Reclaiming Our Neighborhoods

2022 Milwaukee Housing Condition Report

April 2023

In partnership with Rocket Community Fund
RON Partner Organizations

RON Sponsors

RON Program Partners
Acknowledgements

The following individuals played a role in planning, coordinating, and executing the work of the RON Coalition in 2022, including completing the housing surveys themselves. Members of the Steering Committee are indicated with an asterix (*).

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This report was created by the Data You Can Use team, proud data partner for the RON Coalition.

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Contact Us
If you have questions about the data or this report, please contact a member of the RON Steering Committee (indicated above), or reach out to Amy Rohan at amy@datayoucanuse.org

Photos taken by resident housing surveyors in 2022.
Special thank you to the resident surveyors across all participating neighborhoods. Without your dedication to your neighborhoods and city, the work of the RON Coalition would not be possible.

**Amani Neighborhood**
Justin Anthony
Elizabeth Brown
Christopher Cruickshank
Latales Hampton
Soleil Harvey
Temera Kimbrough
James Lindsey
Iyanara Lindsey
Demetrius Trotter
Jeramie Rice Bey
Gabriel Small
Barbara Smith

**Silver City, Layton Park, and Burnham Park Neighborhoods**
Lily Conchi
Sabrina Conchi
Amparo Cortez
Allissa Macias
Ernesto Morales-Quijano
Jomaria Ortega
Maritza Olmos
Santino Pozos

**Harambee Neighborhood**
Jovan Jiron Sr.
Marlena Sanchez
Jeannette Torres
Cornelius Wickliffe Sr.
Cornelius Wickliffe Jr.

**Muskego Way Neighborhood**
Elizabeth Armijo
Raul Hernandez
Maria Herrera
Travis Hope
Leroy Hope
Iveliz Hope
Araceli Ramirez
Lyset Ramirez
Angel Suarez
Maria Torres

**Near West Side Neighborhoods**
Nacarci Brooks
Anthony Brussel
Nazaria Castillo
Seam De La Rosa
James Dieter
Deandre Handy
Sharin Johnson
Aaron Johnson
Jerome Johnson
Vincent McMurty
Marcus Mickey Jr
Precious Stokes-Henderson
Izell Walker Jr
Pam Williams

**Lindsay Heights Neighborhood**
Emonia Barnett
Teresa Beammon
Juanita Burton
Sharon Chaney
Virginia Dupriest
Kaymja Dupriest
Felicia Dupriest
James Green
Shirley Guy
Lisa Harmon
Doris Howard
Mary Jordan
Marilyn Laster
Juanita Williams

**Clarke Square Neighborhood**
Mary Bleidl
Erika Britton
Angela Crockett-Wright
Kallyn Federspill
Angel Flemster
Rocio Gamboa
Yolanda Hernandez
Vicki Hobbs
Martha Martinez
Carmen Maysonet
Mayra Santiago
Claire Stanley
Lee Valentine

**Washington Park Neighborhood**
Chanice Boone
Mi’Yanna Boone (youth)
Netty Brown
John Robinson
Chelsie Mason
Roland Thomas
Dajah Hamer
Lila Smith
Laure Henderson Thurman
Angela Pruitt
Rahjeen Mitchell
Anika Tellis
Mr. Mikal Siddiqui
Regina Gorin
Ilan Jennings
Laquandra Greer-Johnson
Aiyana Smith
Lila Smith
Kenya Brown-Wilks
Carnella Brown
Rosalind Cox
Felisha Wynn
Nariah Wynn

**Sherman Park Neighborhood**
Gloria Alexander
Aimee Alexander
Dynasty Ceasar
Cheri Fuqua
Wanda Isabel
Melisande Jones
Mary Kaems
Tom Littleman
Alicia Meyer
Tremerell Robinson
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Washington Park Neighborhood
Introduction

Reclaiming Our Neighborhoods is a highly effective coalition of neighborhood organizations, City of Milwaukee partners, and housing agencies with the mission to improve the quality of housing in Milwaukee through data-informed, resident-engaged strategies and actions. The coalition’s work is unique in that it is based in the data and experience of neighborhood groups implementing housing surveys. These hands-on, parcel-based assessments provide real-time data on housing conditions and the opportunity to take direct action with property owners.

In 2022, RON expanded its geography from four to nine survey areas across 15 neighborhoods, with eleven partners collecting data for nearly every parcel. This collective effort has created a unique aggregated dataset of housing conditions that allows partners to develop data-driven strategies to improve housing conditions - in their neighborhoods, and for all of Milwaukee.

About this report
The data presented in this report represents a summary of the exterior housing condition datasets across the entire coalition - the first time that a collective housing condition report has been published by RON in the coalition’s history.

