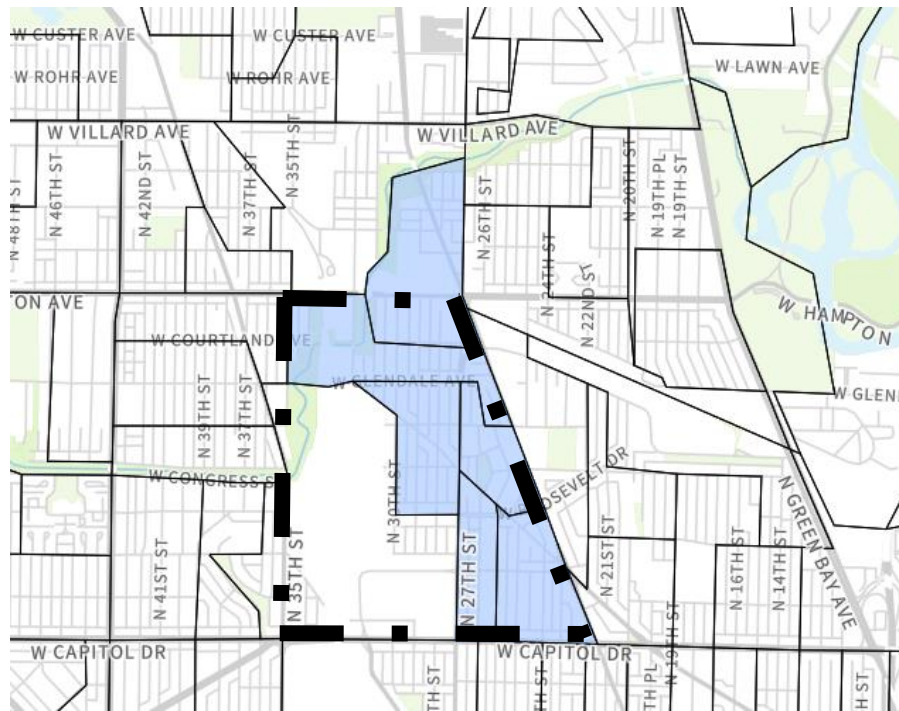


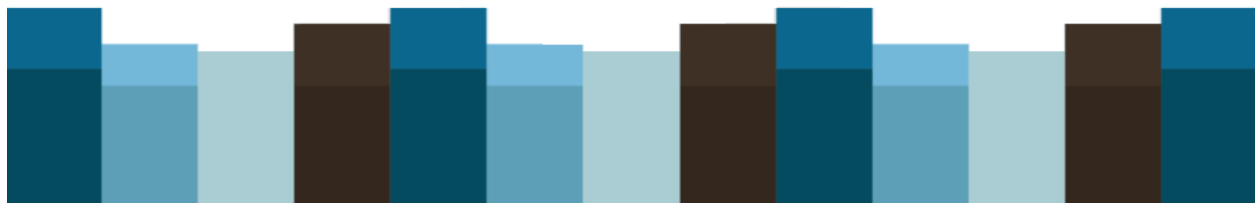
Garden Homes and the City of Milwaukee Demographics Report



December 2017

Prepared by Data You Can Use

For the 30th Street Industrial Corridor Corporation



Data source used in this analysis:

American Community Survey 5-year estimates for 2015 were used in this report. Note that data are based on *estimates* from the American Fact Finder survey. Margins of error are not readily available but can be calculated as needed for this custom geography.

American Fact Finder tables referenced in this report include:

B01001, B19001, B02001, B03003, B11001, B15003, B25002, B23025, B25003, B25009, B250010, B25034, B25063, B25087

www.Factfinder.census.gov

Census Tract Report Card, City of Milwaukee Compass data

Data pulled for Census Tracts 24 and 42, from Jan 1st, 2015- December 31st, 2015.

http://itmdapps.milwaukee.gov/publicApplication_SR/censustract/censustractfm.faces

Where there is insufficient data it is reported as NA.

