



2024 MILWAUKEE HOUSING CONDITION REPORT

February 2025



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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 elements¹. 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 Project² 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.



1 A full list of surveyed property elements can be found in Appendix B.

2 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.*

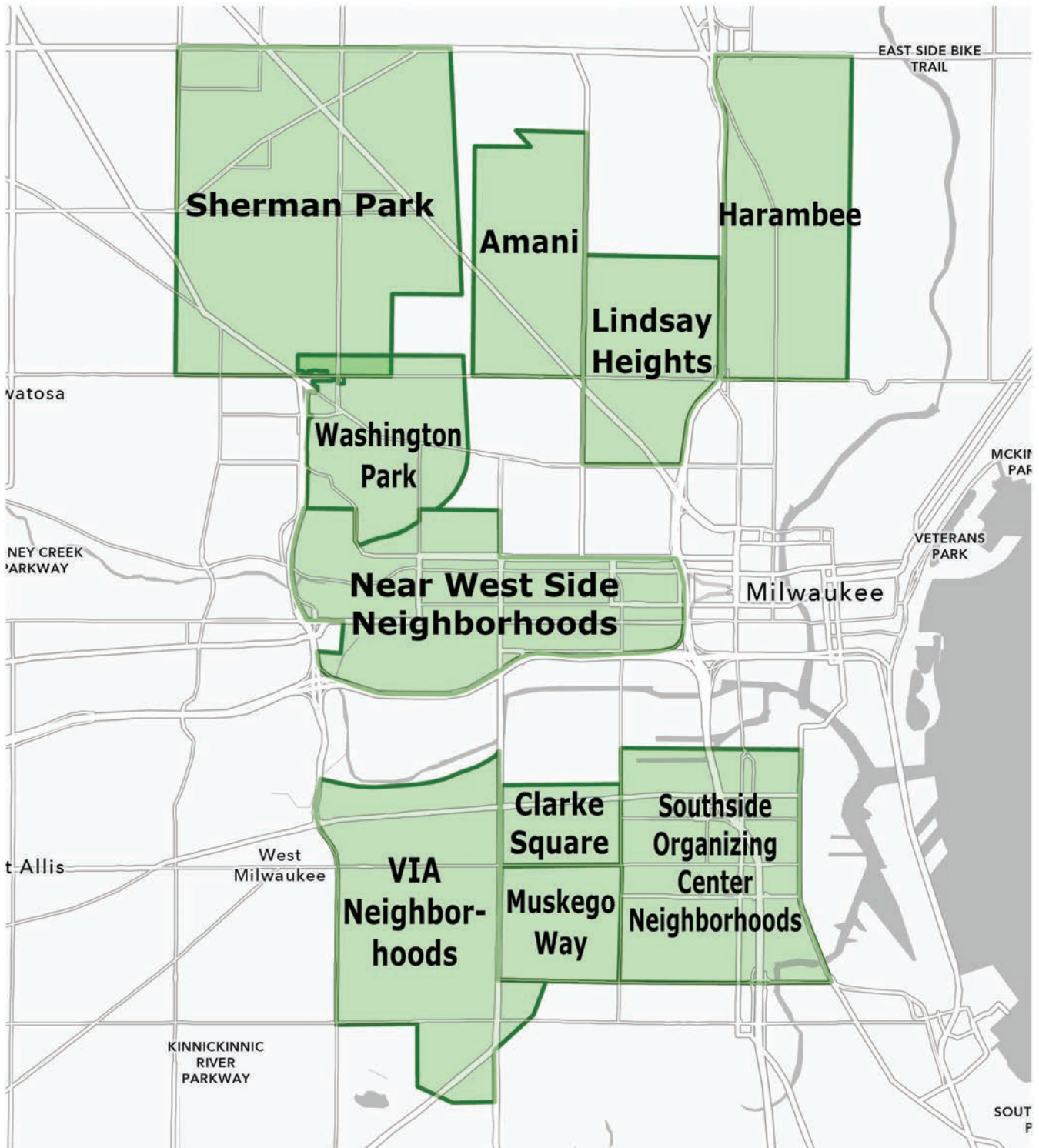
The high number of vacant lots in the RON neighborhoods presents opportunities for development and re-use. Vacant lots account for 7.5% (2,659) of all of the properties surveyed. *This highlights both the opportunities for new home construction and the enduring legacy of underinvestment in Milwaukee's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

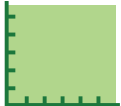
**Southside Organizing Center Neighborhoods include Walker's Point and Historic Mitchell Street*

**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%)

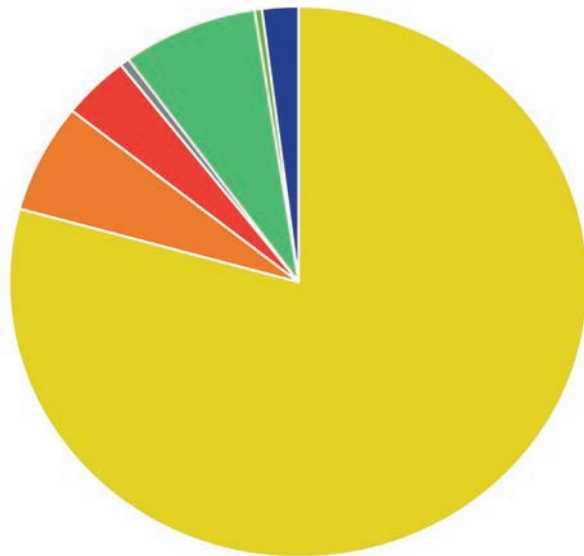
 **127**
resident
surveyors

 **14.5**
square miles
of Milwaukee
surveyed

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.*



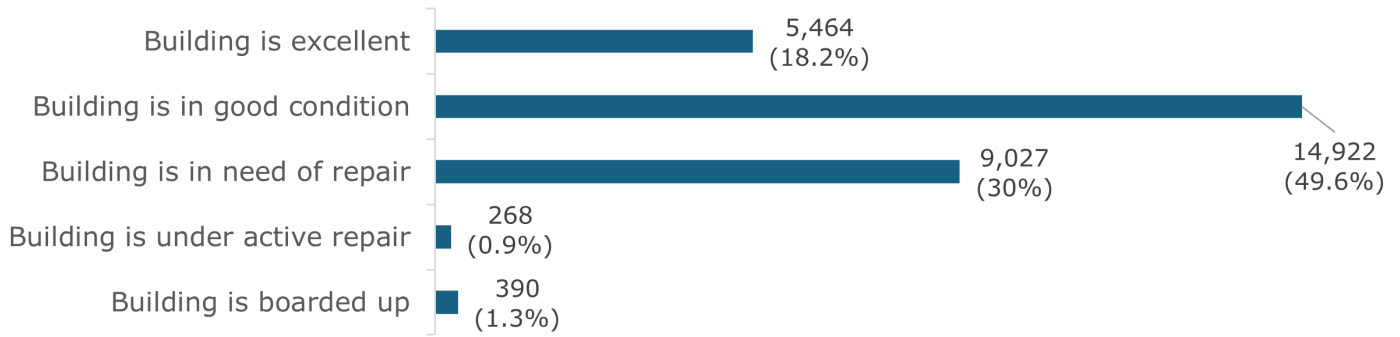
Properties surveyed by type

	#	%
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%

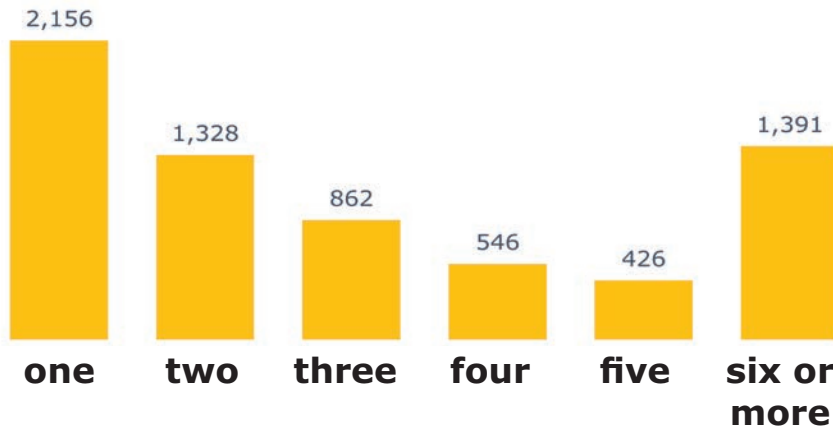
*includes Churches, Schools, Government Buildings, and Parking Lots

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



6,709 of all residential properties surveyed (or 22.3%) needed at least one major repair.

