

# Housing Data Users Group

February 11, 2021 | 12-1 PM

*Welcome!*

- ★ *Please introduce yourself in the chat (name and organization)*
- ★ *Complete the poll*



DATA YOU CAN USE

FROM PEOPLE YOU CAN TRUST

# Housing data Users Group

## Reclaiming Our Neighborhoods (RON)

### Agenda

**Welcome and Overview-** *Amy Rohan*

**Overview of Local Data Sources** - *Amy Rohan*

**Property Dynamics in Milwaukee** - *Nick Downer*

**Q&A and Announcements**



**DATA YOU CAN USE**

FROM PEOPLE YOU CAN TRUST

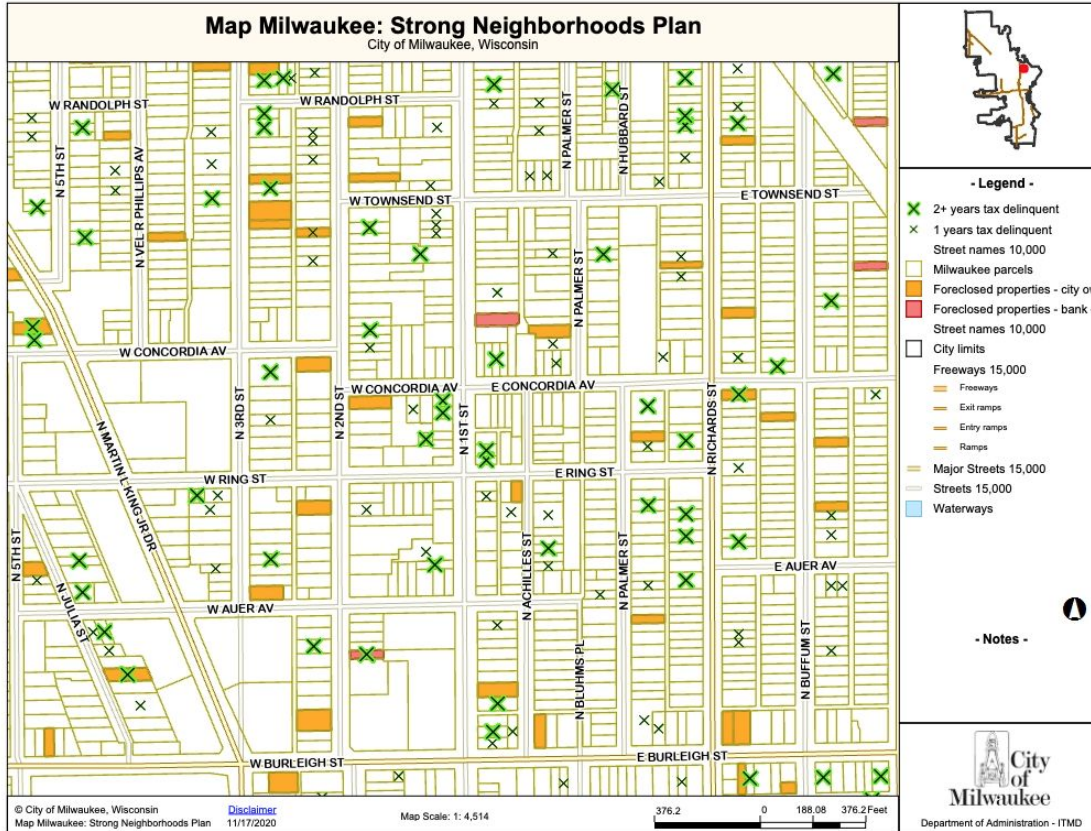
# Goals of the RON Housing data Users Group

- To establish and sustain a Housing Data Users Group that will convene RON partners, other neighborhood groups and stakeholders interested in available and new housing-related data
- To provide practical recommendations for housing data users in accessing reliable sources and using the data in a way that reflects their organizational capacity and mission
- To create a community of practice in order to align resources, develop strategies and share best practices



# Answering essential questions with MPROP (Master Property) data

MPROP Data Documentation [PDF](#)



# Identifying the problem

**Milwaukee: STRONG NEIGHBORHOODS**  
Milwaukee, WI

Getting Around   Maps & Data Sources   Tasks   Analysis

Zoom In   Zoom Out   Initial View   Full Extent   Previous Extent   Next Extent   Identify   Bookmarks

Navigation   Find Data   Information ...

Layers   I want to...

Layers...   Filter

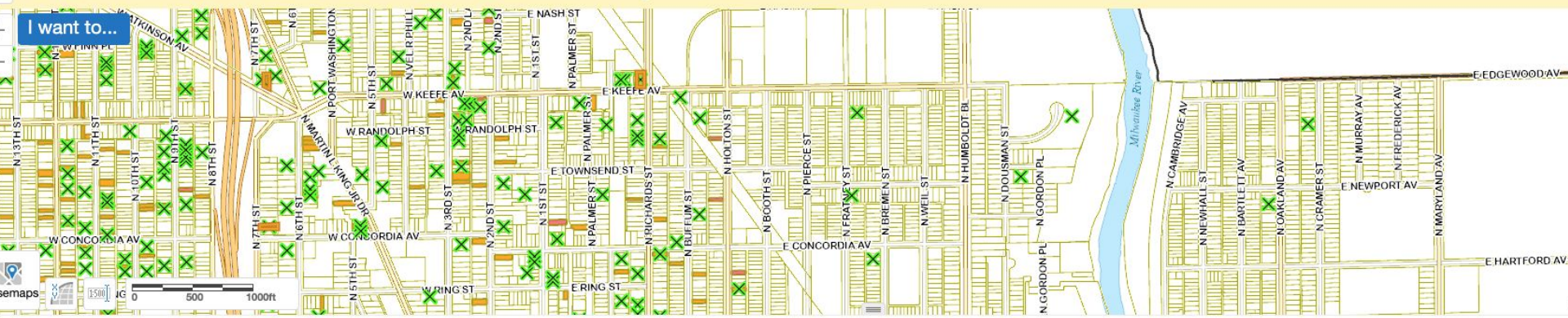
- City owned real estate - active inventory
- DPW Operations**
- MPROP data maps**
- Assessment information
- Occupancy status**
  - Residential owner occupied parcels
  - Residential non-owner occupied parcels
- Tax status
- Foreclosed properties**
  - Foreclosed properties - city owned
  - Foreclosed properties - bank owned

Line  Enable Buffering  Disable Add Results  Enable Subtract Results  Disable Snapping  Select Snapping Layers  Identifiable Layers

Location Information  Distance  Plot Coordinates

Measure Coordinates

To learn what's there, draw a line of interest along the map. Double-click/tap to finish.



