

# Midtown Neighborhood

Data Portrait | March 2022

DATA YOU CAN USE

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# Introduction and Background

This Neighborhood Portrait data profile was prepared by Data You Can Use with the support of Urban Economic Development Association of Wisconsin (UEDA). 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. The original set of neighborhood portraits were released by Data You Can Use in 2016 using 2010-2014 American Community Survey 5-year estimates. This document is part of the first update to those original Neighborhood Portraits and has been updated in response to community feedback following the release and use of the original portraits.

Data You Can Use and our partners hope that these tables continue to be used by those working in Milwaukee neighborhoods in their work planning, organizing, and funding development work and programing. It is designed to be used with their staff, their partners, their funders, their elected officials, and the residents of their neighborhoods, and 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.

As part of the release of the updated Neighborhood Portraits, related training on the use of census data was conducted and offered to the neighborhood partners. A final draft of each Portrait was reviewed by these same partners, and neighborhood organizers shared the ideas, stories, and strategies that they derived from the data.

With each update to the Neighborhood Portraits, Data You Can Use strives to provide both timely data and improvements to the way data is displayed and/or the topics covered. Longer-term plans include the possibility of an interactive way to access neighborhood data, looking at some of the data points over time, and adding additional topics to the Portraits. Data You Can Use actively maintains a "wish list" of hopeful future improvements for the Neighborhood Portraits; please reach out to us if you have any questions, comments, or recommendations for future expansion of this project to new topics or neighborhoods in Milwaukee at <u>connectwithus@datayoucanuse.org</u>.

# About the Data and Acknowledgements

## **Data Sources**

This data portrait uses data from the 2015-2019 American Community Survey (ACS) 5-year estimates, which was the most up-to-date data at the time of the writing of this report. Specific source tables from the ACS are cited below each table within this report.

Census tracts 1858, 1861, and 1862 were used to define the Midtown neighborhood for the purposes of this report. These tracts were chosen based on Neighborhood Strategic Planning Area (NSP) boundaries and in consultation with our neighborhood partners. The tables in the report describe the population that live within these census tracts. Please note that the boundaries of these tracts may differ from neighborhood or NSP boundaries.

## **Data Quality and Reliability**

The data found in this report is from the American Community Survey and is some of the best data available that describes the people, households, families, and housing in Milwaukee neighborhoods. The American Community Survey data is collected by the U.S. Census Bureau, which holds its data to high standards.

It is also important to note that numbers and percentages included in this report are considered estimates. This is because the Census Bureau uses a sample of the population when they conduct the survey, which creates some level of uncertainty. The data presented here have a margin of error associated with each data point, which is a measure of the possible variation of the estimate and the true population value of each number. The margin of error helps data users understand the reliability of each data point.

We have chosen not to include margin of error for the estimates in the tables below so that the tables are clearer and easier to use. If you would like more information about data reliability for the tables in this report or would like to know the margin of error for a particular estimate, please reach out to our team at Data You Can Use. If you want to learn more about the American Community Survey, please refer to the <u>handbook for American</u> <u>Community Survey Data Users.</u>

## **Acknowledgements and Contact**

This report was prepared by Data You Can Use in collaboration with community partners and stakeholders working in the Midtown neighborhood in Milwaukee, Wisconsin.

Please reach out to Data You Can Use with questions about this report or the data it contains at <u>connectwithus@datayoucanuse.org</u>, or contact Danya Littlefield at <u>danya@datayoucanuse.org</u>.

# Section One | Population Characteristics

# Table 1: Population by Race

|  | Midt     | own  | City of Milwaukee |      |  |
|--|----------|------|-------------------|------|--|
|  | Estimate | %    | Estimate          | %    |  |
| Total Population   | 4,853    | 100% | 594,548           | 100% |  |
| Hispanic or Latino   | 203      | 4%   | 112,817           | 19%  |  |
| White alone (Not Hispanic or Latino)   | 257      | 5%   | 208,521           | 35%  |  |
| Black or African American alone (Not<br>Hispanic or Latino)                  | 3,905    | 80%  | 227,829           | 38%  |  |
| American Indian and Alaska Native<br>alone (Not Hispanic or Latino)          | 40       | 0.8% | 2,763             | 0.5% |  |
| Asian alone (Not Hispanic or Latino)   | 414      | 9%   | 25,181            | 4%   |  |
| Native Hawaiian and Other Pacific<br>Islander alone (Not Hispanic or Latino) | -        | 0.0% | 179               | 0.0% |  |
| Some other race alone (Not Hispanic or<br>Latino)                            | -        | 0.0% | 977               | 0.2% |  |
| Two or more races (Not Hispanic or<br>Latino)                                | 34       | 0.7% | 16,281            | 3%   |  |

Data Source: 2015-2019 American Community Survey 5-Year Estimates, table B03002

- 80% of Midtown residents identify as Black alone, compared to 38% in the City of Milwaukee as a whole.
- 9% of Midtown residents identify as Asian alone, compared to 4% in the City of Milwaukee.

