **41.7%** need multiple major repairs.



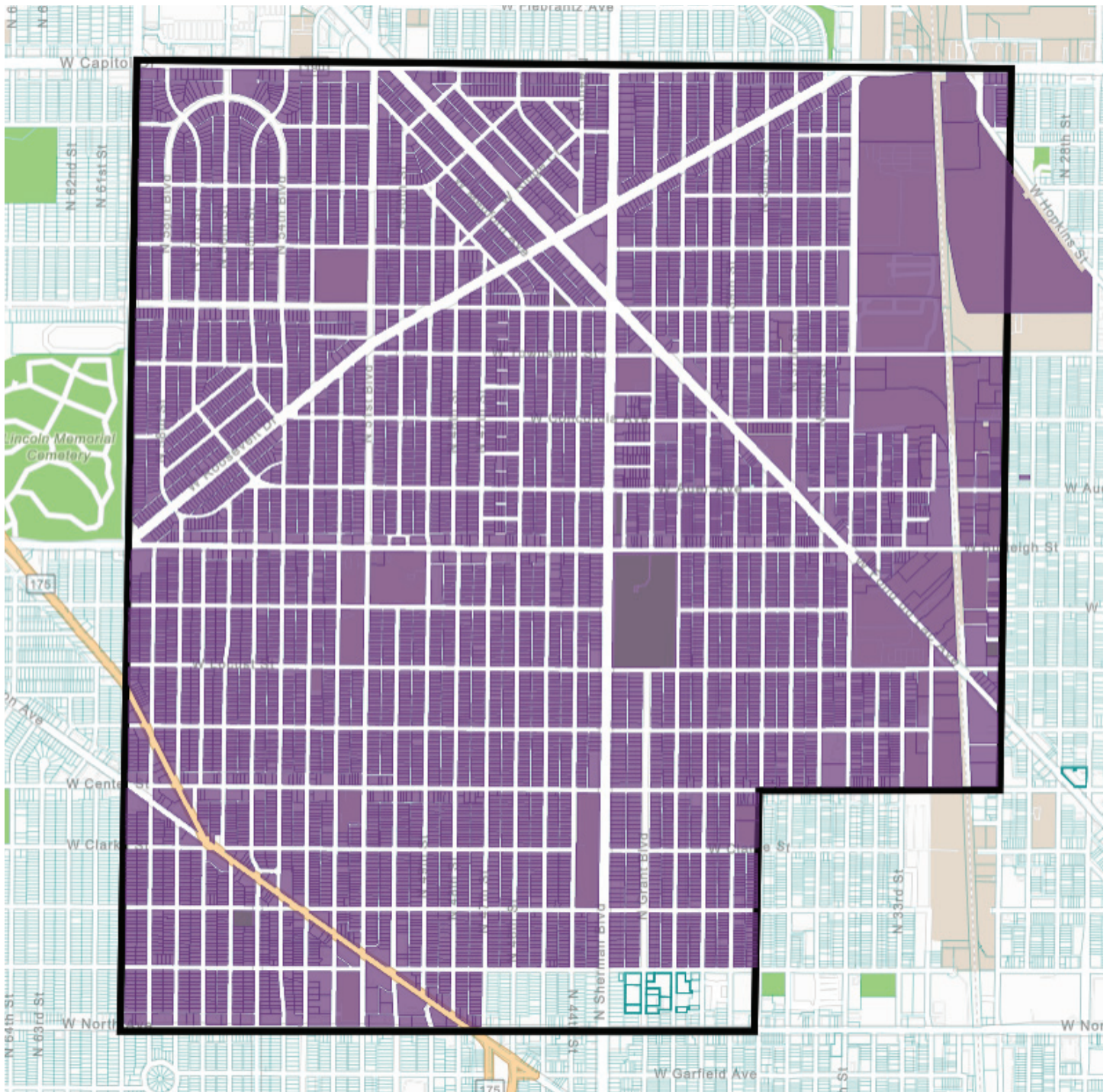
**110 (5.2%)** of all residential properties are owned by an out-of-state investor.

## Residential Properties Needing Multiple Repairs By Ownership

	Multiple (two or more) major repairs needed							Multiple major repairs needed AND tax delinquent				
	Total #	Owner Occupied #	Owner Occupied %	Investor-owned #	Investor-owned %	City-owned #	City-owned %	Total #	Owner Occupied #	Owner Occupied %	Investor-owned #	Investor-owned %
RON Total	4,553	1,579	35%	2,822	62%	151	3%	1,100	402	37%	698	63%
Near West Side	356	158	44%	193	54%	5	1%	71	33	46%	38	54%