Identify Results (8)

Foreclosed properties - bank owned  Foreclosed properties - city owned  Residential owner occupied parcels  Milwaukee parcels

OBJECTID	TAXKEY	YR_ASSMT	CHK_DIGIT	House Number Low	House Number High	House Number Suffix	Street Direction	Street Name	Street Type
2729994100	2729994100	2020		636	636		W	ATKINSON	AV
2731743113	2731743113	2020		274	274		E	KEEFE	AV
2830889000	2830889000	2020		3308	3310		N	7TH	ST
2812419100	2812419100	2020		300	302		E	BURLEIGH	ST
2812420100	2812420100	2020		306	308		E	BURLEIGH	ST
2820611000	2820611000	2020		128	128		E	BURLEIGH	ST
2821710000	2821710000	2020		434	436		W	BURLEIGH	ST
2831088000	2831088000	2020		616	618		W	BURLEIGH	ST

Switch to List  
View results in list form

Zoom to All  
Zoom to extent of all results

Show Buffer Options  
Identify features near to

Export to CSV  
Export results to CSV

Export to XLSX  
Export results to XLSX

Export to Shapefile  
Export results to Shapefile

Run a Report

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## Search Address

**WELCOME** to MyMilwaukeeHome's fresh mobile-friendly look!

**ENTER** the property address.

Then **SCROLL** down to the section you need and

**TAP** or **CLICK** the header to expand or close the section.

123A	Dir ▼	▼	Unit	Submit Address
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## Links▼

### Other Property Links

[Map Milwaukee](#)

[Where Do I Vote](#)

[Assessor's Office Property Data - Search by Taxkey, Address, or Address Range](#)

[Property Tax Information](#)

[Property Recording, Violations, Service Requests, Permits](#)

[Special Improvement Bond Information](#)

[Map Milwaukee: Property Data and Interactive Mapping](#)

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## My Property Information<sup>∨</sup>

My Property:	419 W KEEFE AV 53212
Tax Key:	2822206000
Property Owner Of Assessment Record:	STATE BANK OF TEXAS, ,
Current Assessment:	<a href="#">View City Assessor's details</a>
Year Built:	1953
<b>NOTE: Assessments change annually in April. Please see <a href="#">City Assessor's details</a> for specific date.</b>	
Special Assessments:	<a href="#">see details</a>
Property Registration, Code Violations, and Permits:	<a href="#">See Details</a>
Polling Location:	<a href="#">See Details</a>
<b>To access tax record information online see the <a href="#">City Treasurer's Office</a></b>	
Census Tract 2010:	6900
Census Block 2010:	3003
Census Tract 2000:	6900
Census Block 2000:	4001
Neighborhood Name:	HARAMBEE

## Street/Parking Info<sup>^</sup>

## Child Education<sup>^</sup>

## Business Info<sup>^</sup>

## Services<sup>^</sup>

## Where Do I Vote/Voting Location including Sample Ballot if available<sup>^</sup>



# [data.milwaukee.gov](https://data.milwaukee.gov)



Milwaukee  
OpenData

HOME DATASETS ORGANIZATIONS GROUPS ABOUT HELP



Welcome to

## CITY OF MILWAUKEE OPEN DATA PORTAL

Search Datasets



### Showcases

These datasets represent the most popular and important information requested by the public.



Map Milwaukee Portal

Official Website of the City of Milwaukee  
MyMilwaukeeHome

My Milwaukee Home

City of Milwaukee  
Property Assessment Data



Property Assessment Data



Current Milwaukee Fire Dispatched Calls  
for Service

# Resources and Links

→ [MPROP Data Documentation PDF](#)

Milwaukee's Master Property database and field descriptions

→ [City of Milwaukee Open Data Portal](#)

Public datasets available for download by topic

→ [Map Milwaukee Portal](#)

Mapping tool with a variety of applications, targeted data and functionality

→ [My Milwaukee Home](#)

Search by address for data on ownership, tax delinquency, code violations and more

→ [City of Milwaukee Housing Resources](#)

Home rehab products for homeowners struggling to afford critical repairs

◆ [Strong Homes Loan](#)

◆ [Compliance Loan Program](#)



Housing Data Users Group Presentation:  
Feb 11, 2021

# Property Dynamics in Milwaukee



LLSC MILWAUKEE

November 2020

# Who assembled this report, and why?



Nick Downer  
([nick@landgrid.com](mailto:nick@landgrid.com))

# LISC MILWAUKEE

Bess Earl and Matt Melendes  
([EEarl@lisc.org](mailto:EEarl@lisc.org), [Mmelendes@lisc.org](mailto:Mmelendes@lisc.org))

## Findings

### 1. **Some neighborhoods are seeing notable gains in property value, while many others are disproportionately falling behind.**

Properties along the lakefront and on the western edges of the city are seeing rapid increase in value. Meanwhile, other neighborhoods are not keeping pace.

Dive right in: p.5

### 2. **Neighborhoods where landlords make the greatest profits are also some of the most distressed housing markets.**

Because rent prices don't necessarily correspond to structure value, landlords are profiting from the poor and from neighborhoods where buildings are low-cost.

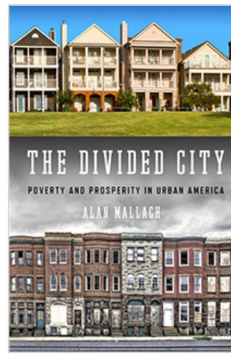
Dive right in: p.11

### 3. **Gathering additional data can help us better understand how to improve neighborhoods.**

Being able to visualize data helps us understand, prioritize and more efficiently use the resources we have to improve quality of life for all residents.

Dive right in: p.16

Don't just take our word for it!



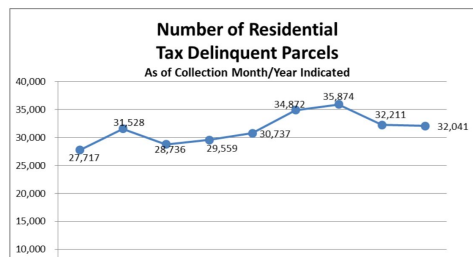
Allan Mallach –  
Divided City

#### Results

Do the Poor Pay More for Housing?

Figure 1 shows the bivariate correlation between neighborhood poverty and exploitation found in the MARS/MPROP/MTR merged data.<sup>15</sup> Rental units in neighborhoods with less than 15% poverty rates have exploitation rates around 10%. There, rents sum to the value of property in around 10 years. But in high-poverty neighborhoods, those with 50%–60% poverty rates, exploitation more than doubles as annual rents amount to 25% of property values. A substantial shift also appears between black and nonblack neighborhoods: a 10%–15% median exploitation rate in minority-black neighborhoods compared to a 20%–25% rate in majority-black neighborhoods.

2019  
research  
by Matt  
Desmond

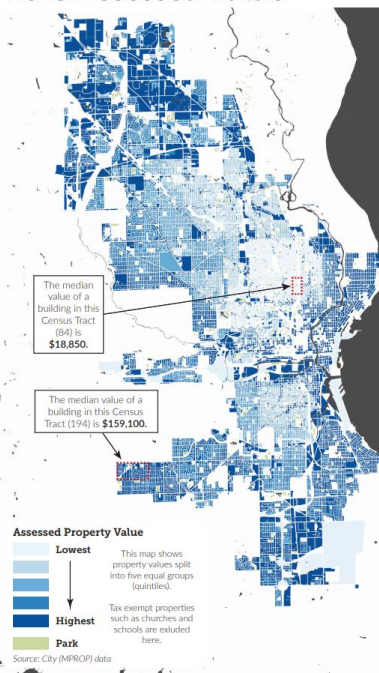


Housing Dynamics: Fra  
Ford / WRLC

# 1.

Some neighborhoods are seeing notable gains in property value, while many others are falling disproportionately behind.

## 2019 Assessed Value



Assessed value is the term for what the County Assessor's office thinks a property is worth. They use this number to calculate the taxes owed each year.