Geography used in this analysis:

Census areas: Tract 24, block groups 1 and 2, Tract 42 block groups 1-4 were used to define the geographic area for the Garden Homes neighborhood in this report, after discussions with 30th Street Corridor staff and residents and leaders of Garden Homes. For crime data, the entire Census tracts 24 and 42 were used due to the availability of the data.

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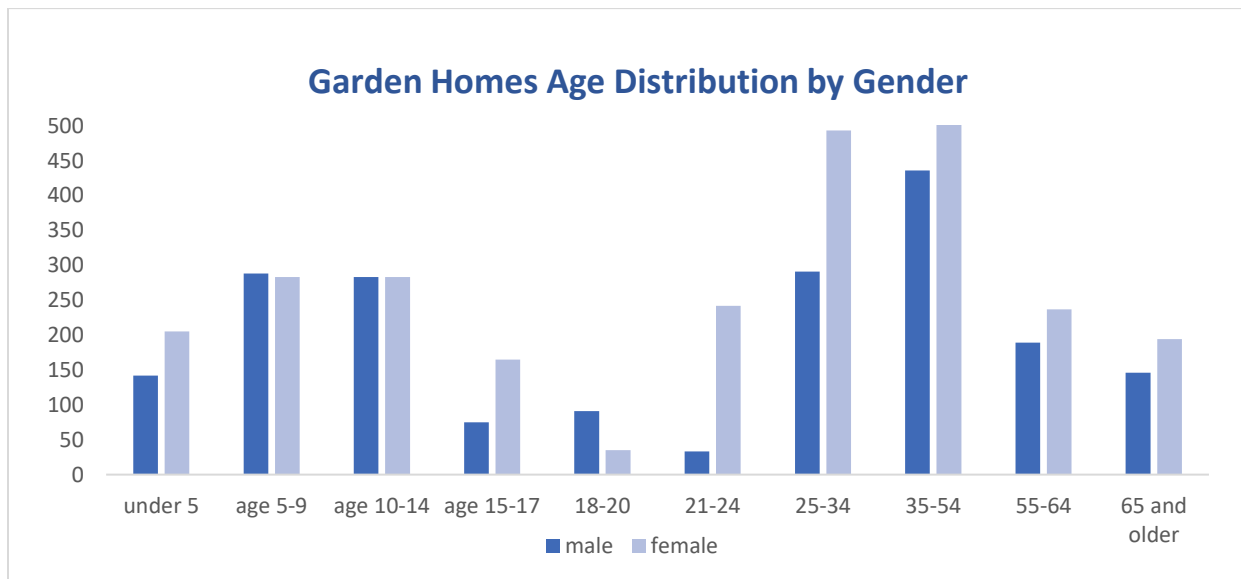
Introduction and Background

This report was prepared for the Garden Homes planning initiative being undertaken by the 30th Street Commercial Corridor. The data will be used to inform planning and is being supplemented by qualitative data including a resident-administered survey regarding perceptions of the neighborhood, and summary of the history and assets in the neighborhood. Note that the Garden Homes census tracts are included in the “hard to count” (HTC) tracts, meaning that self- response in the last census is low and households could be missed.

Summary of the quantitative data:

Population: According to the 2015 estimates of the Census Bureau, Garden Homes has a population of 4,620 people. Of these, 4,485 (97%) are Black or African American, a higher percentage than the city as a whole where African Americans make up 39% of the total population. (see table 1)

Gender and Age: Of the total population, 43% are male and 57% are female. A high percentage (37%) of Garden Homes residents are under the age of 18, while another 17% are over age 55. In general, the population of Garden Homes is significantly younger than the City population, but the male/ female ratio shifts dramatically at different age ranges. For example, while the portion of males to female is evenly split in the 10-14-year age group, in the 15-17-year age group there is a dramatic decline (73%) in the male population. The number of girls in the Garden Homes neighborhood declines dramatically (79%) in the 18-20-year age group. (see table 2)



