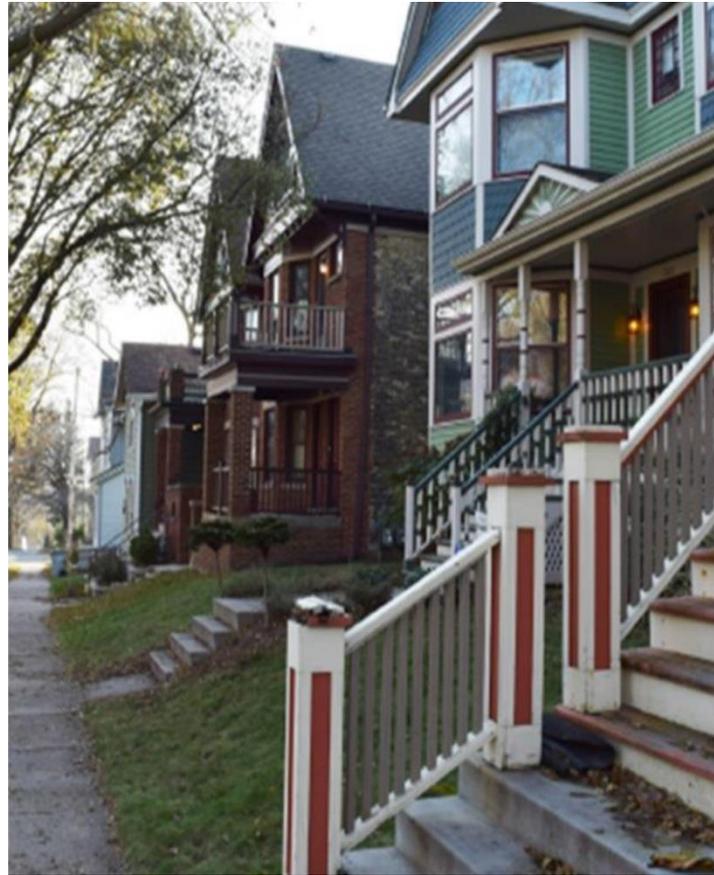


A Place in the Neighborhood

An Anti-Displacement Plan for Neighborhoods Surrounding Downtown Milwaukee



City of Milwaukee
Department of City Development

February 2018



Milwaukee Common Council Resolution #171143

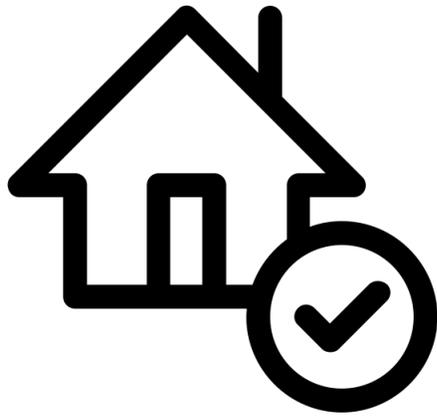
Adopted November 28, 2017, Resolution #171143 directed the Department of City Development (DCD) to prepare an Anti-Displacement Plan for neighborhoods surrounding Downtown Milwaukee.



Milwaukee Common Council Resolution #171143

“Milwaukee’s skyline is changing on a monthly basis due to the rapid pace of new construction and while the downtown building boom brings many improvements to the city, including more people and an expanded tax-base, it may also kill some cultural traditions and diversity, the precise characteristics that make Milwaukee so dynamic and desirable in the first place... Development should not dismantle and displace existing neighborhoods and communities in order to make way for new residents... DCD must ensure that its economic revitalization efforts for Milwaukee include policies that help poorer residents.”

Prioritize choice and equity alongside traditional development goals



Prioritizing choice means recognizing that as development occurs, policies and programs should be crafted to minimize the potential of displacement for existing residents and businesses that want to remain in their communities.

Prioritizing equity means that anti-displacement and related policies and programs should be intentionally designed to ensure that historically disadvantaged groups are able to benefit from and gain access to the wealth-building opportunities provided by development occurring in city neighborhoods.

Existing Initiatives

Moving Milwaukee Forward

- City of Milwaukee
- Historic King Drive BID
- Harbor District Inc.
- Walker's Point Association



MKE United

- Greater Milwaukee Committee
- Greater Milwaukee Foundation
- Urban League
- City of Milwaukee



Existing Initiatives

Eviction and Landlord/Tenant Initiatives

- City of Milwaukee
- CommonBond Communities of Wisconsin
- Wisconsin Policy Forum
- Community Advocates Public Policy Institute