# Table 2: Population by Age and Sex

|                   |          | Mid | town  |        |          | City of Milwaukee |         |         |  |  |
|-------------------|----------|-----|-------|--------|----------|-------------------|---------|---------|--|--|
|                   | Toto     | al  |       |        | Toto     | al                |         |         |  |  |
|                   | Estimate | %   | Male  | Female | Estimate | %                 | Male    | Female  |  |  |
| Total             | 4,853    |     | 2,077 | 2,776  | 594,548  |                   | 286,081 | 308,467 |  |  |
| Total (percent)   |          |     | 43%   | 57%    |          |                   | 48%     | 52%     |  |  |
| Under 5 years     | 406      | 8%  | 47%   | 53%    | 44,065   | 7%                | 50%     | 50%     |  |  |
| 5 to 9 years      | 511      | 11% | 50%   | 50%    | 43,543   | 7%                | 50%     | 50%     |  |  |
| 10 to 14 years    | 644      | 13% | 29%   | 71%    | 42,351   | 7%                | 52%     | 48%     |  |  |
| 15 to 17 years    | 193      | 4%  | 57%   | 43%    | 24,218   | 4%                | 50%     | 50%     |  |  |
| 18 and 19 years   | 131      | 3%  | 47%   | 53%    | 20,507   | 3%                | 50%     | 50%     |  |  |
| 20 years          | 68       | 1%  | 22%   | 78%    | 11,313   | 2%                | 48%     | 52%     |  |  |
| 21 years          | 79       | 2%  | 100%  | 0%     | 11,192   | 2%                | 49%     | 51%     |  |  |
| 22 to 24 years    | 179      | 4%  | 54%   | 46%    | 28,071   | 5%                | 50%     | 50%     |  |  |
| 25 to 29 years    | 325      | 7%  | 46%   | 54%    | 56,283   | 9%                | 48%     | 52%     |  |  |
| 30 to 34 years    | 273      | 6%  | 42%   | 58%    | 45,282   | 8%                | 48%     | 52%     |  |  |
| 35 to 39 years    | 349      | 7%  | 40%   | 60%    | 40,820   | 7%                | 47%     | 53%     |  |  |
| 40 to 44 years    | 251      | 5%  | 14%   | 86%    | 34,021   | 6%                | 47%     | 53%     |  |  |
| 45 to 49 years    | 230      | 5%  | 40%   | 60%    | 33,073   | 6%                | 48%     | 52%     |  |  |
| 50 to 54 years    | 157      | 3%  | 45%   | 55%    | 33,762   | 6%                | 48%     | 52%     |  |  |
| 55 to 59 years    | 333      | 7%  | 46%   | 54%    | 34,030   | 6%                | 48%     | 52%     |  |  |
| 60 and 61 years   | 98       | 2%  | 16%   | 84%    | 12,392   | 2%                | 45%     | 55%     |  |  |
| 62 to 64 years    | 247      | 5%  | 65%   | 35%    | 17,297   | 3%                | 50%     | 50%     |  |  |
| 65 and 66 years   | 81       | 2%  | 44%   | 56%    | 10,049   | 2%                | 49%     | 51%     |  |  |
| 67 to 69 years    | 78       | 2%  | 72%   | 28%    | 12,900   | 2%                | 47%     | 53%     |  |  |
| 70 to 74 years    | 57       | 1%  | 12%   | 88%    | 14,581   | 2%                | 44%     | 56%     |  |  |
| 75 to 79 years    | 94       | 2%  | 19%   | 81%    | 9,560    | 2%                | 40%     | 60%     |  |  |
| 80 to 84 years    | 55       | 1%  | 62%   | 38%    | 6,934    | 1%                | 42%     | 58%     |  |  |
| 85 years and over | 14       | 0%  | 7%    | 93%    | 8,304    | 1%                | 30%     | 70%     |  |  |

Data Source: 2015-2019 American Community Survey 5-Year Estimates, table B01001

## Key Takeaways

• 57% of the residents in Midtown identified as female and 43% identified as male. This indicates higher percentage of female residents than the city overall (52%).