4,553
needed multiple major repairs (two or more), or 15.1%

23,362 (or 77.7%) needed no major exterior repairs.

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.

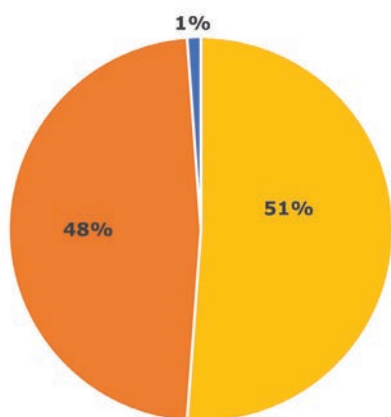
Of all **345 city-owned** residential properties,

44.8%

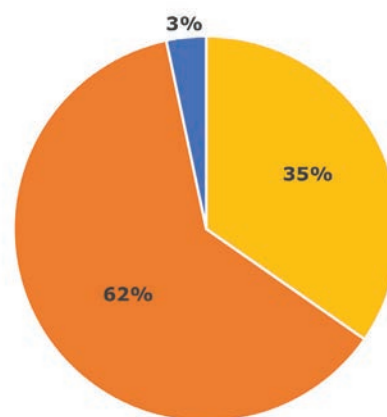
need multiple major repairs.

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.

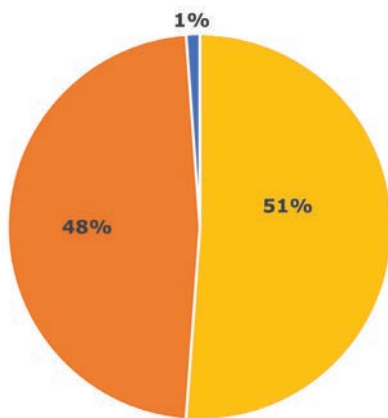
Investor-owned Residential Properties (n=14,342) Needing Multiple Repairs by Owner Type

	# 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-owned¹	2,022	436	21.6%

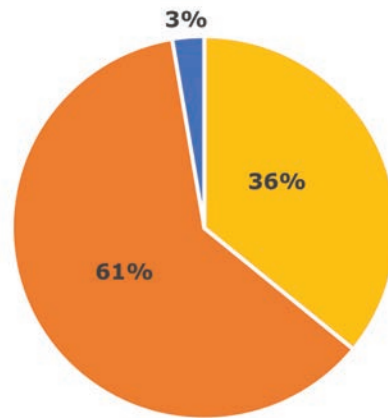
¹ For more information about how owner type of investor properties was determined, see Appendix B.

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

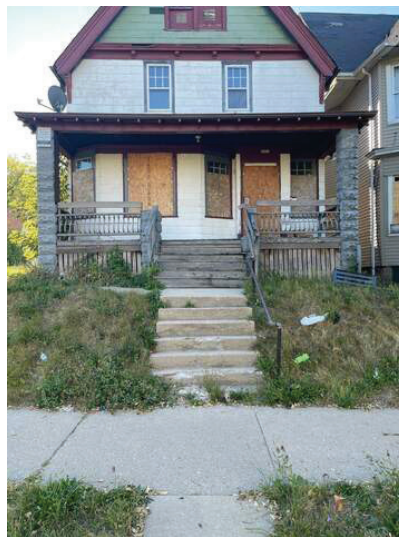
	Total # of properties	Total Estimated Investment Needed ¹
Roof	7,030	\$40,213,171
Exterior siding and paint	6,347	\$34,314,802
Porch	8,832	\$27,000,996

\$101,528,969
total estimated investment needed to address major repairs

\$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

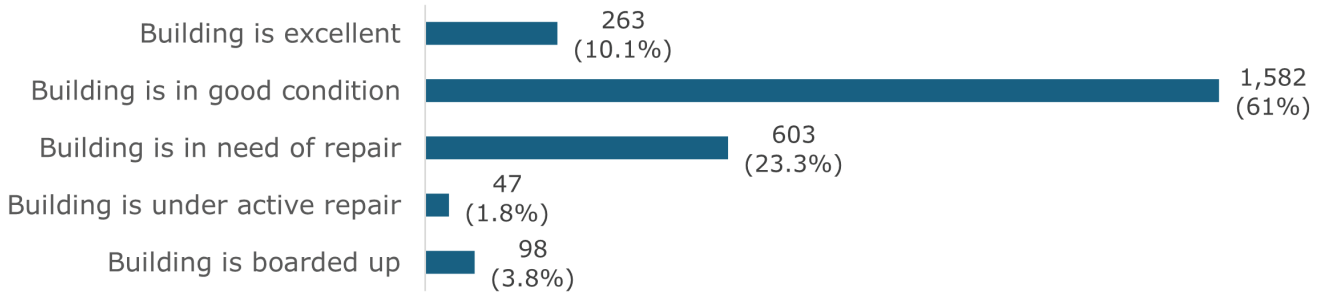


Resident housing surveyors in Sherman Park

Amani 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)



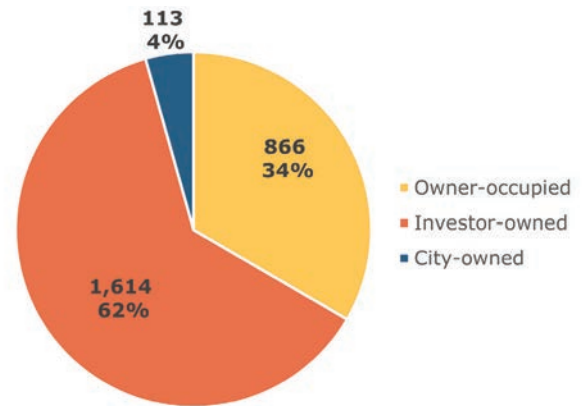
282 properties are at increased risk for lead exposure (built before 1979 and need major paint repair).

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.