What a given building is worth is actually quite subjective. In researcher Andre Perry's most recent book, *Know Your Price*, he asserts that **homes in Black neighborhoods are valued 23% lower than similar houses in comparable neighborhoods which are majority white.**

The mathematical formulas used by Auditors to calculate assessed value are very complex and kept internal to the Auditor's offices, so it's generally quite difficult to know exactly how a given value for a property was derived. Even though they are an imperfect way of valuing land, assessed values are useful because they indicate what the city thinks the property is worth.

Property values are lowest on the near southwest side (roughly an area bounded by S. Layton to the west, the river on the north, I-43 to the east, and the railroad tracks south of W. Cleveland) and on the near northwest side (N. 35th, W. Capitol, I-43, Vlied).

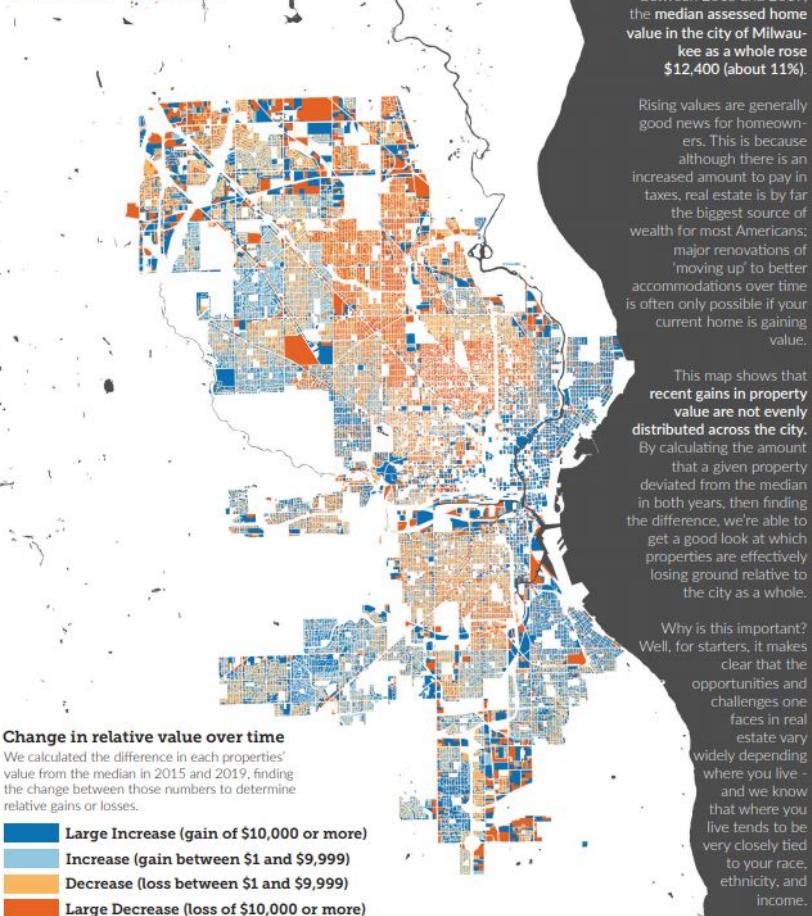
## Adjusted Change



## Raw Numbers



## Who's losing ground? Relative values, 2015-2019



# Who's losing ground? Relative values, 2015-2019

Between 2015 and 2019, the median assessed home value in the city of Milwaukee as a whole rose \$12,400 (about 11%).

Rising values are generally good news for homeowners. This is because although there is an increased amount to pay in taxes, real estate is by far the biggest source of wealth for most Americans; major renovations of 'moving up' to better accommodations over time is often only possible if your current home is gaining value.

This map shows that recent gains in property value are not evenly distributed across the city. By calculating the amount that a given property deviated from the median in both years, then finding the difference, we're able to get a good look at which properties are effectively losing ground relative to the city as a whole.

Why is this important? Well, for starters, it makes clear that the opportunities and challenges one faces in real estate vary widely depending where you live - and we know that where you live tends to be very closely tied to your race, ethnicity, and income.

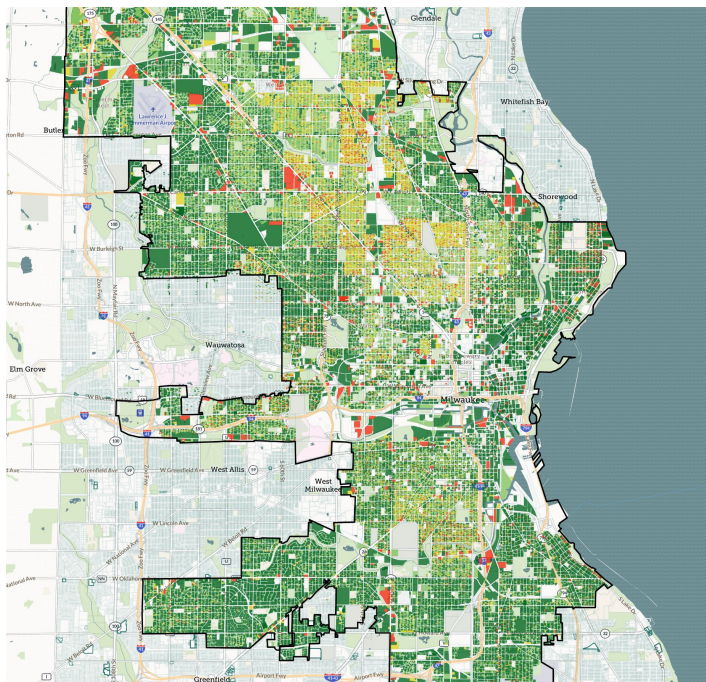
## Change in relative value over time

We calculated the difference in each properties' value from the median in 2015 and 2019, finding the change between those numbers to determine relative gains or losses.

- Large Increase (gain of \$10,000 or more)
- Increase (gain between \$1 and \$9,999)
- Decrease (loss between \$1 and \$9,999)
- Large Decrease (loss of \$10,000 or more)

Source: City (MPROP) Data  
Note: this map excludes properties which had an assessed value of \$0 in both 2015 and 2019.

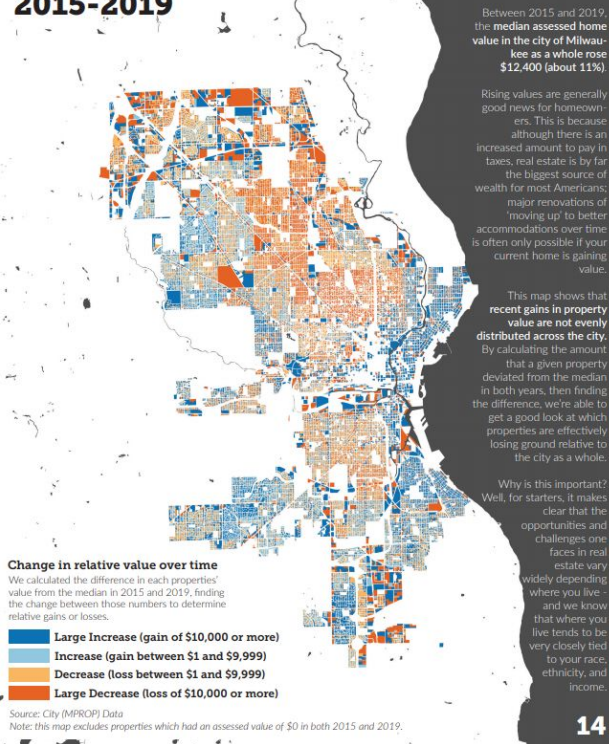
Adjusted Change:  
"how did this property's value change relative to others?"