The exterior housing conditions data from the surveys has been joined to parcel information from the City of Milwaukee by the REGRID team, including information about ownership and tax delinquency status from open data made available by the City of Milwaukee.

The Data You Can Use team then created a detailed summary analysis of this new, powerful dataset - both across the RON Coalition, and for each individual neighborhood. The summarized results of this dataset and analysis are presented in this report. Of note, the data presented by neighborhood is specific to the properties surveyed in each of these neighborhoods, which, in some cases represents a subset of the entire neighborhood boundaries. Properties surveyed are highlighted in purple on each neighborhood map.

About the data collection process
Each residential and mixed-use property was systematically evaluated by residents from each neighborhood using a digital survey tool on tablets and smartphones. Surveyors observed each property from the sidewalk to determine the property type: Residential, Mixed-Use, Commercial, Industrial, Park, or Vacant Lot.

Each property was then assessed for overall exterior condition, and was then systematically evaluated to determine if major repair was needed to the following elements of the exterior of residential properties:

- Chimney
- Shingles
- Soffit/fascia
- Gutters
- Siding
- House paint (siding and trim)
- Porch (including railings, roof, stairs, and paint)
Surveyors also indicated if the houses surveyed were boarded up, open to trespass, appeared vacant, or had litter, dumping, or graffiti visible from the sidewalk.

**About the dataset**
RON’s housing survey data is stored in the REGRID platform at the parcel level, where it is joined with parcel data from the City of Milwaukee’s Master Property Record (MPROP) and tax delinquency information from the Milwaukee Assessor’s Office - both of which are available on the City of Milwaukee’s Open Data Portal. The parcel-level data for each neighborhood was exported, cleaned, and analyzed by Data You Can Use to create a coalition-wide dataset that includes new information in addition to the survey data itself - for example, whether multiple repairs are needed and the ownership type of the property.

This exterior housing condition dataset represents a new opportunity to understand the need for further investment in Milwaukee’s housing stock at a granular level. RON Coalition partners can use this data to determine which renters and homeowners may need support, and which landlords own properties that are in poor condition - as well as advocate for system-wide change in policy and investment strategies to better support Milwaukee’s residents and housing stock.

**Participating neighborhoods and community partners:**
- **Amani** – Amani United and Dominican Center
- **Clarke Square** – Clarke Square Neighborhood Initiative
- **Harambee** – Riverworks Development Corp
- **Lindsay Heights** - Walnut Way Conservation Corp
- **Muskego Way** – Muskego Way Forward, Milwaukee Christian Center
- **Near West Side Neighborhoods: Martin Drive, Cold Spring Park, Miller Valley, Concordia, and Avenues West** – Near West Side Partners
- **Sherman Park** – Sherman Park Community Association Inc.
- **Silver City, Layton Park, and Burnham Park** – VIA CDC
- **Washington Park** – United Methodist Children’s Services of Milwaukee

**The RON Coalition’s four key objectives:**
- Help low- and moderate-income homeowners acquire specific resources to ensure the safety and stability of their homes.
- Hold unresponsive landlords accountable for the condition of their properties.
- Triage properties that, left unaddressed, would affect other housing and compromise the quality of community life.
- Provide on-the-ground, comparable data to advocate for City programs and resources.
Key Findings

19,827 total properties surveyed // 16,913 residential and mixed use properties

- Of all the residential and mixed-use properties, 3,818 - nearly a quarter - needed at least one major repair. Almost 15% - 2,486 properties - needed multiple major repairs.

- The percentage of investor-owned residential properties that need multiple major repairs is nearly double the percentage of owner-occupied homes that need multiple major repairs.

- While more than half of the properties surveyed were investor-owned, they disproportionately represent nearly two-thirds of the properties that need multiple major repairs.

- About 15% of the homes surveyed, or 2,537 properties, may have an increased risk of lead exposure since they were built prior to 1979 and were noted as having deteriorating exterior paint conditions.

- The total investment needed across the 15 neighborhoods is $54,094,700, using estimated average costs for the major exterior repairs identified.
2022 RON Survey Areas
### RON Coalition - Aggregated Data

<table>
<thead>
<tr>
<th>Total Properties Surveyed</th>
<th>Vacant Lots</th>
<th>Residential &amp; Mixed Use</th>
<th>In Need of Repair</th>
<th>Multiple Major Repairs</th>
</tr>
</thead>
<tbody>
<tr>
<td>19,827</td>
<td>1,952</td>
<td>16,913</td>
<td>4,850 (28.7%)</td>
<td>2,486 (14.7%)</td>
</tr>
</tbody>
</table>

**By the Numbers**

- **83** resident surveyors
- **9.75** square miles of Milwaukee surveyed
- **19,827** total properties surveyed