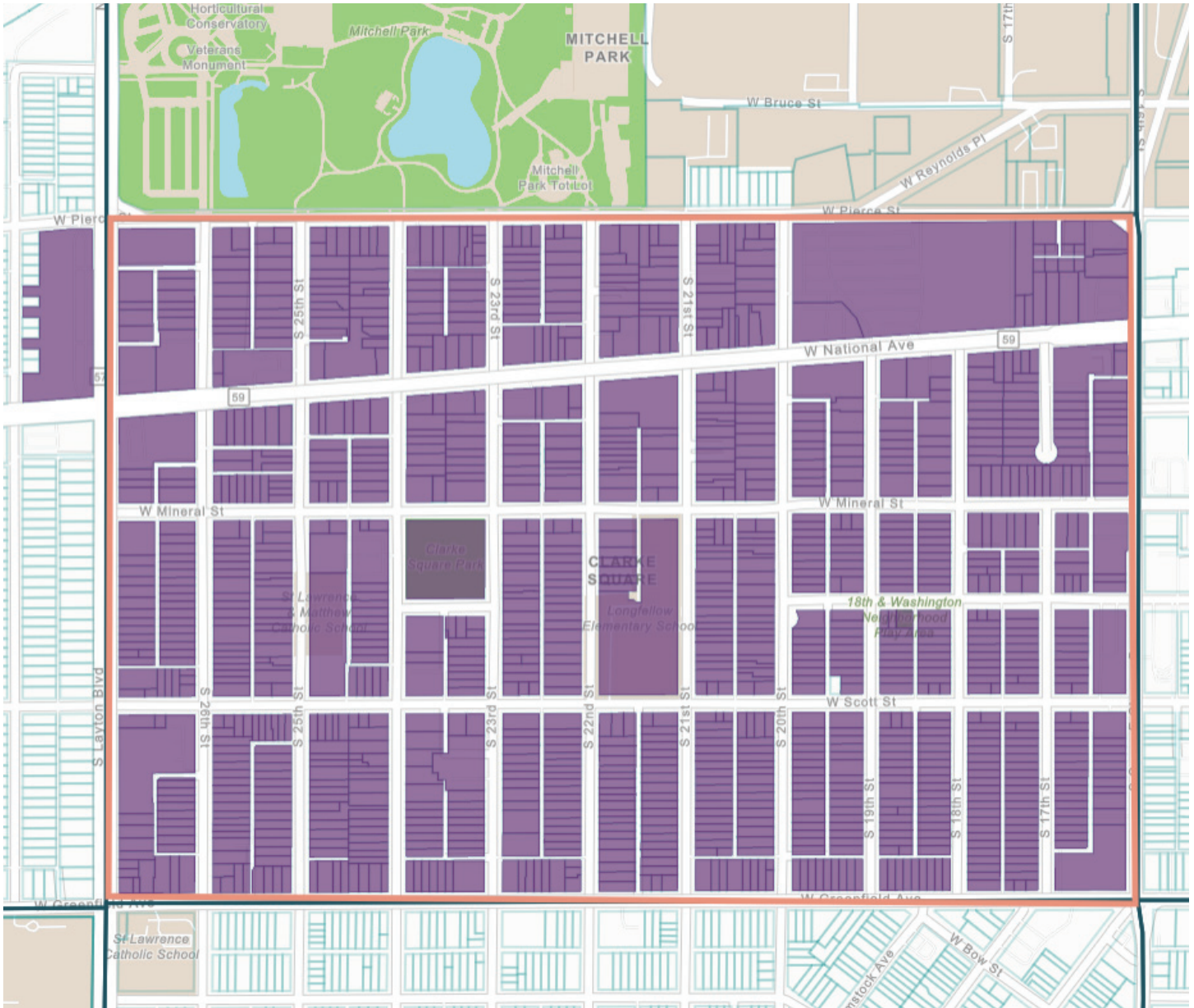


240 (9.3%) of all residential properties are owned by an out-of-state investor.

Residential Properties Needing Multiple Repairs By Ownership

	Multiple (two or more) major repairs needed							Multiple major repairs needed AND tax delinquent				
	Total #	Owner Occupied #	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%
Amani	313	58	19%	208	66%	47	15%	108	26	24%	82	76%

Clarke Square Survey Area

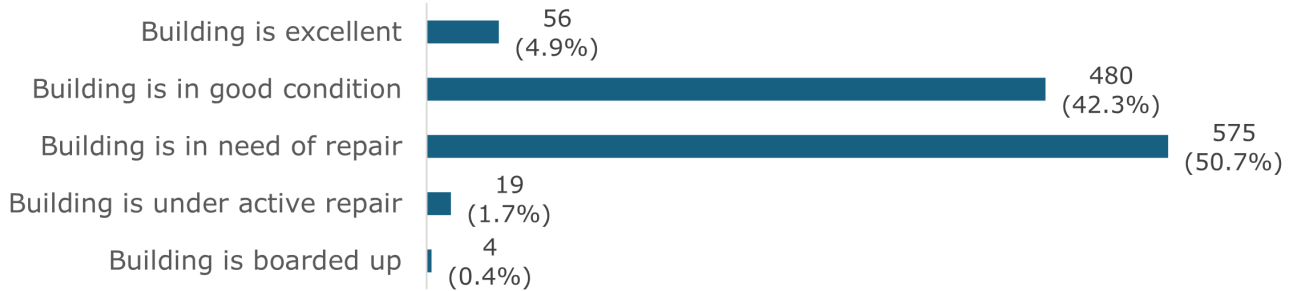


Properties surveyed are highlighted in purple. Image: Regrid platform

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)



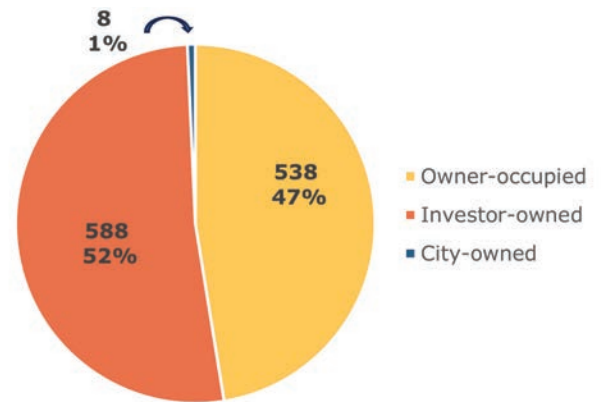
222 properties are at increased risk for lead exposure (built before 1979 and need major paint repair).

Ownership of Residential Properties (n=1,134)

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.

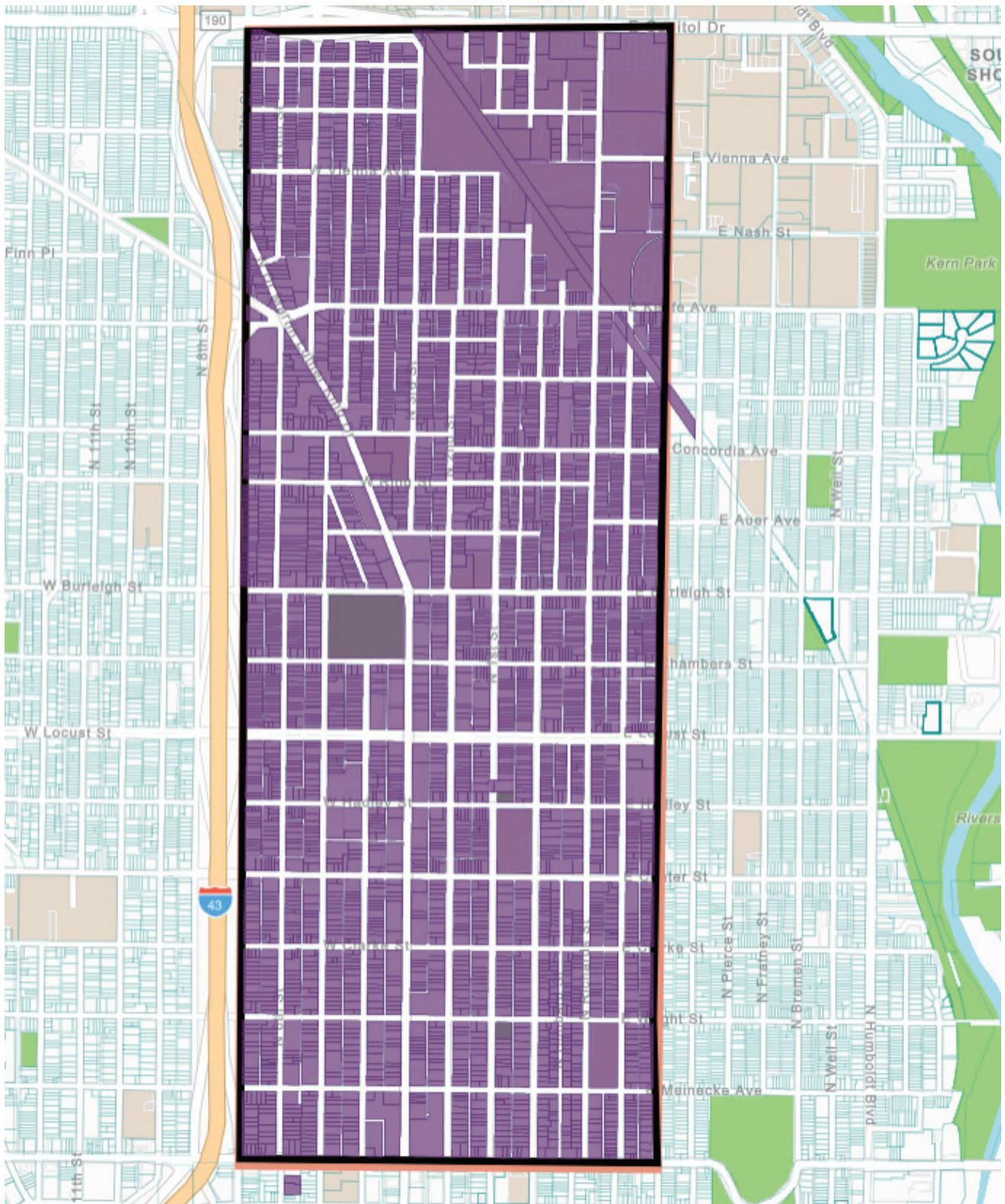


37 (3.3%) of all residential properties are owned by an out-of-state investor.