## Sherman Park Survey Area

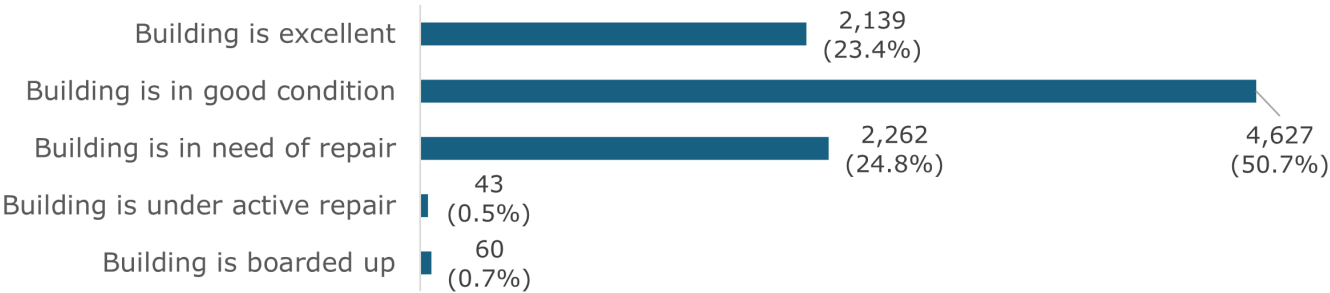


*Properties surveyed are highlighted in purple. Image: Regrid platform*

# Sherman Park Neighborhood

Total Properties Surveyed	Vacant Lots	Residential & Mixed Use	In Need of Repair	Multiple Major Repairs
9,857	234 (2.4%)	9,131 (92.6%)	2,262 (24.8%)	1,171 (12.8%)

## Building Condition of Residential Properties (n=9,131)



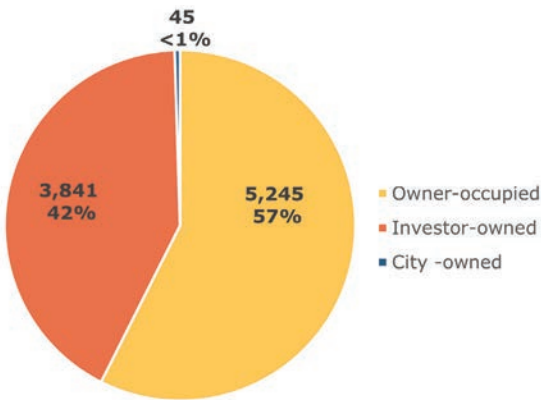
1,060 properties are at increased risk for lead exposure (built before 1979 and need major paint repair).

## Ownership of Residential Properties (n=9,131)

Of all **5,245** owner-occupied properties, **8.8%** need multiple major repairs.

Of all **3,841** investor-owned properties, **18.0%** need multiple major repairs.

Of all **45** city-owned properties, **48.9%** need multiple major repairs.



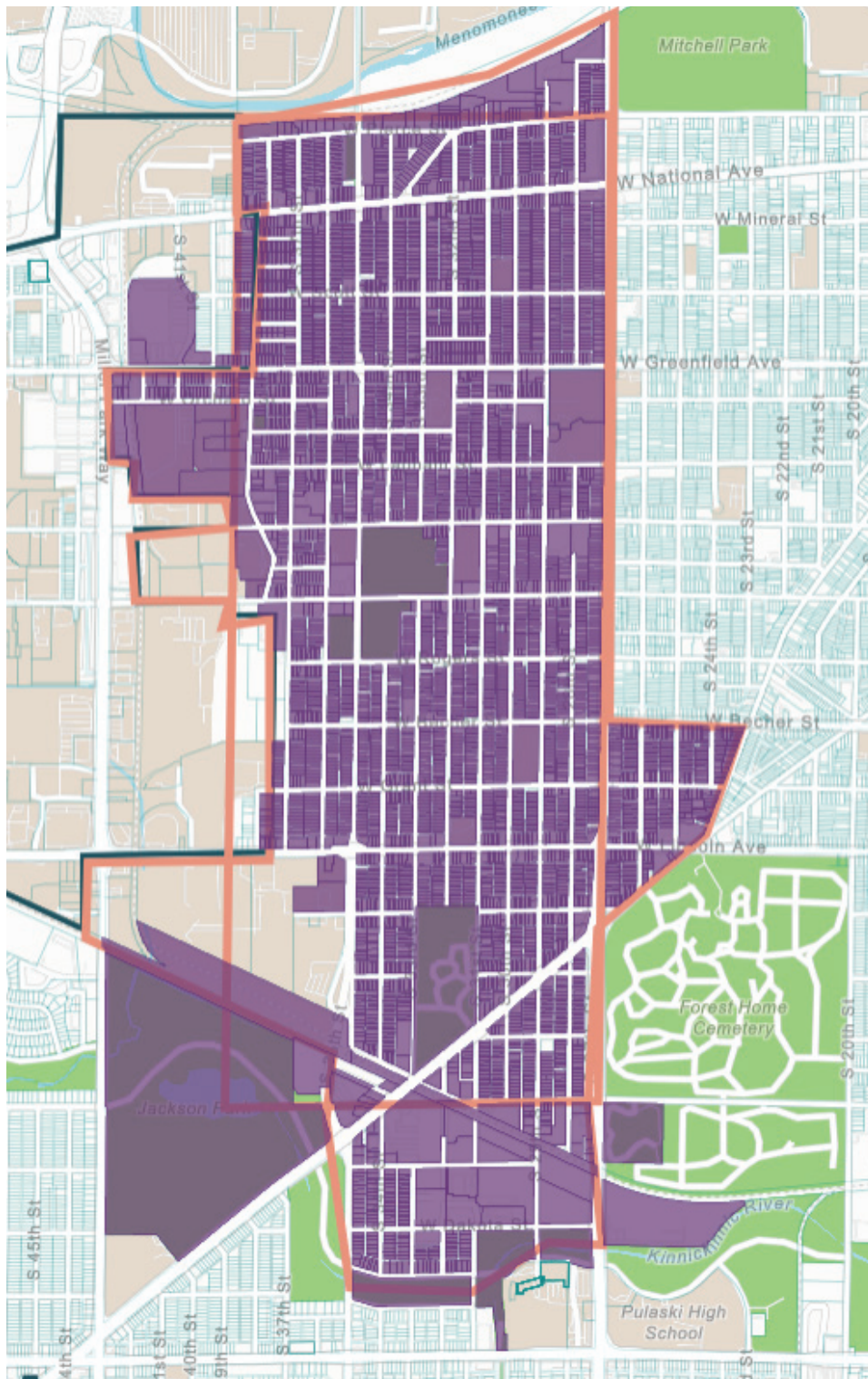
845 (9.3%) of all residential properties are owned by an out-of-state investor.

