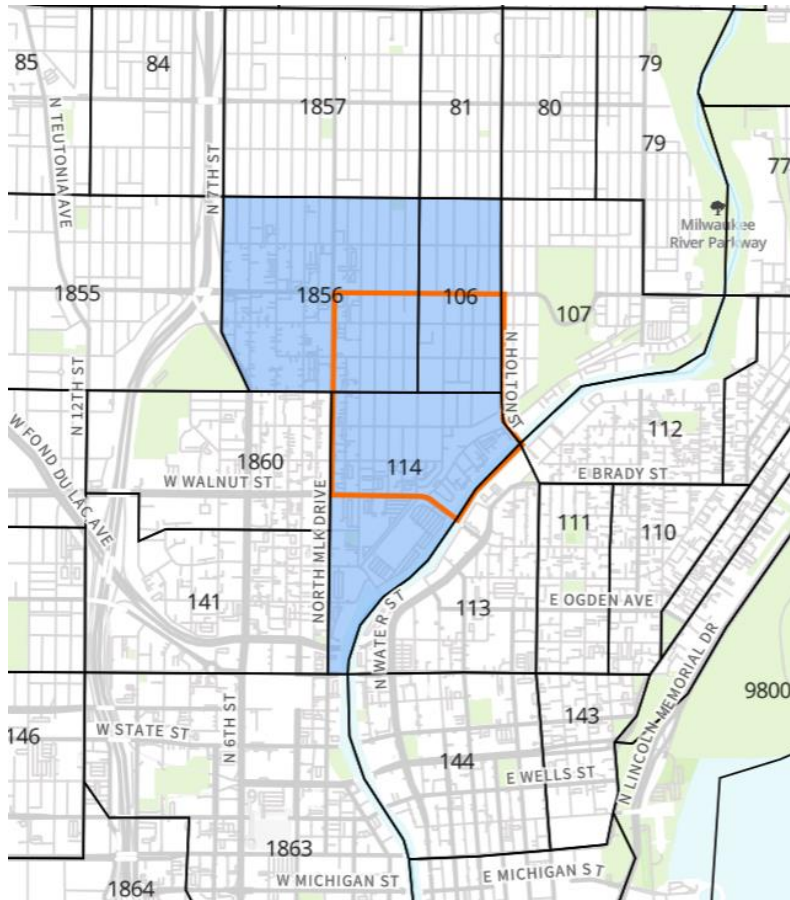


Brewers Hill and the City of Milwaukee Neighborhood Profile (2015)



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Prepared by Data You Can Use
For the Brewers Hill Neighborhood



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Data source used in this analysis:

American Community Survey 5 year estimates for 2015 were used in this report. Note that data are based on *estimates* from the American Fact Finder survey. Margins of error are not readily available but can be calculated as needed for this custom geography.

American Fact Finder tables referenced in this report include: B01001, B03002, B08201, B11001, B15001, B17001, B25041, B25063, S2301, S2401 S2501, S2504, S2506.

www.Factfinder.census.gov

Where there is insufficient data it is reported as NA.

Geography used in this analysis:

Census tracts: 106,114 and 1856 were used to define the geographic area for the Brewers Hill Neighborhood.

The Census tracts that were used to gather this data (106, 114 and 1856) include sections of Brewers Hill, Halyard Park and Harambee. Historic Brewers Hill is bounded by Pleasant/Hubbard/Reservoir on the South, North Avenue on the North, Dr. Martin Luther King Junior Drive on the West and Holton on the East, which are indicated by the orange lines on the front cover map. Thus, census tracts used in this analysis include adjacent neighborhoods.

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Introduction and Background

This report was prepared by DATA YOU CAN USE, INC, with the support of the Community Development Alliance in conjunction with the Turning the Corner cross-site study.

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

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

The process was replicated and refined for three neighborhoods participating in the Building Neighborhood Capacity Program (BNCP) and additional specialized data requests were added. In February of 2017, organizations representing the Zilber Neighborhood Initiative reviewed the templates, refined their geographic boundaries and requested additional specialized data. This report is a product of that process and after review by the neighborhood organization it will be posted on our website, DataYouCanUse.org.

