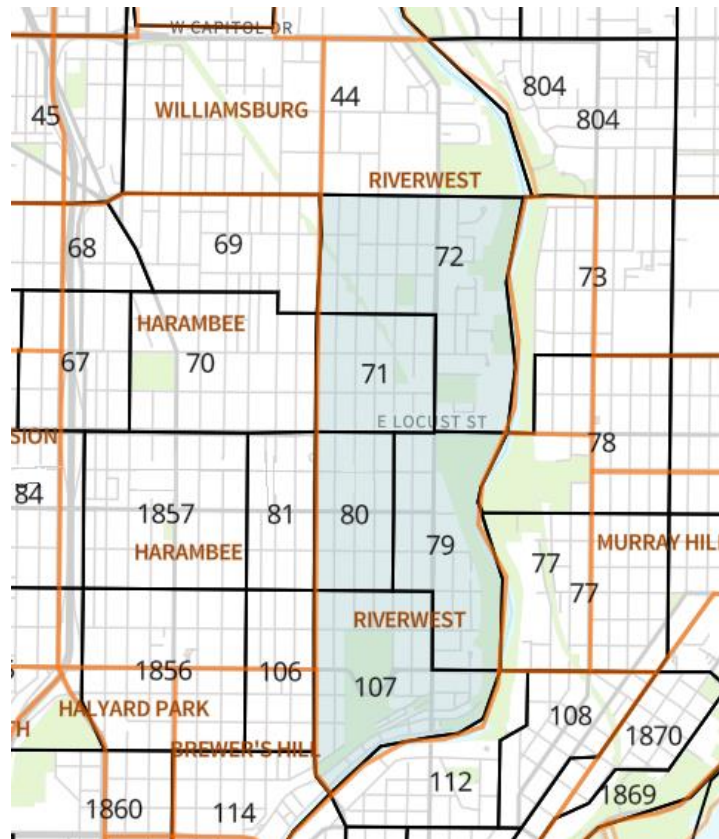


# Riverwest Neighborhood Profile

## Neighborhood Strategic Planning Area #7



**October 2017**

**Prepared by Data You Can Use**

**With support from the Nonprofit Center**

**For Riverworks Development Corporation**



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**Data source used in this analysis:**

American Community Survey 5 year estimates for 2014 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, B03002, B08201, B11001, B15001, B17001, B25041, B25063, S2301, S2401, S2504, S2506.

[www.Factfinder.census.gov](http://www.Factfinder.census.gov)

Where there is insufficient data it is reported as NA.

**Geography used in this analysis:**

Census tracts: 71, 72, 79, 80 and 107 were used to define the geographic area for the Riverwest neighborhood in this report, after discussions with Riverworks Development Corporation staff.

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## Introduction and Background

This report was prepared by DATA YOU CAN USE, INC, with the support of the Nonprofit Center of Milwaukee.

The framework is based on input and advice from community organizers working in the neighborhoods supported by Milwaukee's Community Development Block Grant (CDBG) program. In partnership with the Nonprofit Center, nine Neighborhood Strategic Planning (NSP) areas participated in the design and development of this template. Partners met to describe the data they wanted – data that would be useful to them in their planning, organizing, and fund development work. They also helped guide the format.

This *is* “data you can use” they concluded. It can be used with their staff, their partners, their funders, their elected officials and the residents of their neighborhoods. It can be used to supplement and support the stories and anecdotes of residents, to build a case for needed resources, and to identify more questions.

The process was replicated by three neighborhoods participating in the Building Neighborhood Capacity Program (BNCP) and subsequently by the neighborhood organizations participating in the Zilber Neighborhood Initiative. In both cases, the neighborhood organizations confirmed the geography, agreed to the core set of indicators and requested additional specialized data. All the completed reports are available on the Data You Can Use [website](#).

This report is among the Neighborhood Profiles completed in 2017 for six additional CDBG Neighborhood Strategic Planning areas.

Plans are underway to expand this effort to additional neighborhoods and to explore how the data can be made interactive. There is also an identified “wish list” for additional data that would help organizers and residents plan their strategies and tell their story. The content and format are better because of the input of the neighborhood organizers and residents who contributed. We welcome your feedback.

Thank you.