**Properties surveyed by type**

<table>
<thead>
<tr>
<th>Type</th>
<th>#</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>16,466</td>
<td>83.0%</td>
</tr>
<tr>
<td>Mixed-Use</td>
<td>447</td>
<td>2.3%</td>
</tr>
<tr>
<td>Commercial</td>
<td>795</td>
<td>4.0%</td>
</tr>
<tr>
<td>Industrial</td>
<td>106</td>
<td>0.5%</td>
</tr>
<tr>
<td>Vacant lot</td>
<td>1,952</td>
<td>9.8%</td>
</tr>
<tr>
<td>Park</td>
<td>61</td>
<td>0.3%</td>
</tr>
</tbody>
</table>

**14.7%** Of the 16,913 residential and mixed use properties surveyed needed multiple major repairs.
Housing Condition & Tax Delinquency

Building Condition, Residential and Mixed-Use Properties (n=16,913)

- Building is in need of repair: 4,850
- Building is in good condition/may need minor repairs: 8,409
- Building is under active repairs/house rehab: 224
- Building is outstanding (excellent): 3,279
- Other: 151

3,818 of all residential and mixed use properties surveyed (or 22.6%) needed at least one major repair.

**2,486** needed multiple major repairs (two or more), or 14.7%

77.4% needed no major exterior repairs (13,095).

Number of major repairs needed for residential and mixed use properties needing at least one major repair

<table>
<thead>
<tr>
<th>Number of Repairs</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>one</td>
<td>1,332</td>
</tr>
<tr>
<td>two</td>
<td>765</td>
</tr>
<tr>
<td>three</td>
<td>520</td>
</tr>
<tr>
<td>four</td>
<td>346</td>
</tr>
<tr>
<td>five</td>
<td>262</td>
</tr>
<tr>
<td>six or more</td>
<td>593</td>
</tr>
</tbody>
</table>

Residential and Mixed Use Properties Needing Multiple Repairs By Ownership

<table>
<thead>
<tr>
<th>Ownership Type</th>
<th>Total</th>
<th>Owner Occupied</th>
<th>Investor-owned</th>
<th>City-owned</th>
<th>Total</th>
<th>Owner Occupied</th>
<th>Investor-owned</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>#</td>
<td>#</td>
<td>#</td>
<td>#</td>
<td>#</td>
<td>#</td>
<td>#</td>
</tr>
<tr>
<td>RON Coalition</td>
<td>2,486</td>
<td>766</td>
<td>1,595</td>
<td>125</td>
<td>557</td>
<td>175</td>
<td>382</td>
</tr>
<tr>
<td></td>
<td>31%</td>
<td>64%</td>
<td>5%</td>
<td>31%</td>
<td>69%</td>
<td>31%</td>
<td>69%</td>
</tr>
</tbody>
</table>

RON Coalition:
- 2,486 properties needed multiple major repairs.
- 766 owner-occupied properties.
- 1,595 investor-owned properties.
- 125 city-owned properties.
- 557 properties needed multiple major repairs AND tax delinquent.
- 175 owner-occupied properties.
- 382 investor-owned properties.
Ownership and Housing Condition

Of all 7,801 owner-occupied residential and mixed use properties, 9.8% need multiple major repairs.

Of all 8,777 investor-owned residential and mixed use properties, 18.2% need multiple major repairs.

Of all 335 city-owned residential and mixed use properties, 37.3% need multiple major repairs.

The percentage of investor-owned residential properties that need multiple major repairs is nearly double the percentage of owner-occupied homes that need multiple major repairs.

Ownership of Residential & Mixed Use Properties (n=16,913)

- Owner-occupied: 52%
- Investor-owned: 46%
- City-owned: 2%

Ownership of Residential and Mixed Use Properties Needing Multiple Major Repairs (n=2,486)

- Owner-occupied: 5%
- Investor-owned: 31%
- City-owned: 64%

While the overall percentage of investor-owned residential properties is just over half, investors own almost two thirds of all the residential properties that need multiple major repairs.

Of all 8,777 investor-owned residential and mixed use properties, 13% are owned by investors that live outside of Wisconsin.

For a total of 1,150 out-of-state-investor-owned residential properties.
## Repair Types Needed: RON Coalition

2,537 residential properties built prior to 1979 & have at least one major exterior paint repair needed.

Homes built prior to 1979 have a higher likelihood of containing lead paint.