Turning the Corner

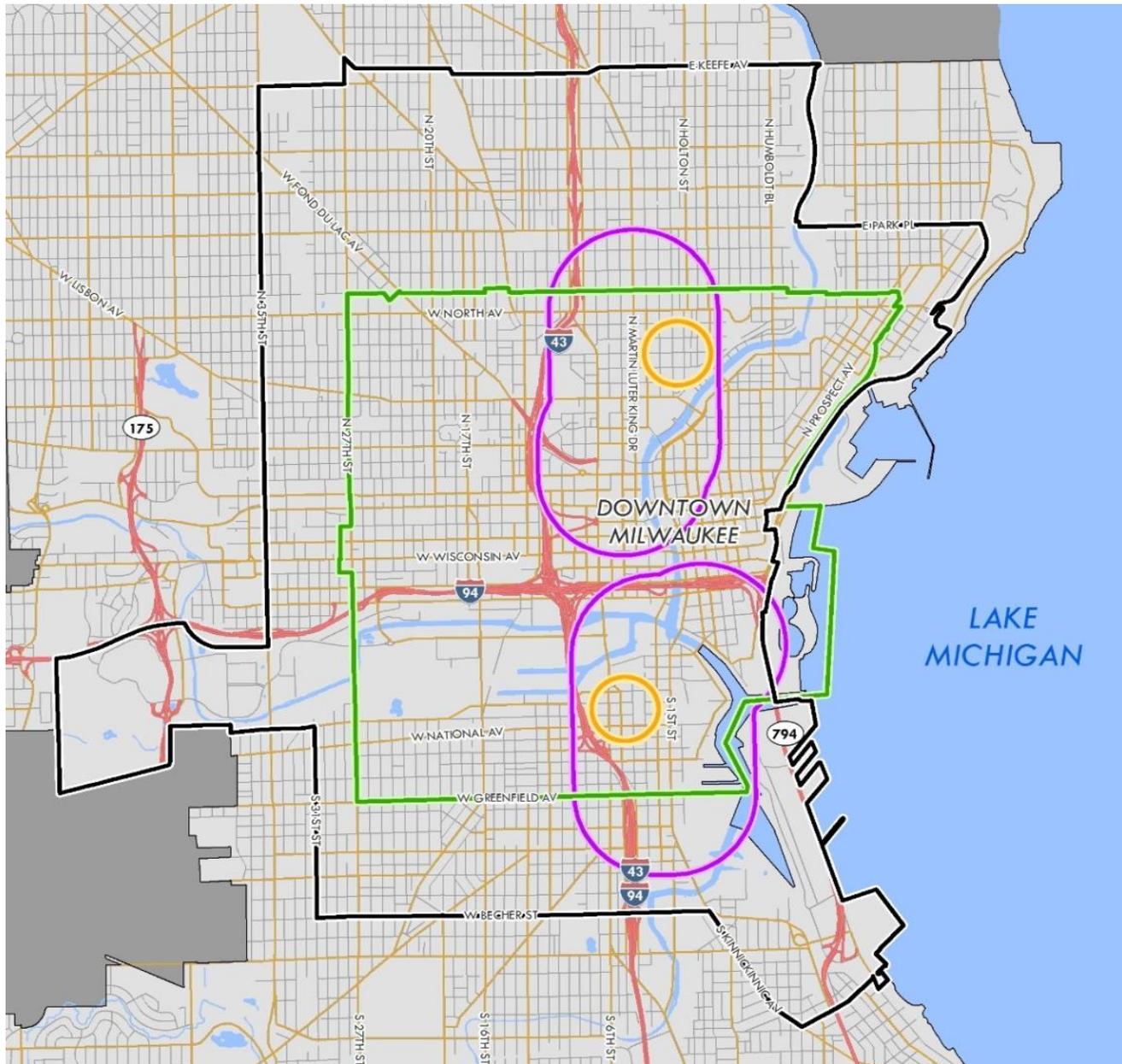
- Data You Can Use

LISC Equitable Development Symposium

- LISC Milwaukee



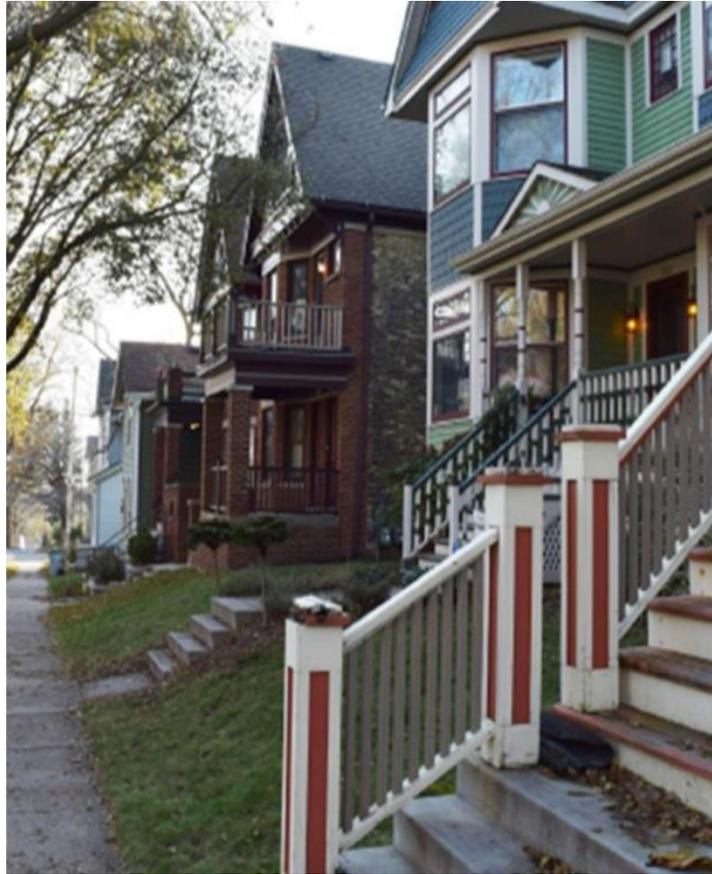
Study Area



Map Legend

- Anti-Displacement Study Area
- MKE United Study Area
- Equitable TOD Planning Study Area
- Turning the Corner (Approximate)

KEY FINDINGS



Analysis Development

- Develop consistent definitions
- Set of indicators
- Identify where trends might be occurring in order to target strategies
- Based on other cities' work and local conditions

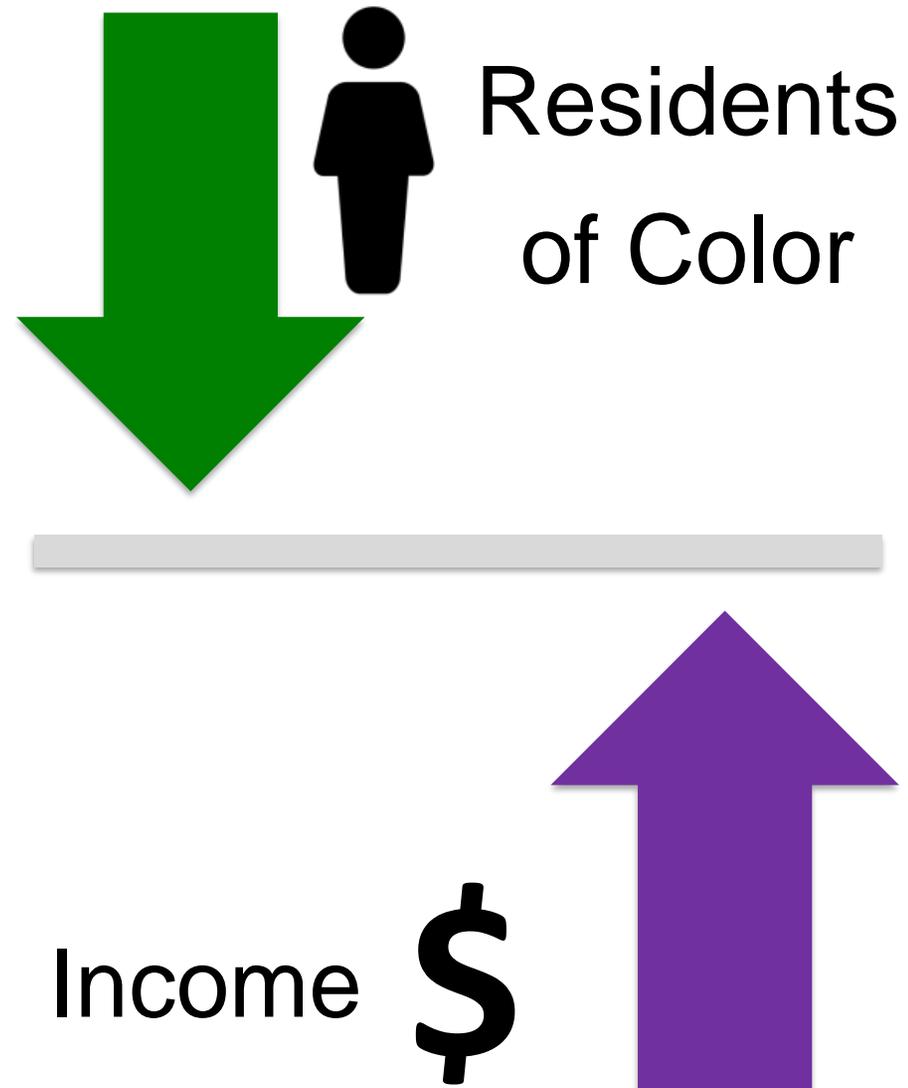
Gentrification Indicators

Gentrification

A market-driven racial and socioeconomic reconfiguration of urban communities that have suffered from a history of disinvestment.

Gentrification Metrics:

In general, a gentrifying neighborhood will exhibit a reduction in the percentage of households of color within the neighborhood, while at the same time seeing greater than city average increases in household incomes.



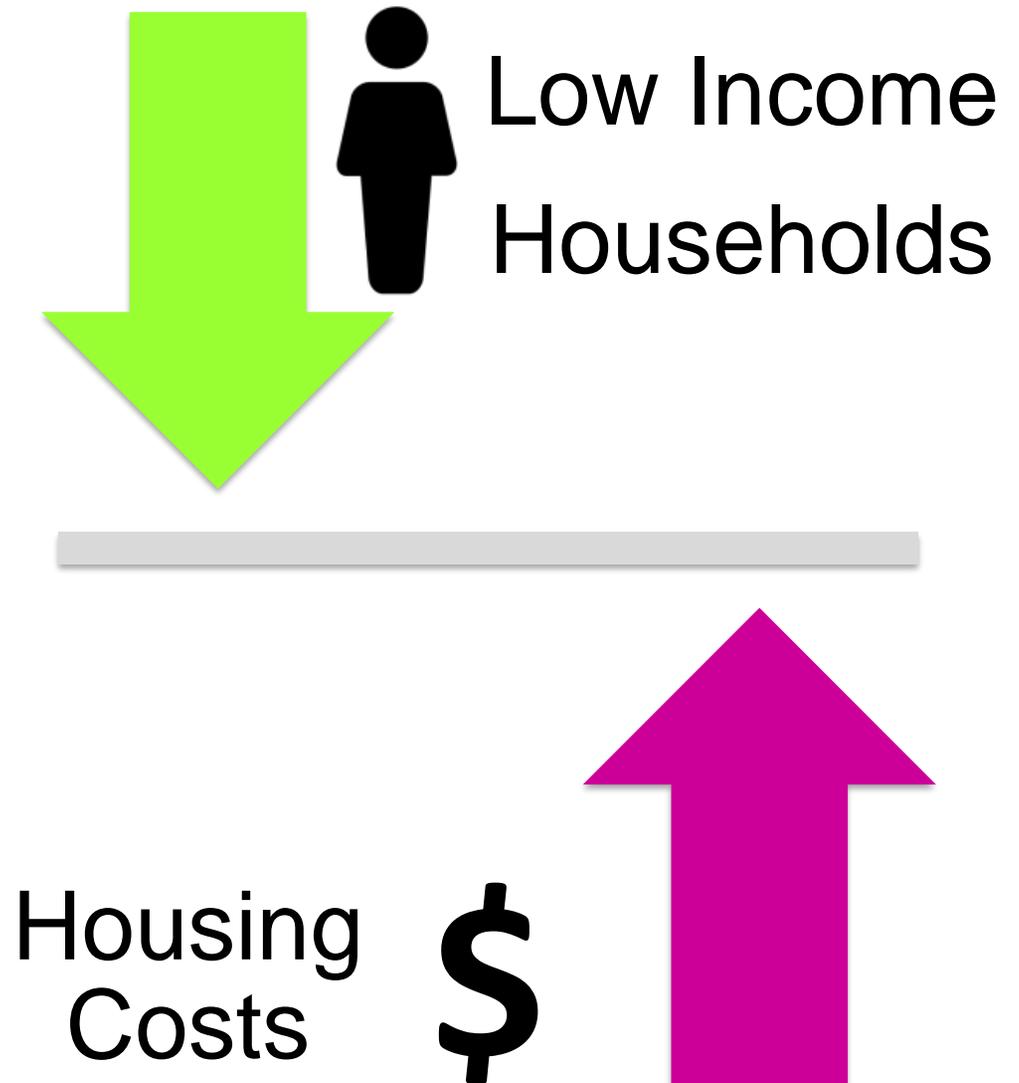
Displacement Indicators

Displacement

The involuntary relocation of established residents or businesses.