## Table 1: Population by Race

66% of Riverwest residents are White alone compared to 37% citywide.

Population by Race	Riverwest		City of Milwaukee	
	Count	Share	Count	Share
<b>Population</b>	11,353		598,078	100.0%
<b>White alone</b>	7,474	<b>65.8%</b>	218,611	<b>36.6%</b>
<b>Black or African American alone</b>	1,847	16.3%	232,196	38.8%
<b>American Indian and Alaska Native alone</b>	3	0.0%	2,690	0.4%
<b>Asian alone</b>	226	2.0%	21,986	3.7%
<b>Some other race</b>	0	0.0%	666	0.1%
<b>Two or more races</b>	671	5.9%	15,665	2.6%
<b>Hispanic or Latino</b>	1,132	10.0%	106,086	17.7%

Data Source: 2014 American Community Survey Estimates, US Census Bureau

## Table 2: Population Sex by Age

The Riverwest resident percentage population between 25-34 years is higher than the City percentage for both males and females.

Population Sex by Age	Riverwest		City of Milwaukee	
	Count	Share	Count	Share
<b>Total:</b>	<b>11,353</b>		<b>598,078</b>	
<b>Male:</b>	<b>5,668</b>	<b>49.9%</b>	<b>287,843</b>	<b>48.1%</b>
Under 5 years	256	4.5%	24,253	8.4%
5 to 9 years	232	4.1%	22,920	8.0%
10 to 14 years	243	4.3%	21,362	7.4%
15 to 17 years	92	1.6%	12,572	4.4%
18 to 20 years	422	7.4%	16,978	5.9%
21 to 24 years	537	9.5%	21,211	7.4%
<b>25 to 34 years</b>	<b>1,623</b>	<b>28.6%</b>	<b>47,754</b>	<b>16.6%</b>
35 to 54 years	1,450	25.6%	70,186	24.4%
55 to 66 years	597	10.5%	32,103	11.2%
67 years and older	216	3.8%	18,504	6.4%
<b>Female:</b>	<b>5,685</b>	<b>50.1%</b>	<b>310,235</b>	<b>51.9%</b>
Under 5 years	425	7.5%	23,503	7.6%
5 to 9 years	297	5.2%	21,163	6.8%
10 to 14 years	152	2.7%	21,053	6.8%
15 to 17 years	86	1.5%	12,867	4.1%
18 to 20 years	363	6.4%	16,999	5.4%
21 to 24 years	826	14.5%	22,753	7.3%
<b>25 to 34 years</b>	<b>1,427</b>	<b>25.1%</b>	<b>52,031</b>	<b>16.8%</b>
35 to 54 years	1,188	20.9%	75,693	24.4%
55 to 66 years	614	10.8%	35,410	11.4%
67 years and older	307	5.4%	28,763	9.3%

Data Source: 2014 American Community Survey Estimates, US Census Bureau

### Table 3: Poverty Status by Age

27% of Riverwest residents live below the poverty level, slightly lower than the Citywide rate of 29%.

Residents Living Below Poverty	Riverwest		City of Milwaukee	
	Count	Percent	Count	Percent
Total residents:	<b>11,007</b>		<b>581,847</b>	<b>100.0%</b>
Residents with income in the past 12 months below poverty level:	2,996	<b>27.2%</b>	170,943	<b>29.4%</b>
Under 5 years	223	7.4%	21,527	12.6%
5 to 11 years	201	6.7%	26,898	15.7%
12 to 14 years	69	2.3%	10,157	5.9%
15 to 17 years	64	2.1%	9,323	5.4%
18 to 24 years	975	32.5%	28,399	16.6%
25 to 34 years	577	19.3%	24,038	14.1%
35 to 44 years	312	10.4%	16,830	9.8%
45 to 54 years	287	9.6%	15,408	9.0%
55 to 64 years	159	5.3%	11,094	6.5%
65 to 74 years	71	2.4%	3,879	2.3%
75 years and over	58	1.9%	3,390	2.0%

Data Source: 2014 American Community Survey Estimates, US Census Bureau

### Table 4: Household Characteristics

Households headed by single females are roughly half as common in Riverwest compared to the City of Milwaukee; 13% compared to 22% respectively.