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

Thank you.

Table 1: Population by Race and Ethnicity

Brewers Hill has a less diverse population than the City; 93% of residents are Black (45%) or White (48%). Across the City, 86% of residents identify as Black (39%) and White (47%).

Race	Brewers Hill		City of Milwaukee	
	Count	Share	Count	Share
Race	4,177		599,498	
American Indian and Alaska Native	1	0.0%	3,496	0.6%
Asian	12	0.3%	21,589	3.6%
Black or African American	1,896	45.4%	235,434	39.3%
White	1,990	47.6%	280,922	46.9%
Some other race	147	3.5%	36,341	6.1%
Two or more races	131	3.1%	21,716	3.6%
Hispanic or Latino Ethnicity	293	7.0%	107,787	18.0%

Data Source: 2015 American Community Survey Estimates, US Census Bureau

Table 2: Population Sex by Age

For both males and females, those in the age group 25-34 represent the greatest percent of the population in Brewers Hill with shares much higher than the citywide distribution.

Population Sex by Age	Brewers Hill		City of Milwaukee	
	Count	Share	Count	Share
Total:	4,177		599,498	
Male:	2,110	50.5%	288,242	48.1%
Under 5 years	41	1.9%	23,773	8.2%
5 to 9 years	134	6.4%	22,980	8.0%
10 to 14 years	77	3.6%	21,361	7.4%
15 to 17 years	89	4.2%	12,597	4.4%
18 to 20 years	1	0.0%	16,425	5.7%
21 to 24 years	180	8.5%	20,716	7.2%
25 to 34 years	670	31.8%	47,612	16.5%
35 to 54 years	556	26.4%	70,296	24.4%
55 to 66 years	269	12.7%	33,582	11.7%
67 years and older	93	4.4%	18,900	6.6%
Female:	2,067	49.5%	311,256	51.9%
Under 5 years	166	8.0%	23,070	7.4%
5 to 9 years	92	4.5%	21,557	6.9%
10 to 14 years	81	3.9%	20,981	6.7%
15 to 17 years	51	2.5%	12,658	4.1%
18 to 20 years	25	1.2%	16,662	5.4%
21 to 24 years	219	10.6%	22,379	7.2%
25 to 34 years	529	25.6%	52,585	16.9%
35 to 54 years	404	19.5%	75,913	24.4%
55 to 66 years	331	16.0%	36,320	11.7%
67 years and older	169	8.2%	29,131	9.4%

Data Source: 2015 American Community Survey Estimates, US Census Bureau

Table 3: Poverty Status by Age

The percentage of residents who live in poverty in Brewers Hill (24%) is lower than the City of Milwaukee rate (29%).

Residents Living Below Poverty	Brewers Hill		City of Milwaukee	
	Count	Percent	Count	Percent
Total residents:	4,172		583,396	
Residents with income in the past 12 months below poverty level:	985	23.6%	167,669	28.7%
Under 5 years	55	5.6%	20,782	12.4%
5 to 11 years	71	7.2%	25,844	15.4%
12 to 14 years	81	8.2%	9,983	6.0%
15 to 17 years	57	5.8%	8,767	5.3%
18 to 24 years	106	10.8%	27,227	16.2%
25 to 34 years	177	18.0%	23,628	14.1%
35 to 44 years	114	11.6%	16,858	10.1%
45 to 54 years	93	9.4%	15,069	9.0%
55 to 64 years	115	11.7%	11,999	7.2%
65 to 74 years	55	5.6%	3,891	2.3%
75 years and over	61	6.2%	3,621	2.2%

Data Source: 2015 American Community Survey Estimates, US Census Bureau

Table 4: Household Characteristics

Households headed by female householders make up 15% of Brewers Hill households, lower than the City rate (22%).