Households: There are 1,598 households in the Garden Homes neighborhood. Of those, 1,036 (65%) are family households. Of the total family households 317 (31%) are married couple families, 599 (58%) are female- headed households and 120 (12%) are male householders (with no wife present). (see table 3)

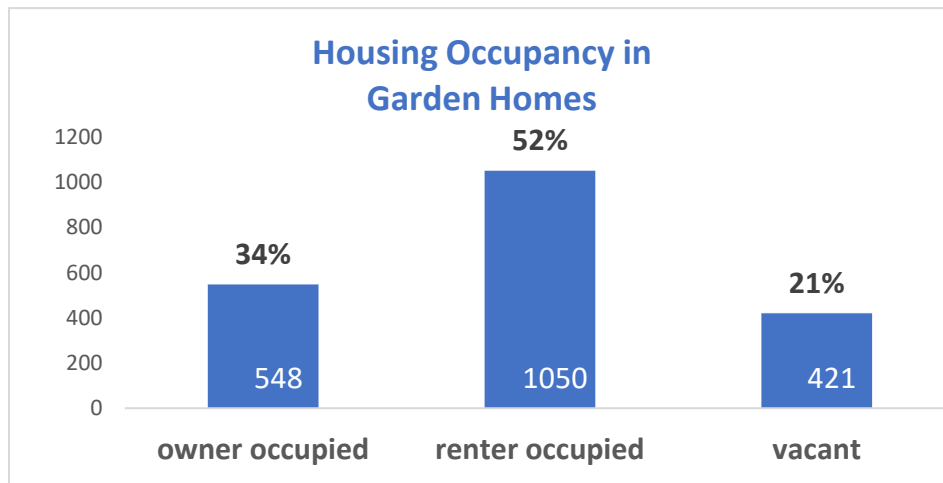
Household size: In Garden Homes, renter occupied units have larger average household sizes than owner occupied units, 3.09 people on average in rental units, compared to 2.43 people on average in owner occupied units. Households with four or more inhabitants make up a larger percentage of renter occupied units (39%) than owner occupied units (13%).

Labor force participation: In the Garden Homes neighborhood, there are 3,081 people age 16 and over. Of these, 1,719 (56%) are in the labor force, meaning they are working or looking for work. The unemployment rate is 13% compared to 8% city wide. (see table 4)

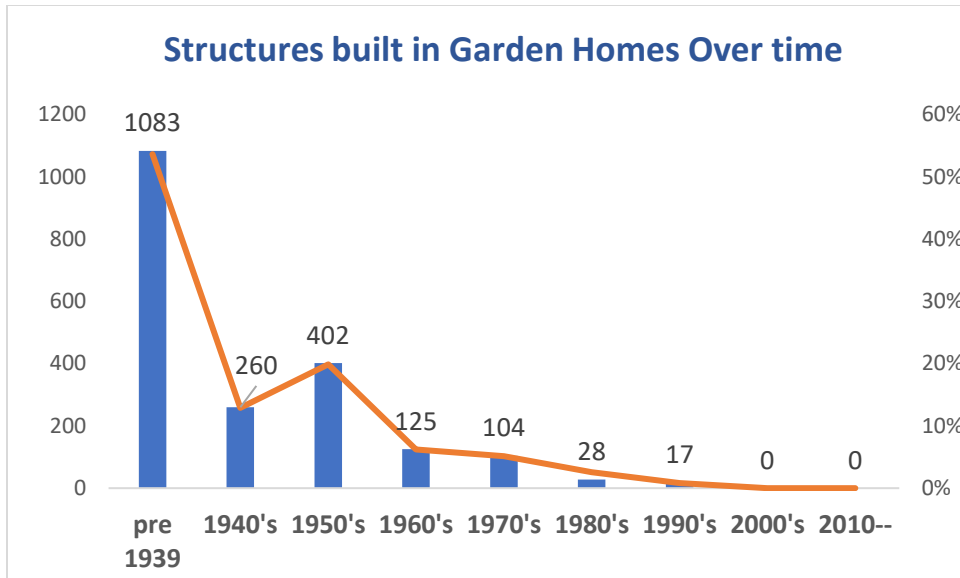
Household income: 65% of the households in the Garden Homes neighborhood have less than \$30,000 in annual income, while nearly a quarter (have household incomes over \$50,000. (see table 5)