Displacement Metrics:

A neighborhood experiencing greater than city average increases in rents or home sale prices, while also experiencing a decline in the number of low income households are potential signals of involuntary displacement



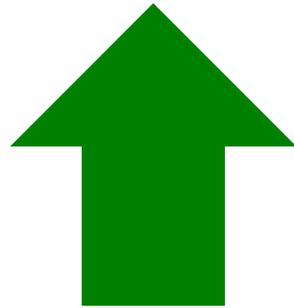
Other Data Analyzed

- Educational Attainment
- Owner & Renter Occupancy
- Elderly Home Owners
- Median Rents
- Existing Affordable Housing

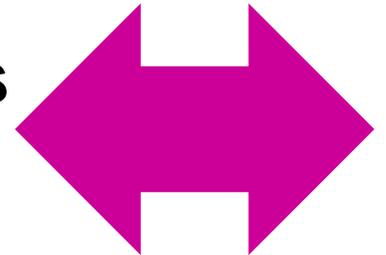
Key Findings

The majority of neighborhoods in the Greater Downtown are not exhibiting trends associated with gentrification or displacement

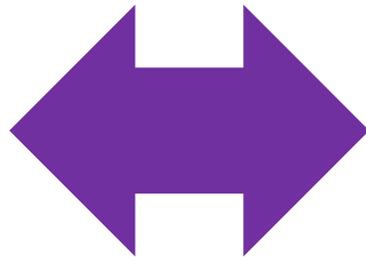
**Population of
People of Color**



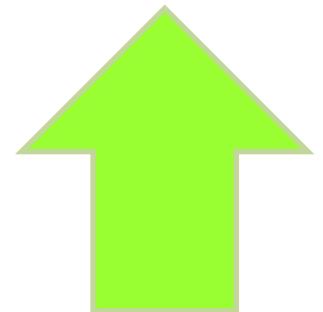
**Property Values
& Rents**



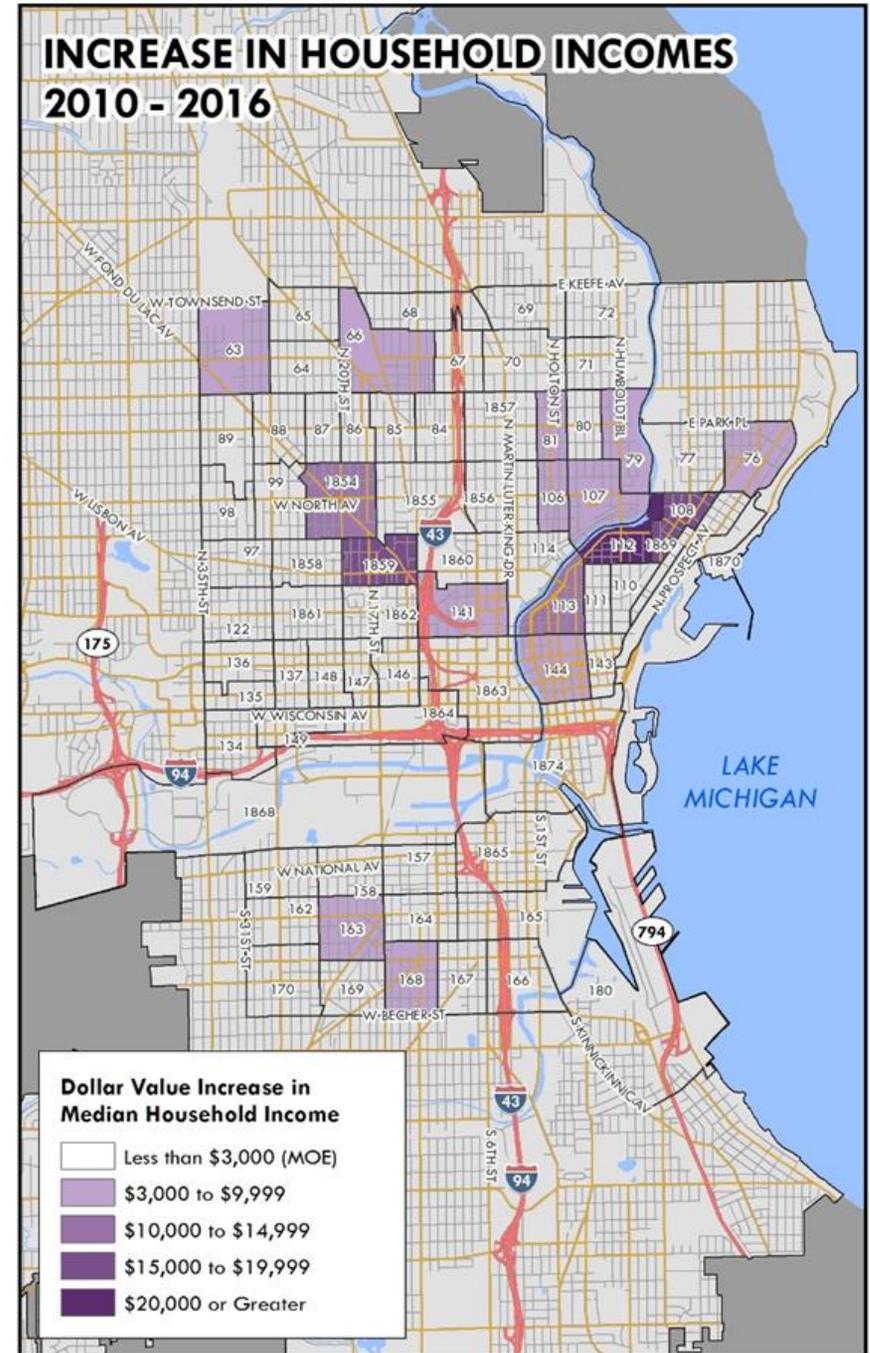
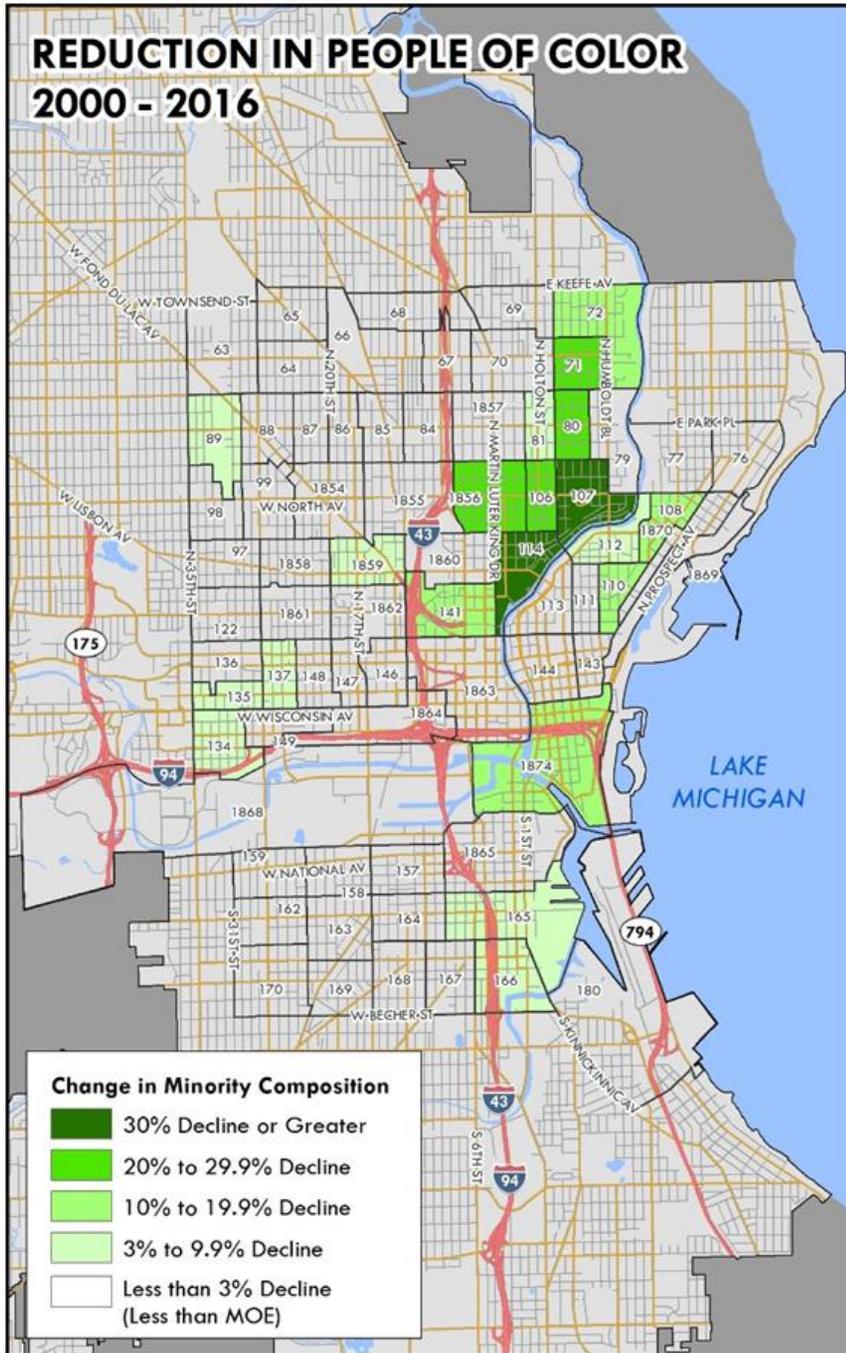
**Median
Household
Incomes**