Population Households	Brewers Hill		City of Milwaukee	
	Units		Units	
Total:	2,018		230,807	
Family households:	732		128,717	
Married-couple family	345		63,998	
Other family:	387		64,719	
Male householder, no wife present	80		14,152	
Female householder, no husband present	307		50,567	
Nonfamily households:	1,286		102,090	
Householder living alone	1,005		81,507	
Householder not living alone	281		20,583	
Households by Sex	Units	Percent	Units	Percent
Male householder	80	4.0%	14,152	6.1%
Female householder	307	15.2%	50,567	21.9%

Data Source: 2015 American Community Survey Estimates, US Census Bureau

Table 5: Vehicles per Household

Almost a quarter (22%) of households in Brewers Hill have no vehicle available, slightly higher than the citywide rate of 19%.

	Brewers Hill		City of Milwaukee	
	Units	Percent	Units	Percent
Total:	2,018		230,807	
No vehicle available	449	22.2%	42,786	18.5%
1 vehicle available	916	45.4%	103,319	44.8%
2 vehicles available	530	26.3%	65,208	28.3%
3 vehicles available	106	5.3%	15,016	6.5%
4 or more vehicles available	17	0.8%	4,478	1.9%

Data Source: 2015 American Community Survey Estimates, US Census Bureau

Table 6: Employment Status by Sex

A slightly higher percentage of those age 20-64 are in the workforce in Brewers Hill (79%) than in the city as a whole (76%). The percentage of females in the labor force, with children under the age of six in Brewers Hill (67%) is lower than in the City (76%).

	Brewers Hill					City of Milwaukee				
	Total	In labor force	Not in labor force	UnR*	Not working	Total	In labor force	Not in labor force	UnR*	Not working
Age 20 to 64 years	3,139	79.0%	21.0%	12.4%	33.4%	362,575	75.9%	24.1%	11.1%	35.2%
SEX										
Male	1,667	79.9%	20.1%	11.0%	31.1%	174,018	77.7%	22.3%	12.0%	34.3%
Female	1,472	78.0%	22.0%	13.9%	35.9%	188,557	74.3%	25.7%	10.2%	35.9%
With kids under 6 yrs	310	66.5%	33.5%	26.7%	60.2%	65,837	76.0%	24.0%	13.1%	37.1%

Data Source: 2015 American Community Survey Estimates, US Census Bureau

*UnR stands for “Unemployment Rate,” or percentage of the labor force that is unemployed and actively seeking employment.

Not working is the percentage of people who are not in the labor force, combined with those who are unemployed.

Table 7: Employment Sector by Sex

Management, business, science and arts occupations are the positions with the highest earnings, and 46% of the residents of Brewers Hill are employed in that sector, higher than the citywide rate of 30%.

Employed Population by Occupation	Brewers Hill					City of Milwaukee				
	Total	Percent Employed	Male	Female	Median earnings	Total	Percent Employed	Male	Female	Median earnings
Civilian employed population 16 years and over:	2,052		51.5%	48.5%	\$39,548	257,610		48.3%	51.7%	\$27,285
Management, business, science, and arts occupations:	949	46.2%	52.2%	47.8%	\$54,499	77,758	30.2%	41.8%	58.2%	\$44,288
Service occupations:	375	18.3%	28.8%	71.2%	\$17,037	62,232	24.2%	41.1%	58.9%	\$17,061
Sales and office occupations:	525	25.6%	49.1%	50.9%	\$39,877	59,235	23.0%	33.9%	66.1%	\$25,144
Natural resources, construction, and maintenance occupations:	99	4.8%	100.0%	0.0%	#VALUE!	14,357	5.6%	93.7%	6.3%	\$31,440
Production, transportation, and material moving occupations:	104	5.1%	94.2%	5.8%	\$31,104	44,028	17.1%	74.4%	25.6%	\$26,075

Data Source: 2015 American Community Survey Estimates, US Census Bureau

NA = Data not available.