## Residential Properties Needing Multiple Repairs By Ownership

	Multiple (two or more) major repairs needed							Multiple major repairs needed AND tax delinquent				
	Total #	Owner Occupied #	Owner Occupied %	Investor-owned #	Investor-owned %	City-owned #	City-owned %	Total #	Owner Occupied #	Owner Occupied %	Investor-owned #	Investor-owned %
RON Total	4,553	1,579	35%	2,822	62%	151	3%	1,100	402	37%	698	63%
Sherman Park	1,171	459	39%	690	59%	22	2%	265	99	37%	166	63%



## Silver City, Layton Park, & Burnham Park Survey Areas

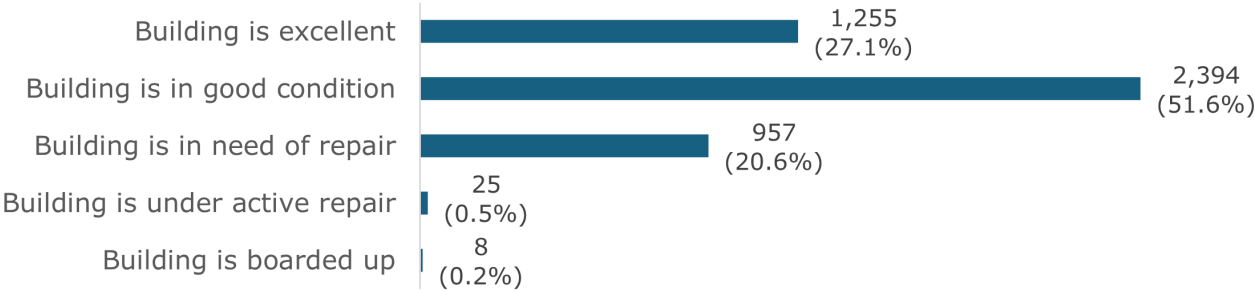


Properties surveyed are highlighted in purple. Image: Regrid platform

# Silver City, Layton Park, & Burnham Park Neighborhoods

Total Properties Surveyed	Vacant Lots	Residential & Mixed Use	In Need of Repair	Multiple Major Repairs
4,969	43 (0.9%)	4,639 (93.4%)	957 (20.6%)	309 (6.7%)

## Building Condition of Residential Properties (n=4,639)



**397 properties are at increased risk for lead exposure** (built before 1979 and need major paint repair).

Of all **3,235** owner-occupied properties,

**5.1%**

need multiple major repairs.

---

Of all **1,396** investor-owned properties,

**10.2%**

need multiple major repairs.

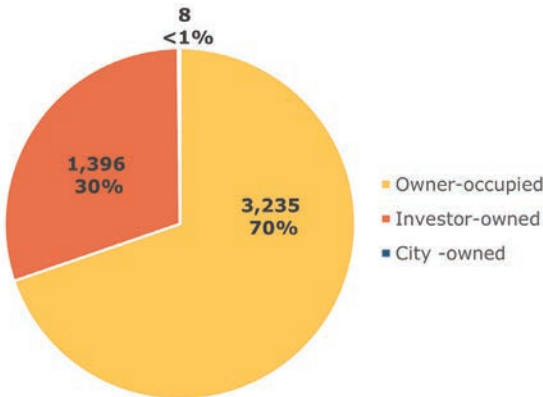
---

Of all **8** city-owned properties,

**25.0%**

need multiple major repairs.