### Number of Repairs by Type and Estimated Investment Needed for all Repairs

<table>
<thead>
<tr>
<th></th>
<th># of properties</th>
<th>Estimated average cost of repair</th>
<th>Total Estimated Investment Needed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Roof: Chimney</strong></td>
<td>366</td>
<td>$1,200</td>
<td>$439,200</td>
</tr>
<tr>
<td><strong>Roof: Shingles</strong></td>
<td>1,324</td>
<td>$15,000</td>
<td>$19,860,000</td>
</tr>
<tr>
<td><strong>Tarp on roof</strong></td>
<td>28</td>
<td>$1,000</td>
<td>$28,000</td>
</tr>
<tr>
<td><strong>Roof: Soffit/Fascia</strong></td>
<td>1,083</td>
<td>$1,500</td>
<td>$1,624,500</td>
</tr>
<tr>
<td><strong>Roof: Gutter/Downspout</strong></td>
<td>803</td>
<td>$2,000</td>
<td>$1,606,000</td>
</tr>
<tr>
<td><strong>Exterior: Siding</strong></td>
<td>756</td>
<td>$9,000</td>
<td>$6,804,000</td>
</tr>
<tr>
<td><strong>Exterior: House Paint</strong></td>
<td>1,158</td>
<td>$6,000</td>
<td>$6,948,000</td>
</tr>
<tr>
<td><strong>Exterior: Trim Paint</strong></td>
<td>1,564</td>
<td>$2,000</td>
<td>$3,128,000</td>
</tr>
<tr>
<td><strong>Porch: Upper Railing</strong></td>
<td>556</td>
<td>$2,500</td>
<td>$1,390,000</td>
</tr>
<tr>
<td><strong>Porch: Lower Railing</strong></td>
<td>674</td>
<td>$2,500</td>
<td>$1,685,000</td>
</tr>
<tr>
<td><strong>Porch: Ceiling/Roof</strong></td>
<td>550</td>
<td>$1,000</td>
<td>$550,000</td>
</tr>
<tr>
<td><strong>Porch: Floor/Supports</strong></td>
<td>598</td>
<td>$10,000</td>
<td>$5,980,000</td>
</tr>
<tr>
<td><strong>Porch: Paint</strong></td>
<td>1,636</td>
<td>$1,500</td>
<td>$2,454,000</td>
</tr>
<tr>
<td><strong>Porch: Stairs</strong></td>
<td>799</td>
<td>$2,000</td>
<td>$1,598,000</td>
</tr>
</tbody>
</table>

**Estimated total investment needed for exterior repairs:** $54,094,700

The table above was developed by members of the RON Coalition to summarize how many exterior major repairs are needed by type across all neighborhoods and homes surveyed, and to estimate the total investment needed to complete these repairs.

---

1. The estimated average cost of each repair assumes a 1,200 square foot home. Any larger homes or multifamily buildings would indicate increased cost of repair, and correspondingly increased investment needed.

2. “Tarp on roof” was not assumed to need a major repair, though it likely indicates a failing roof and/or shingles.
Resident housing surveyors in Washington Park
Amani Survey Area

Properties surveyed are highlighted in purple. Image: REGRID platform
Amani Neighborhood

**Building Condition, Residential and Mixed-Use Properties (n=2,759)**

- Building is in need of repair: 953
- Building is in good condition/may need minor repairs: 1,408
- Building is under active repairs/house rehab: 46
- Building is outstanding (excellent): 301
- Other: 51

<table>
<thead>
<tr>
<th>Ownership of Residential &amp; Mixed Use Properties (n=2,759)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner-occupied</td>
</tr>
<tr>
<td>----------------</td>
</tr>
<tr>
<td>1,660 (60%)</td>
</tr>
</tbody>
</table>

Of all 934 owner-occupied properties, 13.4% need multiple major repairs.

Of all 1,660 investor-owned properties, 19.3% need multiple major repairs.

Of all 165 city-owned properties, 39.4% need multiple major repairs.

<table>
<thead>
<tr>
<th>Total Properties Surveyed</th>
<th>Vacant Lots</th>
<th>Residential &amp; Mixed Use</th>
<th>In Need of Repair</th>
<th>Multiple Major Repairs</th>
</tr>
</thead>
<tbody>
<tr>
<td>3,584</td>
<td>686</td>
<td>2,759</td>
<td>953 (34.5%)</td>
<td>511 (18.5%)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Residential and Mixed Use Properties Needing Multiple Repairs By Ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multiple (two or more) major repairs needed</td>
</tr>
<tr>
<td>---------------------------------------------</td>
</tr>
<tr>
<td>Total</td>
</tr>
<tr>
<td>-------</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>RON Coalition</td>
</tr>
<tr>
<td>Amani</td>
</tr>
</tbody>
</table>

198 (7.2%) Of all residential and mixed use properties are owned by an out-of-state investor.

161 (5.8%) residential and mixed use buildings surveyed are boarded up.