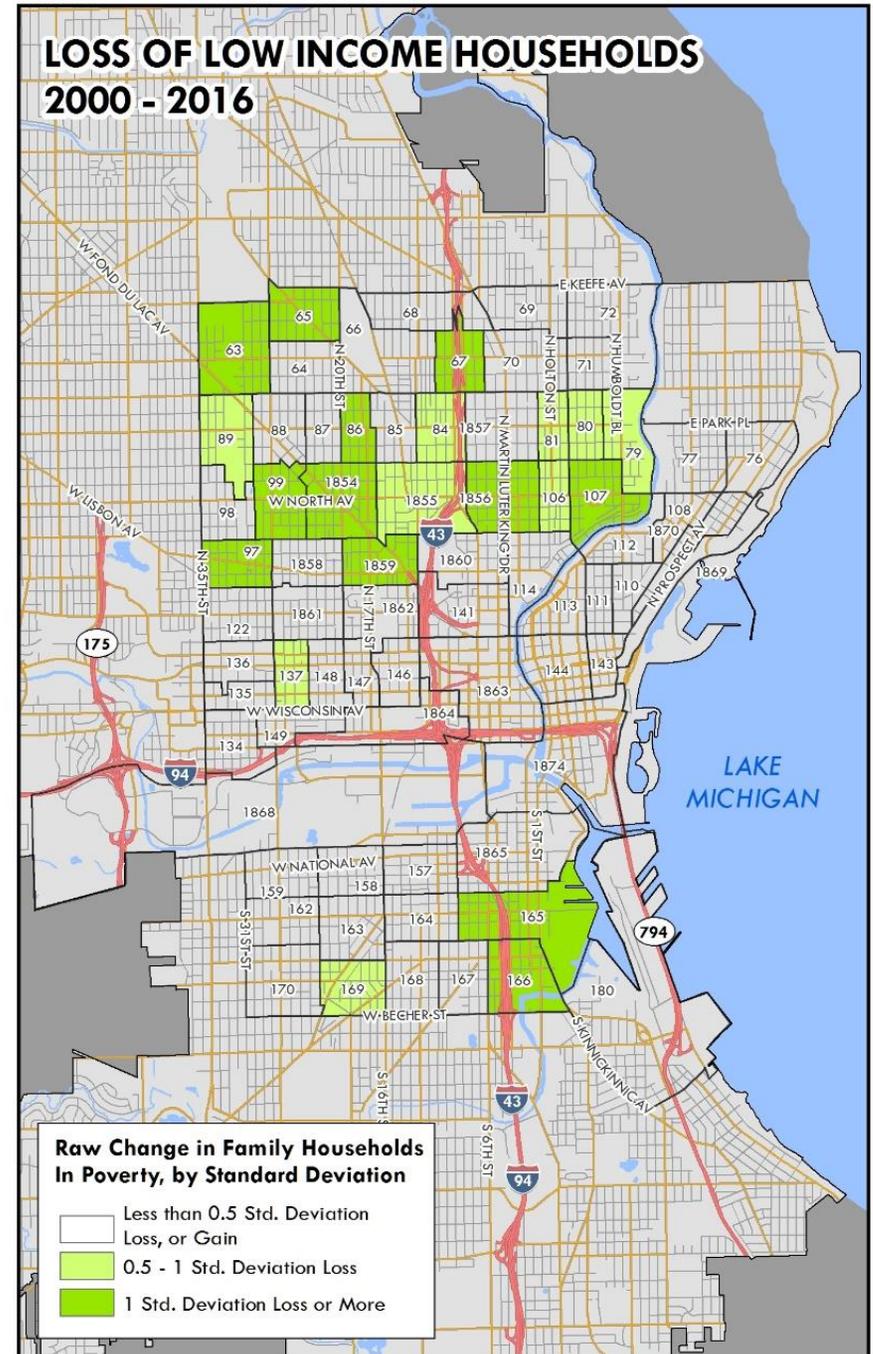
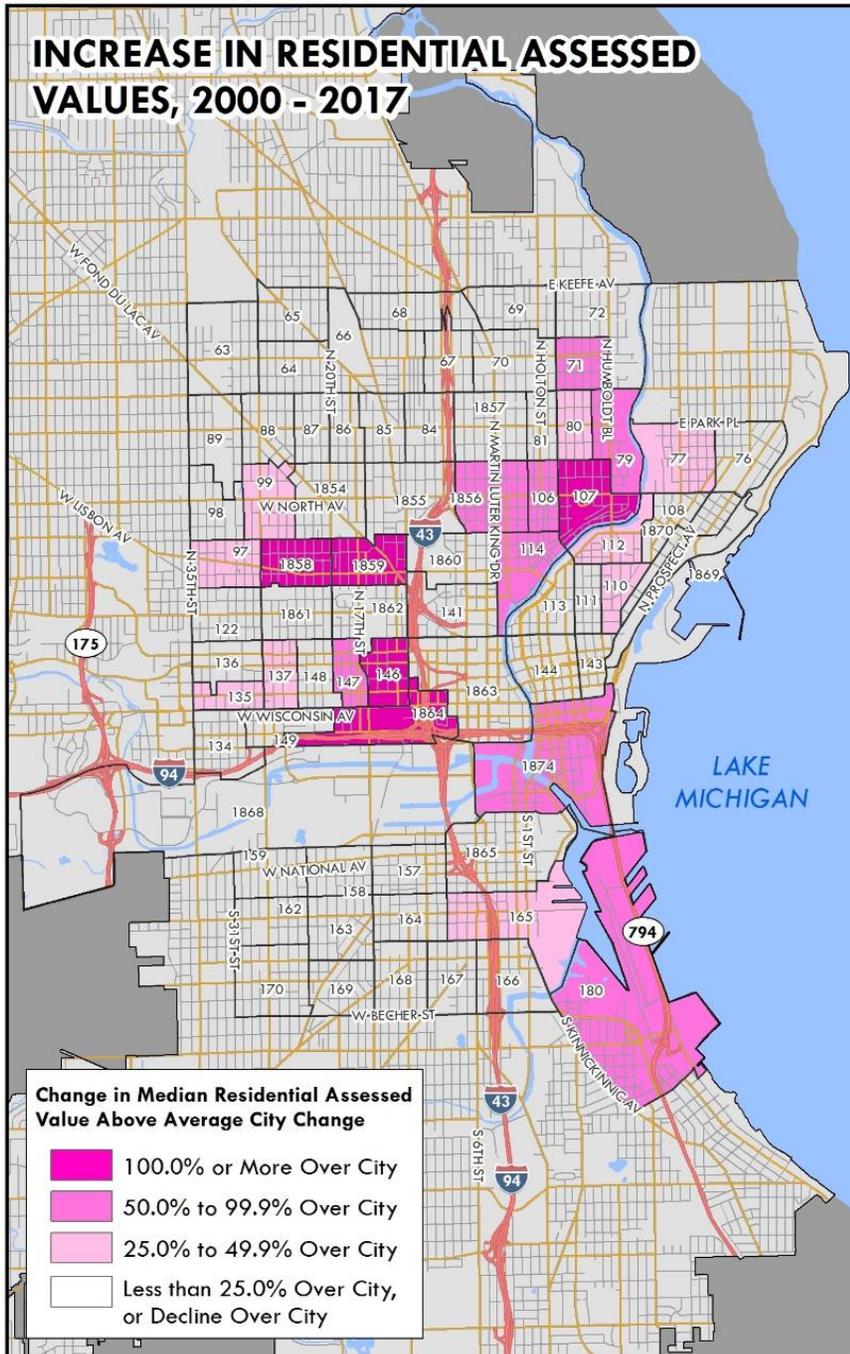
**Concentration
Of Low Income
Households**