## Ownership of Residential Properties (n=4,639)



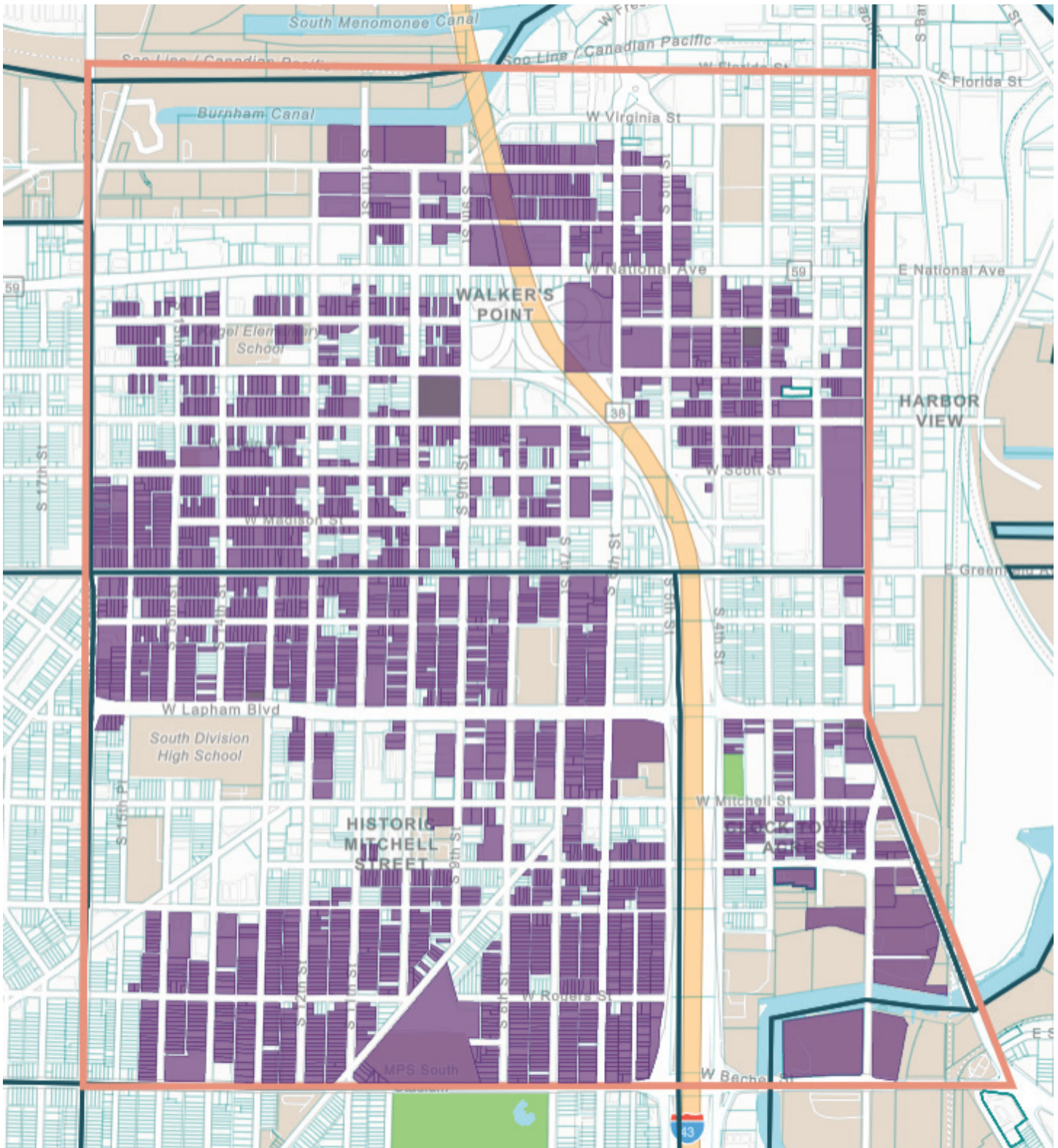
**82 (1.8%)** of all residential properties are owned by an out-of-state investor.

