GARDEN HOMES

HISTORY TO OUR STORY

Cheryl Blue, Data Day 2018
According to its Charter, the original Garden Homes corporation was designed to:

- Promote cooperative ownership
- Be in accordance with the best ideas of city planning
- Provide healthful conditions and attractive surroundings
- Provide recreation for both old and young
- Provide an opportunity for intensive gardening under instruction thus maintaining the home in part by this means
Key Events on the Garden Homes Timeline

1903
Letchworth, England launches a major experiment in cooperatively-owned, working class housing set in a carefully planned environment – a “garden city”

1911
Schuchardt, the architect of Garden Homes visited garden cities in England and Germany

1919
Mayor Daniel Hoan establishes the Milwaukee Housing Commission and gets state legislation to allow for the creation of public housing

1920’s
Housing shortage is major problem in Milwaukee.

1921
Construction begins on Garden Homes with Mayor Hoan presiding over the groundbreaking

1923
Mayor Hoan establishes Garden Homes as a cooperative and construction is completed with 105 units

1924
The City annexes the property and legal battles ensue

1925
Property values double and the cooperative disbands as Garden Homes are sold as private property

1928
Fewer than 40% of the original owners remain

1930
Garden Homes becomes a Historic District on the National Register

1980's
Garden Homes becomes a Historic District on the National Register

1998
Garden Homes becomes a Historic District on the National Register

2010
Neighborhoood feels the effects of National Mortgage Crisis

2017
Garden Homes residents Restore the Soul of Garden Homes and release their neighborhood plan
Today's Assets

A place of pride and communal spirit

Garden Homes

Location

 Appalachia

Stucco

Churches

Proximity to

King

Neighborhood

Parks

Shopping

Churches

Schools

Unique

Historic register

Milwaukee bungalows

downtown

Oceanfront

Lakefront

Business

Well-kept

Skilled workers

Establishments

Eating

History

Bayshore

Owners

Exhibition

Parking

Cottages

Garden Homes Park
By the Numbers:

• 4,620 people
• 97% African American
• 57% female
• 37% under age 18
• 2,019 housing units
• 1,589 households
By the Numbers:

- 65% family units
- 21% vacancy rate
- 34% owner-occupied

- 56% in the labor force
- Most renters pay between $650 and $699
Who took the Garden Homes Community Survey?

- **282 responses**, nearly meeting the goal for .05 confidence level
- The distribution of respondents by age was very similar to the full population
- Homeownership; nearly two thirds “Other” (staying with family, friends). The remaining third was split between homeowners and renters.
- Time in the neighborhood: over a third lived in the Garden Homes neighborhood for over 10 years.
- Employment: over two-thirds working full time.
When asked about **neighborhood unity**, respondents agreed that...

<table>
<thead>
<tr>
<th>Behavior</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are courteous to each other</td>
<td>59%</td>
</tr>
<tr>
<td>Are respectful of youth</td>
<td>55%</td>
</tr>
<tr>
<td>Know each other’s names</td>
<td>54%</td>
</tr>
<tr>
<td>Are respectful of adults</td>
<td>46%</td>
</tr>
<tr>
<td>Are respectful of businesses</td>
<td>43%</td>
</tr>
<tr>
<td>Trust each other</td>
<td>35%</td>
</tr>
<tr>
<td>Are respectful of property</td>
<td>30%</td>
</tr>
</tbody>
</table>
A comment about neighborhood unity...

“[C]ars are parked neatly close to curbs or driveways, not out in streets so [we] are respectful to our business. [Y]ards are mostly kept up and clean, so [we are] respectful towards property.”
When asked about **neighborhood conditions**, respondents identified these as problems...

- Loitering: 79%
- Vacant, abandoned or boarded up buildings: 78%
- Litter or trash on the sidewalk: 77%
- Houses and yards that are not kept up: 58%
- Abandoned cars: 44%
- Graffiti on buildings and walls: 38%
Comments about neighborhood conditions...

“Loitering is a serious problem and very scary. People [are] walking in front of cars and not caring.”