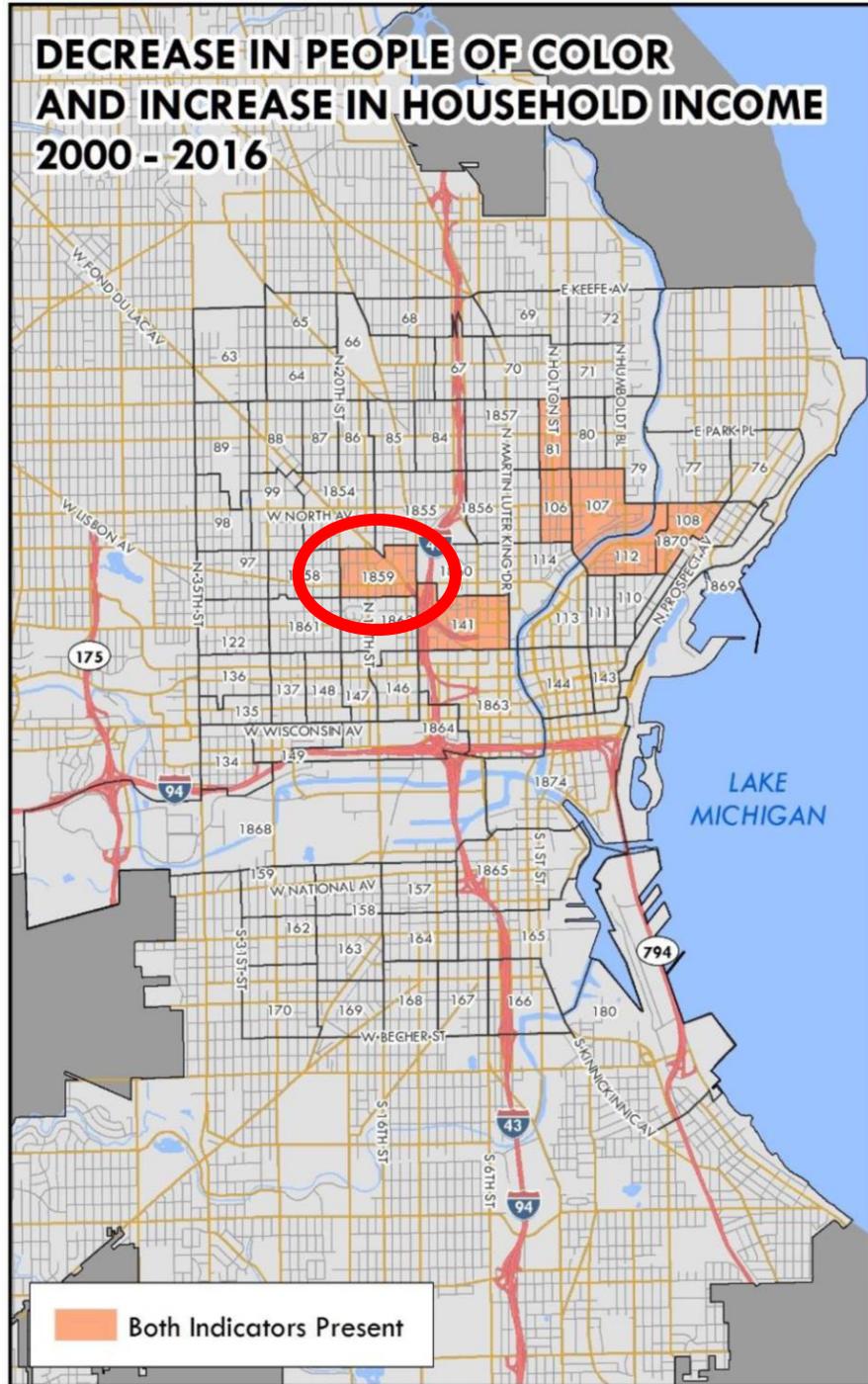
Gentrification Indicators



Displacement Indicators



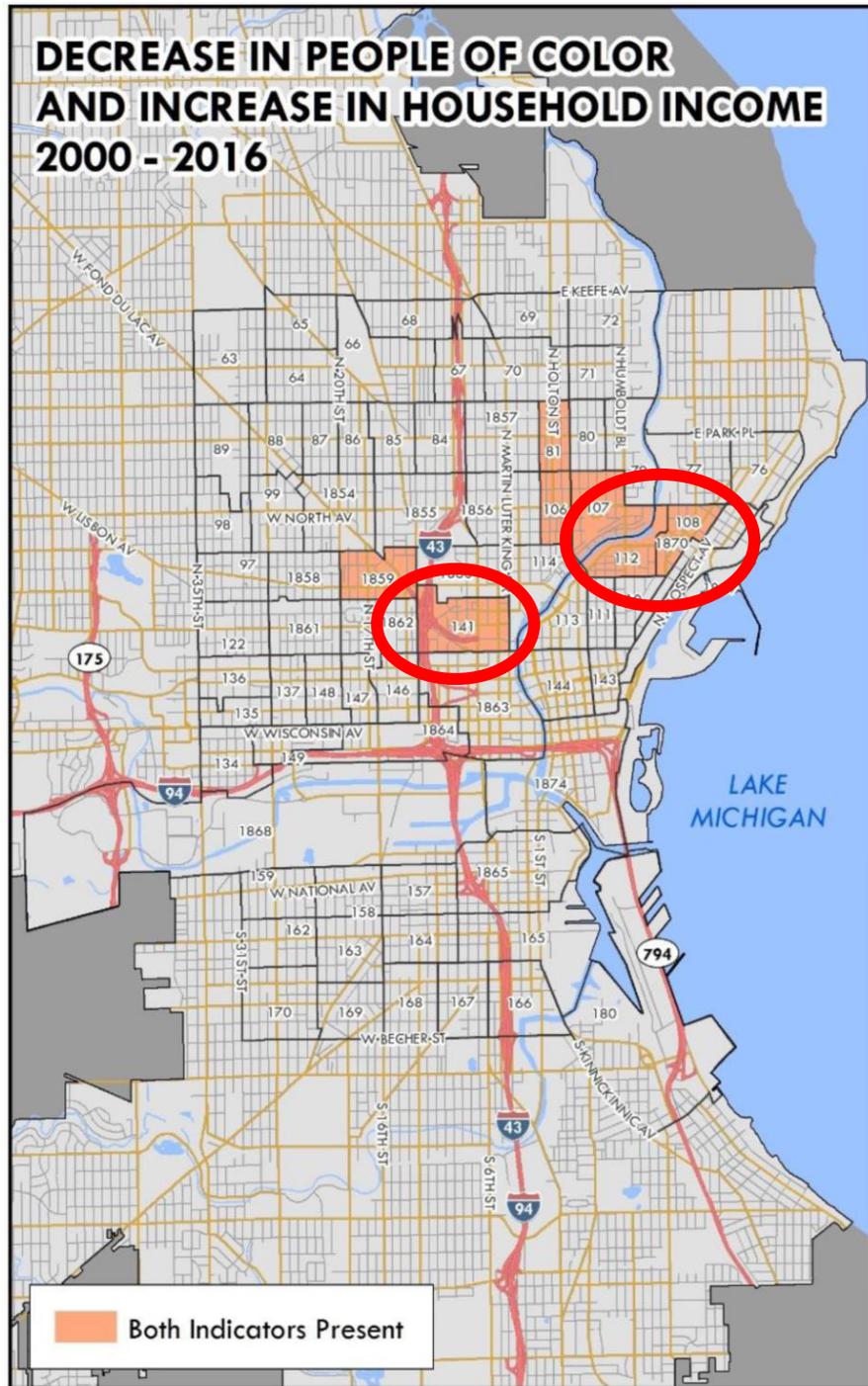
Combined Indicators: Gentrification



Tract 1859

- Minimal change in racial composition: percent down but overall population up
- Low confidence in Census data for this tract