## Residential Properties Needing Multiple Repairs By Ownership

	Multiple (two or more) major repairs needed							Multiple major repairs needed AND tax delinquent				
	Total	Owner Occupied		Investor-owned		City-owned		Total	Owner Occupied		Investor-owned	
	#	#	%	#	%	#	%	#	#	%	#	%
RON Total	4,553	1,579	35%	2,822	62%	151	3%	1,100	402	37%	698	63%
Silver City, Layton Park, & Burnham Park	309	164	53%	143	46%	2	1%	42	26	62%	16	38%



# Walker's Point & Historic Mitchell Street Survey Areas



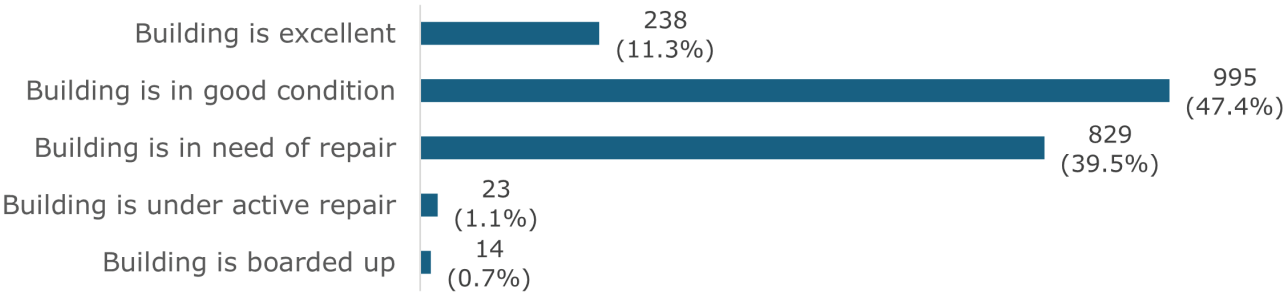
Properties surveyed are highlighted in purple. Image: Regrid platform



# Walker's Point & Historic Mitchell Street Neighborhoods

Total Properties Surveyed	Vacant Lots	Residential & Mixed Use	In Need of Repair	Multiple Major Repairs
2,419	69 (2.9%)	2,099 (86.8%)	829 (39.5%)	211 (10.1%)

## Building Condition of Residential Properties (n=2,099)



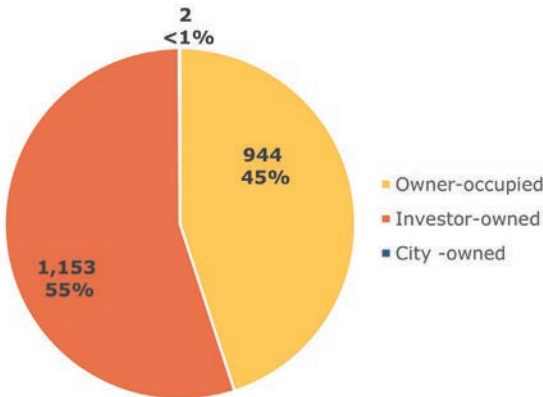
**241 properties are at increased risk for lead exposure** (built before 1979 and need major paint repair).

Of all **944 owner-occupied** properties, **7.0%** need multiple major repairs.

Of all **1,153 investor-owned** properties, **12.5%** need multiple major repairs.

Of all **2 city-owned** properties, **50.0%** need multiple major repairs.

