

Housing

Housing

Key Data Points from Community Survey

- **67%** feel it is extremely or very important to stay in their current community
- **47%** plan to stay in their current home
20% plan to move to a different residence within their current community
33% plan to move out of their current community
- **Accessibility (82%)** and **cost (70%)** are the major reasons people would move out of their current home.
- **62% cited safety** is the primary reason they would move from their current community (far exceeding all other reasons)

Domain Focus: Housing

Homeownership

Rental

Housing
Accessibility

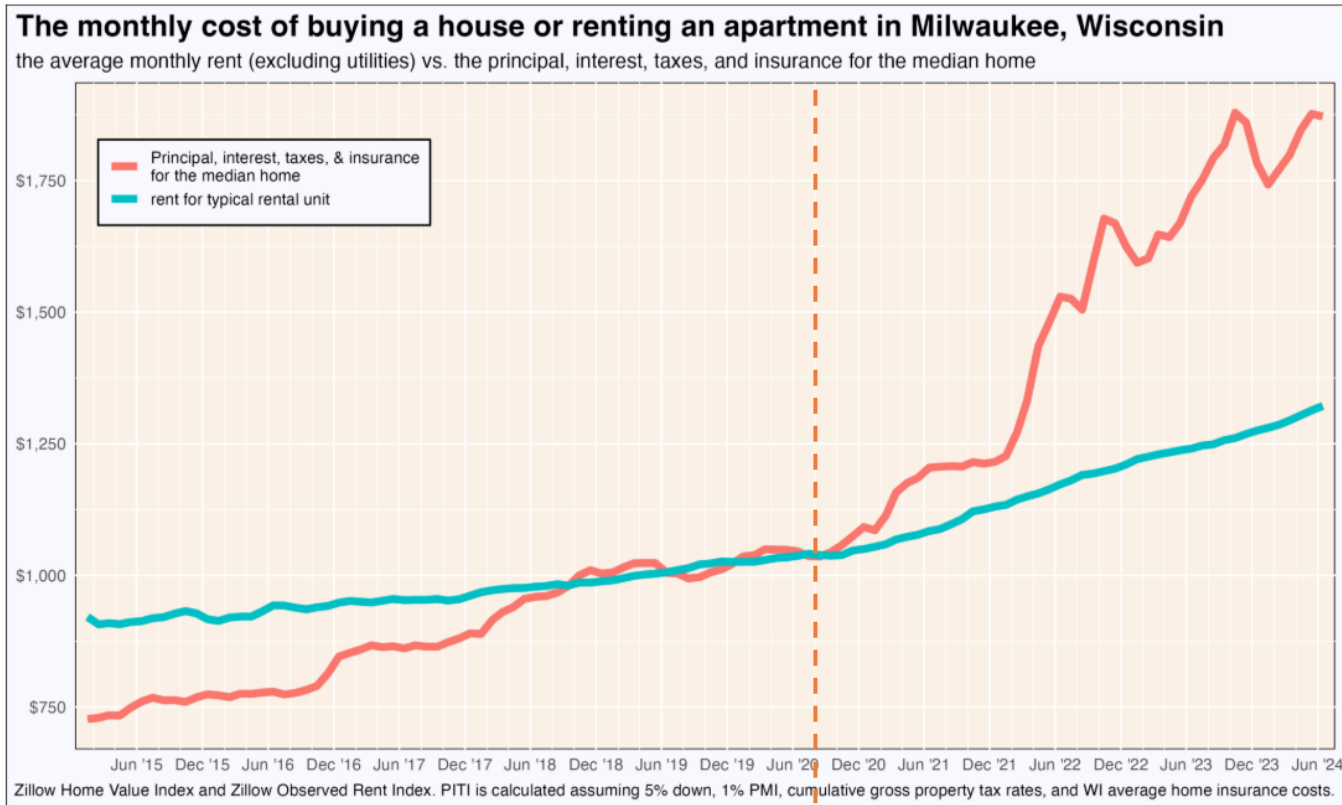
Household
Composition

Affordability



Affordability

Increase in Housing Cost



Since 2019:

- Cost of median home up 83%
- Average rent up 31%

Drivers of Housing Cost Increases

Supply Shortage & High Demand:

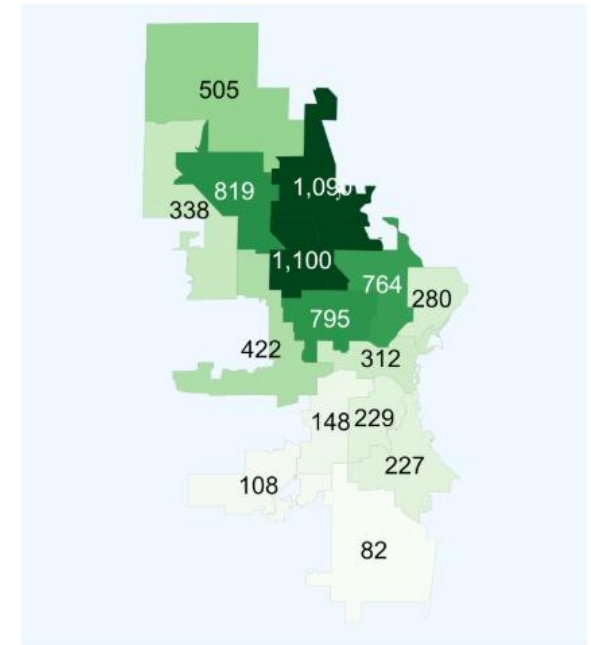
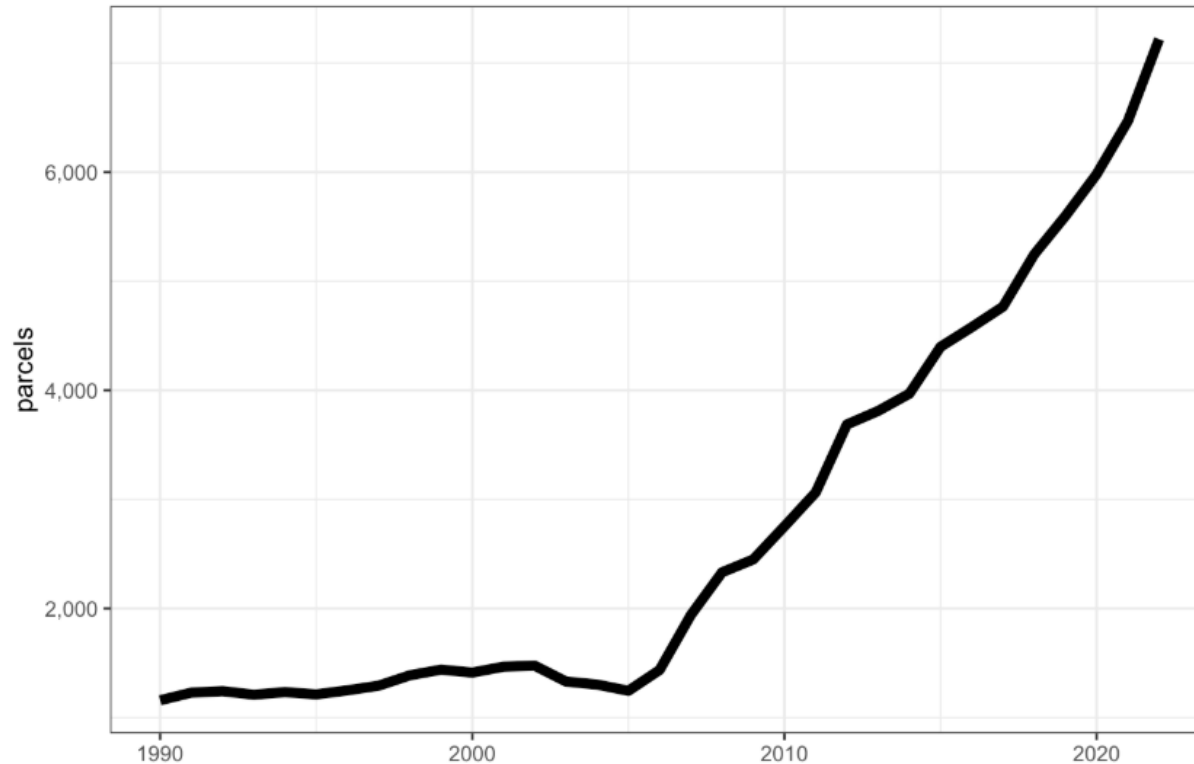
- 94% rental occupancy
- Need 10,000-20,000 additional housing units to balance supply & demand