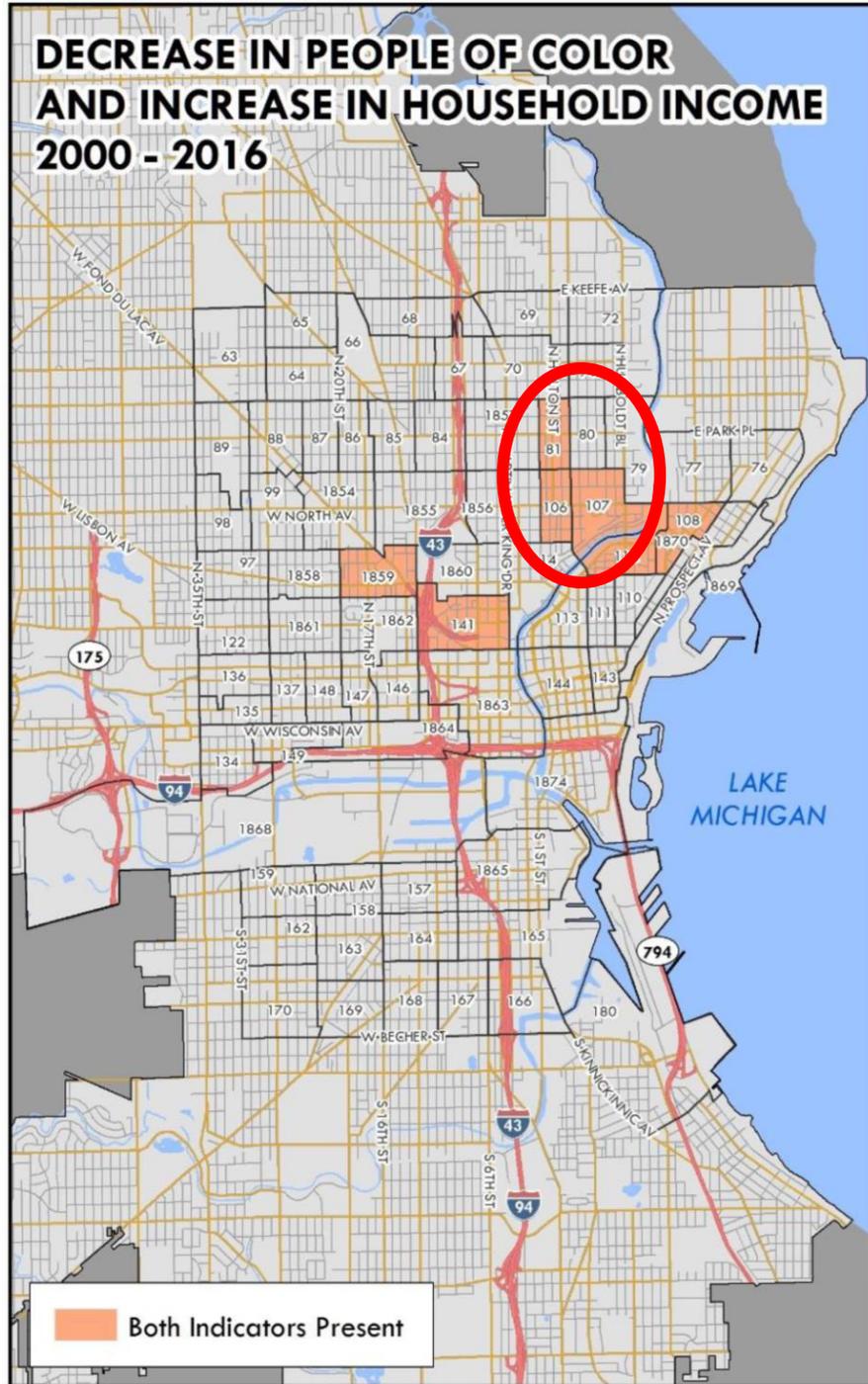
Combined Indicators: Gentrification



Tracts 108, 112, 141

- New market-rate, multi-unit developments
- Influx of higher-income families and young professionals
- Change in racial composition, but no loss of residents of color

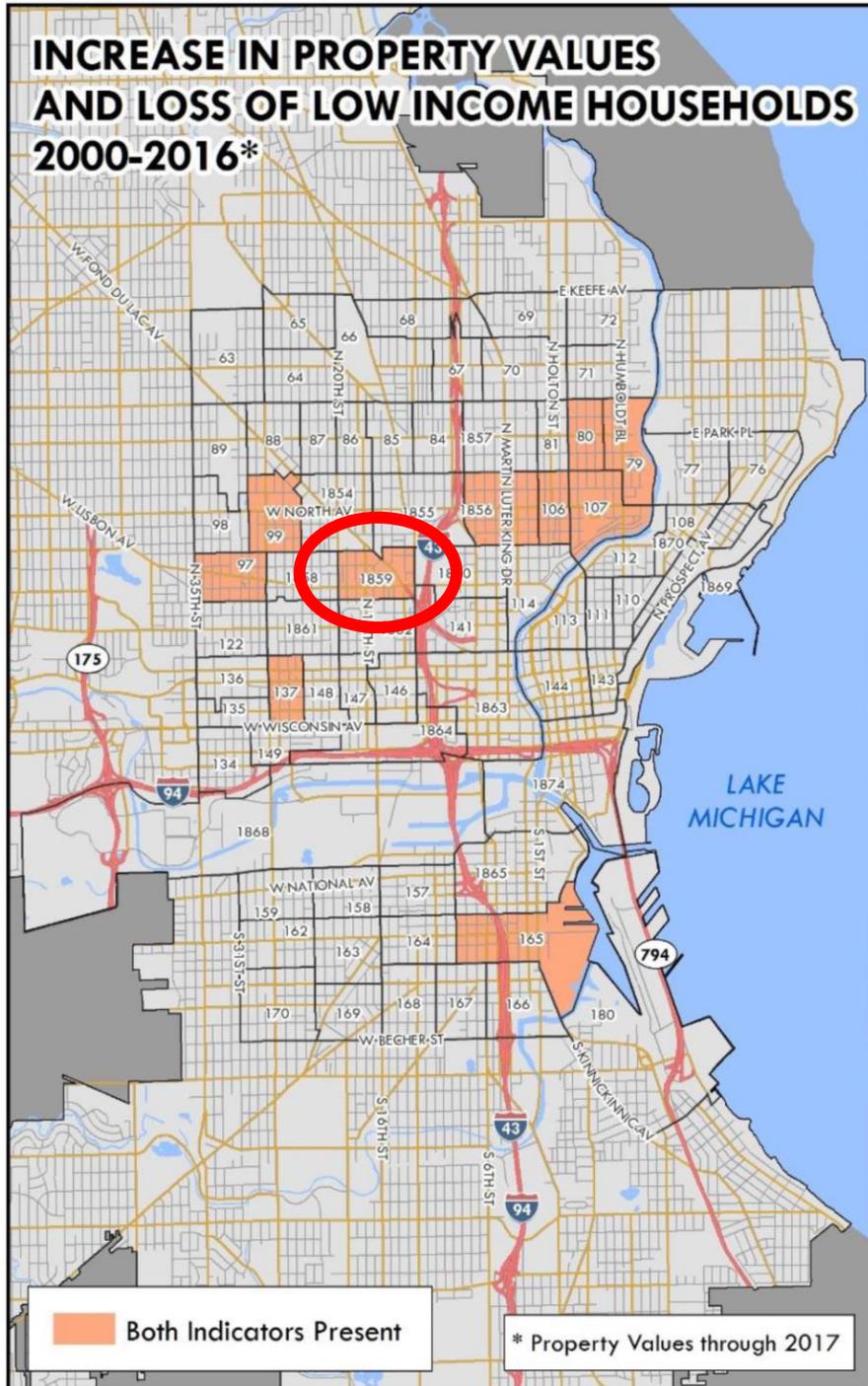
Combined Indicators: Gentrification



Tracts 81, 106, 107

- Both percent and raw number decreases in African American population
- Statistically significant increases in incomes