Raw Change:  
"did this property go up or down in value?"

# Ok – so what?

## Who's losing ground? Relative values, 2015-2019



Having good data can help us plan better – it also helps communicate the issue at hand.

# Tract Typology: Evictions and Value

## Learning from Data

One of the most important things about data is that it can help people make better decisions.

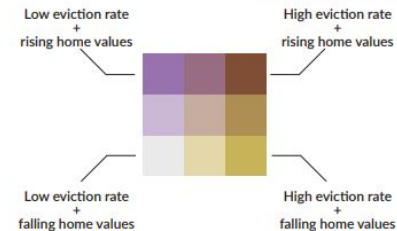
In the next four pages, we use this map as a starting point to understand the various real estate forces at work in different parts of the city.

No matter where your neighborhood falls on this spectrum, there are things it does well, and things that need improvement: we hope that this will be a useful starting point that will empower residents to take action.

Want to see how this map lines up with political or neighborhood boundaries? Skip to pages 28 & 29.

## Evictions and Values by Tract

This map is a combination of the last two maps on the previous pages. Combining them provides a useful way of understanding how housing pressures vary across the city.

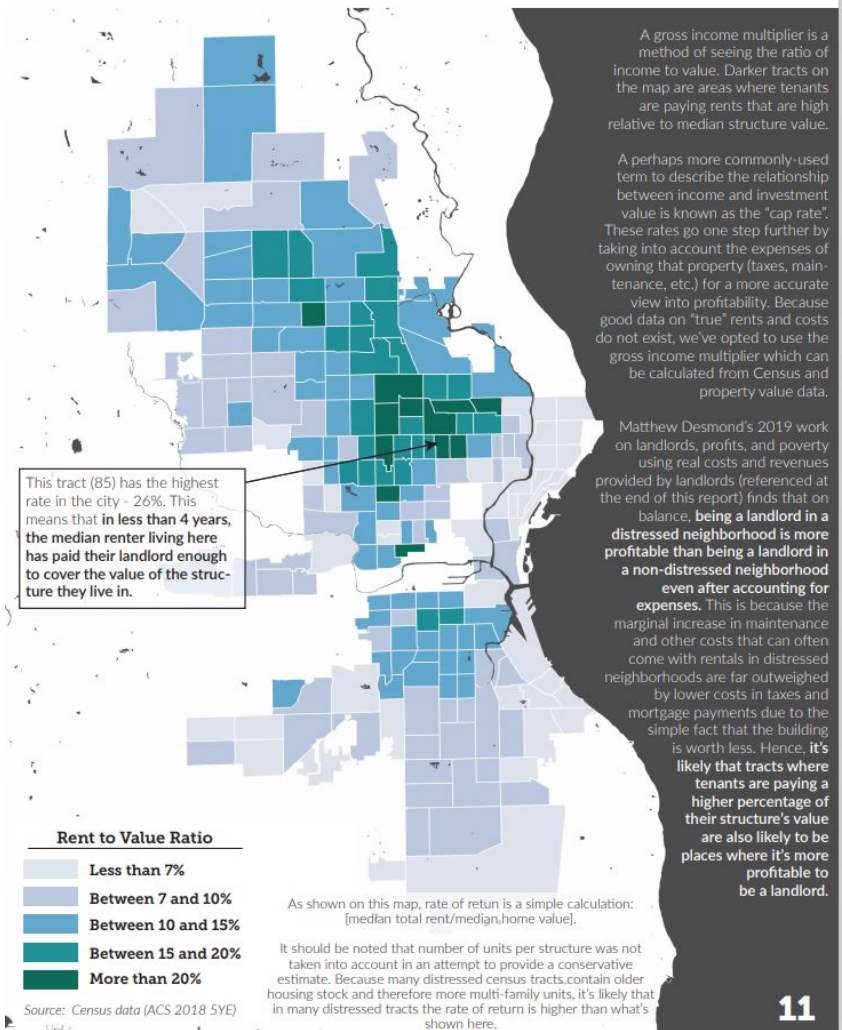




# 2.

Neighborhoods where landlords make the greatest profits are also some of the most distressed housing markets.

## Rent to Value Ratio



# 2019 Assessed Value

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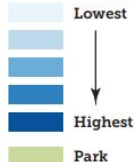
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Property values are lowest on the near southwest side (roughly an area bounded by S. Layton to the west, the river on the north, I-43 to the east, and the railroad tracks south of W. Cleveland) and on the near northwest side (N. 35th, W. Capitol, I-43, Vliet).

The median value of a building in this Census Tract (84) is **\$18,850.**

The median value of a building in this Census Tract (194) is **\$159,100.**

## Assessed Property Value



This map shows property values split into five equal groups (quintiles).

Tax exempt properties such as churches and schools are excluded here.

Source: City (MPROP) data

# Rent to Value Ratio

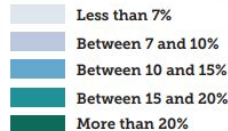
A gross income multiplier is a method of seeing the ratio of income to value. Darker tracts on the map are areas where tenants are paying rents that are high relative to median structure value.

A perhaps more commonly-used term to describe the relationship between income and investment value is known as the "cap rate". These rates go one step further by taking into account the expenses of owning that property (taxes, maintenance, etc.) for a more accurate view into profitability. Because good data on "true" rents and costs do not exist, we've opted to use the gross income multiplier which can be calculated from Census and property value data.

Matthew Desmond's 2019 work on landlords, profits, and poverty using real costs and revenues provided by landlords (referenced at the end of this report) finds that on balance, **being a landlord in a distressed neighborhood is more profitable than being a landlord in a non-distressed neighborhood even after accounting for expenses.** This is because the marginal increase in maintenance and other costs that can often come with rentals in distressed neighborhoods are far outweighed by lower costs in taxes and mortgage payments due to the simple fact that the building is worth less. Hence, it's **likely that tracts where tenants are paying a higher percentage of their structure's value are also likely to be places where it's more profitable to be a landlord.**

This tract (85) has the highest rate in the city - 26%. This means that **in less than 4 years, the median renter living here has paid their landlord enough to cover the value of the structure they live in.**

## Rent to Value Ratio

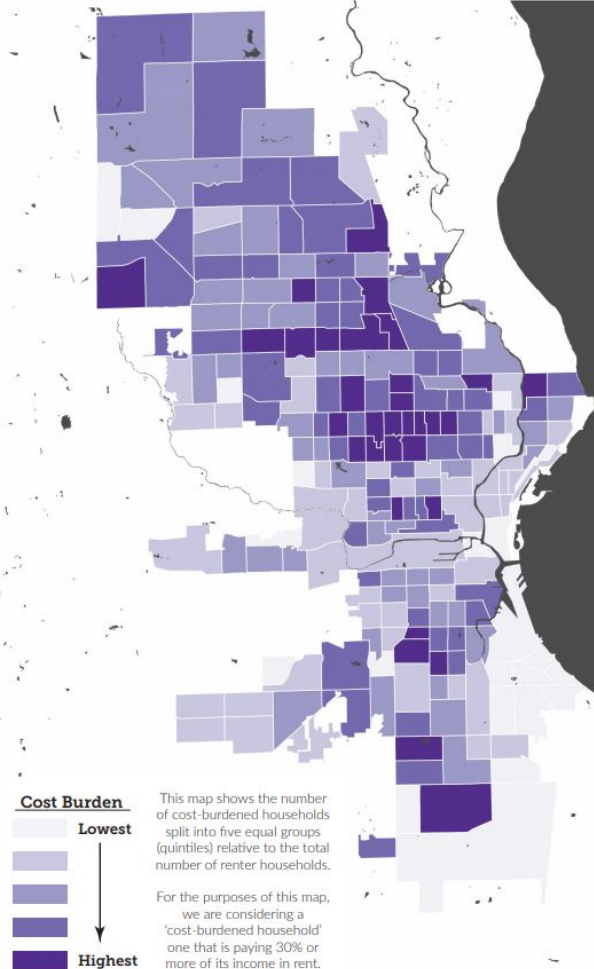


As shown on this map, rate of return is a simple calculation:  $(\text{median total rent} / \text{median home value})$ .