# Table 3: Residents Living in Poverty by Age

|  | Mid      | town | City of Mi | lwaukee |
|--|----------|------|------------|---------|
|  | Estimate | %    | Estimate   | %       |
| Total Population *                               | 4,743    |      | 578,085    |         |
| Income in the past 12 months below poverty level | 2,159    | 46%  | 146,980    | 25%     |
| Under 5 years                                    | 256      | 12%  | 17,097     | 12%     |
| 5 years  | 87       | 4%   | 3,070      | 2%      |
| 6 to 11 years                                    | 403      | 19%  | 20,309     | 14%     |
| 12 to 14 years                                   | 150      | 7%   | 7,832      | 5%      |
| 15 years   | 42       | 2%   | 2,981      | 2%      |
| 16 and 17 years                                  | 38       | 2%   | 4,311      | 3%      |
| 18 to 24 years                                   | 141      | 7%   | 21,490     | 15%     |
| 25 to 34 years                                   | 285      | 13%  | 22,305     | 15%     |
| 35 to 44 years                                   | 263      | 12%  | 14,139     | 10%     |
| 45 to 54 years                                   | 101      | 5%   | 12,691     | 9%      |
| 55 to 64 years                                   | 283      | 13%  | 12,530     | 9%      |
| 65 to 74 years                                   | 71       | 3%   | 5,005      | 3%      |
| 75 years and over                                | 39       | 2%   | 3,220      | 2%      |

Data Source: 2015- 2019 American Community Survey 5-Year Estimates, table B17001. Note: The total population number for this table does not match the total population number that can be seen in the previous tables. This is because this table is showing data for the total population for whom poverty status can be determined – in this case, slightly fewer people from the neighborhood.

## How to interpret this table

The Census Bureau defines the poverty threshold differently for each person or family. Thresholds vary by the size of the family and the age of the members and are updated for inflation on an annual basis. <u>Read more about poverty thresholds here.</u>

## Key Takeaways

• Almost half (46%) of Midtown neighborhood residents live in households with incomes below the poverty line, compared to 25% in the City of Milwaukee overall.

# Table 4: Household Characteristics

|   | Midtown  |     | City of Mi | lwaukee |
|---|----------|-----|------------|---------|
|   | Estimate | %   | Estimate   | %       |
| Total Households                                  | 1,684    |     | 230,086    |         |
| Family households                                 | 932      | 55% | 124,864    | 54%     |
| Married couple family                             | 248      | 14% | 62,926     | 27%     |
| Family with male householder, no spouse present   | 172      | 4%  | 13,949     | 6%      |
| Family with female householder, no spouse present | 981      | 37% | 47,989     | 21%     |
| Non-family households                             | 1,022    | 45% | 105,222    | 46%     |
| Householder living alone                          | 900      | 38% | 83,606     | 36%     |
| Householder not living alone                      | 122      | 7%  | 21,616     | 9%      |
| Average Household Size                            | 2.8      | 88* | 2.5        | 51      |

Data Source: 2015- 2019 American Community Survey 5-Year Estimates, table B11001 \*Note: the average household size for the neighborhood shown here is an estimate calculated by dividing the estimated total number of residents in the neighborhood by the estimated total number of households. This methodology is the same as the methodology used by the U.S. Census.

## How to interpret this table

The Census Bureau defines a family as "a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family."

- Households headed by women with no spouse present make up more than a third (37%) of total households in Midtown, which is greater than the percentage for the City of Milwaukee as a whole (21%).
- 38% of households in Midtown are occupied by individuals living alone, a slightly greater percentage than the City of Milwaukee as a whole (36%).
- The estimated average household size for the Midtown neighborhood is 2.88 people per household, which slightly larger than the average household size for the City of Milwaukee as a whole (2.51).