Population Households	Riverwest		City of Milwaukee	
	Units		Units	
Total:	5,362		230,181	
Family households:	1,955		129,516	
Married-couple family	1,105		64,282	
Other family:	850		65,234	
Male householder, no wife present	182		14,118	
Female householder, no husband present	668		51,116	
Nonfamily households:	3,407		100,665	
Householder living alone	2,406		80,465	
Householder not living alone	1,001		20,200	
<b>Households by Sex</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>	<b>Percent</b>
Male householder	182	3.4%	14,118	6.1%
Female householder	668	<b>12.5%</b>	51,116	<b>22.2%</b>

Data Source: 2014 American Community Survey Estimates, US Census Bureau

### Table 5: Vehicles per Household

The percentage of households with no vehicle available in Riverwest (17%) is slightly lower than the city (18%).

	Riverwest		City of Milwaukee	
	Units	Percent	Units	Percent
Total:	5,362		230,181	100.0%
No vehicle available	928	17.3%	42,428	18.4%
1 vehicle available	2,737	51.0%	104,003	45.2%
2 vehicles available	1,489	27.8%	64,654	28.1%
3 vehicles available	184	3.4%	14,780	6.4%
4 or more vehicles available	24	0.4%	4,316	1.9%

Data Source: 2014 American Community Survey Estimates, US Census Bureau

### Table 6: Employment Status by Sex

A higher percentage of Riverwest residents are in the labor force (87%) than in the city overall (76%).

	Riverwest					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
Age 20 to 64 years	8,513	86.5%	13.5%	7.9%	21.5%	360,980	76.1%	23.9%	12.4%	36.3%
SEX										
Male	4,371	84.1%	15.9%	9.3%	25.2%	173,389	78.0%	22.0%	13.8%	35.8%
Female	4,142	88.9%	11.1%	6.5%	17.6%	187,591	74.3%	25.7%	11.0%	36.7%
With kids under 6 yrs	498	87.6%	12.4%	9.2%	21.7%	32,570	75.6%	24.4%	17.3%	41.7%

Data Source: 2014 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 7: Employment Sector by Sex

Estimated median earnings in Riverwest (\$26,498) are nearly as high as median City earnings (\$27,285). The greatest percentage (42%) are in the management sector which tends to be more highly paid.

Employed Population by Occupation	Riverwest					City of Milwaukee				
	Total	Percent Employed	Male	Female	Median earnings	Total	Percent Employed	Male	Female	Median earnings
Civilian employed: population 16 years and over	7,089	100.0%	49.0%	51.0%	<b>\$26,498</b>	257,610	100.0%	48.3%	51.7%	<b>\$27,285</b>
Management, business, science, and arts occupations:	3,021	<b>42.6%</b>	44.5%	55.5%	\$42,862	77,758	30.2%	41.8%	58.2%	\$44,288
Service occupations:	1,506	21.2%	47.0%	53.0%	\$12,814	62,232	24.1%	41.1%	58.9%	\$17,061
Sales and office occupations:	1,475	20.8%	36.3%	63.7%	\$20,382	59,235	23.0%	33.9%	66.1%	\$25,144
Natural resources, construction, and maintenance occupations:	310	4.4%	96.1%	3.9%	\$27,571	14,357	5.6%	93.7%	6.3%	\$31,440
Production, transportation, and material moving occupations:	777	11.0%	75.8%	24.2%	\$19,753	44,028	17.1%	74.4%	25.6%	\$26,075

Data Source: 2014 American Community Survey Estimates, US Census Bureau

NA = Data not available.



## Table 8: Educational Attainment by Age

The percentage of the population that has earned a Bachelor's degree or higher is greater in Riverwest than the City of Milwaukee in all age groups.