## Ownership of Residential Properties (n=2,099)

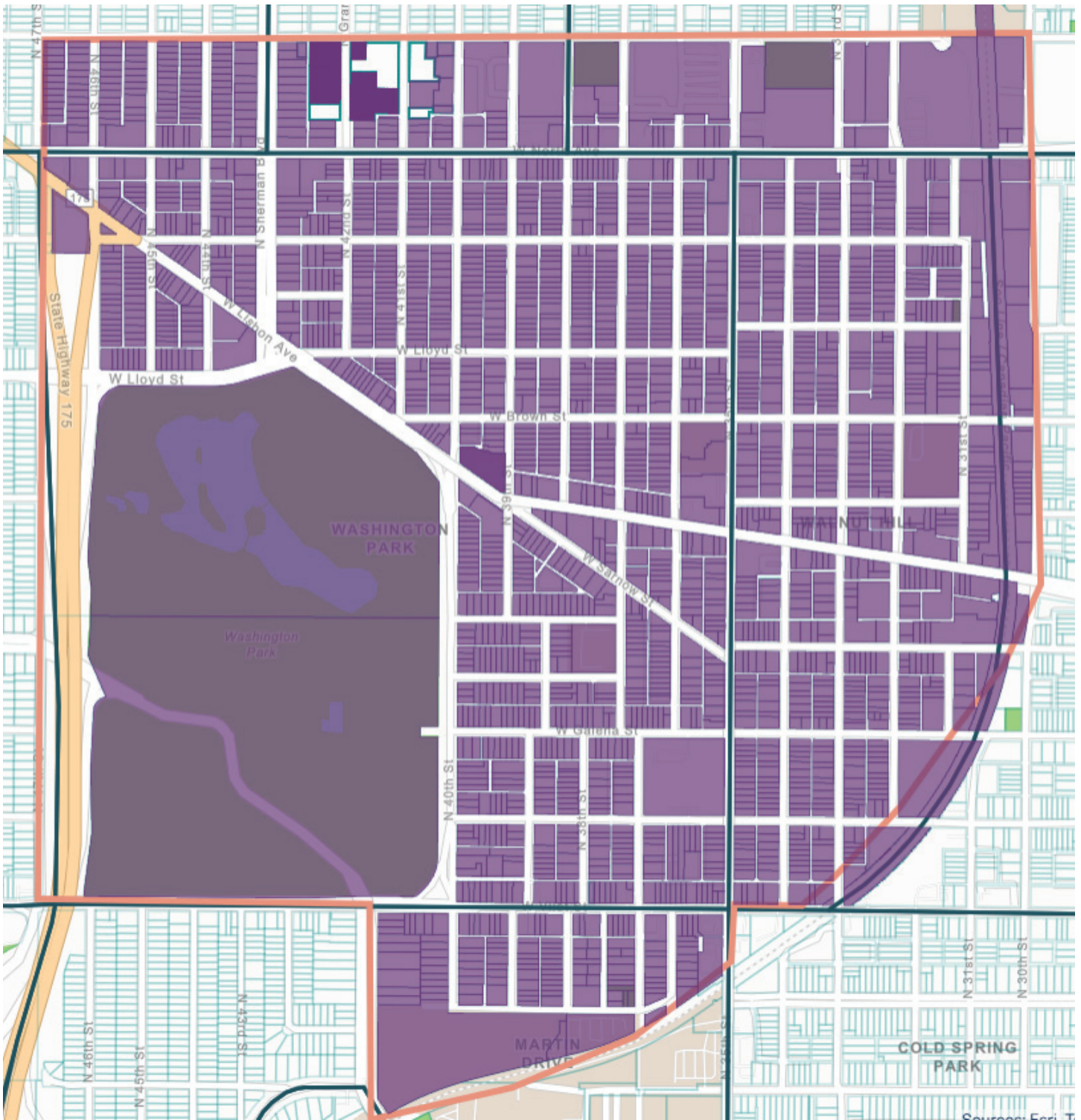


**80 (3.8%)** of all residential properties are owned by an out-of-state investor.

## Residential Properties Needing Multiple Repairs By Ownership

	Multiple (two or more) major repairs needed							Multiple major repairs needed AND tax delinquent				
	Total	Owner Occupied		Investor-owned		City-owned		Total	Owner Occupied		Investor-owned	
	#	#	%	#	%	#	%	#	#	%	#	%
RON Total	4,553	1,579	35%	2,822	62%	151	3%	1,100	402	37%	698	63%
Walker's Point & Historic Mitchell Street	211	66	31%	144	68%	1	0%	34	15	44%	19	56%

## Washington Park Survey Area

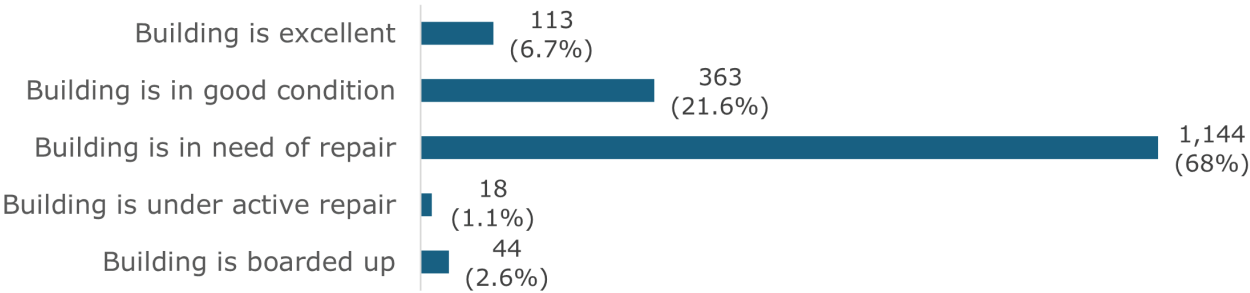


Properties surveyed are highlighted in purple. Image: Regrid platform

# Washington Park Neighborhood

Total Properties Surveyed	Vacant Lots	Residential & Mixed Use	In Need of Repair	Multiple Major Repairs
2,261	390 (17.2%)	1,682 (74.4%)	1,144 (68.0%)	560 (33.3%)

## Building Condition of Residential Properties (n=1,682)



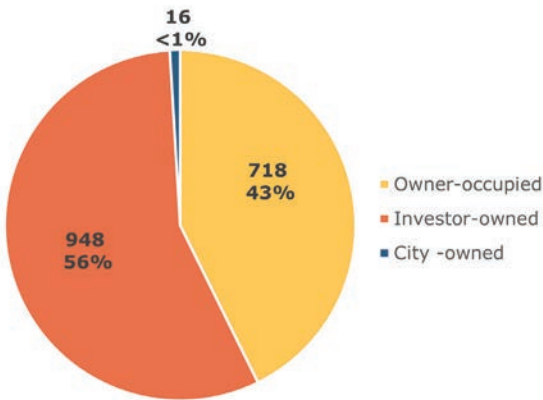
**486 properties are at increased risk for lead exposure** (built before 1979 and need major paint repair).