# Table 5: Vehicles per Household

|                                 | Midt     | own | City of M | ilwaukee |
|---------------------------------|----------|-----|-----------|----------|
|                                 | Estimate | %   | Estimate  | %        |
| Total Households                | 1,684    |     | 230,086   |          |
| No vehicle available            | 479      | 28% | 40,003    | 17%      |
| 1 vehicle available             | 846      | 50% | 100,527   | 44%      |
| 2 vehicles available            | 249      | 15% | 67,632    | 29%      |
| 3 vehicles available            | 71       | 4%  | 16,389    | 7%       |
| 4 or more vehicles<br>available | 39       | 2%  | 5,535     | 2%       |

Data Source: 2015- 2019 American Community Survey 5-Year Estimates, table B08201

- More than a quarter (28%) of households in Midtown do not have access to a vehicle, compared to 17% in the City of Milwaukee as a whole.
- Half (50%) of the households in Midtown have one vehicle available, a greater percentage that the City of Milwaukee overall (44%).

# Table 6: Employment Status by Sex

|                                  |          |                                      | Mid                             | łown                 |             |          | (                                    | City of Mil                     | waukee               |             |
|----------------------------------|----------|--------------------------------------|---------------------------------|----------------------|-------------|----------|--------------------------------------|---------------------------------|----------------------|-------------|
|                                  | Estimate | Labor Force<br>Participation<br>Rate | Employment/<br>Population Ratio | Unemployment<br>Rate | Not Working | Estimate | Labor Force<br>Participation<br>Rate | Employment/<br>Population Ratio | Unemployment<br>Rate | Not Working |
| Population<br>Age 20-64<br>years | 2,589    | 62%                                  | 54%                             | 14%                  | 46%         | 357,536  | 76%                                  | 71%                             | 6%                   | 31%         |
|                                  |          |                                      |                                 |                      |             |          |                                      |                                 |                      |             |
| Male                             | 1,122    | 57%                                  | 45%                             | 22%                  | 55%         | 171,280  | 77%                                  | 72%                             | 7%                   | 30%         |
| Female                           | 1,467    | 66%                                  | 60%                             | 9%                   | 40%         | 186,256  | 74%                                  | 70%                             | 6%                   | 32%         |

Data Source: 2015- 2019 American Community Survey 5-Year Estimates, table \$2301

## How to interpret this table

- The **labor force participation rate** refers to the proportion of the population age 20-64 that is either working or actively looking for work.
- The **employment/population ratio** is the proportion of the population age 20-64 that is working.
- **Unemployment rate** is the percentage of those in the labor force who are not working.
- In this table, **not working** refers to the combined percentage of people who are not in the labor force and those who are in the labor force but are unemployed.

- 62% of Midtown residents ages 20-64 are participating in the labor force by working or actively looking for work, compared to 76% in the City of Milwaukee.
- 9% of the female labor force from Midtown are unemployed and looking for work, compared to the 22% unemployment rate of the male labor force in Midtown.
- Almost half (46%) of Midtown residents ages 20-64 are not working, either because they are not looking for work or they are unemployed, compared to 31% in the City of Milwaukee.

# Table 7: Employment Sector by Sex

|   |          | Midto | wn   |        | City of Milwaukee |      |      |        |
|---|----------|-------|------|--------|-------------------|------|------|--------|
|   | Tota     | l     |      |        | Tote              | al   |      |        |
|   | Estimate | %     | Male | Female | Estimate          | %    | Male | Female |
| Civilian employed<br>population 16 years and<br>over                  | 1,500    | 100%  | 38%  | 62%    | 274,787           | 100% | 49%  | 51%    |
| Management, business,<br>science, and arts<br>occupations             | 297      | 20%   | 25%  | 75%    | 87,013            | 32%  | 41%  | 59%    |
| Service occupations   | 483      | 32%   | 33%  | 67%    | 63,419            | 23%  | 42%  | 58%    |
| Sales and office<br>occupations                                       | 316      | 21%   | 24%  | 76%    | 55,052            | 20%  | 33%  | 68%    |
| Natural resources,<br>construction, and<br>maintenance<br>occupations | 66       | 4%    | 100% | 0%     | 16,393            | 6%   | 93%  | 7%     |
| Production,<br>transportation, and<br>material moving<br>occupations  | 338      | 23%   | 59%  | 41%    | 52,910            | 19%  | 72%  | 28%    |

Data Source: 2015- 2019 American Community Survey 5-Year Estimates, table S2301

- The most common employment sector for Midtown residents are service occupations, which accounts for almost a third (32%) of the employed population in Midtown compared to 23% in the City of Milwaukee.
- The civilian employed population in Midtown is 62% female, compared to 51% in the City of Milwaukee.