Educational attainment: Nearly four-fifths (79%) of the residents age 25 and older have a high school diploma or more. (see table 6)

Housing Occupancy: There are 2,019 total housing units in Garden Homes. Of these, 1,598 or 79% are occupied. Of the occupied units, 548 or 34% are owner-occupied and 1,050 or 66% are renter occupied. 21% of the total housing units are vacant, twice the vacancy rate of the city. (see table 7)



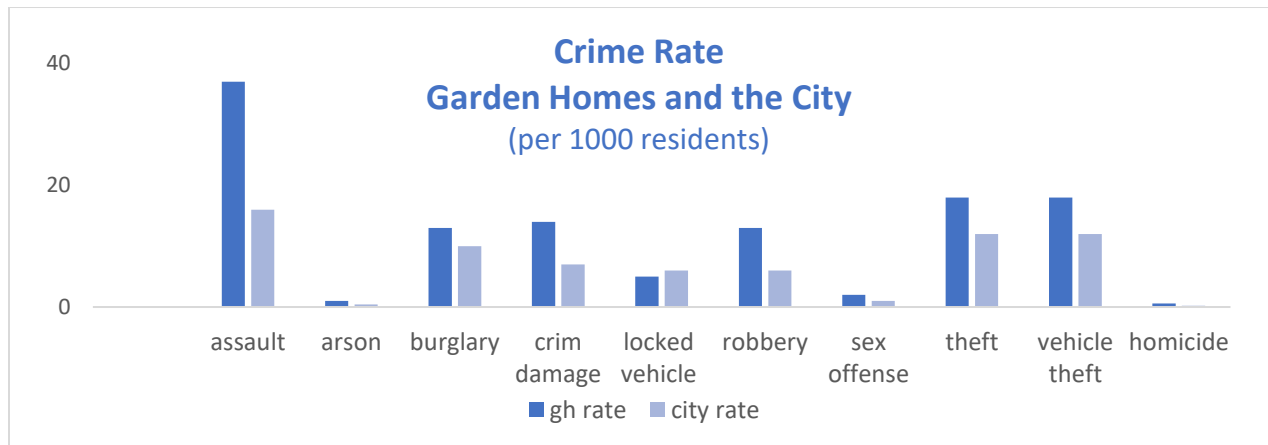
Age of Housing Stock: The majority (54%) of homes in the Garden Homes neighborhood were built before 1939. There was a surge between 1950-1959 that accounts for an additional 20% of the homes. Note that no new structures have been added in this century. (see table 8)



Cost for Renters: Most (1050) structures in Garden Homes are occupied by renters. Of those paying cash rent, 37% pay between \$600 and \$799 per month and 39% pay between \$800 and \$1,249 per month. The most common range is \$650-699, lower than the most common monthly rate in the City of Milwaukee which is \$800-\$899. (see table 9)

Costs for Home Owners: There are 548 housing units in Garden Homes that are owner occupied. Of these, 338 (61%) have a mortgage. Of those paying a mortgage, 29% pay between \$600 and \$899 per month, while 40% pay between \$900 and \$1,499. (see table 10)

Crime: There were 639 Group A offenses reported in 2015 in the two census tracts that are included in the Garden Home neighborhood. Overall, the crime rate per 1000 residents is significantly higher for people in Garden Homes than in the City overall. (see table 11)



Traffic accidents: In 2015 there were 220 reported accidents in the two census tracts included in the Garden Homes neighborhood. Of these, 36% involved injuries, affecting a total of 126 people. Forty-five percent of the reported accidents were “hit and run,” higher than the city percentage of 31%. (see table 12)

Table 1: Population by Race

97% of Garden Homes residents are Black compared to 39% citywide.