	Riverwest		City of Milwaukee	
	Count	Percent	Count	Percent
<b>Total:</b>	<b>9,570</b>		<b>438,385</b>	
<b>18 to 24 years:</b>	<b>2,148</b>		<b>77,941</b>	
Less than high school diploma	113	5.3%	13,232	17.0%
High school graduate (includes equivalency)	307	14.3%	21,041	27.0%
Some college, no bachelor's degree	1,357	63.2%	36,580	46.9%
Bachelor's degree or higher	371	<b>17.3%</b>	7,088	<b>9.1%</b>
<b>25 to 34 years:</b>	<b>3,050</b>		<b>99,785</b>	
Less than high school diploma	114	3.7%	13,783	13.8%
High school graduate (includes equivalency)	379	12.4%	24,797	24.9%
Some college, no bachelor's degree	1,101	36.1%	31,596	31.7%
Bachelor's degree or higher	1,562	<b>51.2%</b>	29,609	<b>29.7%</b>
<b>35 to 64 years:</b>	<b>3,737</b>		<b>205,374</b>	
Less than high school diploma	369	9.9%	37,092	18.1%
High school graduate (includes equivalency)	688	18.4%	63,941	31.1%
Some college, no bachelor's degree	1,049	28.1%	61,073	29.7%
Bachelor's degree or higher	1,631	<b>43.6%</b>	43,268	<b>21.1%</b>
<b>65 years and over:</b>	<b>635</b>		<b>55,285</b>	
Less than high school diploma	305	48.0%	14,819	26.8%
High school graduate (includes equivalency)	140	22.0%	20,177	36.5%
Some college, no bachelor's degree	464	73.1%	11,146	20.2%
Bachelor's degree or higher	453	<b>71.3%</b>	9,143	<b>16.5%</b>

Data Source: 2014 American Community Survey Estimates, US Census Bureau

### Table 9: Occupancy Characteristics

Vacancy rates in Riverwest are 9%, slightly lower than the City vacancy rate of 11%

Housing Status	Riverwest		City of Milwaukee	
	Units	Percent	Units	Percent
<b>Total housing units</b>	5,895		<b>257,965</b>	
Vacant Units	533	<b>9.0%</b>	27,784	<b>10.8%</b>
Owner and renter	5,362	91.0%	230,181	89.2%
Owner occupied	1,935	36.1%	99,034	43.0%
Renter occupied	3,427	63.9%	131,147	57.0%

Data Source: 2014 American Community Survey Estimates, US Census Bureau

### Table 10: Occupied Housing Unit Structures

The percentage of owner occupied units in Riverwest (36%) is lower than the City rate (43%).

	Riverwest			City of Milwaukee		
	Total Units	OO Units	Rented Units	Total Units	OO Units	Rented Units
Occupied units	5,362	<b>1,935 (36.1%)</b>	3,427 (63.9%)	230,181	<b>99,034 (43.0%)</b>	131,147 (57.0%)
UNITS IN STRUCTURE						
1, detached	28.1%	50.5%	15.4%	42.1%	76.6%	16.0%
1, attached	6.9%	10.7%	4.7%	6.8%	5.6%	7.7%
2 apartments	34.2%	21.5%	41.5%	19.3%	10.8%	25.8%
3 or 4 apartments	14.2%	7.7%	17.9%	7.3%	1.1%	12.0%
5 to 9 apartments	4.4%	0.6%	6.6%	5.9%	0.8%	9.7%
10 or more apartments	12.1%	9.0%	13.8%	18.3%	4.5%	28.6%
Mobile home/other	0.0%	0.0%	0.0%	0.4%	0.6%	0.2%

Data Source: 2014 American Community Survey Estimates, US Census Bureau

OO= Owner Occupied.

### Table 11: Occupant Bedrooms

The largest percentage of houses in Riverwest (46%) have two bedrooms, higher than the citywide percentage (36%).

Occupant Bedrooms	Riverwest		City of Milwaukee	
	Count	Percent	Count	Percent
Total:	5,895		257,965	
No bedroom	144	2.4%	7,930	3.1%
1 bedroom	1,288	21.8%	42,557	16.5%
<b>2 bedrooms</b>	<b>2,699</b>	<b>45.8%</b>	<b>92,693</b>	<b>35.9%</b>
3 bedrooms	1,329	22.5%	85,613	33.2%
4 bedrooms	381	6.5%	22,826	8.8%
5 or more bedrooms	54	0.9%	6,346	2.5%

Data Source: 2014 American Community Survey Estimates, US Census Bureau

### Table 12: Year Housing Units Built

Nearly three quarters (73%) of the occupied units in Riverwest were built in 1939 or earlier, compared to 37% citywide.