It should be noted that number of units per structure was not taken into account in an attempt to provide a conservative estimate. Because many distressed census tracts contain older housing stock and therefore more multi-family units, it's likely that in many distressed tracts the rate of return is higher than what's shown here.

Source: Census data (ACS 2018 5YE)

# Cost Burdened Renters



**Cost Burden**

Lowest

Highest

This map shows the number of cost-burdened households split into five equal groups (quintiles) relative to the total number of renter households.

For the purposes of this map, we are considering a 'cost-burdened household' one that is paying 30% or more of its income in rent.

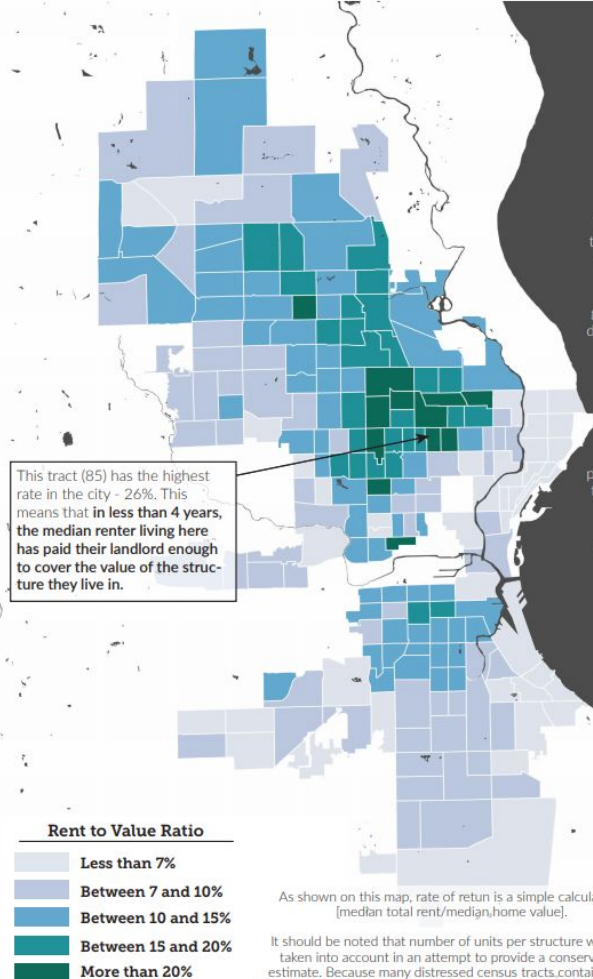
**Cost burden** is a measure that shows where households are paying a high percentage of their income to household expenses, especially rent.

Because such a large portion of a cost burdened household's income goes straight to rent, such households have a much harder time saving money that could be used to invest in larger-ticket purchases (good examples might be a more reliable car, a down payment on a house, putting away money for college, etc).

It's worthwhile to compare this map to the Cap Rates map on the following page: what this tells us is that **there substantial overlap between places where renters are paying a large amount of their monthly income to housing costs, and the places where it appears that landlords are making the most profit.**

Source: Table B5070, American Community Survey, 2018 5YE.

# Rent to Value Ratio



This tract (85) has the highest rate in the city - 26%. This means that in less than 4 years, the median renter living here has paid their landlord enough to cover the value of the structure they live in.

**Rent to Value Ratio**

Less than 7%

Between 7 and 10%

Between 10 and 15%

Between 15 and 20%

More than 20%

As shown on this map, rate of return is a simple calculation: [median total rent/median home value].

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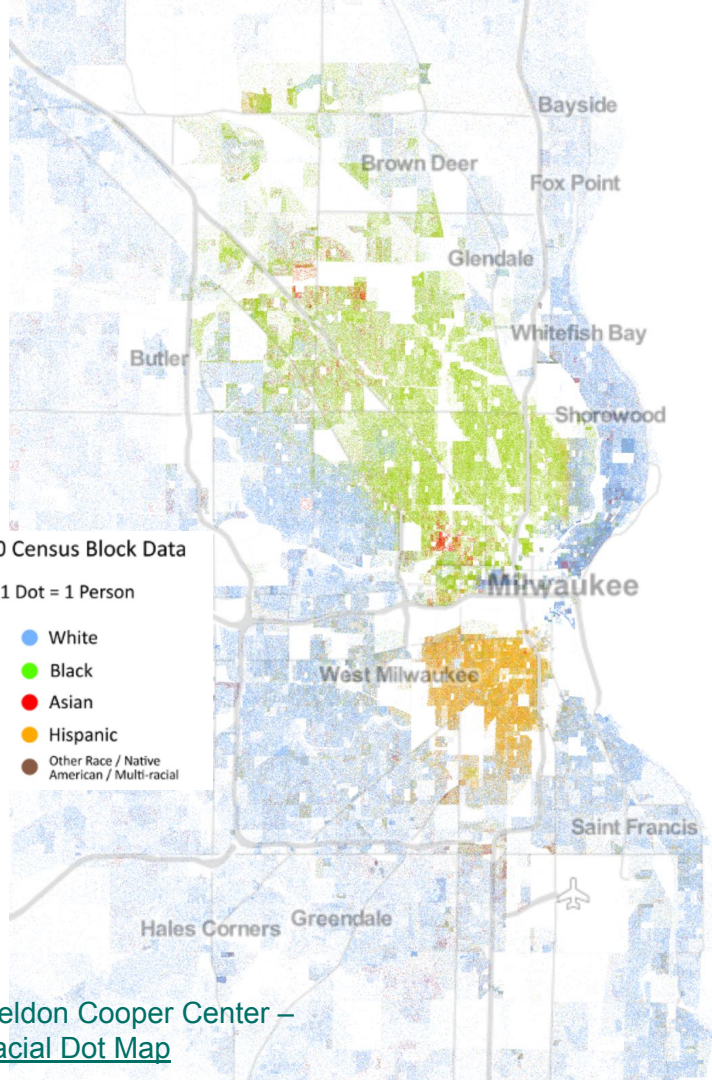
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## 2010 Census Block Data