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

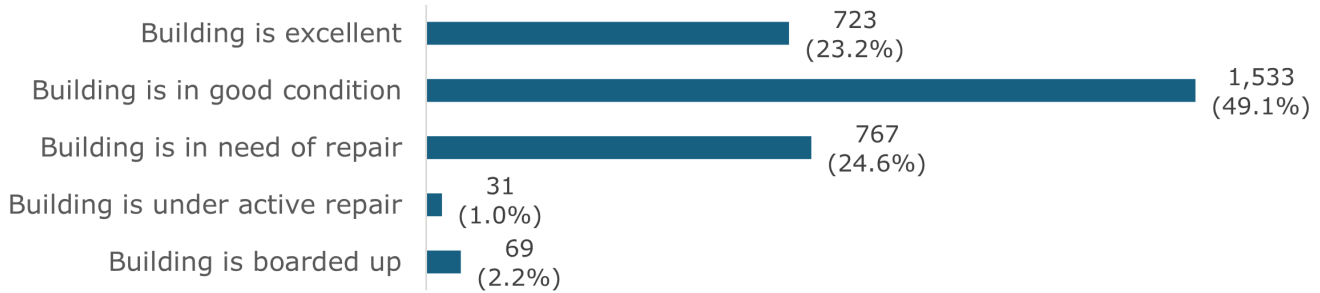


Properties surveyed are highlighted in purple. Image: Regrid platform

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)



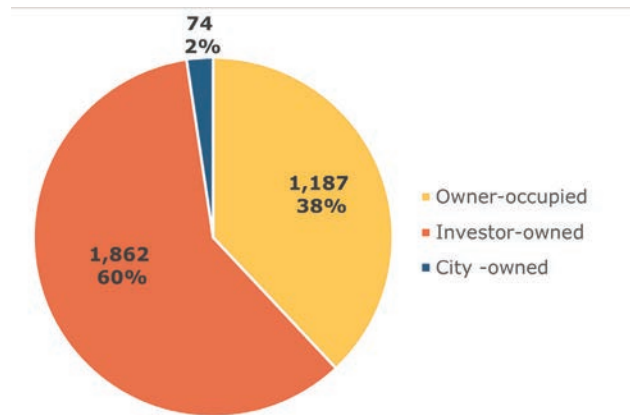
486 properties are at increased risk for lead exposure (built before 1979 and need major paint repair).

Ownership of Residential Properties (n=3,123)

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.



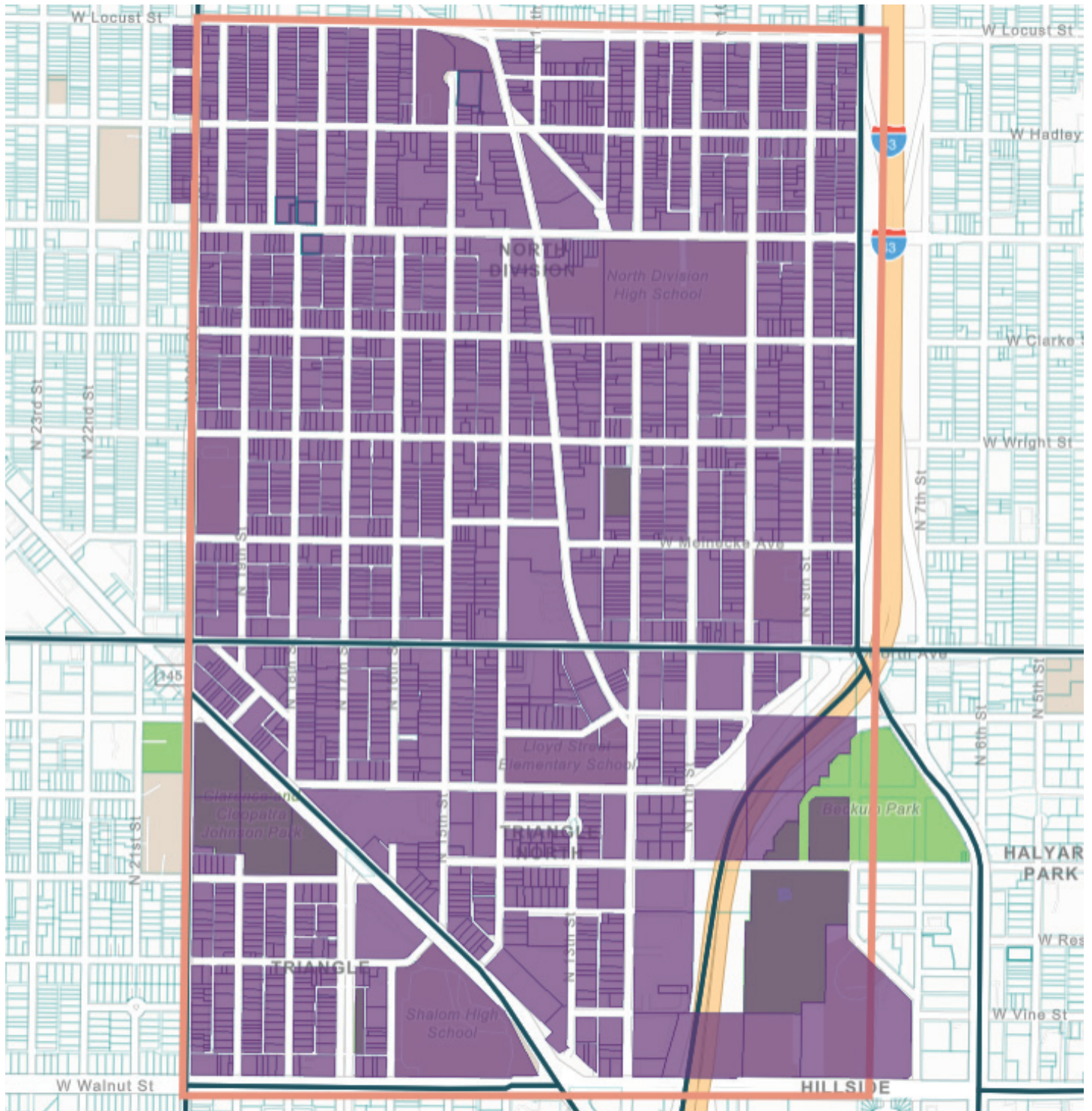
293 (9.4%) of all residential properties are owned by an out-of-state investor.

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%



Lindsay Heights Survey Area

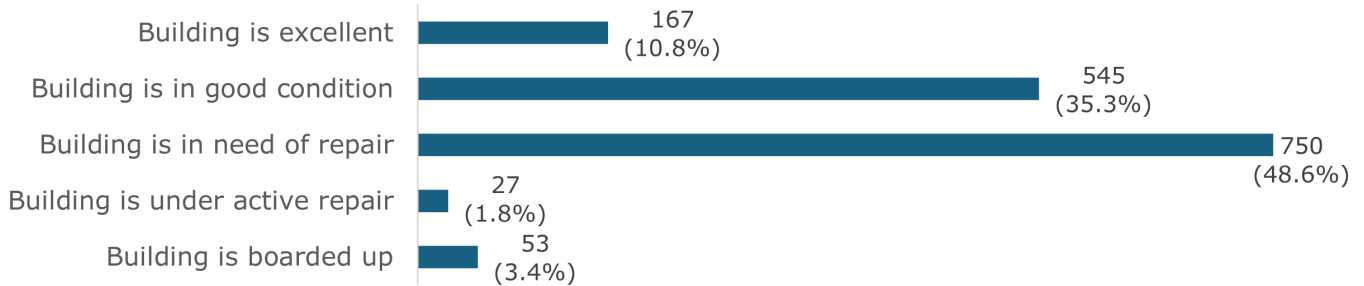


Properties surveyed are highlighted in purple. Image: Regrid platform

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)



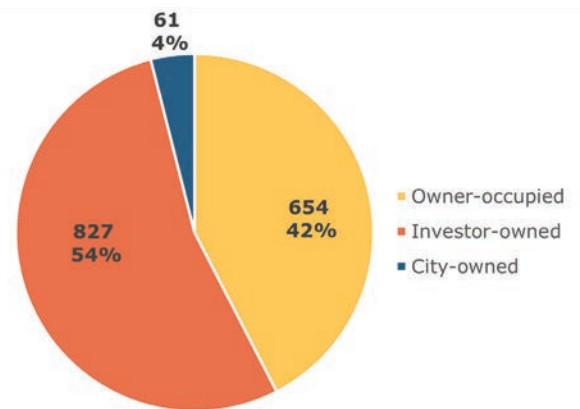
572 properties are at increased risk for lead exposure (built before 1979 and need major paint repair).