“There is a mix of houses that are well kept up and others have very little upkeep. There have been instances of vacant houses being stripped of their siding as high up as people could reach.”
When asked about **economic vitality**, respondents identified these as problems:

<table>
<thead>
<tr>
<th>Problem</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>People are unemployed</td>
<td>89%</td>
</tr>
<tr>
<td>People don’t have high school diploma</td>
<td>87%</td>
</tr>
<tr>
<td>People can't support families*</td>
<td>87%</td>
</tr>
<tr>
<td>No new businesses</td>
<td>85%</td>
</tr>
<tr>
<td>Renters do not take care of the properties</td>
<td>84%</td>
</tr>
<tr>
<td>Property values are going down</td>
<td>84%</td>
</tr>
<tr>
<td>Absentee landlords don’t care for homes</td>
<td>82%</td>
</tr>
<tr>
<td>Homes are being foreclosed</td>
<td>80%</td>
</tr>
<tr>
<td>No training for job skills</td>
<td>78%</td>
</tr>
<tr>
<td>Homeowners can't afford to keep up homes</td>
<td>76%</td>
</tr>
<tr>
<td>No jobs in the neighborhood</td>
<td>74%</td>
</tr>
<tr>
<td>Lack of transportation to get to work</td>
<td>49%</td>
</tr>
</tbody>
</table>

*Items edited for space considerations.*
Comments about economic vitality...

“[M]ost residents in the area don't even have a high school education, which will immediately impact earning potential.”

“People are unemployed is a 10; that’s serious.”
When asked about **crime and safety**, respondents identified these problems...

<table>
<thead>
<tr>
<th>Problem</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Speeding/reckless driving</td>
<td>91%</td>
</tr>
<tr>
<td>Running red lights/stop signs</td>
<td>91%</td>
</tr>
<tr>
<td>Shootings in this neighborhood</td>
<td>91%</td>
</tr>
<tr>
<td>Drug dealers hanging around the nh'd*</td>
<td>89%</td>
</tr>
<tr>
<td>Robbery in this neighborhood</td>
<td>89%</td>
</tr>
<tr>
<td>Murder in this neighborhood</td>
<td>85%</td>
</tr>
<tr>
<td>Solicitation/prostitution</td>
<td>80%</td>
</tr>
<tr>
<td>Letting children go outside at night</td>
<td>80%</td>
</tr>
<tr>
<td>Walking alone during the day</td>
<td>61%</td>
</tr>
<tr>
<td>Letting children go outside during the day</td>
<td>55%</td>
</tr>
</tbody>
</table>

*Items edited for space considerations.*
Comments about **crime and safety** ...

“Reckless driving is seen a lot.”

“Reckless driving / running red lights occurs north on Teutonia to Good Hope. This has gotten quite a bit worse in the past several years.”

“Every day on my commute someone runs a red light, passes at highspeed in the parking/bicycle lane, turns right from the far left lane, turns right from the far left lane or drives very aggressively.”
When asked about **neighbors helping other neighbors**, respondents agreed that residents…

- Participate in community events: 84%
- Help out with elderly or ill neighbors: 79%
- Celebrate holidays or birthdays together: 72%
- Share rides to school, church, work or voting*: 71%
- Go to a neighborhood organization, block club*: 71%
- Share tools and services for yard up-keep*: 69%
- Join in a block clean-up in the neighborhood: 67%
- Help out with each other’s children: 67%
- Share food or eat meals together: 66%
- Help out with each other’s homes: 65%
Comments about **neighbors helping other neighbors**...

“I've seen block clean-ups as well as neighbors helping each other out with yard work etc. I know my work does help organize community events that I personally have helped out at and often have a large turnout and are widely appreciated.”

“I feel like more elderly folks are more trusting and active with community events.”
Bright spots...
Thank you!

We would like to acknowledge the efforts of:

- the staff and Steering Committee of the Corridor, especially Cheryl Bleu, Deatrium King, and Joe Bova.

- the Data You Can Use team, including Carrie Koss Vallejo, Van Le, Katie Pritchard, and Cassandra Leopold for design and photography.

- the respondents who shared their insights and opinions about Restoring the Soul of Garden Homes.

For additional information see:
Garden Homes and the City of Milwaukee Demographics Report, December 2017.