522 properties are at increased risk for lead exposure (built before 1979 and needed major paint repair).
Clarke Square Survey Area

Properties surveyed are highlighted in purple. Image: REGRID platform
Clarke Square Neighborhood

<table>
<thead>
<tr>
<th>Total Properties Surveyed</th>
<th>Vacant Lots</th>
<th>Residential &amp; Mixed Use</th>
<th>In Need of Repair</th>
<th>Multiple Major Repairs</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,166</td>
<td>20</td>
<td>1,034</td>
<td>442 (42.7%)</td>
<td>276 (26.7%)</td>
</tr>
</tbody>
</table>

Building Condition, Residential and Mixed-Use Properties (n=1,034)

- Building is in need of repair: 442
- Building is in good condition/may need minor repairs: 454
- Building is under active repairs/house rehab: 8
- Building is outstanding (excellent): 118
- Other: 12

Of all 512 owner-occupied properties, 22.3% need multiple major repairs.
Of all 516 investor-owned properties, 31.2% need multiple major repairs.
Of all 6 city-owned properties, 16.7% need multiple major repairs.

40 (3.9%) Of all residential and mixed use properties are owned by an out-of-state investor.

17 (1.6%) residential and mixed use buildings surveyed are boarded up.
326 properties are at increased risk for lead exposure (built before 1979 and needed major paint repair).

Residential and Mixed Use Properties Needing Multiple Repairs By Ownership

<table>
<thead>
<tr>
<th>Ownership</th>
<th>Total</th>
<th>Owner Occupied</th>
<th>Investor-owned</th>
<th>City-owned</th>
<th>Total</th>
<th>Owner Occupied</th>
<th>Investor-owned</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>#</td>
<td>%</td>
<td>%</td>
<td>%</td>
<td>#</td>
<td>%</td>
<td>%</td>
</tr>
<tr>
<td>RON Coalition</td>
<td>2,486</td>
<td>766 31%</td>
<td>1,595 64%</td>
<td>125 5%</td>
<td>557</td>
<td>175 31%</td>
<td>382 69%</td>
</tr>
<tr>
<td>Clarke Square</td>
<td>276</td>
<td>114 41%</td>
<td>161 58%</td>
<td>1 0%</td>
<td>15</td>
<td>7 47%</td>
<td>8 53%</td>
</tr>
</tbody>
</table>
Harambee Survey Area

Properties surveyed are highlighted in purple. Image: REGRID platform
Harambee Neighborhood

<table>
<thead>
<tr>
<th>Total Properties Surveyed</th>
<th>Vacant Lots</th>
<th>Residential &amp; Mixed Use</th>
<th>In Need of Repair</th>
<th>Multiple Major Repairs</th>
</tr>
</thead>
<tbody>
<tr>
<td>3,789</td>
<td>540</td>
<td>2,877</td>
<td>680 (23.6%)</td>
<td>358 (13.4%)</td>
</tr>
</tbody>
</table>

Building Condition, Residential and Mixed-Use Properties (n=2,877)

- Building is in need of repair
- Building is in good condition/may need minor repairs
- Building is under active repairs/house rehab
- Building is outstanding (excellent)
- Other

<table>
<thead>
<tr>
<th>Ownership of Residential &amp; Mixed Use Properties (n=2,877)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner-occupied</td>
</tr>
<tr>
<td>----------------</td>
</tr>
<tr>
<td>1,175</td>
</tr>
<tr>
<td>41%</td>
</tr>
</tbody>
</table>

Of all 1,175 owner-occupied properties, 8.2% need multiple major repairs.
Of all 1,612 investor-owned properties, 14.2% need multiple major repairs.
Of all 90 city-owned properties, 36.7% need multiple major repairs.

238 (8.3%) Of all residential and mixed use properties are owned by an out-of-state investor.

79 (2.7%) residential and mixed use buildings surveyed are boarded up.

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

Residential and Mixed Use Properties Needing Multiple Repairs By Ownership

<table>
<thead>
<tr>
<th>Ownership</th>
<th>Total</th>
<th>Owner Occupied</th>
<th>Investor-owned</th>
<th>City-owned</th>
<th>Total</th>
<th>Owner Occupied</th>
<th>Investor-owned</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>#</td>
<td>%</td>
<td>%</td>
<td>%</td>
<td>#</td>
<td>%</td>
<td>%</td>
</tr>
<tr>
<td>RON Coalition</td>
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<td>766 31%</td>
<td>1,595 64%</td>
<td>125 5%</td>
<td>557</td>
<td>175 31%</td>
<td>382 69%</td>
</tr>
<tr>
<td>Harambee</td>
<td>358</td>
<td>96 27%</td>
<td>229 64%</td>
<td>33 9%</td>
<td>85</td>
<td>29 34%</td>
<td>56 66%</td>
</tr>
</tbody>
</table>

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Lindsay Heights Survey Area

Properties surveyed are highlighted in purple. Image: REGRID platform
Lindsay Heights Neighborhood