	Garden Homes		City of Milwaukee	
	Count	Share	Count	Share
Total Population	4,620		599,498	
White alone	124	2.7%	217,679	36.3%
Black or African American alone	4,485	97.1%	232,936	38.9%
American Indian and Alaska Native alone	1	0.0%	2,870	0.5%
Asian alone	0	0.0%	21,482	3.6%
Some other race	0	0.0%	833	0.1%
Two or more races	10	0.2%	15,911	2.7%
Ethnicity:				
Hispanic or Latino	21	0.0%	107,787	18.0%

Data Source: 2015 American Community Survey Estimates, US Census Bureau

Table 2: Population by Age

There is a higher percentage of youth 14 and under in Garden Homes than the City.

Population by Race	Garden Homes		City of Milwaukee	
	Count	Share	Count	Share
Total:	4,620		599,498	
Male:	1,974	42.7%	288,242	48.1%
Under 5 years	142	7.2%	23,773	8.2%
5 to 9 years	288	14.6%	22,980	8.0%
10 to 14 years	283	14.3%	21,361	7.4%
15 to 17 years	75	3.8%	12,597	4.4%
18 to 20 years	91	4.6%	16,425	5.7%
21 to 24 years	33	1.7%	20,716	7.2%
25 to 34 years	291	14.7%	47,612	16.5%
35 to 54 years	436	22.1%	70,296	24.4%
55 to 64 years	189	9.6%	33,582	11.7%
65 years and older	146	7.4%	18,900	6.6%
Female:	2,646	57.3%	311,256	51.9%
Under 5 years	205	7.7%	23,070	7.4%
5 to 9 years	283	10.7%	21,557	6.9%
10 to 14 years	283	10.7%	20,981	6.7%
15 to 17 years	165	6.2%	12,658	4.1%
18 to 20 years	35	1.3%	16,662	5.4%
21 to 24 years	242	9.1%	22,379	7.2%
25 to 34 years	493	18.6%	52,585	16.9%
35 to 54 years	509	19.2%	75,913	24.4%
55 to 64 years	237	9.0%	36,320	11.7%
65 years and older	194	7.3%	29,131	9.4%

Data Source: 2015 American Community Survey Estimates, US Census Bureau

Table 3: Household Characteristics

Over a third (38%) of households in Garden Homes are families headed by females, compared to 22% citywide.

	Garden Homes		City of Milwaukee	
	Count		Count	
Total:	1,598		230,181	
Family households:	1,036		129,516	
Married-couple family	317		64,282	
Other family:	719		65,234	
Nonfamily households:	562		100,665	
Householder living alone	491		80,465	
Householder not living alone	71		20,200	
Other family details of households by Sex	Units	Percent	Units	Percent
Total Other family households:	719		65,234	
Male householder, no wife present	120	7.5%	14,118	6.1%
Female householder, no husband present	599	37.5%	51,116	22.2%

Data Source: 2015 American Community Survey Estimates, US Census Bureau

Table 4: Household Size

In Garden Homes, households with five or more inhabitants make up nearly twice as high a percentage of occupied rental units (18%), as the rate in the City of Milwaukee (10%).

	Garden Homes		City of Milwaukee	
	Count	Share	Count	Share
Total	1,598		230,807	
Owner Occupied	548	34.3%	97,606	42.3%
1 person households	179	32.7%	28,888	29.6%
2 person households	173	31.6%	32,255	33.0%
3 person households	125	22.8%	15,032	15.4%
4 person households	51	9.3%	11,573	11.9%
5+ person households	20	3.6%	9,858	10.1%
Renter Occupied	1,050	65.7%	133,201	57.7%
1 person households	312	29.7%	52,619	39.5%
2 person households	237	22.6%	34,196	25.7%
3 person households	93	8.9%	19,790	14.9%
4 person households	221	21.0%	13,455	10.1%
5+ person households	187	17.8%	13,141	9.9%
Average Household Size		2.88		2.52
Owner Occupied		2.43		2.61
Renter Occupied		3.09		2.46

Data Source: 2015 American Community Survey Estimates, US Census Bureau

Table 5: Employment Status

A higher percentage (57%) of Garden Homes residents who are 16 and older is not working compared with 43% citywide.