Low Supply	High Demand
• Slow Housing Development ➤ High Interest Rates ➤ Rising Development Costs	• Affordability Migration • Declining Household Size • Households staying in rental market due to high home ownership cost • Investor Activity

Increase in Out-of-State Investors

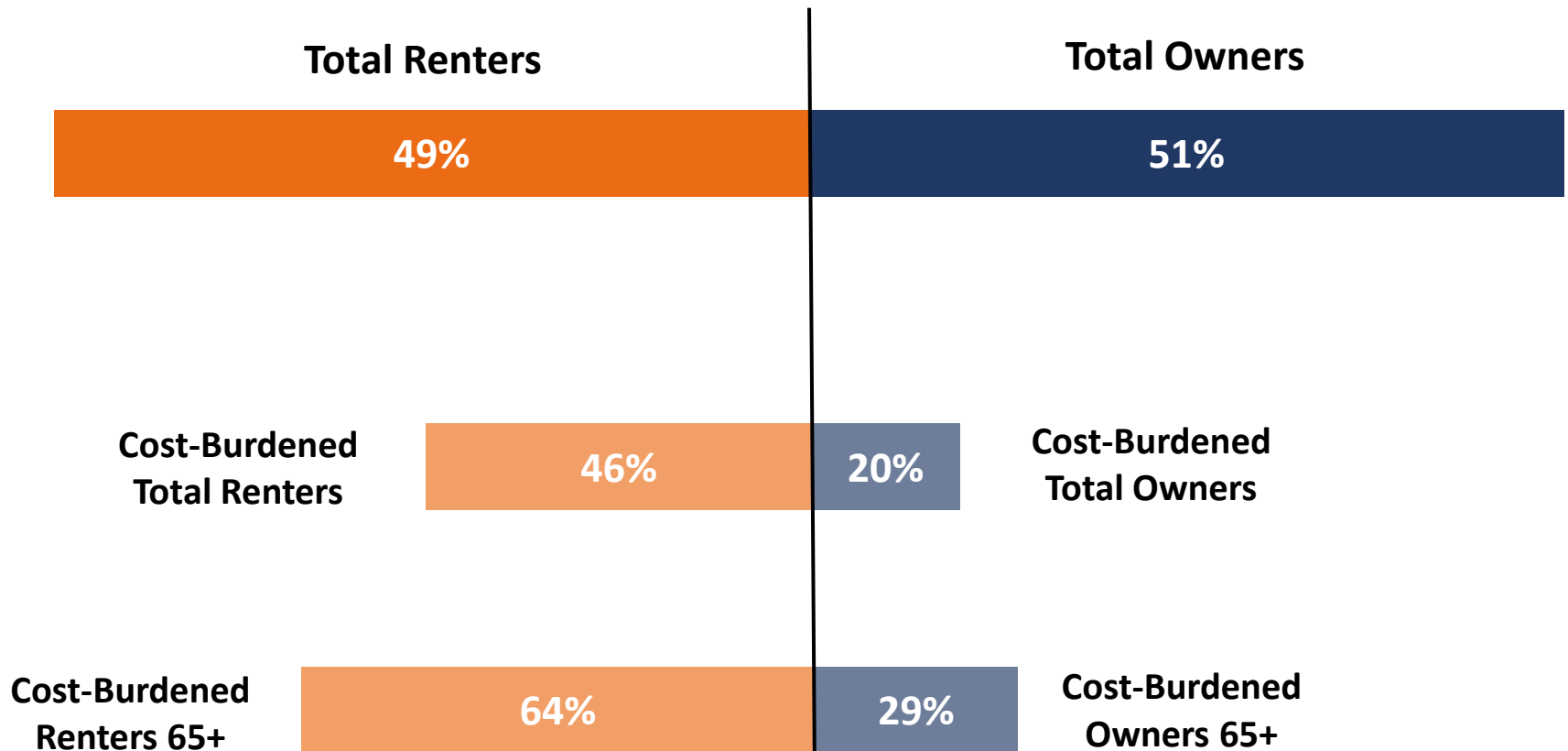
Houses owned by a landlord based outside Wisconsin