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

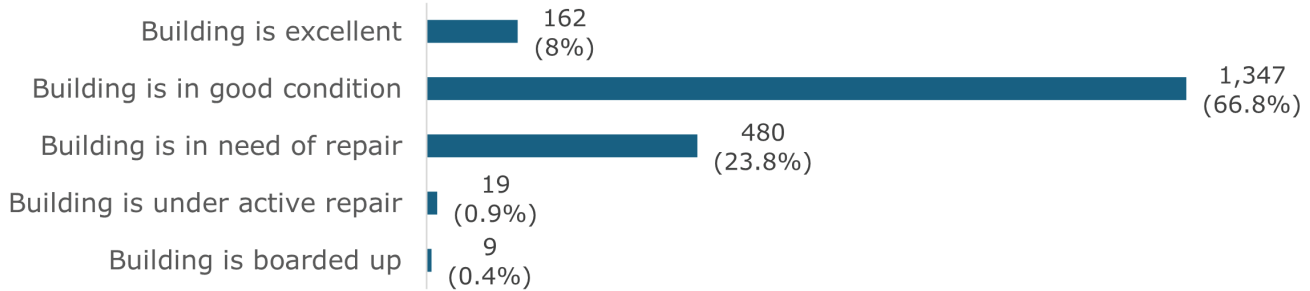


Properties surveyed are highlighted in purple. Image: Regrid platform

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)



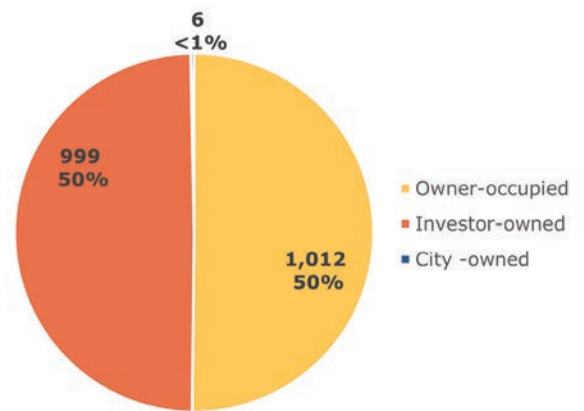
171 properties are at increased risk for lead exposure (built before 1979 and need major paint repair).

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

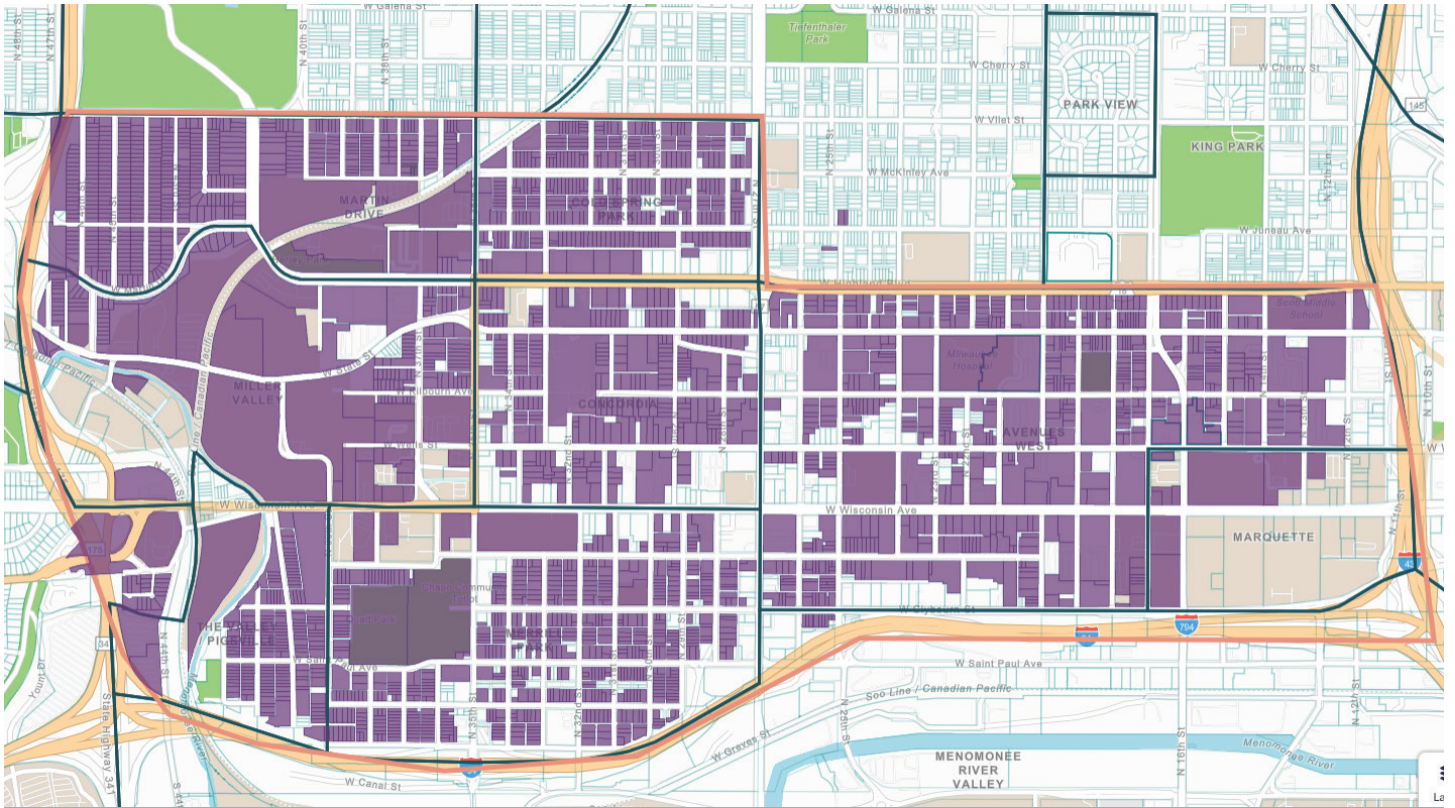
	Multiple (two or more) major repairs needed							Multiple major repairs needed AND tax delinquent				
	Total #	Owner Occupied #	Owner Occupied %	Investor-owned #	Investor-owned %	City-owned #	City-owned %	Total #	Owner Occupied #	Owner Occupied %	Investor-owned #	Investor-owned %
RON Total	4,553	1,579	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

A Neighborhood of Neighborhoods

Near West Side Survey Area

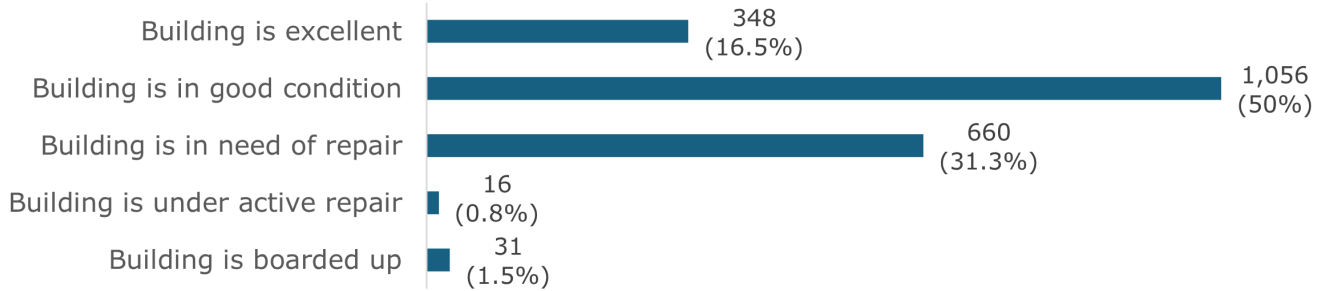


Properties surveyed are highlighted in purple. Image: Regrid platform

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)



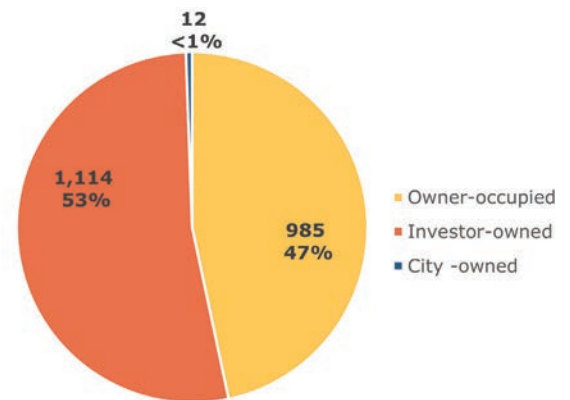
340 properties are at increased risk for lead exposure (built before 1979 and need major paint repair).

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.