Table 8: Educational Attainment by Age

The percentage of Brewers Hill residents who have earned a Bachelor's degree or higher is larger for all age groups when compared to the City of Milwaukee. The difference is greater among the younger populations.

	Brewers Hill		City of Milwaukee	
	Count	Percent	Count	Percent
Total:	3,446		440,521	
18 to 24 years:	425		76,182	
Less than high school diploma	21	4.9%	12,718	16.7%
High school graduate (includes equivalency)	73	17.2%	21,419	28.1%
Some college, no bachelor's degree	213	50.1%	35,399	46.5%
Bachelor's degree or higher	118	27.8%	6,646	8.7%
25 to 34 years:	1,199		100,197	
Less than high school diploma	103	8.6%	13,098	13.1%
High school graduate (includes equivalency)	159	13.3%	24,483	24.4%
Some college, no bachelor's degree	289	24.1%	31,940	31.9%
Bachelor's degree or higher	648	54.0%	30,676	30.6%
35 to 64 years:	1,541		207,437	
Less than high school diploma	250	16.2%	37,177	17.9%
High school graduate (includes equivalency)	403	26.2%	63,210	30.5%
Some college, no bachelor's degree	393	25.5%	62,657	30.2%
Bachelor's degree or higher	495	32.1%	44,393	21.4%
65 years and over:	281		56,705	
Less than high school diploma	113	40.2%	14,812	26.1%
High school graduate (includes equivalency)	45	16.0%	20,235	35.7%
Some college, no bachelor's degree	68	24.2%	11,891	21.0%
Bachelor's degree or higher	55	19.6%	9,767	17.2%

Data Source: 2015 American Community Survey Estimates, US Census Bureau

Table 9: Occupancy Characteristics

The percentage of housing stock occupancy in Brewers Hill (89%) is nearly the same as the citywide rate of 90%. The percent renter occupied is greater in Brewers Hill.

Housing Status	Brewers Hill		City of Milwaukee	
	Units	Percent	Units	Percent
Total housing units	2,282		257,952	
Vacant units	264		27,145	
Owner and renter	2,018	88.4%	230,807	89.5%
Owner occupied	626	31.0%	97,606	42.3%
Renter occupied	1,392	69.0%	133,201	57.7%

Data Source: 2015 American Community Survey Estimates, US Census Bureau

Table 10: Occupied Housing Unit Structures

In Brewers Hill, single detached homes make up under a third of housing stock, (28%), less than the percentage of single detached homes in the City's housing stock (42%).

	Brewers Hill			City of Milwaukee		
	Total Units	OO Units	Rented Units	Total Units	OO Units	Rented Units
Occupied units	2,018	626	1,392	230,807	97,606	133,201
UNITS IN STRUCTURE						
1, detached	27.7%	45.2%	19.8%	42.1%	76.6%	16.7%
1, attached	6.5%	9.0%	5.5%	6.7%	5.6%	7.5%
2 apartments	15.0%	16.1%	14.4%	19.3%	10.8%	25.5%
3 or 4 apartments	4.6%	2.8%	5.4%	7.3%	1.1%	11.8%
5 to 9 apartments	6.1%	4.6%	6.7%	6.1%	0.7%	10.0%
10 or more apartments	40.0%	22.2%	48.0%	18.3%	4.6%	28.3%
Mobile home/other	0.2%	0.0%	0.2%	0.3%	0.6%	0.2%

OO= Owner Occupied.

Table 11: Occupant Bedrooms

The greatest percentage of houses in Brewers Hill (36%) has two bedrooms, the same as the citywide percentage (36%).

Occupant Bedrooms	Brewers Hill		City of Milwaukee	
	Count	Percent	Count	Percent
Total:	2,282		257,952	
No bedroom	132	5.8%	7,972	3.1%
1 bedroom	616	27.0%	42,355	16.4%
2 bedrooms	817	35.8%	92,648	35.9%
3 bedrooms	586	25.7%	86,183	33.4%
4 bedrooms	109	4.8%	23,026	8.9%
5 or more bedrooms	22	1.0%	5,768	2.2%

Data Source: 2015 American Community Survey Estimates, US Census Bureau

Table 12: Year Housing Units Built

Over half (53%) of the occupied units in Brewers Hill were built in 1939 or earlier, compared to 37% citywide. New construction began to increase in the 1980's.