	Garden Homes					City of Milwaukee				
	Total	In labor force	Not in labor force	UnR*	Not working	Total	In labor force	Not in labor force	UnR*	Not working
Population 16 and over	3,081	55.8%	44.1%	12.8%	56.9%	457,085	65.2%	34.8%	7.7%	42.5%

Data Source: 2015 American Community Survey Estimates, US Census Bureau

*UnR stands for "Unemployment Rate," or percentage of the labor force that is unemployed and actively seeking employment.

Not working is the percentage of people who are not in the labor force, combined with those who are unemployed.

Table 6: Household Income

Household incomes in Garden Homes are lower than the City of Milwaukee as a whole. The percentage of households in all categories below \$30,000 is higher in Garden Homes than citywide.

	Garden Homes		City of Milwaukee	
	Count	Share	Count	Share
Total households:	1,598		230,807	
Less than \$10,000	309	19.3%	28,151	12.2%
\$10,000 to \$14,999	211	13.2%	20,057	8.7%
\$15,000 to \$19,999	176	11.0%	17,331	7.5%
\$20,000 to \$24,999	194	12.1%	17,543	7.6%
\$25,000 to \$29,999	142	8.9%	14,436	6.3%
\$30,000 to \$34,999	106	6.6%	15,323	6.6%
\$35,000 to \$39,999	10	0.6%	11,906	5.2%
\$40,000 to \$44,999	37	2.3%	11,772	5.1%
\$45,000 to \$49,999	30	1.9%	9,672	4.2%
\$50,000 to \$59,999	99	6.2%	18,549	8.0%
\$60,000 to \$74,999	45	2.8%	20,660	9.0%
\$75,000 to \$99,999	127	7.9%	21,726	9.4%
\$100,000 to \$124,999	78	4.9%	10,699	4.6%
\$125,000 to \$149,999	0	0.0%	5,472	2.4%
\$150,000 to \$199,999	4	0.3%	4,399	1.9%
\$200,000 or more	30	1.9%	3,111	1.3%

Data Source: 2015 American Community Survey Estimates, US Census Bureau

Table 7: Educational Attainment

In Garden Homes 6% of residents have a bachelor's degree compared to 15% citywide.

	Garden Homes		City of Milwaukee	
	Count	Share	Count	Share
Population 25 years and over:	2,495		364,339	
No schooling completed	37	1.5%	7,275	2.0%
Middle School Completed	57	2.3%	16,591	4.6%
Some High School	420	16.8%	41,221	11.3%
Regular high school diploma	719	28.8%	91,694	25.2%
GED or alternative credential	186	7.5%	16,234	4.5%
Some College	702	28.1%	81,855	22.5%
Associate's degree	106	4.2%	24,633	6.8%
Bachelor's degree	153	6.1%	55,975	15.4%
Master's degree	57	2.3%	21,661	5.9%
Professional school degree	12	0.5%	4,353	1.2%
Doctorate degree	46	1.8%	2,847	0.8%

Data Source: 2015 American Community Survey Estimates, US Census Bureau

Table 8: Occupancy Characteristics

The vacancy rate in Garden Homes (21%) is nearly twice the city rate of 11%.

	Garden Homes		City of Milwaukee	
	Count	Share	Count	Share
Total housing units	2,019		257,952	
Occupied Units	1,598	79.1%	230,807	89.5%
Owner occupied	548	34.3%	97,606	42.3%
Renter occupied	1050	65.7%	133,201	57.7%
Vacant Units	421	20.8%	27,145	10.5%

Data Source: 2015 American Community Survey Estimates, US Census Bureau

Table 9: Year Structure Built

Over half (54%) of the housing units in Garden Homes were built before 1939, compared to just 38% of citywide housing structures.