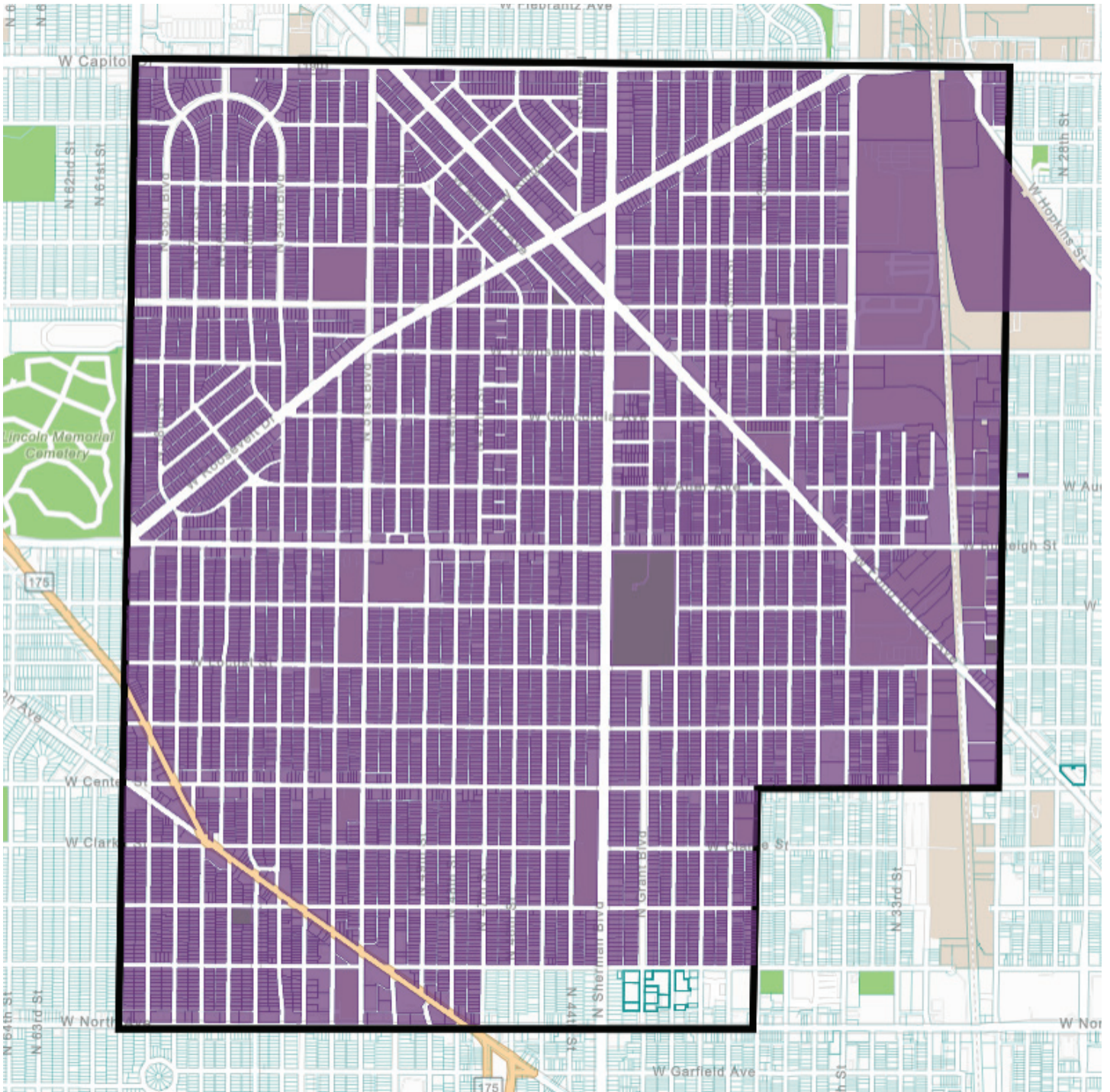
110 (5.2%) of all residential properties are owned by an out-of-state investor.

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

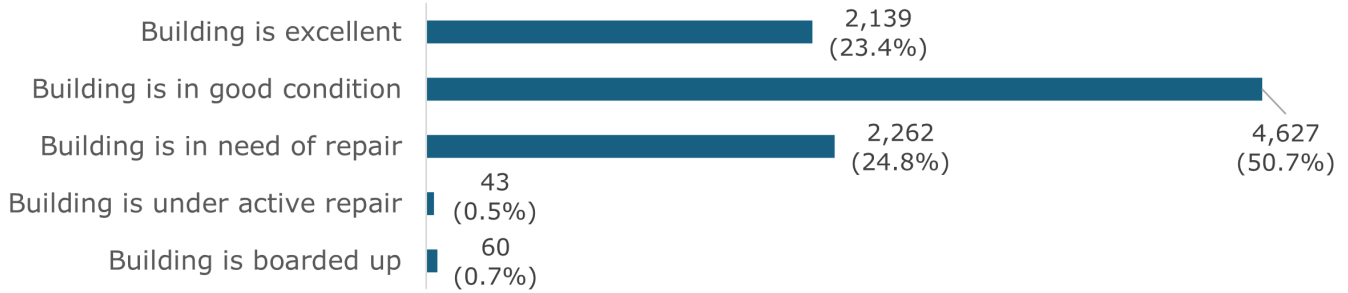


Properties surveyed are highlighted in purple. Image: Regrid platform

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)



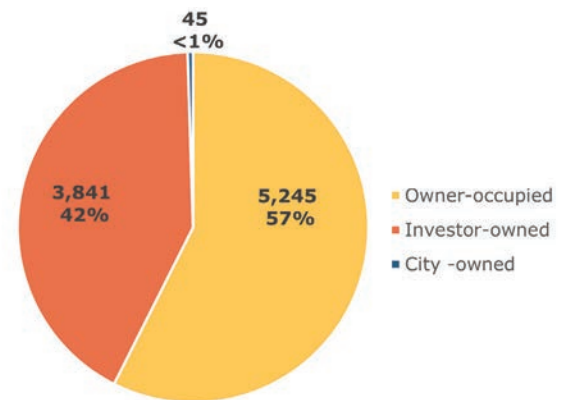
1,060 properties are at increased risk for lead exposure (built before 1979 and need major paint repair).

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.