<table>
<thead>
<tr>
<th>Total Properties Surveyed</th>
<th>Vacant Lots</th>
<th>Residential &amp; Mixed Use</th>
<th>In Need of Repair</th>
<th>Multiple Major Repairs</th>
</tr>
</thead>
<tbody>
<tr>
<td>326</td>
<td>46</td>
<td>271</td>
<td>157 (57.9%)</td>
<td>80 (29.5%)</td>
</tr>
</tbody>
</table>

Building Condition, Residential and Mixed-Use Properties (n=271)

- Building is in need of repair: 157
- Building is in good condition/may need minor repairs: 79
- Building is under active repairs/house rehab: 11
- Building is outstanding (excellent): 20
- Other: 4

Ownership of Residential & Mixed Use Properties (n=271)

- Owner-occupied: 105 (39%)
- Investor-owned: 154 (57%)
- City-owned: 12 (4%)

- Of all 105 owner-occupied properties, 24.7% need multiple major repairs.
- Of all 154 investor-owned properties, 31.8% need multiple major repairs.
- Of all 12 city-owned properties, 41.6% need multiple major repairs.

22 (8.1%) Of all residential and mixed use properties are owned by an out-of-state investor.

20 (7.4%) residential and mixed use buildings surveyed are boarded up.

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

Residential and Mixed Use Properties Needing Multiple Repairs By Ownership

<table>
<thead>
<tr>
<th>Ownership Type</th>
<th>Total</th>
<th>Owner Occupied</th>
<th>Investor-owned</th>
<th>City-owned</th>
<th>Total</th>
<th>Owner Occupied</th>
<th>Investor-owned</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>#</td>
<td>#</td>
<td>#</td>
<td>#</td>
<td>#</td>
<td>#</td>
<td>#</td>
</tr>
<tr>
<td>RON Coalition</td>
<td>2,486</td>
<td>766</td>
<td>1,595</td>
<td>125</td>
<td>557</td>
<td>175</td>
<td>382</td>
</tr>
<tr>
<td>Lindsay Heights</td>
<td>80</td>
<td>26</td>
<td>49</td>
<td>5</td>
<td>30</td>
<td>11</td>
<td>19</td>
</tr>
</tbody>
</table>

Multiple (two or more) major repairs needed

Multiple major repairs needed AND tax delinquent
Muskego Way Survey Area

Properties surveyed are highlighted in purple. Image: REGRID platform
Muskego Way Neighborhood

<table>
<thead>
<tr>
<th>Total Properties Surveyed</th>
<th>Vacant Lots</th>
<th>Residential &amp; Mixed Use</th>
<th>In Need of Repair</th>
<th>Multiple Major Repairs</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,217</td>
<td>53</td>
<td>2,073</td>
<td>611 (29.5%)</td>
<td>140 (6.8%)</td>
</tr>
</tbody>
</table>

Building Condition, Residential and Mixed-Use Properties (n=2,073)

- Building is in need of repair: 611
- Building is in good condition/may need minor repairs: 1,240
- Building is under active repairs/house rehab: 28
- Building is outstanding (excellent): 182
- Other: 12

Of all 1,052 owner-occupied properties, 5.0% need multiple major repairs.
Of all 1,014 investor-owned properties, 8.5% need multiple major repairs.
Of all 7 city-owned properties, 14.3% need multiple major repairs.

Ownership of Residential & Mixed Use Properties (n=2,073)

- Owner-occupied: 1,014 (49%)
- Investor-owned: 1,052 (51%)

64 (3.1%) Of all residential and mixed use properties are owned by an out-of-state investor.

26 (1.3%) residential and mixed use buildings surveyed are boarded up.

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

Residential and Mixed Use Properties Needing Multiple Repairs By Ownership

<table>
<thead>
<tr>
<th>Ownership Type</th>
<th>Total</th>
<th>Owner Occupied</th>
<th>Investor-owned</th>
<th>City-owned</th>
<th>Total</th>
<th>Owner Occupied</th>
<th>Investor-owned</th>
</tr>
</thead>
<tbody>
<tr>
<td>RON Coalition</td>
<td>2,486</td>
<td>766 (31%)</td>
<td>1,595 (64%)</td>
<td>125 (5%)</td>
<td>557</td>
<td>175 (31%)</td>
<td>382 (69%)</td>
</tr>
<tr>
<td>Muskego Way</td>
<td>140</td>
<td>53 (38%)</td>
<td>86 (61%)</td>
<td>1 (1%)</td>
<td>17</td>
<td>9 (53%)</td>
<td>8 (47%)</td>
</tr>
</tbody>
</table>
Properties surveyed are highlighted in purple. Image: REGRID platform
### Near West Side Neighborhoods