data through December 2022



Total houses owned by an out-of-state landlord, December 2022

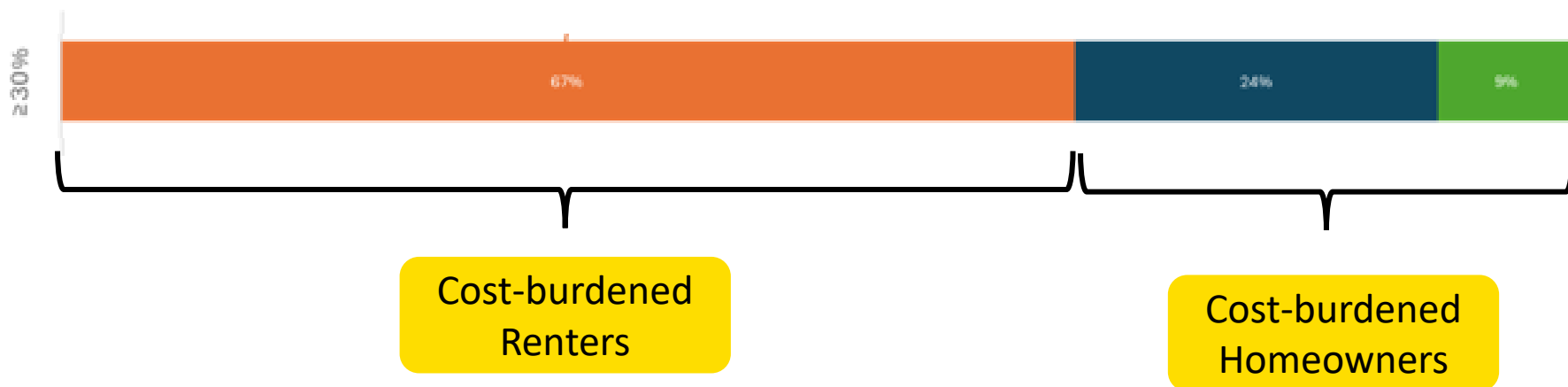
Housing Cost Burden: Renters & Owners



Cost Burdened Households by Housing Type

ESTIMATED UNSTABLE HOUSEHOLDS COST TYPE & BY % OF INCOME