# Table 8: Educational Attainment

|  |          | Mid | town  |        | City of Milwaukee |     |         |         |
|--|----------|-----|-------|--------|-------------------|-----|---------|---------|
|  | Tota     |     |       |        | Total             |     |         |         |
|  | Estimate | %   | Male  | Female | Estimate          | %   | Male    | Female  |
| Population 18 to 24 years                      | 457      |     | 253   | 204    | 71,083            |     | 35,199  | 35,884  |
| Less than high school<br>graduate              | 121      | 26% | 20%   | 34%    | 10,176            | 14% | 16%     | 13%     |
| High school graduate<br>(includes equivalency) | 218      | 48% | 56%   | 37%    | 21,501            | 30% | 32%     | 29%     |
| Some college or<br>associate's degree          | 118      | 26% | 24%   | 28%    | 32,580            | 46% | 44%     | 48%     |
| Bachelor's degree or<br>higher                 | 0        | 0%  | 0%    | 0%     | 6,826             | 10% | 9%      | 10%     |
| Population 25 years and over                   | 2,642    |     | 1,083 | 1,559  | 369,288           |     | 172,879 | 196,409 |
| Less than 9th grade                            | 239      | 9%  | 13%   | 6%     | 21,886            | 6%  | 6%      | 6%      |
| 9th to 12th grade, no<br>diploma               | 408      | 15% | 21%   | 11%    | 37,352            | 10% | 11%     | 9%      |
| High school graduate<br>(includes equivalency) | 995      | 38% | 37%   | 38%    | 111,435           | 30% | 32%     | 29%     |
| Some college, no degree                        | 576      | 22% | 17%   | 25%    | 81,053            | 22% | 21%     | 22%     |
| Associate's degree                             | 163      | 6%  | 4%    | 8%     | 26,704            | 7%  | 7%      | 8%      |
| Bachelor's degree                              | 180      | 7%  | 6%    | 8%     | 58,874            | 16% | 15%     | 17%     |
| Graduate or professional degree                | 81       | 3%  | 2%    | 4%     | 31,984            | 9%  | 8%      | 9%      |
| High school graduate or<br>higher              | 1,995    | 76% | 66%   | 82%    | 310,050           | 84% | 83%     | 85%     |
| Bachelor's degree or<br>higher                 | 261      | 10% | 8%    | 11%    | 90,858            | 25% | 23%     | 26%     |

Data Source: 2015-2019 American Community Survey 5-Year Estimates, table \$1501

- In Midtown, more than three quarters (76%) of residents over 25 years old have attained a high school education or higher, lower than in the City of Milwaukee overall (84%).
- 10% of Midtown residents over 25 years old have a bachelor's degree, compared to 25% of the City of Milwaukee.

# Section Two | Housing and Household Characteristics

# Table 9: Housing Occupancy and Tenure

|                                  | Mid      | town | City of M | ilwaukee |
|----------------------------------|----------|------|-----------|----------|
|                                  | Estimate | %    | Estimate  | %        |
| Total Housing Units              | 2,049    |      | 258,444   |          |
| Vacant Housing Units             | 365      | 18%  | 28,358    | 11%      |
| Occupied housing units           | 1,684    | 82%  | 230,086   | 89%      |
| Owner-occupied<br>housing units  | 611      | 36%  | 95,247    | 41%      |
| Renter-occupied<br>housing units | 1,073    | 64%  | 134,839   | 59%      |

Data Source: 2015-2019 American Community Survey 5-Year Estimates, table DP04

- 18% of the housing units in Midtown are vacant, compared to 11% in the City of Milwaukee.
- 36% of the occupied housing units in Midtown are owner-occupied, a lower rate of owner-occupancy compared to the City of Milwaukee as a whole (41%).