<table>
<thead>
<tr>
<th>Total Properties Surveyed</th>
<th>Vacant Lots</th>
<th>Residential &amp; Mixed Use</th>
<th>In Need of Repair</th>
<th>Multiple Major Repairs</th>
</tr>
</thead>
<tbody>
<tr>
<td>2,187</td>
<td>66</td>
<td>2,097</td>
<td>274 (13.1%)</td>
<td>170 (8.1%)</td>
</tr>
</tbody>
</table>

#### Building Condition, Residential and Mixed-Use Properties (n=2,097)

- Building is in need of repair: 274
- Building is in good condition/may need minor repairs: 1,020
- Building is under active repairs/house rehab: 36
- Building is outstanding (excellent): 752
- Other: 15

Of all 1,044 owner-occupied properties, 5.7% need multiple major repairs.

Of all 1,042 investor-owned properties, 10.2% need multiple major repairs.

Of all 11 city-owned properties, 27.2% need multiple major repairs.

#### Ownership of Residential & Mixed Use Properties (n=2,097)

- Total properties surveyed: 2,187
- Vacant lots: 66
- Residential & Mixed Use properties: 2,097

- Of all residential and mixed use properties are owned by an out-of-state investor.
- Of 23 (1.1%) residential and mixed use buildings surveyed are boarded up.
- Of 163 properties are at increased risk for lead exposure (built before 1979 and needed major paint repair).

#### Residential and Mixed Use Properties Needing Multiple Repairs By Ownership

<table>
<thead>
<tr>
<th>Ownership of Residential &amp; Mixed Use Properties (n=2,097)</th>
<th>Total</th>
<th>Owner Occupied</th>
<th>Investor-owned</th>
<th>City-owned</th>
<th>Total</th>
<th>Owner Occupied</th>
<th>Investor-owned</th>
</tr>
</thead>
<tbody>
<tr>
<td>RON Coalition</td>
<td>2,486</td>
<td>766</td>
<td>1,595</td>
<td>125</td>
<td>557</td>
<td>175</td>
<td>382</td>
</tr>
<tr>
<td></td>
<td></td>
<td>31%</td>
<td>64%</td>
<td>5%</td>
<td></td>
<td>31%</td>
<td>69%</td>
</tr>
<tr>
<td>Near West Side</td>
<td>170</td>
<td>60</td>
<td>107</td>
<td>3</td>
<td>30</td>
<td>7</td>
<td>23</td>
</tr>
<tr>
<td></td>
<td></td>
<td>35%</td>
<td>63%</td>
<td>2%</td>
<td></td>
<td>23%</td>
<td>77%</td>
</tr>
</tbody>
</table>

Reclaiming Our Neighborhoods Annual 2022 Housing Condition Report // April 2023 // 23
Sherman Park Survey Area¹

Properties surveyed are highlighted in purple. Image: REGRID platform

¹ Note: the Sherman Park survey area corresponds to the Neighborhood Improvement District (NID) area only, not the entire neighborhood.
**Sherman Park Neighborhood**  
*NID area only*

### Building Condition, Residential and Mixed-Use Properties (n=2,894)

- Building is in need of repair: 931
- Building is in good condition/may need minor repairs: 1,549
- Building is under active repairs/house rehab: 17
- Building is outstanding (excellent): 393
- Other: 4

### Ownership of Residential & Mixed Use Properties (n=2,894)

- Total Properties Surveyed: 2,982
- Vacant Lots: 80
- Residential & Mixed Use: 2,894
- In Need of Repair: 931 (32.2%)
- Multiple Major Repairs: 388 (13.4%)

Of all 1,392 owner-occupied properties, 8.3% need multiple major repairs.

Of all 1,473 investor-owned properties, 17.8% need multiple major repairs.

Of all 29 city-owned properties, 31.0% need multiple major repairs.

**335 (11.6%)** Of all residential and mixed use properties are owned by an out-of-state investor.

**61 (2.1%)** residential and mixed use buildings surveyed are boarded up.

**438 properties are at increased risk for lead exposure** (built before 1979 and needed major paint repair).

### Residential and Mixed Use Properties Needing Multiple Repairs By Ownership

<table>
<thead>
<tr>
<th>Ownership</th>
<th>Total</th>
<th>Owner Occupied</th>
<th>Investor-owned</th>
<th>City-owned</th>
<th>Total</th>
<th>Owner Occupied</th>
<th>Investor-owned</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td>%</td>
<td></td>
<td>%</td>
<td>%</td>
</tr>
<tr>
<td><strong>RON Coalition</strong></td>
<td>2,486</td>
<td>766 (31%)</td>
<td>1,595 (64%)</td>
<td>125 (5%)</td>
<td>557</td>
<td>175 (31%)</td>
<td>382 (69%)</td>
</tr>
<tr>
<td><strong>Sherman Park</strong></td>
<td>388</td>
<td>116 (30%)</td>
<td>263 (68%)</td>
<td>9 (2%)</td>
<td>98</td>
<td>24 (25%)</td>
<td>74 (76%)</td>
</tr>
</tbody>
</table>
Silver City, Layton Park, & Burnham Park Survey Areas