## Ownership of Residential Properties (n=1,682)

Of all **718** owner-occupied properties, **22.6%** need multiple major repairs.

Of all **948** investor-owned properties, **41.0%** need multiple major repairs.

Of all **16** city-owned properties, **56.3%** need multiple major repairs.



**148 (8.8%)** of all residential properties are owned by an out-of-state investor.

## Residential Properties Needing Multiple Repairs By Ownership

	Multiple (two or more) major repairs needed							Multiple major repairs needed AND tax delinquent				
	Total	Owner Occupied		Investor-owned		City-owned		Total	Owner Occupied		Investor-owned	
	#	#	%	#	%	#	%	#	#	%	#	%
RON Total	4,553	1,579	35%	2,822	62%	151	3%	1,100	402	37%	698	63%
Washington Park	560	162	29%	389	69%	9	2%	153	48	31%	105	69%



# Appendix A: Acknowledgements

The following individuals played a role in planning, coordinating, and executing the work of the RON Coalition in 2024, including completing the housing surveys themselves. Members of the Steering Committee are indicated with an asterisk (\*).

JoAnna Bautch\*  
Maria Beltran  
Toni Blackwell  
Ana Branderhost\*  
Antonio Butts  
Stacey Carlos  
Amanda Clark  
Ramona Curry  
Nicolas D'Amato\*  
Cherly Ferrill  
Cassandra Flagg  
Marie Gordon

James Green  
Maricha Harris  
Alison Henderson  
Dia Henderson  
Karen Higgins  
Patrick Humpal\*  
Dawn Hutchison-Weiss  
Darryl Johnson\*  
Kevin Kuschel  
Mabel Lamb\*  
Tyler Moeller  
Cassandra Morales

Clarissa Morale  
Carmen Ortiz-Babilonia  
Elizabeth Ramirez  
Tammy Rivera  
William Schmitt\*  
Stephanie Sherman\*  
Barbara Smith  
Adrian Spencer \*  
Lindsey St. Arnold Bell\*  
Jeannette Torres  
Brisa Van Galen

**This report was created by the Data You Can Use team**, proud data partner for the RON Coalition.

Amy Rohan  
Rohan Katti  
Amanda Beavin  
Dr. Victor Amaya

## Contact Us

If you have questions about the data or this report, please contact a member of the RON Steering Committee (indicated above), or reach out to Amy Rohan at [amy@datayoucanuse.org](mailto:amy@datayoucanuse.org)



**Special thank you to the resident surveyors across all participating neighborhoods.**

Without your dedication to your neighborhoods and city, the work of the RON Coalition would not be possible.

**Amani Neighborhood**

Brother Rice Bey  
Racheal Campbell  
Amanda Clark  
Christopher Cruickshank  
Marcus Hawthorne  
Trinity McIntosh- Brown  
Lameir Roby  
Crystal West  
Jarvis West

**Burnham Park, Layton Park,  
and Silver City Neighborhoods**

Alisha  
Sarah Davidson  
Jennifer Lopez  
Allisa Macias  
Angeline Mavuba  
Mildred Rivera  
Isabel Castro  
Patrick Humpal  
Kevin Solis

**Clarke Square Neighborhood**

Bryan Antillon  
Miguel Cossy Leon  
Violeta Mamolejo

**Harambee Neighborhood**

Rick Banks  
Nicolas D'Amato  
Robert Kolb  
Kenny Lind  
Clarissa Morales  
Joanna Sanchez  
Marlena Sanchez  
Sheila Smith  
Ruth Weill  
Jonathan Wendland  
Lakesha Wilder

**Lindsay Heights  
Neighborhood**

Justin Banks  
Maria Beltran  
Cynthia Carson  
Ramona Curry  
Felicia Dupriest  
Virginia Dupriest  
Cheryl Ferrill

James Green  
Marie Gordan  
Azaria Hightower  
Demetrius Hightower  
Geneva Jones  
Ammar Nsoroma  
Latia Smith-Brown  
Myesha Smith  
Niesha Smith  
Shamikka Smith  
Carolyn Stevens  
Tramel Stevens  
Julie Taylor

**Muskego Way Neighborhood**

Ana  
Andy  
Alison Henderson  
Elizabeth A.  
Elizabeth Ramirez  
Guadalupe  
Isabel  
Joelissa  
Joseph  
Kayloni  
Mark  
Rosie  
Travis

**Near West Side  
Neighborhoods**

Tom Gillard  
Dia Henderson  
Daryl Peterson  
Karen Schwenke  
Marquette University students,  
Center for Peacemaking

**Sherman Park Neighborhood**

Ana Branderhorst  
Haven Branderhorst  
Liliana Branderhorst  
Mary Bumett  
Sherice Burkett  
Michael Duer  
Sarah Farr  
Aireion Grant  
Romel Grant  
Charles Hawkins  
Tonya Hemphill