	Riverwest			City of Milwaukee		
	Total Units	OO Units	Rented Units	Total Units	OO Units	Rented Units
Occupied housing units	1,505	977	528	230,181	99,034	131,147
Year Structure Built						
2010 to later	0.1%	0.0%	0.2%	0.4%	0.2%	0.6%
2000 to 2009	6.0%	14.0%	1.5%	3.5%	3.6%	3.5%
1980 to 1999	2.5%	1.6%	3.0%	7.1%	4.4%	9.1%
1960 to 1979	6.0%	2.0%	8.3%	19.7%	16.6%	22.0%
1940 to 1959	12.4%	11.8%	12.8%	32.3%	40.0%	26.5%
<b>1939 or earlier</b>	<b>73.0%</b>	<b>70.6%</b>	<b>74.3%</b>	<b>37.0%</b>	<b>35.2%</b>	<b>38.3%</b>

Data Source: 2014 American Community Survey Estimates, US Census Bureau

### Table 13: Rent Paid by Renters

In Riverwest, the most common monthly rental rate is \$1,000- \$1,250, higher than the most common City rental rate of \$800-\$899.

Rent Paid	Riverwest		City of Milwaukee	
	Units	Percent	Units	Percent
Total	3,427		131,147	100.0%
With cash rent:	3,427	99.7%	128,661	98.1%
Less than \$100	0	0.0%	546	0.4%
\$100 to \$149	0	0.0%	404	0.3%
\$150 to \$199	0	0.0%	742	0.6%
\$200 to \$249	191	5.6%	2,951	2.3%
\$250 to \$299	17	0.5%	1,519	1.2%
\$300 to \$349	28	0.8%	1,740	1.3%
\$350 to \$399	30	0.9%	2,018	1.5%
\$400 to \$449	12	0.4%	2,038	1.6%
\$450 to \$499	40	1.2%	2,934	2.2%
\$500 to \$549	91	2.7%	5,250	4.0%
\$550 to \$599	125	3.6%	6,869	5.2%
\$600 to \$649	271	7.9%	7,848	6.0%
\$650 to \$699	320	9.3%	10,403	7.9%
\$700 to \$749	268	7.8%	11,619	8.9%
\$750 to \$799	287	8.4%	10,931	8.3%
<b>\$800 to \$899</b>	<b>510</b>	<b>14.9%</b>	<b>19,448</b>	<b>14.8%</b>
\$900 to \$999	429	12.5%	12,896	9.8%
<b>\$1,000 to \$1,249</b>	<b>534</b>	<b>15.6%</b>	<b>17,361</b>	<b>13.2%</b>
\$1,250 to \$1,499	187	5.5%	6,448	4.9%
\$1,500 to \$1,999	77	2.2%	3,321	2.5%
\$2,000 or more	0	0.0%	1,375	1.0%
No cash rent	10	0.3%	2,486	1.9%

Data Source: 2014 American Community Survey Estimates, US Census Bureau

### Table 14: Costs for Owner Occupied Housing (with a mortgage)

In Riverwest the most common monthly is \$1,500 - \$1,999, the same as the city.

	Riverwest		City of Milwaukee	
	Units	Percent	Units	Percent
Total	1,402		69,753	100.0%
Less than \$200	0	0.0%	-	-
\$200 to \$299	0	0.0%	-	-
\$300 to \$399	0	0.0%	209	0.3%
\$400 to \$499	17	1.2%	279	0.4%
\$500 to \$599	11	0.8%	837	1.2%
\$600 to \$699	51	3.6%	1,814	2.6%
\$700 to \$799	66	4.7%	2,790	4.0%
\$800 to \$899	53	3.8%	3,488	5.0%
\$900 to \$999	39	2.8%	4,883	7.0%
\$1,000 to \$1,249	249	17.8%	14,718	21.1%
\$1,250 to \$1,499	270	19.3%	14,648	21.0%
<b>\$1,500 to \$1,999</b>	<b>339</b>	<b>24.2%</b>	<b>17,508</b>	<b>25.1%</b>
\$2,000 or more	307	21.9%	8,510	12.2%

Data Source: 2014 American Community Survey Estimates, US Census Bureau