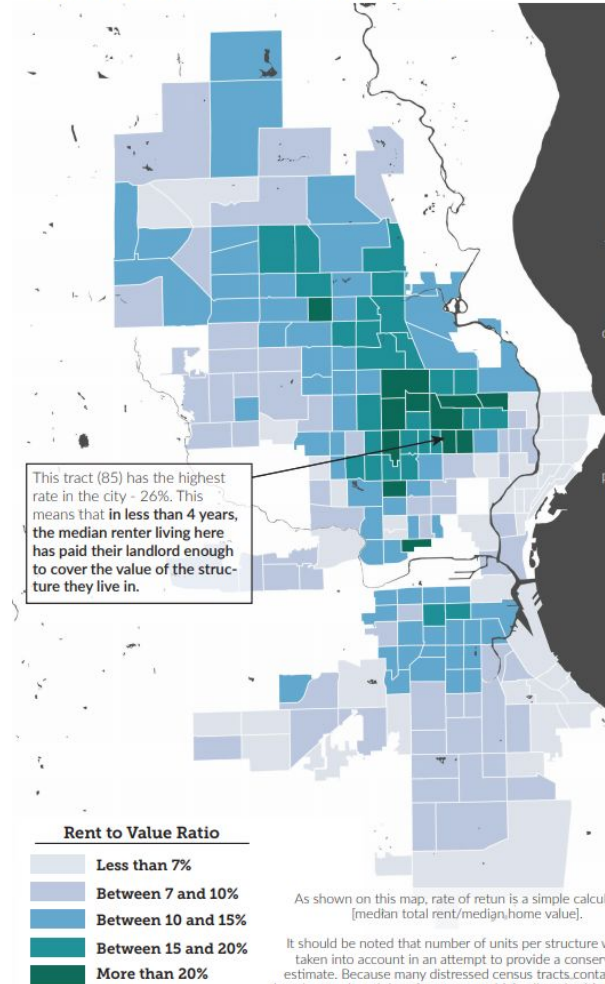
1 Dot = 1 Person

- White
- Black
- Asian
- Hispanic
- Other Race / Native American / Multi-racial



Weldon Cooper Center –  
Racial Dot Map

## Rent to Value Ratio



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### Rent to Value Ratio

- Less than 7%
- Between 7 and 10%
- Between 10 and 15%
- Between 15 and 20%
- More than 20%

Source: Census data (ACS 2018 5YE)

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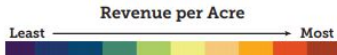
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# Revenue per Acre

Compare this map to the cap rate map on the previous page. It clearly demonstrates that in neighborhoods where landlords make the most money, the city gets the least revenue.

The taller the parcel's height, the greater the total revenue from that individual parcel.



As a metric, revenue per acre provides the insight into how much value a parcel creates through property taxes for a city. Revenue represents the actual amount paid to the city through the property tax system - it's a better metric than looking at taxable or assessed value because it reflects any exemptions, freezes, and/or abatements the parcel might have.



Source: City (MPROP) data, 2018 tax roll data for 2019 budget year. Visual created by Urbex Solutions.

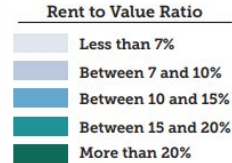
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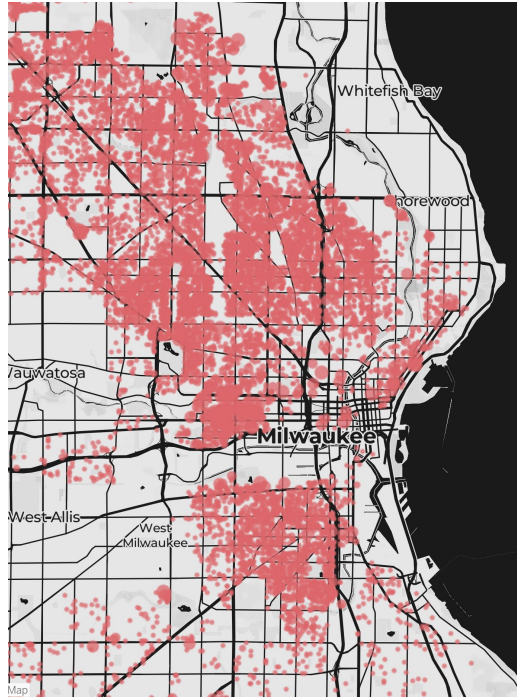
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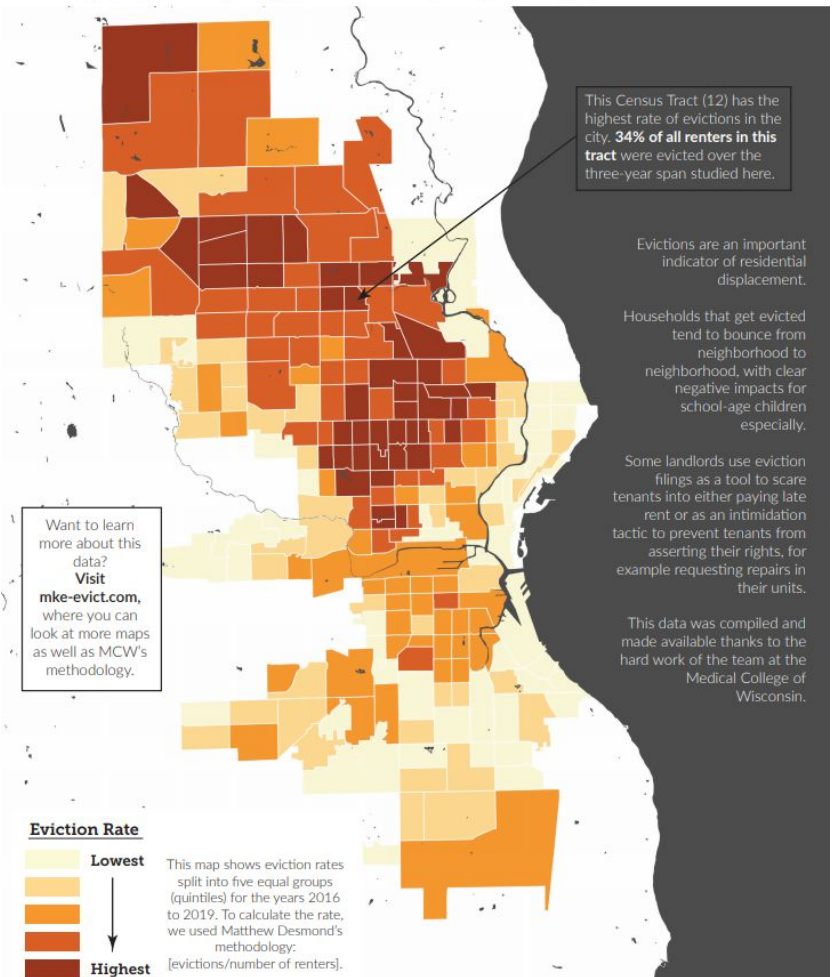
Source: Census data (ACS 2018 5YE)

# 3.

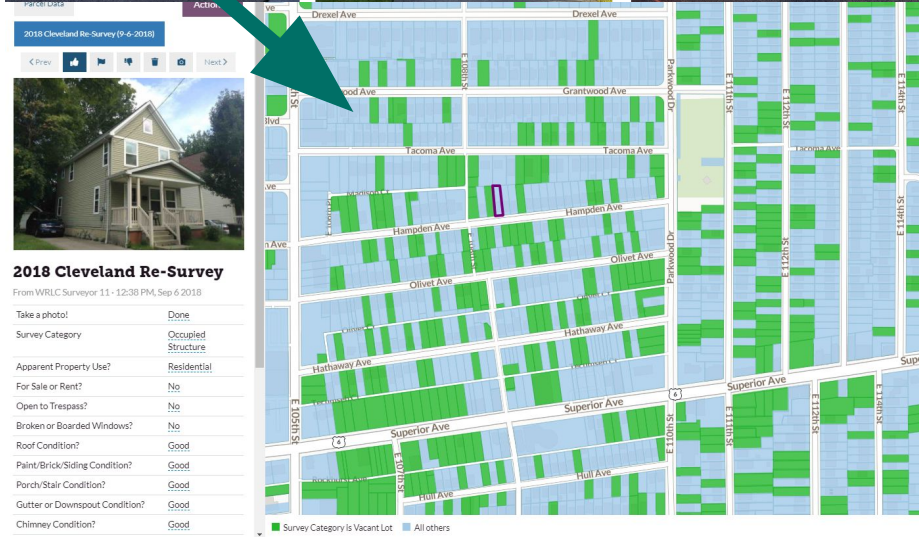
Gathering additional data can help us better understand what's happening in our neighborhoods (and ID solutions!)