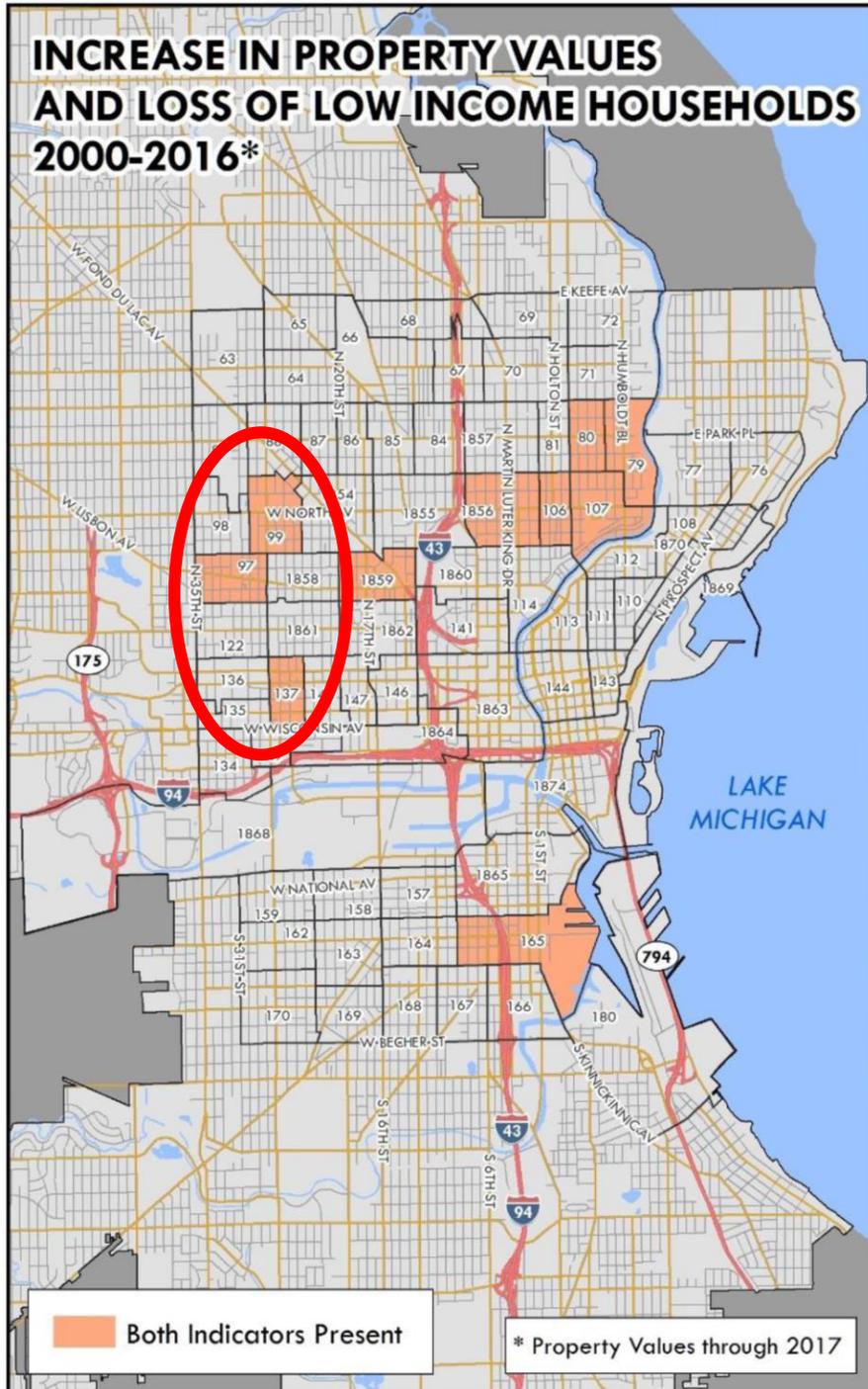
Combined Indicators: Displacement



Tract 1859

- Some SF and duplex construction between 2000 and 2010
- Low confidence in Census data for this tract

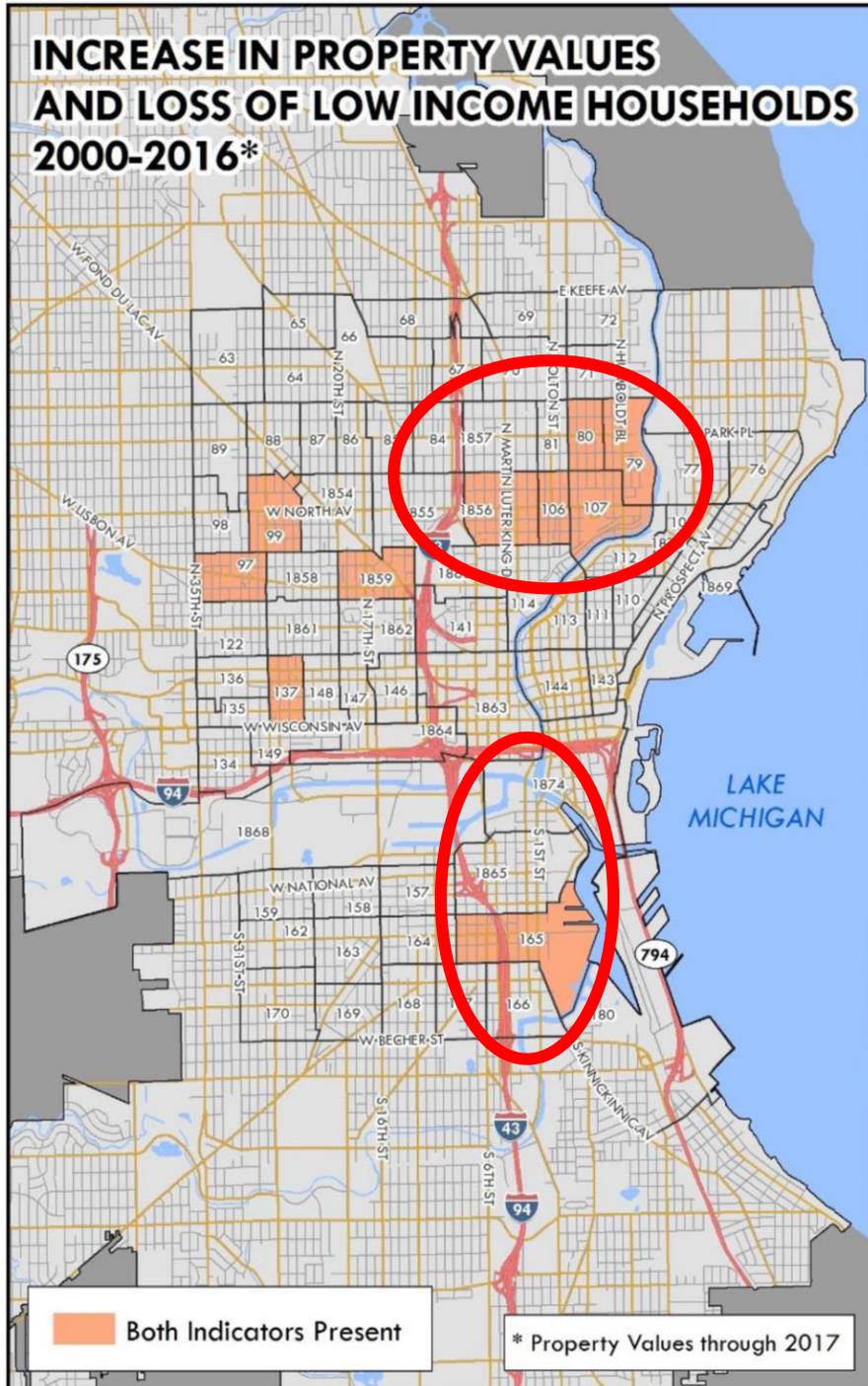
Combined Indicators: Displacement



Tracts 97, 99, 137

- Continued population decline and lack of market rate development
- Aggressive demolition of low-value vacant houses
- Some new SF and duplex construction by non-profits