Kelly Hudson  
Donna Jackson  
Njeri Jackson  
Jayla Johnson  
Kayla Johnson  
Nicole Johnson  
Lillian Karkoski  
Maki KhieSelah IV  
Mabel Lamb  
Brenda Manns  
Stacy McSwain  
Tyler Moeller  
Steve O'Connell  
Kentaria Oldham  
Tim Perkins  
Christine Rupprecht  
Tom Scannell  
Sherry Scott  
Shannon Snow  
Sheri Snow  
Ife Tolorunju  
Kay Weisman

**Walker's Point and Historic  
Mitchell Street Neighborhoods**

Zanieya C  
Mykalum N  
Carmelo R  
Kimahry R  
Julianys V  
Dulce V  
Zytavion B  
Alexis S  
Isabelle S

**Washington Park  
Neighborhood**

Justin Banks Jr.  
Netty Brown  
Regina Gorins  
Laurie Henderson- Thurman  
Demetrius Hightower  
Iran Jennings  
Tania Jones  
Chelsie Mason  
Germain Price  
Tramel Stevens  
Roland Thomas

# Appendix B: Data & Methods

## Surveyed Property Elements

For residential properties that were noted as “boarded up”, “in need of repair”, or “under active repair,” resident surveyors systematically assessed to determine if major repair was needed to the following exterior elements:

- Chimney
- Roofing material (shingles and other types)
- Soffit/Fascia
- Gutter/Downspout
- Siding
- House paint (siding and trim)
- Stairs (from the sidewalk to the home)
- Windows
- Upper and Lower Porches (including railings, roof, stairs, and paint)

## Milwaukee Property Ownership Network and Investor Owner Type

The RON survey data was joined to the data from the Milwaukee Property Ownership Network (MPRON) project to identify owner groups of investor-owned properties. The project uses public records to show connections between the owners of non-owner-occupied residential properties in the City of Milwaukee. Many landlord companies use multiple legal names, e.g. “My Properties I, LLC” and “My Properties II, LLC.” Using these name and address records, the MPON project helps connect owners, to identify a “landlord network” or properties that are likely owned by a shared investor. Data You Can Use used the landlord networks, or final owner group, to determine in-state or out-of-state status of investor-owned properties. Due to the nature of the MPRON dataset, the number of out-of-state-investor owned properties may be underestimated in this report.

You can read more about the MPON project and the data limitations at [mkepropertyownership.com](https://mkepropertyownership.com)

## Data Citation

\*Johnson, John and Mitchell Henke. Milwaukee Property Ownership Network Project. Accessed October 11, 2024. Marquette University Law School Lubar Center for Public Policy Research and Civic Education. <https://github.com/jdjohn215/mke->



# Appendix C: Investment Estimates by Repair Type

## Number of Repairs by Type and Estimated Investment Needed for all Repairs

	# of properties	Estimated average cost of repair <sup>1,2</sup>	Total Estimated Investment Needed
Roof: Chimney	1,020	\$1,271	\$1,296,420
Roof: Shingles	1,998	\$15,888	\$31,744,224
Tarp on roof <sup>3</sup>	273	\$1,059	\$289,107
Roof: Soffit/Fascia	1,958	\$1,589	\$3,111,262
Roof: Gutter/Downspout	1,781	\$2,118	\$3,772,158
Exterior: Siding	1,575	\$9,533	\$15,024,008
Exterior: House Paint	2,168	\$6,355	\$13,777,640
Exterior: Trim Paint	2,603	\$2,118	\$5,513,154
Porch: Upper Railing	653	\$2,648	\$1,729,144
Porch: Lower Railing	1,233	\$2,648	\$3,264,984
Porch: Ceiling/Roof	1,040	\$1,059	\$1,101,360
Porch: Floor/Supports	1,195	\$10,592	\$12,657,440
Porch: Paint	3,270	\$1,589	\$5,196,030
Porch: Stairs	1,441	\$2,118	\$3,052,038
<b>Estimated total investment needed for exterior repairs: \$101,528,969</b>			

The table above was developed by members of the RON Coalition to summarize how many exterior major repairs are needed by type across all neighborhoods and homes surveyed, and to estimate the total investment needed to complete these repairs.<sup>w</sup>

- 1 The estimated average cost of each repair assumes a 1,200 square foot home. Any larger homes or multifamily buildings would indicate increased cost of repair, and correspondingly increased investment needed.
- 2 Cost repairs estimates from the 2022 RON report were inflation-adjusted for 2024 USD using the Bureau of Labor Statistics CPI Inflation Calculator
- 3 "Tarp on roof" was not assumed to need a major repair, though it likely indicates a failing roof and/or shingles.

---

## RON Partner Organizations

---



---

## RON Sponsors

---



---

## RON Program Partners

---