## Eviction rates in Milwaukee



See more on Milwaukee evictions [here](https://mke-evict.com)



### HOT SPOT & COLD SPOTS Vacant Structures

- Cold Spot: vacant structures are dispersed
- Not significantly different than random
- Hot Spot: vacant structures are clustered

Current, detailed data is key to determining targeted strategies that can help neighborhoods.



Communities at the Crossroads Study  
(Cleveland / WRLC)

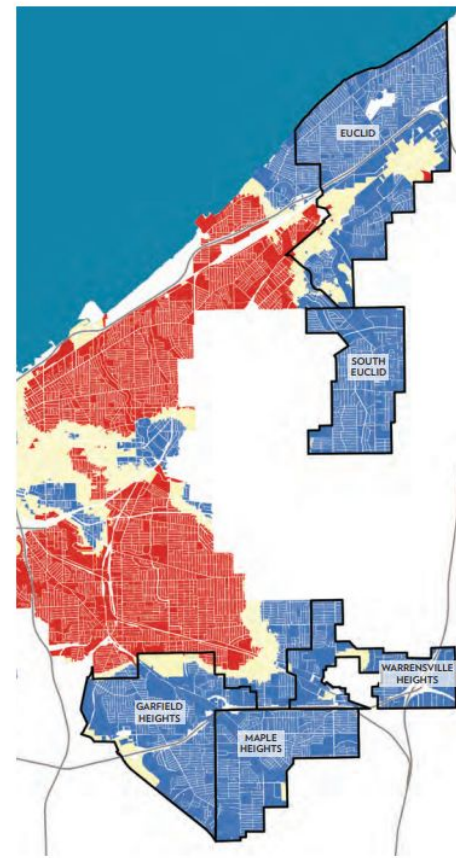


FIGURE 7.02 Areas where distressed properties are concentrated (Hot Spots) and dispersed (Cold Spots).

2018 Cleveland Resurvey  
(Cleveland / WRLC)

WEST DALLAS  
CENSUS TRACT 205

# Community Driven Growth: A Roadmap for Dallas Equitable Development

Survey Report January / February 2019



## Key Findings



Overall, residents were happy with their neighborhoods. This was reflected both in 'quality of life' ratings (shown by neighborhood on the following pages) as well as in qualitative responses.

**Most residents perceive their neighborhood as safe.**  
In each neighborhood, more than 50% of respondents rated their neighborhood as a 5 or higher on a scale of 1-7; less than 25% of respondents rated their neighborhood a 3 or lower.

**Feelings about neighborhood school quality vary by neighborhood.**  
In West Dallas and the Bottom, more than 80% of residents rated their school quality as a 5 or higher on a scale of 1-7. That number was 50% in the Forest District (interestingly, during the SWOT analysis Forest District respondents also rated schools as one of their neighborhood's greatest strengths.)  
On the other side of the scale, the percentage of residents rating school quality a 3 or lower were 11.2% (West Dallas), 3% (the Bottom), and 25% (Forest District).

**Some areas of immediate need identified by residents were clear, including:**

- Litter picked up
- Additional street lighting in some areas

**Additional, long-term community desires for the neighborhood include:**

- Better schools
- Closer amenities (restaurants, gas stations, dog parks, grocery stores, etc)
- More jobs (both locally and in general)
- Improved security

## ECONOMY

### Program lays out roadmap to fight blight in Dallas

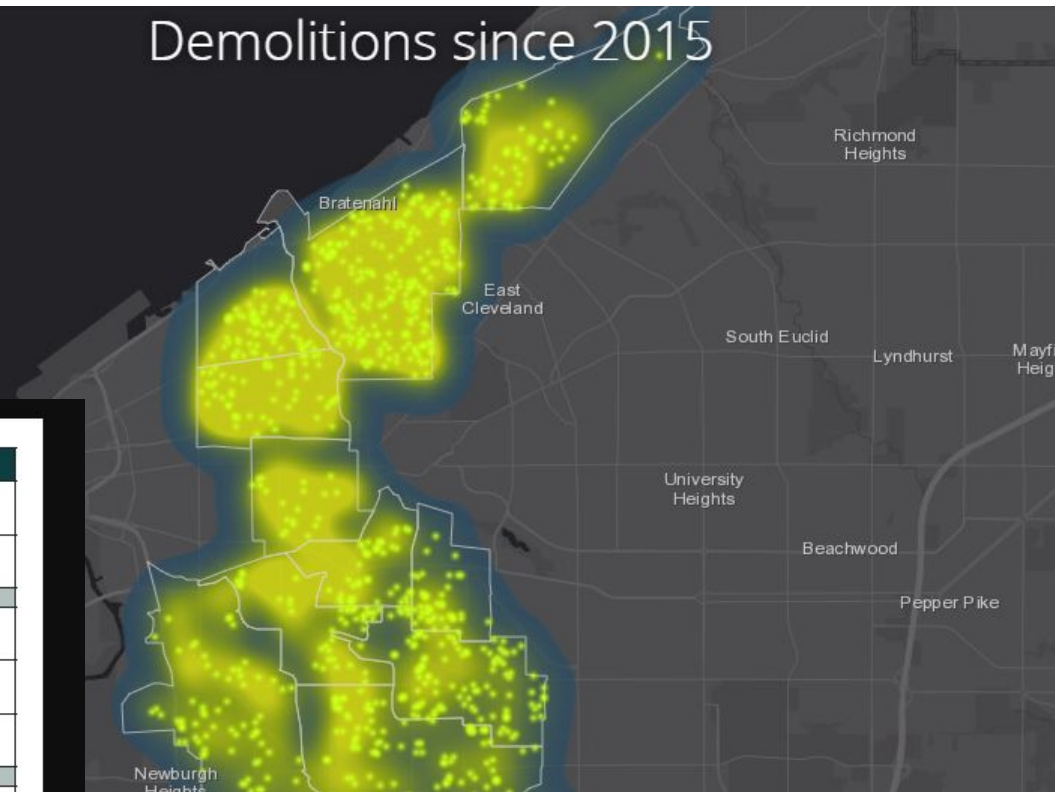
The effort identified what it believes could turn around three Dallas neighborhoods mired by disinvestment.





# Demolitions since 2015

It can also help us figure out whether things we're currently doing are having the intended effect.