Combined Indicators: Displacement



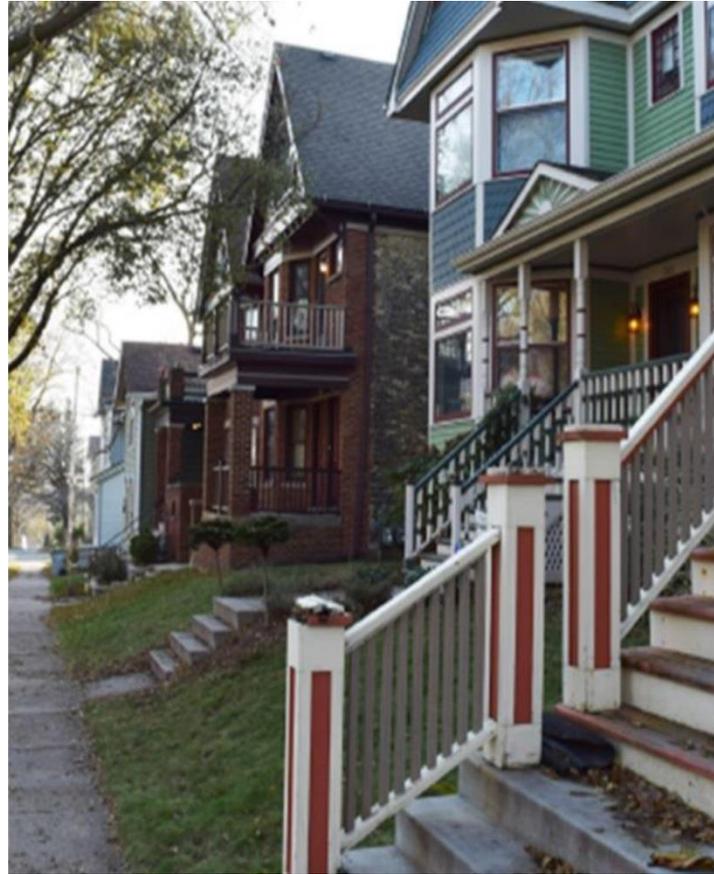
Tracts 79, 80, 106, 107, 165, 1856

- Significant increases in property values
- Ongoing market rate development
- Modest loss of low income households

Key Findings

- Most tracts do not exhibit signs of gentrification or displacement
- Rents for existing units rising modestly
- Affordable housing stock stable; affordability concerns more due to low incomes than rising rents
- Where gentrification or displacement is occurring, it is street by street or block by block

RECOMMENDATIONS



Recommendations

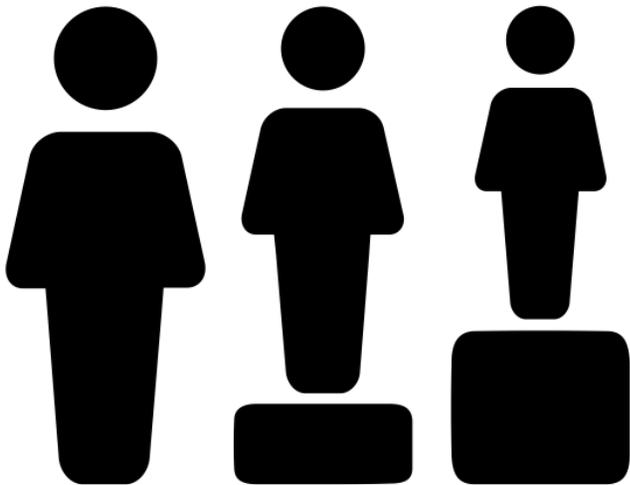
- 1. EDUCATE AND ENGAGE RESIDENTS ON DISPLACEMENT AND RELATED ISSUES**
- 2. MONITOR LOCAL MARKET CONDITIONS AND ADAPT STRATEGIES AS NEEDED**



Recommendations

3. ASSIST EXISTING HOME OWNERS TO RETAIN THEIR HOMES

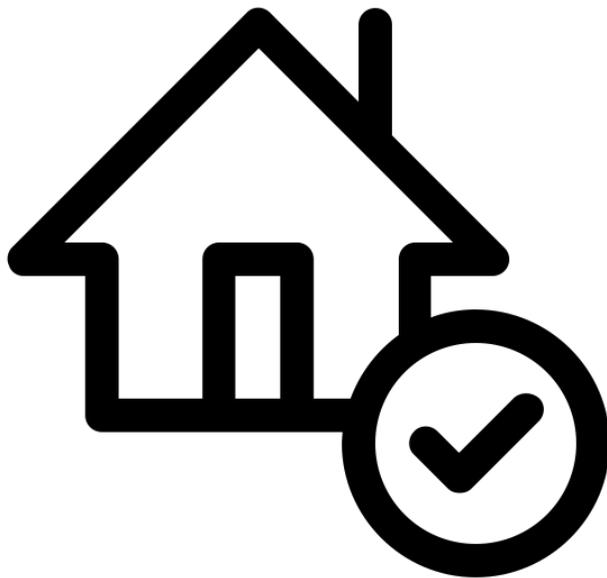
4. HELP EXISTING NEIGHBORHOOD RENTERS BECOME HOME OWNERS



Recommendations

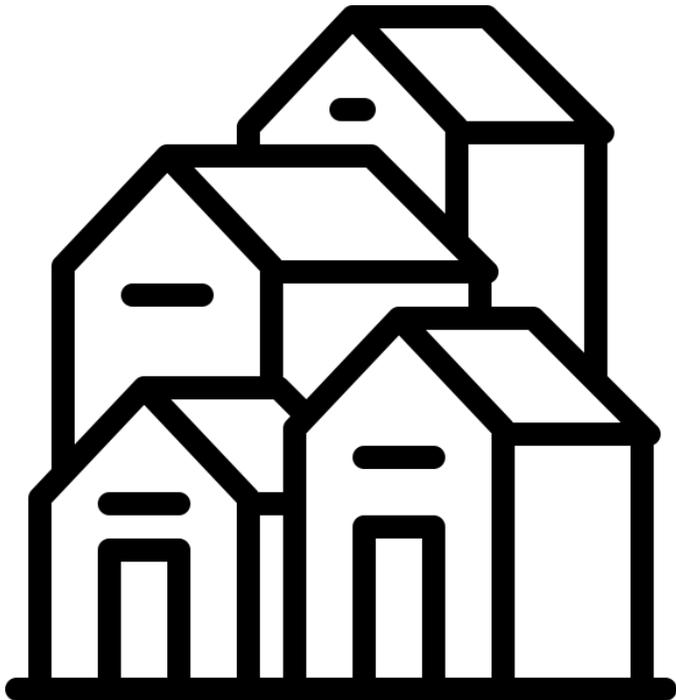
5. PRESERVE EXISTING AFFORDABLE RENTAL HOUSING AND PROTECT TENANTS AT RISK OF DISPLACEMENT

6. PRIORITIZE AFFORDABLE AND MIXED-INCOME HOUSING IN NEIGHBORHOODS AT RISK OF DISPLACEMENT

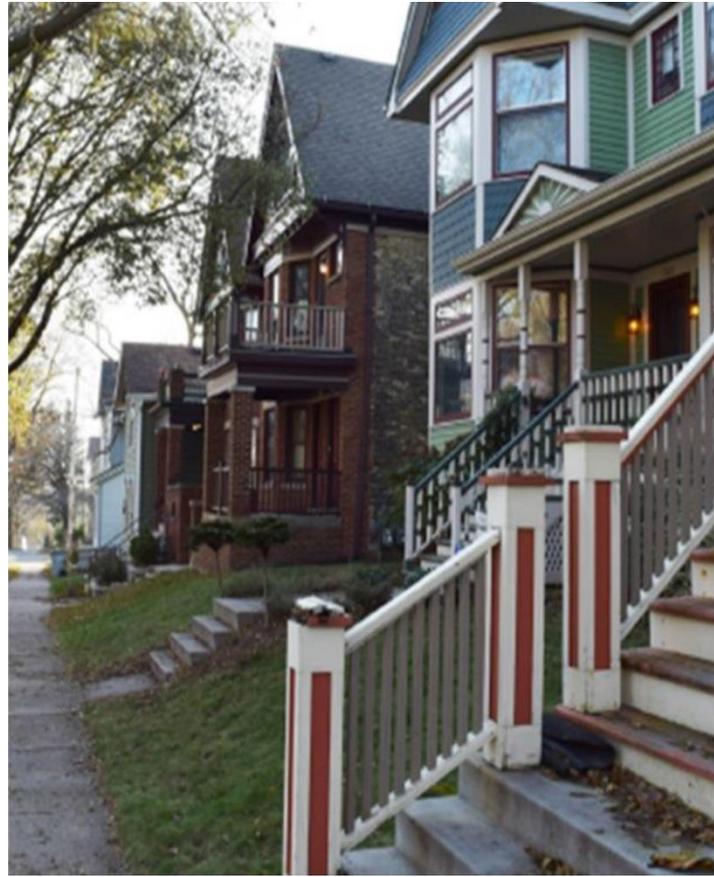


Recommendations

7. PRESERVE NEIGHBORHOOD CHARACTER AND BUILD COMMUNITY WEALTH



CONCLUSIONS / NEXT STEPS



Full Plan Available at:
city.milwaukee.gov/Anti-DisplacementPlan.pdf