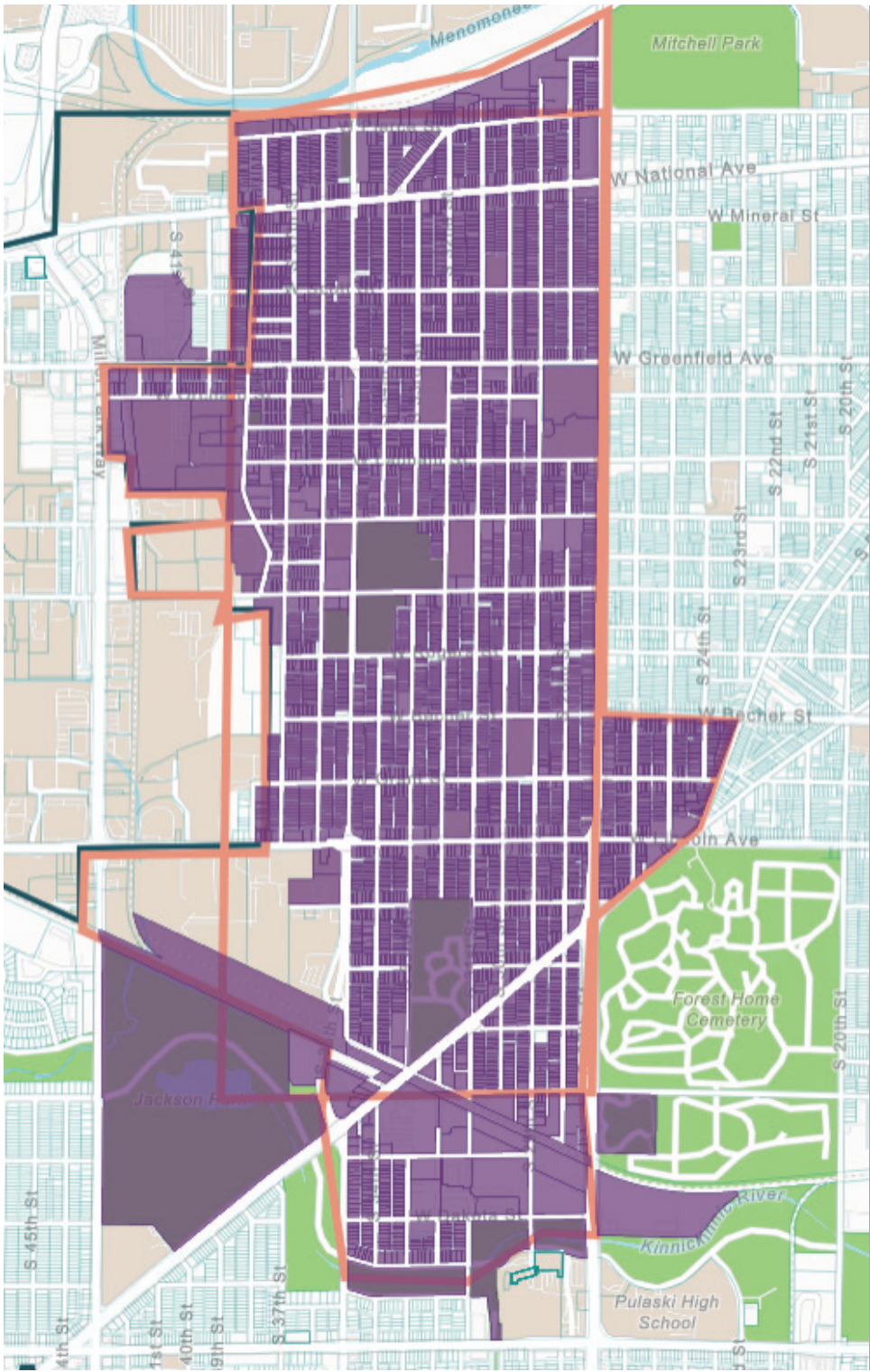


845 (9.3%) of all residential properties are owned by an out-of-state investor.

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

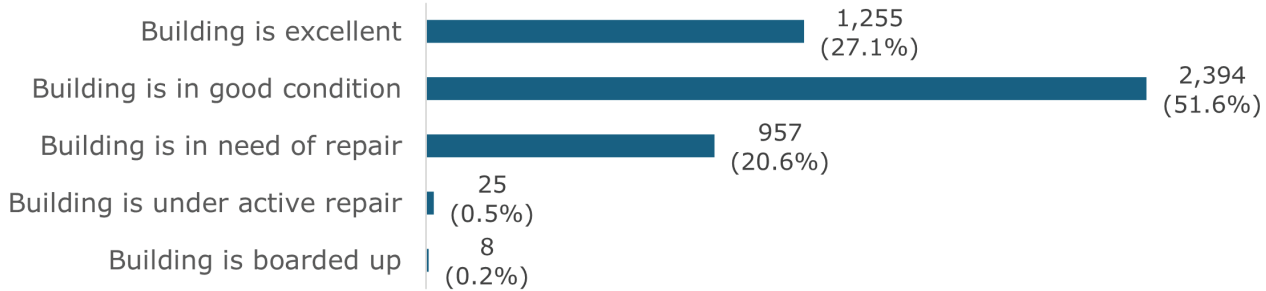


Properties surveyed are highlighted in purple. Image: Regrid platform

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)



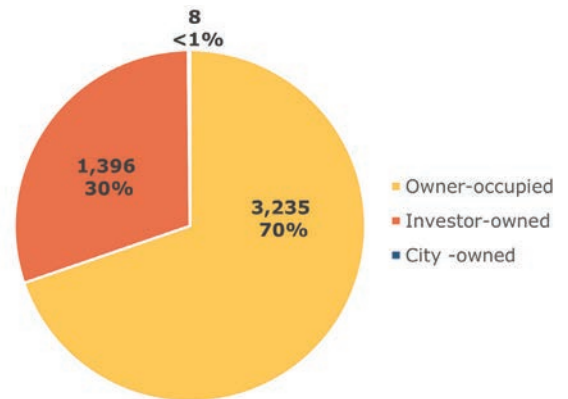
397 properties are at increased risk for lead exposure (built before 1979 and need major paint repair).

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)

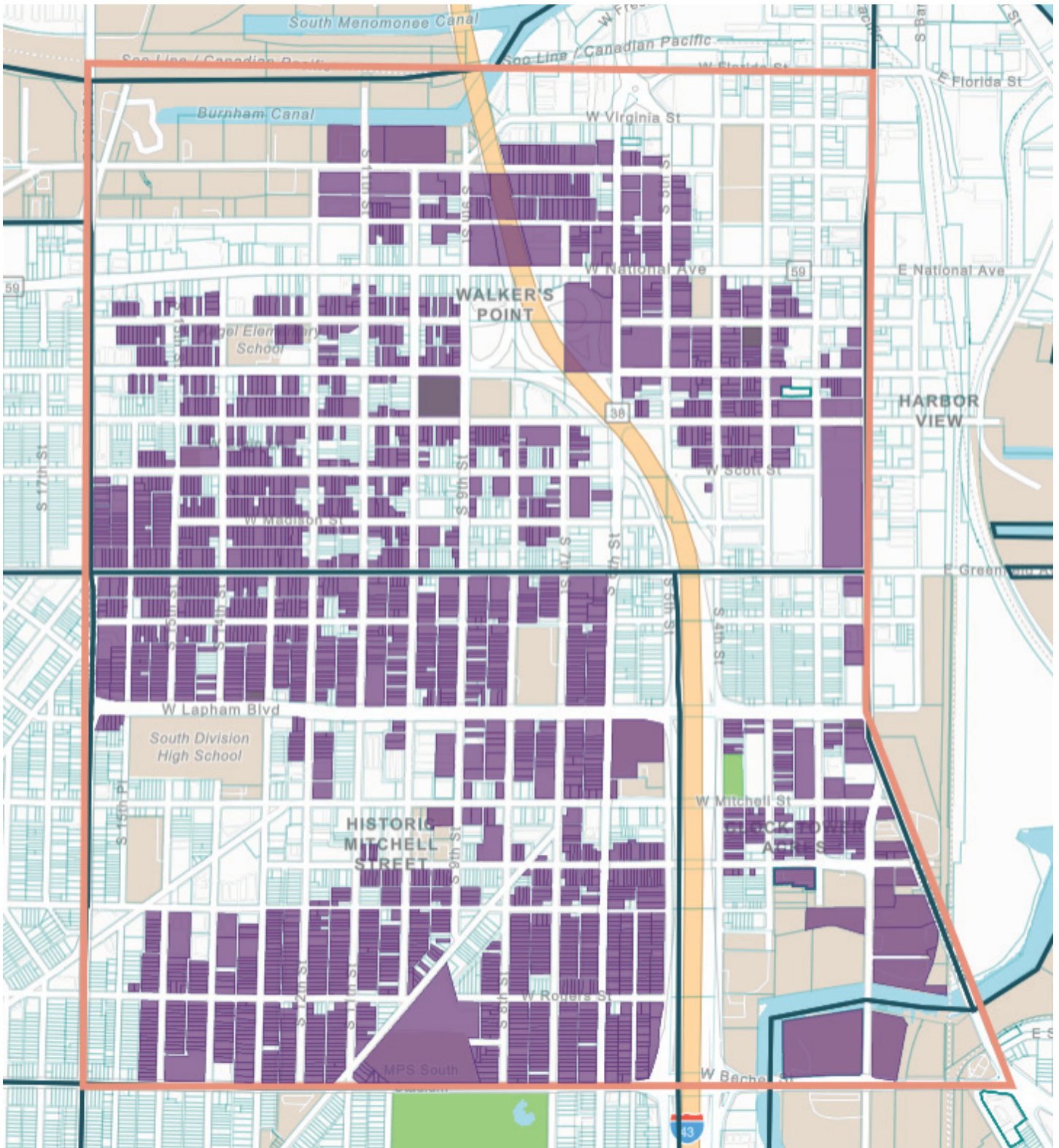


82 (1.8%) of all residential properties are owned by an out-of-state investor.