# Table 10: Units in Structure for Occupied Housing Units

|   | Midtown                             |                                 |                                  | City of Milwaukee                   |                                 |                                  |  |
|---|-------------------------------------|---------------------------------|----------------------------------|-------------------------------------|---------------------------------|----------------------------------|--|
|   | Occupied Housing<br>Units Estimates | Owner-Occupied<br>Housing Units | Renter-Occupied<br>Housing Units | Occupied Housing<br>Units Estimates | Owner-Occupied<br>Housing Units | Renter-Occupied<br>Housing Units |  |
| Occupied housing units                  | 1,684                               | 611                             | 1,073                            | 230,086                             | 95,247                          | 134839                           |  |
| Occupied housing units %                |                                     | 36%                             | 64%                              |                                     | 41%                             | 59%                              |  |
| UNITS IN STRUCTURE                      |                                     |                                 |                                  |                                     |                                 |                                  |  |
| 1, detached                             | 672                                 | 74%                             | 20%                              | 95,974                              | 76%                             | 17%                              |  |
| 1, attached                             | 169                                 | 2%                              | 15%                              | 12,407                              | 5%                              | 6%                               |  |
| 2 apartments                            | 332                                 | 23%                             | 18%                              | 47,297                              | 12%                             | 27%                              |  |
| 3 or 4 apartments                       | 62                                  | 0%                              | 6%                               | 15,906                              | 1%                              | 11%                              |  |
| 5 to 9 apartments                       | 84                                  | 1%                              | 7%                               | 13,603                              | 1%                              | 10%                              |  |
| 10 or more apartments                   | 344                                 | 0%                              | 32%                              | 43,886                              | 5%                              | 29%                              |  |
| Mobile home or other type<br>of housing | 21                                  | 0%                              | 2%                               | 1,013                               | 1%                              | 0%                               |  |

Data Source: 2015- 2019 American Community Survey 5-Year Estimates, table \$2504

- Of the owner-occupied housing units in the Midtown neighborhood, 23% are duplexes (2 apartments), almost double the percentage in the City of Milwaukee (12%).
- 18% of the renters in Midtown live in duplexes, compared with 27% of renters in the city overall.
- Almost a third (32%) of Midtown renters live in buildings with 10 or more apartments, compared to 29% in the City of Milwaukee overall.

|                       | Midto    | wn   | City of Milv | vaukee |
|-----------------------|----------|------|--------------|--------|
|                       | Estimate | %    | Estimate     | %      |
| Total housing units   | 2,049    |      | 258,444      |        |
| BEDROOMS              |          |      |              |        |
| No bedroom            | 62       | 3%   | 9,351        | 4%     |
| 1 bedroom             | 397      | 19%  | 41,498       | 16%    |
| 2 bedrooms            | 427      | 21%  | 91,662       | 36%    |
| 3 bedrooms            | 786      | 38%  | 85,144       | 33%    |
| 4 bedrooms            | 318      | 16%  | 25,186       | 10%    |
| 5 or more bedrooms    | 59       | 3%   | 5,603        | 2%     |
| YEAR STRUCTURE BUILT  |          |      |              |        |
| Built 2014 or later   | 0        | 0.0% | 1,682        | 0.7%   |
| Built 2010 to 2013    | 0        | 0.0% | 2,304        | 0.9%   |
| Built 2000 to 2009    | 382      | 19%  | 8,532        | 3%     |
| Built 1990 to 1999    | 116      | 6%   | 7,622        | 3%     |
| Built 1980 to 1989    | 64       | 3%   | 10,083       | 4%     |
| Built 1970 to 1979    | 192      | 9%   | 22,447       | 9%     |
| Built 1960 to 1969    | 263      | 13%  | 28,802       | 11%    |
| Built 1950 to 1959    | 150      | 7%   | 52,115       | 20%    |
| Built 1940 to 1949    | 77       | 4%   | 25,219       | 10%    |
| Built 1939 or earlier | 805      | 39%  | 99,638       | 39%    |

# Table 11: Housing Unit Bedrooms and Year Built

Data Source: 2015-2019 American Community Survey 5-Year Estimates, table DP04

- 21% of the housing units in Midtown are two-bedroom units, less than the City of Milwaukee (36%).
- Midtown has a greater percentage of 3-, 4-, and 5 or more-bedroom units than the City of Milwaukee as a whole.