	2015	2018
% Occupied Structure (percentage of all structures)	84%	88%
% Vacant Structure (percentage of all structures)	16%	12%
<hr/>		
% of Structures ranked as A or B (noted to be in excellent or good condition)	68%	67%
% of Structures ranked as C (noted to be in fair condition)	23%	27%
% of Structures ranked as D or F (noted to be in a deteriorated or hazardous condition)	9%	6%
<hr/>		
% of Structures ranked as condemned A, B, or C and vacant D or F (noted as a likely candidate for demolition)	9%	7%
<hr/>		
% Vacant Land (percentage of all parcels designated as vacant lot, parking lot, or park)	26%	32%

# NEIGHBOR TO NEIGHBOR

THE FIRST DETROIT PROPERTY TAX FORECLOSURE CENSUS



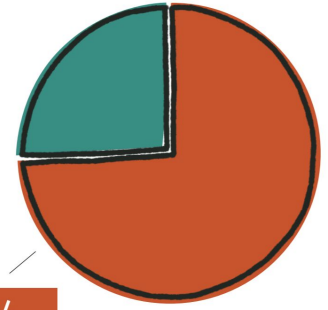
Finally, detailed data can also lead to calls for policy changes to fix underlying or structural issues.

**ALL OF THE 24,089 RESIDENTS** that spoke with Neighbor to Neighbor surveyors received information relevant to their housing situation that could inform their path out of tax foreclosure. Canvassers also collected responses to questions that could lead towards tax foreclosure policy changes.

The majority of homeowners reported they would qualify for the City of Detroit's Homeowner's Property Tax Assistance Program (HPTAP), when shown the income guidelines. The HPTAP offers up to a 100% exemption for the current year's property taxes owed by homeowners with low incomes. The HPTAP is a critical but underutilized tax foreclosure prevention tool.

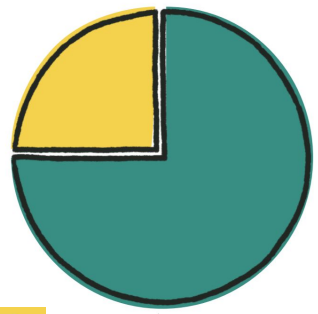
Most of the renters expressed interest in owning the home they rent if it should become available for purchase due to tax foreclosure.

*Renters Interested in Owning the Home They are Renting*



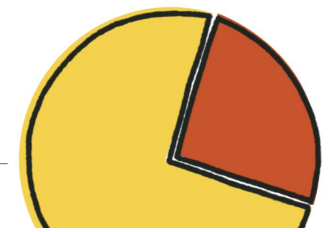
**78%**  
(2,919 of 3,732)  
*Interested*

*Owners Potentially Eligible for Property Tax Exemption*



**75%**

*Owners Who Feel They Would Benefit From Monthly Property Tax Payment Options*



**75%**  
(4,631 of 6,192)  
*Prefer a monthly payment option*

- 1
- 2
- 3
- 4
- 5

RESIDENTS LACK INFORMATION ON TAX DELINQUENCY AND HELPFUL PROGRAMS

HOMEOWNERS NEED MORE OPPORTUNITIES TO GET PROPERTY TAX EXEMPTIONS

ERASE TAX DEBT FOR VULNERABLE HOMEOWNERS

PAYING FOR PROPERTY TAXES MONTHLY WOULD BE EASIER

TENANTS WANT THE FIRST CHANCE TO BUY TAX FORECLOSED RENTAL PROPERTIES

Read the full Neighbor to Neighbor report [here](#)

# What Happened to the Auctioned Properties?

Home ownership is not appropriate for everyone, and there is nothing intrinsically unethical about investors purchasing properties to re-sell or to rent. Indeed, too few affordable rental properties can impose a significant hardship on low-income households. What matters from the perspective of neighborhood residents and the city as a whole is the extent to which landlords act responsibly; maintaining their properties in good repair and paying their property taxes on time. Our study provides evidence that speaks to these matters.

Based upon data that Wayne County provided, 37% of properties with structures that were purchased in the 2017 auction were unoccupied at the time. Approximately one year later, we found that 54 of those 3,987 parcels had become vacant lots. As for the balance, 41% appeared to be unoccupied.



**37%** of properties with structures that were purchased in the 2017 auction were unoccupied at the time.

Approximately one year later **41%** of the 3,987 parcels appear to be unoccupied.

## MICHIGAN

# Michigan Supreme Court says counties can't profit from tax foreclosures

**Paul Egan** Detroit Free Press

Published 3:35 p.m. ET Jul. 17, 2020 | Updated 7:33 p.m. ET Jul. 17, 2020

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## DETROIT

# Housing advocates call on Gov. Whitmer, Detroit leaders to repay overtaxed homeowners

**Nushrat Rahman** Detroit Free Press

Published 6:00 a.m. ET Jan. 14, 2021 | Updated 10:40 a.m. ET Jan. 14, 2021

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Housing advocates on Wednesday evening called on Gov. Gretchen Whitmer and local leaders to investigate inflated property taxes in Detroit and provide options for over-assessed homeowners to get a refund.

The Coalition for Property Tax Justice — which held an online convening — called on Detroit Mayor Mike Duggan to create a fund to compensate overtaxed Detroit homeowners, Wayne County Treasurer Eric Sabree to stop foreclosing owner-occupied homes until the city fixes what the group calls “systemically illegal property tax assessments,” and Whitmer to order the State Tax Commission to investigate tax assessments.

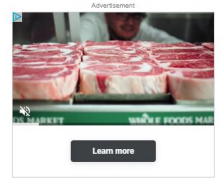
U.S. Rep. Rashida Tlaib, D-Detroit, Cornel West, and Rev. William Barber II joined the conversation, which drew more than 600 online viewers, and was capped off with a performance by The Clark Sisters.

“We have a situation in Detroit where unconstitutional property tax assessments are rapid. They lead to illegally inflated property taxes that Detroiters cannot afford to pay, which has led to foreclosure rates we haven’t seen since the Great Depression,” said Bernadette Atuahene, a professor at Chicago-Kent College of Law who has studied overassessment in Detroit. and the leader of the Coalition for

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## More Stories



Notice our new look? As you get used to things, please let us know what you think!

# Housing data Users Group

- ★ Housing data Users Group Meetings
  - Thursday, March 11, 2021, 12-1pm
  - Thursday, May 13, 2021, 12-1pm
- ★ Contact [amy@datayoucanuse.org](mailto:amy@datayoucanuse.org) to be added to the list

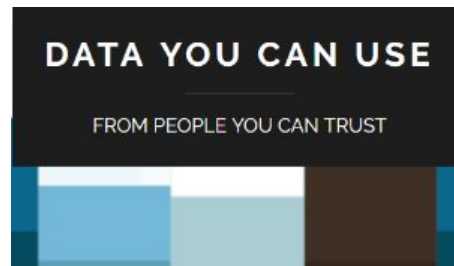
# Health data Users Group

- ★ Health data Users Group Meetings
  - Wednesday, April 21, 2021, 12-1pm
  - Wednesday, July 21, 2021, 12-1pm
- ★ SAVE THE DATE: Data Day, Wednesday, October 20, 2021
- ★ Contact [amy@datayoucanuse.org](mailto:amy@datayoucanuse.org) to be added to the list



# Contact

**Nick Downer**, Chief of Data  
Strategies and Special  
Projects  
Loveland Technologies  
[nick@landgrid.com](mailto:nick@landgrid.com)



**Dr. Katie Pritchard**, President  
Data You Can Use  
[katie@datayoucanuse.org](mailto:katie@datayoucanuse.org)

**Amy Rohan**, Data &  
Research Analyst  
Data You Can Use  
[amy@datayoucanuse.org](mailto:amy@datayoucanuse.org)