Residential Properties Needing Multiple Repairs By Ownership

	Multiple (two or more) major repairs needed						Multiple major repairs needed AND tax delinquent					
	Total #	Owner Occupied #	Owner Occupied %	Investor-owned #	Investor-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%
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

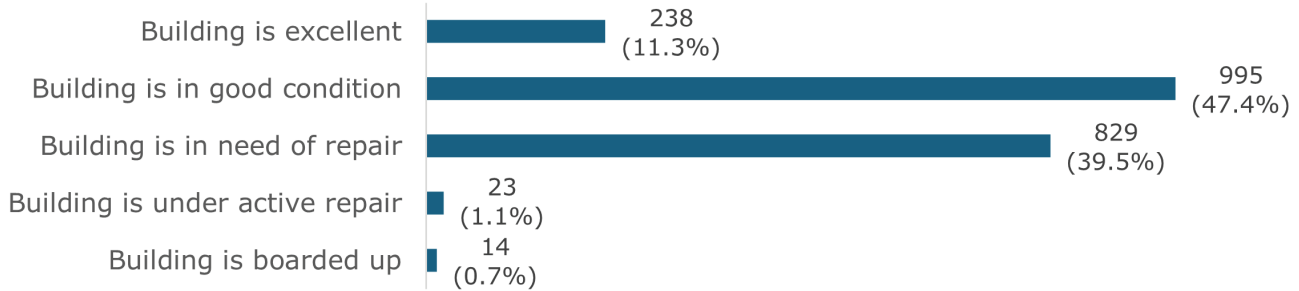


Properties surveyed are highlighted in purple. Image: Regrid platform

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)



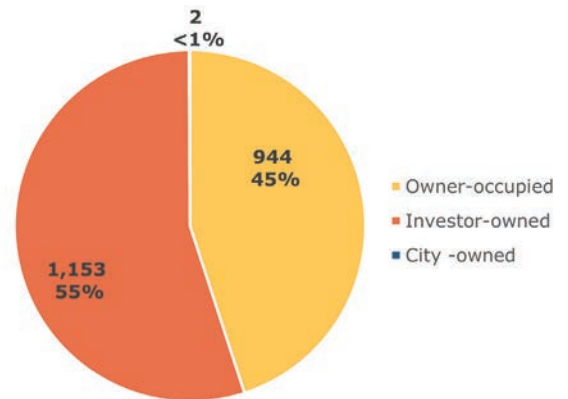
241 properties are at increased risk for lead exposure (built before 1979 and need major paint repair).

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)

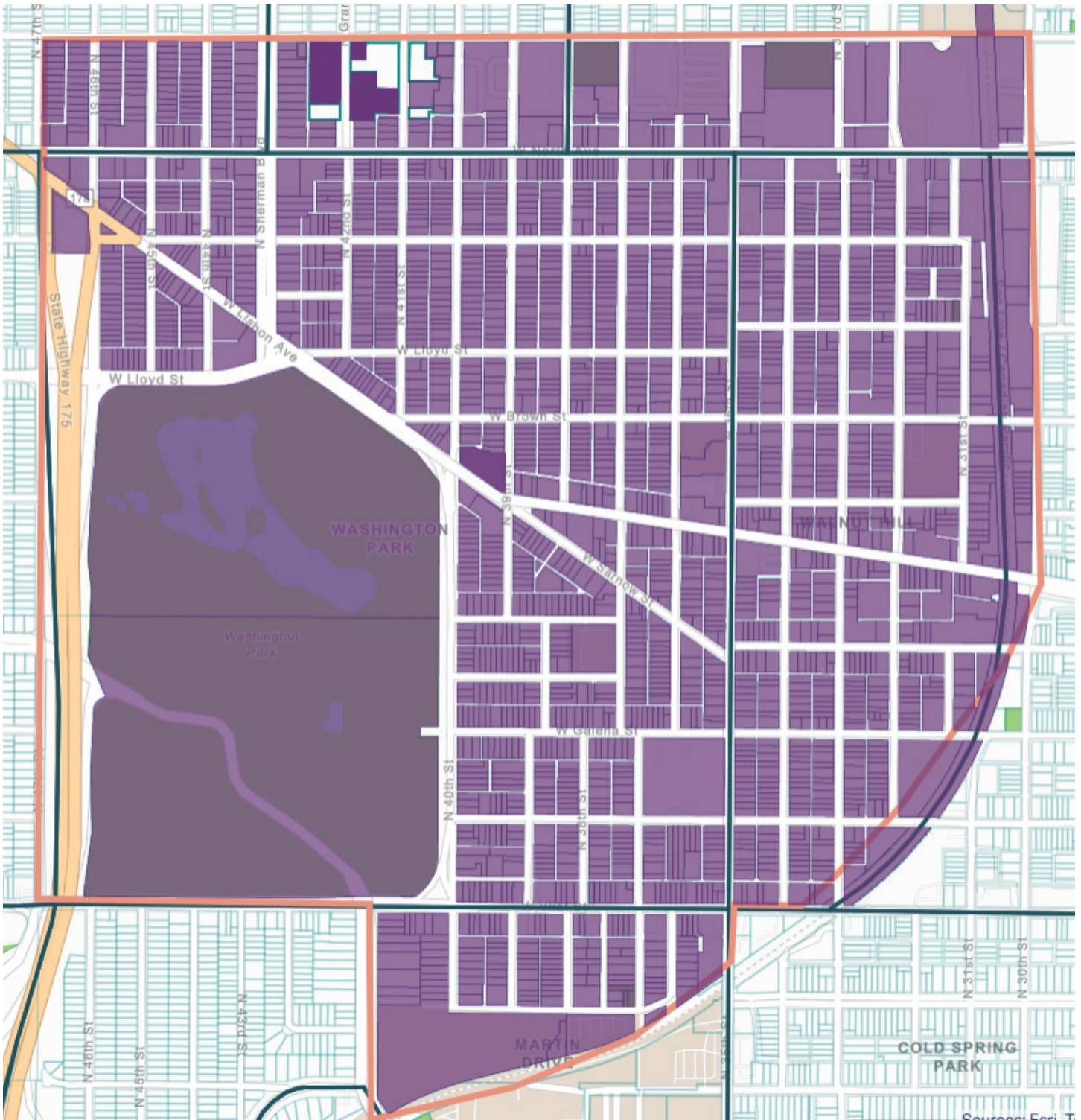


80 (3.8%) of all residential properties are owned by an out-of-state investor.

Residential Properties Needing Multiple Repairs By Ownership

	Multiple (two or more) major repairs needed						Multiple major repairs needed AND tax delinquent					
	Total #	Owner Occupied #	Owner Occupied %	Investor-owned #	Investor-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%
Walker's Point & Historic Mitchell Street	211	66	31%	144	68%	1	0%	34	15	44%	19	56%

Washington Park Survey Area

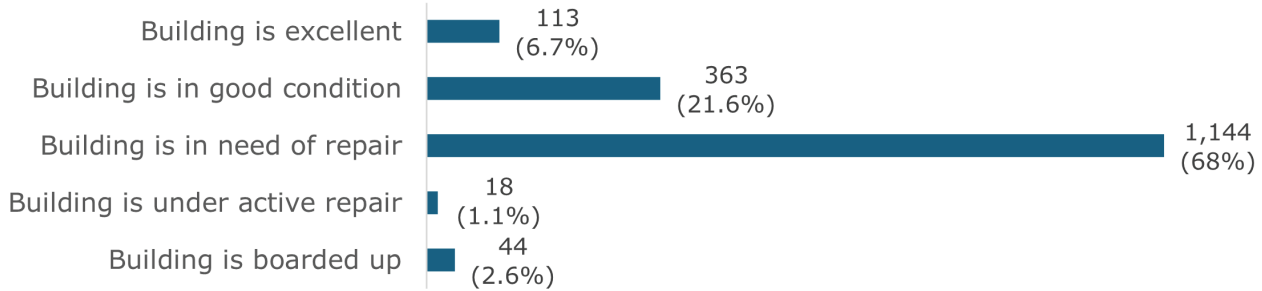


Properties surveyed are highlighted in purple. Image: Regrid platform

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)



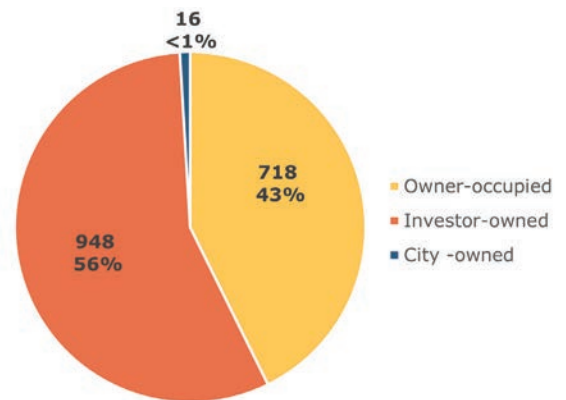
486 properties are at increased risk for lead exposure (built before 1979 and need major paint repair).

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 #	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%
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



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 KhielSelah 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

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 ^{1,2}	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 ³	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

Estimated total investment needed for exterior repairs: \$101,528,969

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.

- 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.

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