# Table 12: Gross Rent and Gross Rent as a Percentage of Household Income

|                               | Midt     | Midtown |          | Milwaukee |  |
|-------------------------------|----------|---------|----------|-----------|--|
|                               | Estimate | %       | Estimate | %         |  |
| GROSS RENT                    |          |         |          |           |  |
| Occupied units paying rent    | 1,055    |         | 131,703  |           |  |
| Less than \$500               | 416      | 39%     | 11,936   | 9%        |  |
| \$500 to \$999                | 485      | 46%     | 79,327   | 60%       |  |
| \$1,000 to \$1,499            | 137      | 13%     | 31,903   | 24%       |  |
| \$1,500 to \$1,999            | 17       | 2%      | 6,181    | 5%        |  |
| \$2,000 to \$2,499            | 0        | 0.0%    | 1,554    | 1%        |  |
| \$2,500 to \$2,999            | 0        | 0.0%    | 531      | 0.4%      |  |
| \$3,000 or more               | 0        | 0.0%    | 271      | 0.2%      |  |
| GROSS RENT AS A PERCENTAGE OF |          |         |          |           |  |
| HOUSEHOLD INCOME              |          |         |          |           |  |
| Occupied units paying rent*   | 952      |         | 126,821  |           |  |
| Less than 15.0 percent        | 107      | 11%     | 15,321   | 12%       |  |
| 15.0 to 19.9 percent          | 49       | 5%      | 14,777   | 12%       |  |
| 20.0 to 24.9 percent          | 121      | 13%     | 15,413   | 12%       |  |
| 25.0 to 29.9 percent          | 122      | 13%     | 14,205   | 11%       |  |
| 30.0 to 34.9 percent          | 120      | 13%     | 11,204   | 9%        |  |
| 35.0 percent or more          | 433      | 46%     | 55,901   | 44%       |  |
| Not computed                  | 121      |         | 8,018    |           |  |

Data Source: 2015- 2019 American Community Survey 5-Year Estimates, table DP04. \*Note: This table excludes units for which gross rent as a percentage of household income cannot be calculated.

- 39% of households paying rent in Midtown pay less than \$500 a month, a much greater percentage than the City of Milwaukee overall (9%).
- 59% of Midtown households paying rent paid 30 percent or more of their household income towards rent, compared to 53% of the City of Milwaukee as a whole. Households that spend 30% or more of their household income on rent or housing expenses are considered moderately cost burdened.

# Table 13: Mortgage Status and Cost (Owner-occupied Units)

|                                  | Midtown  |      | City of Milwaukee |     |
|----------------------------------|----------|------|-------------------|-----|
|                                  | Estimate | %    | Estimate          | %   |
| MORTGAGE STATUS                  | I        |      |                   |     |
| Owner-occupied units             | 611      |      | 95,247            |     |
| Housing units with a mortgage    | 382      | 63%  | 63,762            | 67% |
| Housing units without a mortgage | 229      | 37%  | 31,485            | 33% |
| SELECTED MONTHLY OWNER COSTS     |          |      |                   |     |
| (SMOC)                           |          |      |                   |     |
| Housing units with a mortgage    | 382      |      | 63,762            |     |
| Less than \$500                  | 0        | 0.0% | 459               | 1%  |
| \$500 to \$999                   | 228      | 60%  | 14,143            | 22% |
| \$1,000 to \$1,499               | 118      | 31%  | 28,358            | 45% |
| \$1,500 to \$1,999               | 31       | 8%   | 13,852            | 22% |
| \$2,000 to \$2,499               | 5        | 1%   | 4,151             | 7%  |
| \$2,500 to \$2,999               | 0        | 0.0% | 1,391             | 2%  |
| \$3,000 or more                  | 0        | 0.0% | 1,408             | 2%  |
| Housing units without a mortgage | 229      |      | 31,485            |     |
| Less than \$250                  | 19       | 8%   | 905               | 3%  |
| \$250 to \$399                   | 70       | 31%  | 4,469             | 14% |
| \$400 to \$599                   | 85       | 37%  | 13,567            | 43% |
| \$600 to \$799                   | 55       | 24%  | 7,678             | 24% |
| \$800 to \$999                   | 0        | 0.0% | 2,868             | 9%  |
| \$1,000 or more                  | 0        | 0.0% | 1,998             | 6%  |

Data Source: 2015- 2019 American Community Survey 5-Year Estimates, table DP04

- Of owner-occupied housing units without a mortgage in Midtown, 31% pay between \$250-399 in housing costs, more than double the percentage in the City of Milwaukee (14%).
- Of owner-occupied units with a mortgage, 60% pay between \$500-\$999 per month on housing costs, compared to 22% in the City of Milwaukee.
- Of all owner-occupied houses in the Midtown neighborhood, 63% have a mortgage, compared to 67% in the City of Milwaukee as a whole.