	Brewers Hill			City of Milwaukee		
	Total Units	OO Units	Rented Units	Total Units	OO Units	Rented Units
Occupied housing units	2,018	626	1,392	230,807	97,606	133,201
Year Structure Built						
2000 to later	22.3%	24.1%	21.4%			
1980 to 1999	11.7%	8.6%	13.1%	6.9%	4.5%	8.6%
1960 to 1979	6.7%	1.4%	9.1%	19.6%	16.4%	22.0%
1940 to 1959	6.8%	5.0%	7.6%	32.6%	39.8%	27.4%
1939 or earlier	52.6%	60.8%	48.9%	36.6%	35.4%	37.5%

Data Source: 2015 American Community Survey Estimates, US Census Bureau

Table 13: Rent Paid by Renters

In Brewers Hill the most common range of monthly rental rates is \$1,250- \$1,499. Citywide it is \$800-\$899.

Rent Paid	Brewers Hill		City of Milwaukee	
	Units	Percent	Units	Percent
Total	1,392		133,201	
With cash rent:	1,335	95.9%	130,767	98.2%
Less than \$100	0	0.0%	500	0.4%
\$100 to \$149	0	0.0%	310	0.2%
\$150 to \$199	19	1.4%	673	0.5%
\$200 to \$249	32	2.3%	3,389	2.5%
\$250 to \$299	22	1.6%	1,820	1.4%
\$300 to \$349	5	0.4%	1,454	1.1%
\$350 to \$399	57	4.1%	1,854	1.4%
\$400 to \$449	4	0.3%	2,079	1.6%
\$450 to \$499	24	1.7%	3,161	2.4%
\$500 to \$549	24	1.7%	4,961	3.7%
\$550 to \$599	44	3.2%	6,501	4.9%
\$600 to \$649	56	4.0%	7,976	6.0%
\$650 to \$699	88	6.3%	10,591	8.0%
\$700 to \$749	84	6.0%	11,847	8.9%
\$750 to \$799	101	7.3%	11,547	8.7%
\$800 to \$899	163	11.7%	19,659	14.8%
\$900 to \$999	153	11.0%	13,269	10.0%
\$1,000 to \$1,249	149	10.7%	17,351	13.0%
\$1,250 to \$1,499	182	13.1%	6,684	5.0%
\$1,500 to \$1,999	92	6.6%	3,498	2.6%
\$2,000 or more	36	2.6%	1,203	0.9%
No cash rent	57	4.1%	2,434	1.9%

Data Source: 2015 American Community Survey Estimates, US Census Bureau

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

In Brewers Hill the most common monthly mortgage cost is over \$2,000, and nearly half of residents (39%) pay in that range, compared to 5% of citywide mortgages at that price.

	Brewers Hill		City of Milwaukee	
	Units	Percent	Units	Percent
Total	486		68,141	
Less than \$200	0	0.0%	0	0.0%
\$200 to \$299	0	0.0%	23	0.0%
\$300 to \$399	0	0.0%	193	0.2%
\$400 to \$499	0	0.0%	314	0.3%
\$500 to \$599	0	0.0%	854	0.9%
\$600 to \$699	0	0.0%	1,914	2.0%
\$700 to \$799	0	0.0%	2,873	2.9%
\$800 to \$899	6	1.2%	3,516	3.6%
\$900 to \$999	30	6.2%	4,946	5.1%
\$1,000 to \$1,249	64	13.2%	15,267	15.6%
\$1,250 to \$1,499	99	20.4%	14,358	14.7%
\$1,500 to \$1,999	98	20.2%	16,021	16.4%
\$2,000 or more	189	38.9%	7,862	4.9%

Data Source: 2015 American Community Survey Estimates, US Census Bureau