Year Structure Built	Garden Homes		City of Milwaukee	
	Count	Share	Count	Share
Total	2,019		257,952	
After 2010	0	0.0%	1,484	0.6%
2000 to 2009	0	0.0%	9,469	3.7%
1990 to 1999	17	6.5%	7,923	3.1%
1980 to 1989	28	1.4%	9,196	3.6%
1970 to 1979	104	5.2%	22,547	8.7%
1960 to 1969	125	6.2%	26,655	10.3%
1950 to 1959	402	19.9%	53,921	20.9%
1940 to 1949	260	12.9%	28,607	11.1%
1939 or earlier	1,083	53.6%	98,150	38.0%

Data Source: 2015 American Community Survey Estimates, US Census Bureau

Table 10: Rent Paid by Renters

In Garden Homes, the most common monthly rental rate was \$650-\$699, lower than the most common monthly rate in the City of Milwaukee, \$800-\$899.

Rent Paid	Garden Homes		City of Milwaukee	
	Units	Percent	Units	Percent
Total	1050	100.0%	133,201	
With cash rent:	1050	100.0%	130,767	98.2%
Less than \$100	15	1.4%	500	0.4%
\$100 to \$149	0	0.0%	310	0.2%
\$150 to \$199	0	0.0%	673	0.5%
\$200 to \$249	0	0.0%	3,389	2.5%
\$250 to \$299	38	3.6%	1,820	1.4%
\$300 to \$349	0	0.0%	1,454	1.1%
\$350 to \$399	9	0.9%	1,854	1.4%
\$400 to \$449	26	2.5%	2,079	1.6%
\$450 to \$499	51	4.9%	3,161	2.4%
\$500 to \$549	33	3.1%	4,961	3.7%
\$550 to \$599	8	0.8%	6,501	4.9%
\$600 to \$649	93	8.9%	7,976	6.0%
\$650 to \$699	159	15.1%	10,591	8.0%
\$700 to \$749	50	4.8%	11,847	8.9%
\$750 to \$799	90	8.6%	11,547	8.7%
\$800 to \$899	123	11.7%	19,659	14.8%
\$900 to \$999	155	14.8%	13,269	10.0%
\$1,000 to \$1,249	126	12.0%	17,351	13.0%
\$1,250 to \$1,499	74	7.0%	6,684	5.0%
\$1,500 to \$1,999	0	0.0%	3,498	2.6%
\$2,000 or more	0	0.0%	1,203	0.9%
No cash rent	0	0.0%	2,434	1.9%

Data Source: 2015 American Community Survey Estimates, US Census Bureau

Table 11: Monthly Owner Costs for Housing with a Mortgage

In Garden Homes, the most common (28%) monthly housing cost was between \$1,500- \$1,999, the same as the most common monthly cost citywide.

	Garden Homes		City of Milwaukee	
	Units	Percent	Units	Percent
Total Owner Occupied Units	548		97606	
Percentage with a mortgage	338	61.7%	68141	61.7%
Less than \$200	0	0.0%	0	0.0%
\$200 to \$299	0	0.0%	23	0.0%
\$300 to \$399	0	0.0%	193	0.3%
\$400 to \$499	0	0.0%	314	0.5%
\$500 to \$599	0	0.0%	854	1.3%
\$600 to \$699	24	7.1%	1914	2.8%
\$700 to \$799	56	16.6%	2873	4.2%
\$800 to \$899	19	5.6%	3516	5.2%
\$900 to \$999	40	11.8%	4946	7.3%
\$1,000 to \$1,249	70	20.7%	15267	22.4%
\$1,250 to \$1,499	25	7.4%	14358	21.1%
\$1,500 to \$1,999	94	27.8%	16021	23.5%
\$2,000 or more	10	3.0%	7862	11.5%

Data Source: 2015 American Community Survey Estimates, US Census Bureau

Map of Area included for Crime and Accident Data

Data from COMPAS, which includes crime and accident data is available at a slightly larger geography than data in the rest of this report. The additional area of analysis is indicated in darker blue below.