# Table 14: Mortgage Cost as a Percentage of Household Income (Owner-occupied Units)

|                                  | Midte    | Midtown |          | City of Milwaukee |  |
|----------------------------------|----------|---------|----------|-------------------|--|
|                                  | Estimate | %       | Estimate | %                 |  |
| Housing units with a mortgage*   | 382      |         | 63,374   |                   |  |
| Less than 20.0 percent           | 132      | 35%     | 26,135   | 41%               |  |
| 20.0 to 24.9 percent             | 25       | 7%      | 10,224   | 16%               |  |
| 25.0 to 29.9 percent             | 61       | 16%     | 6,758    | 11%               |  |
| 30.0 to 34.9 percent             | 25       | 7%      | 4,931    | 8%                |  |
| 35.0 percent or more             | 139      | 36%     | 15,326   | 24%               |  |
| Not computed                     | 0        |         | 388      |                   |  |
| Housing unit without a mortgage* | 216      |         | 31,017   |                   |  |
| Less than 10.0 percent           | 76       | 35%     | 10,050   | 32%               |  |
| 10.0 to 14.9 percent             | 54       | 25%     | 6,763    | 22%               |  |
| 15.0 to 19.9 percent             | 18       | 8%      | 4,467    | 14%               |  |
| 20.0 to 24.9 percent             | 14       | 6%      | 2,360    | 8%                |  |
| 25.0 to 29.9 percent             | 11       | 5%      | 2,071    | 7%                |  |
| 30.0 to 34.9 percent             | 8        | 4%      | 1,047    | 3%                |  |
| 35.0 percent or more             | 35       | 16%     | 4,259    | 14%               |  |
| Not computed                     | 13       |         | 468      |                   |  |

Data Source: 2015- 2019 American Community Survey 5-Year Estimates, table DP04. \*Note: This table excludes households where selected monthly owner costs as a percentage of household income (SMOCAPI) could not be calculated.

- More than a third (36%) of all owner-occupied units with a mortgage in the Midtown neighborhood pay 35 percent or more of their household income towards housing costs, a higher percentage than the City of Milwaukee as a whole (24%).
- 35% of all owner-occupied units with a mortgage in the Midtown neighborhood pay less than 20 percent of their household income towards housing costs, which is a lower percentage than the City of Milwaukee as a whole (41%).
- 16% of Midtown residents in owner-occupied units who do not have a mortgage pay 35 percent or more of their household income towards housing, greater than the City of Milwaukee rate of 14%.

# Table 15: Household Income in the past 12 Months and Median Income

|                          | Midto    | Midtown  |          | City of Milwaukee |  |
|--------------------------|----------|----------|----------|-------------------|--|
|                          | Estimate | %        | Estimate | %                 |  |
| Total:                   | 1,684    |          | 232,176  |                   |  |
| Less than \$10,000       | 334      | 20%      | 22,281   | 10%               |  |
| \$10,000 to \$14,999     | 226      | 13%      | 14,649   | 6%                |  |
| \$15,000 to \$19,999     | 233      | 14%      | 15,619   | 7%                |  |
| \$20,000 to \$24,999     | 167      | 10%      | 15,879   | 7%                |  |
| \$25,000 to \$29,999     | 92       | 6%       | 10,874   | 5%                |  |
| \$30,000 to \$34,999     | 69       | 4%       | 13,570   | 6%                |  |
| \$35,000 to \$39,999     | 46       | 3%       | 12,177   | 5%                |  |
| \$40,000 to \$44,999     | 106      | 6%       | 12,672   | 6%                |  |
| \$45,000 to \$49,999     | 51       | 3%       | 12,051   | 5%                |  |
| \$50,000 to \$59,999     | 135      | 8%       | 17,162   | 7%                |  |
| \$60,000 to \$74,999     | 50       | 3%       | 23,595   | 10%               |  |
| \$75,000 to \$99,999     | 107      | 6%       | 25,725   | 11%               |  |
| \$100,000 to \$124,999   | 39       | 2%       | 16,203   | 7%                |  |
| \$125,000 to \$149,999   | 0        | 0.0%     | 8,277    | 4%                |  |
| \$150,000 to \$199,999   | 11       | 0.7%     | 6,833    | 3%                |  |
| \$200,000 or more        | 18       | 1%       | 4,609    | 2%                |  |
| Median Household Income* | \$21,4   | \$21,467 |          | \$41,838          |  |

Data Source: 2015- 2019 American Community Survey 5-Year Estimates, table B19001. \*Note: Median Household Income for the neighborhood is calculated based on table B19001. Median Household Income for the City of Milwaukee is taken from table S1901.

- 20% of Midtown households have a household income of less than \$10,000 a year, twice the percentage as households in the City of Milwaukee as a whole (10%).
- 57% of Midtown households make less than \$25,000 per year, compared to 30% in the City of Milwaukee as a whole.
- The median household income in Midtown is \$21,467, a little over half the median income for the City of Milwaukee as a whole (\$41,838).