Properties surveyed are highlighted in purple. Image: REGRID platform
Silver City, Layton Park, & Burnham Park Neighborhoods

Building Condition, Residential and Mixed-Use Properties (n=1,215)

- Building is in need of repair: 46
- Building is in good condition/may need minor repairs: 212
- Building is under active repairs/house rehab: 9
- Building is outstanding (excellent): 931
- Other: 17

Ownership of Residential & Mixed Use Properties (n=1,215)

- Owner-occupied: 861 (71%)
- Investor-owned: 352 (29%)
- City-owned: 2 (0.2%)

Of all 861 owner-occupied properties, 3.1% need multiple major repairs.
Of all 352 investor-owned properties, 6.8% need multiple major repairs.
Of all 2 city-owned properties, 0% need multiple major repairs.

16 (1.3%) of all residential and mixed use properties are owned by an out-of-state investor.

2 (0.2%) residential and mixed use buildings surveyed are boarded up.
70 properties are at increased risk for lead exposure (built before 1979 and needed major paint repair).

Residential and Mixed Use Properties Needing Multiple Repairs By Ownership

<table>
<thead>
<tr>
<th></th>
<th>Total</th>
<th>Owner</th>
<th>Investor</th>
<th>City-owned</th>
<th>Total</th>
<th>Owner</th>
<th>Investor</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>#</td>
<td>#</td>
<td>%</td>
<td>#</td>
<td>#</td>
<td>%</td>
<td>#</td>
</tr>
<tr>
<td>RON Coalition</td>
<td>2,486</td>
<td>766</td>
<td>31%</td>
<td>1,595</td>
<td>125</td>
<td>5%</td>
<td>557</td>
</tr>
<tr>
<td>Silver City, Layton Park, &amp; Burnham Park</td>
<td>51</td>
<td>27</td>
<td>53%</td>
<td>24</td>
<td>0</td>
<td>0%</td>
<td>6</td>
</tr>
</tbody>
</table>

Total Properties Surveyed Vacant Lots Residential & Mixed Use In Need of Repair Multiple Major Repairs

- Total Properties Surveyed: 1,286
- Vacant Lots: 11
- Residential & Mixed Use: 1,215
- In Need of Repair: 46 (3.8%)
- Multiple Major Repairs: 51 (4.2%)

Of all residential and mixed use properties are owned by an out-of-state investor.

2 (0.2%) residential and mixed use buildings surveyed are boarded up.
70 properties are at increased risk for lead exposure (built before 1979 and needed major paint repair).
Washington Park Survey Area

Properties surveyed are highlighted in purple. Image: REGRID platform
### Building Condition, Residential and Mixed-Use Properties (n=1,693)

- **Building is in need of repair**: 756
- **Building is in good condition/may need minor repairs**: 632
- **Building is under active repairs/house rehab**: 29
- **Building is outstanding (excellent)**: 261
- **Other**: 15

Of all 726 owner-occupied properties, 20.5% need multiple major repairs.

Of all 954 investor-owned properties, 37.2% need multiple major repairs.

Of all 13 city-owned properties, 61.5% need multiple major repairs.

### Residential and Mixed Use Properties Needing Multiple Repairs By Ownership

#### Multiple (two or more) major repairs needed

<table>
<thead>
<tr>
<th>Ownership</th>
<th>Total</th>
<th>Owner Occupied</th>
<th>Investor-owned</th>
<th>City-owned</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>#</td>
<td>%</td>
<td>%</td>
<td>%</td>
</tr>
<tr>
<td>RON Coalition</td>
<td>2,486</td>
<td>766</td>
<td>1,595</td>
<td>125</td>
</tr>
<tr>
<td>Washington Park</td>
<td>512</td>
<td>149</td>
<td>355</td>
<td>8</td>
</tr>
</tbody>
</table>

#### Multiple major repairs needed AND tax delinquent

<table>
<thead>
<tr>
<th>Ownership</th>
<th>Total</th>
<th>Owner Occupied</th>
<th>Investor-owned</th>
<th>City-owned</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>#</td>
<td>%</td>
<td>%</td>
<td>%</td>
</tr>
<tr>
<td>RON Coalition</td>
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<td>1,595</td>
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<td>512</td>
<td>149</td>
<td>355</td>
<td>8</td>
</tr>
</tbody>
</table>