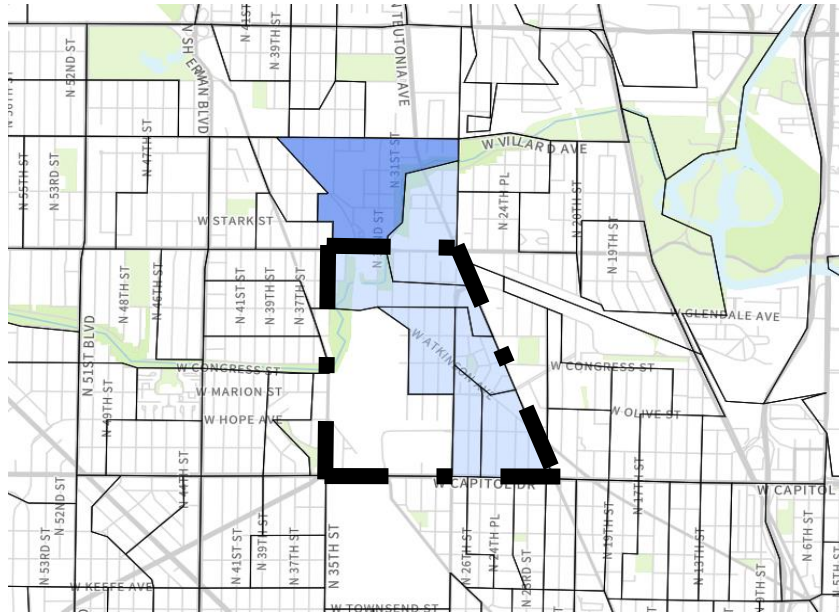


Table 12: Group A Offense Crimes

Overall, the crime rate in Garden Homes is higher than the City of Milwaukee, with the exception of locked vehicle offenses.

	Garden Homes		City of Milwaukee	
	Count	Per 1000 Residents	Count	Per 1000 Residents
Total Summary WIBR for specific group A offenses	639	120.8	42,454	71.4
Assault Offenses	197	37.2	9,466	15.9
Arson	6	1.1	225	0.4
Burglary	68	12.9	5,651	10.0
Criminal Damage	75	14.2	4,085	6.9
Locked Vehicle	26	4.9	3,717	6.3
Robbery	67	12.7	3,781	6.4
Sex Offense	10	1.9	795	1.3
Theft	94	17.8	7,201	12.1
Vehicle Theft	93	17.6	7,395	12.4
Homicide	3	0.6	138	0.2

Data Source: Milwaukee Police Department Public Safety Data, COMPASS

Table 13: Accidents in Garden Homes

Of the reported accidents in Garden Homes, 45% were “hit and runs,” compared to 31% in the City of Milwaukee.

	Garden Homes		City of Milwaukee	
	Units	Percent	Units	Percent
Total reported Accidents	220		13,876	
Number of accidents that involved injuries	79	35.9%	4,343	31.3%
Number of accidents that did not involve injuries	141	64.1%	9,538	68.7%
Type of Units Involved in Accidents*				
Automobile	400		24,790	
Bicycle	1		161	
Bus	10		366	
Equipment	0		10	
Motorcycle	2		184	
Pedestrian	10		473	
Truck	12		2,050	
Outcome of Accident*				
Number of people killed in accident	0		62	
Number of people injured in accident	126		6,532	
Additional Accident information				
Hit and Run	98	44.5%	4,252	30.6%
Accidents Involving Police on Duty	2	1.0%	214	1.5%
Alcohol/Drug Involved Crashes	2	1.0%	296	2.1%

Data Source: Milwaukee Police Department Public Safety Data, COMPASS

*Counts include all people and types of vehicles involved in accidents. Numbers should not be summed.