SPENT ON HOUSING COSTS IN THE LAST 12 MONTHS

■ Rent ■ Mortgage ■ No Mortgage



Approximately 130,000 total households are cost-burdened

Home Ownership

Housing: Homeownership

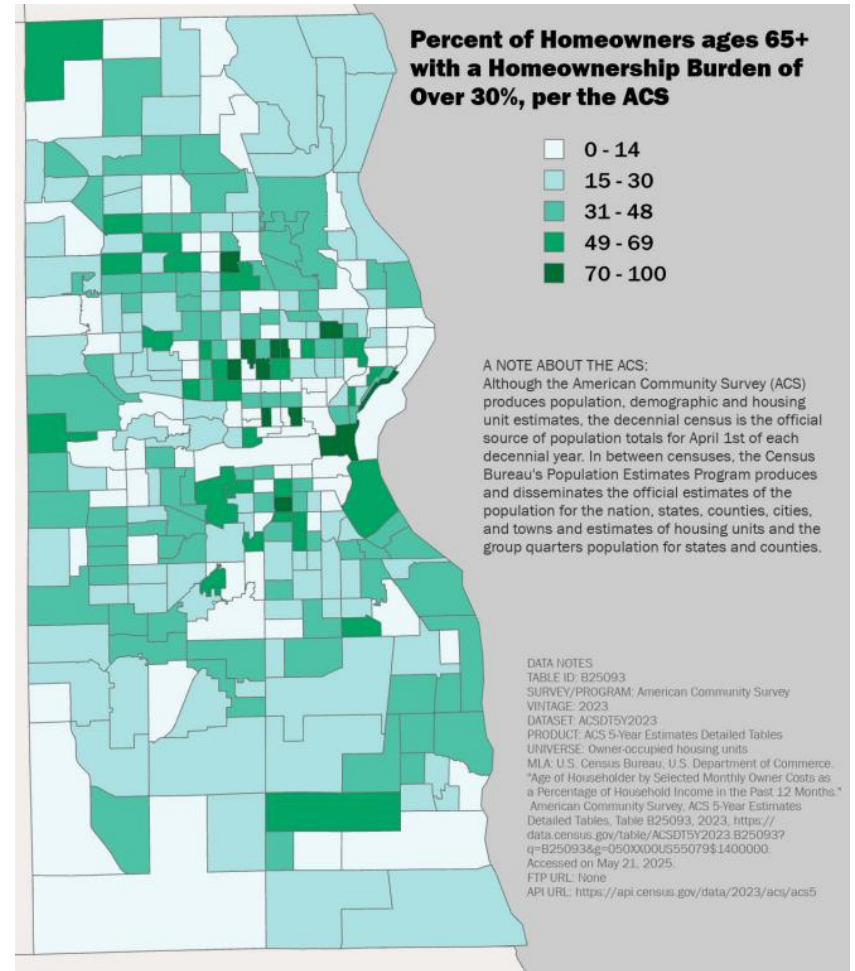
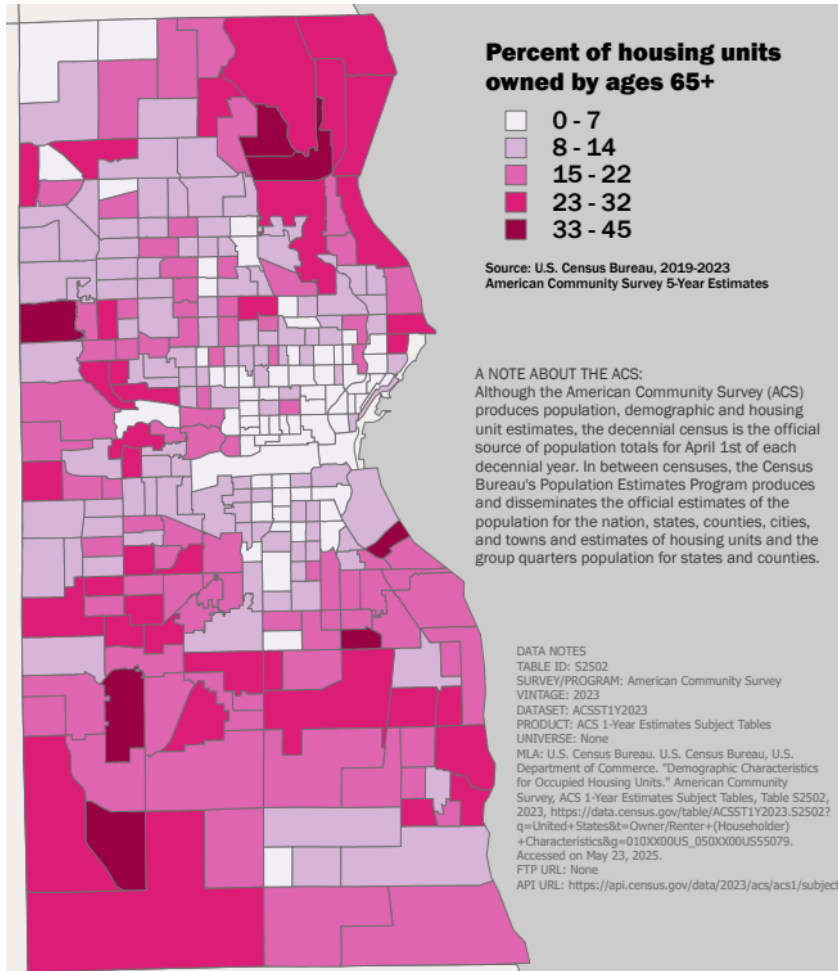
Data Review:

- Milwaukee County's homeownership rate is well below other WI counties.
- Homeownership rates increase with age. Two-thirds of older adults own their homes.
- White households have much higher rates of homeownership than households of color, with an especially large gap for Black households
- Highest concentrations of homes owned by older adults are in the north shore and southern parts of the County. Very few central city homes are owned by older adults. This is likely a result of lower life expectancy (primary factor), migration by choice and forced migration due to displacement and/or out-of-state investor purchases.
- Homeownership cost burden is highest for younger (<35) and especially older (65+) homeowners. Older adult cost burden is pervasive across the County.

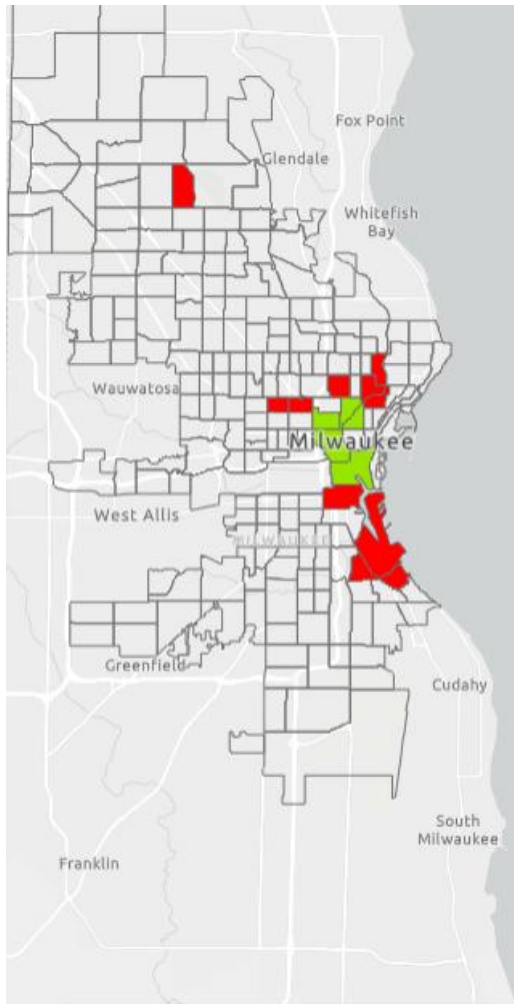
Community Conversations:

- Suggest property tax relief for seniors.

Housing: Homeownership



Housing: Risk of Displacement



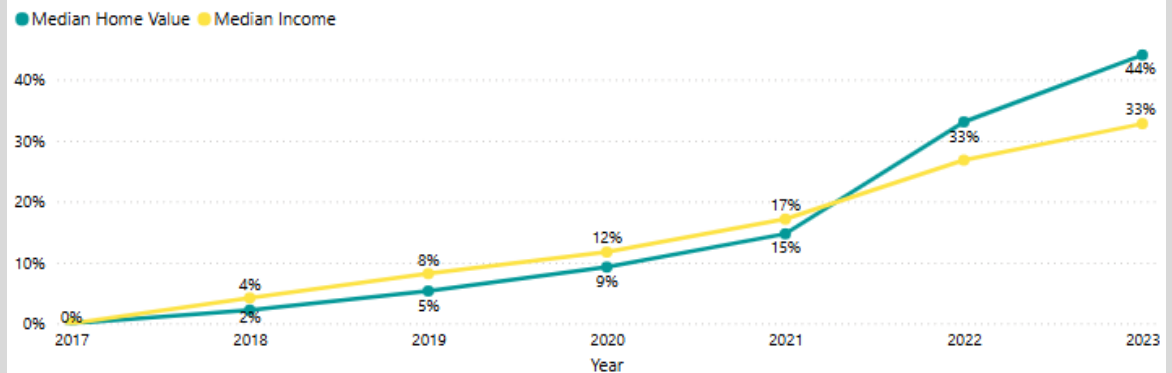
Growth Neighborhoods:

High-, Middle-, and Low-Income Households are growing proportionately

Low-Income Displacement Risk Neighborhoods:

High- and Middle-Income Households are growing while Low-income households are declining

Displacement Risk Trend – Comparing Growth of Incomes vs. Growth of Home Values



Rental Housing

Housing: Rental

Data Review:

- Rent burden is high for all age groups, but extremely high for older adults. More than half of older adult renters are cost burdened in almost all parts of the County, some areas up to 80% or more.
- Milwaukee County needs approximately 40,000 more units at rents of \$650 and/or triple the current amount of subsidized housing.

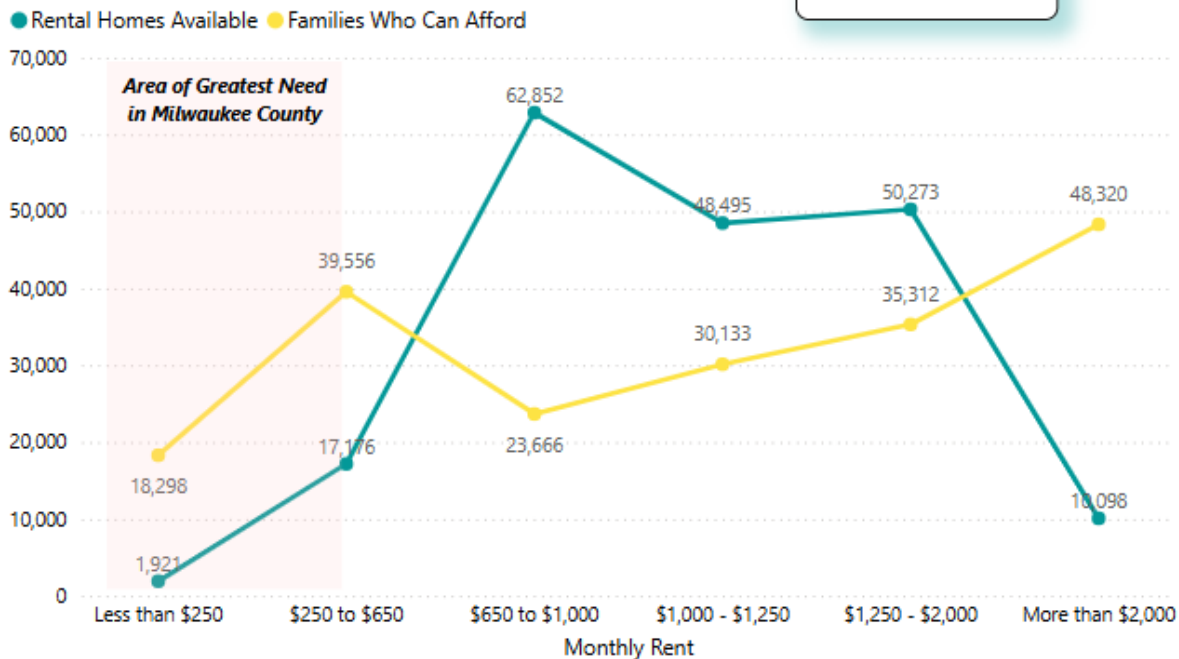
Community Conversations:

- Long waiting lists (2–3 years) for senior apartments and rent assistance/Section 8; limited interim options.
- Senior housing is unaffordable (\$1,200–\$1,700/month) and rent increases and loss of amenities are common especially when buildings are sold
- Older adults are unsure how to use tenant rights or civic systems for protection from predatory landlords. Suggest stronger housing laws protecting older adult tenants.
- Safety concerns in subsidized housing and neighborhoods
- Senior apartments should include on-site services, social programs, and transportation assistance.

Available Rental Housing by Income Bracket

Available Rental Housing by Income Bracket

2023



Milwaukee County needs approximately 40,000 more units at rents of \$650 or less per month.

Data Source = U.S. Census Bureau ACS 5-Year Estimates (each year 2010-2023).

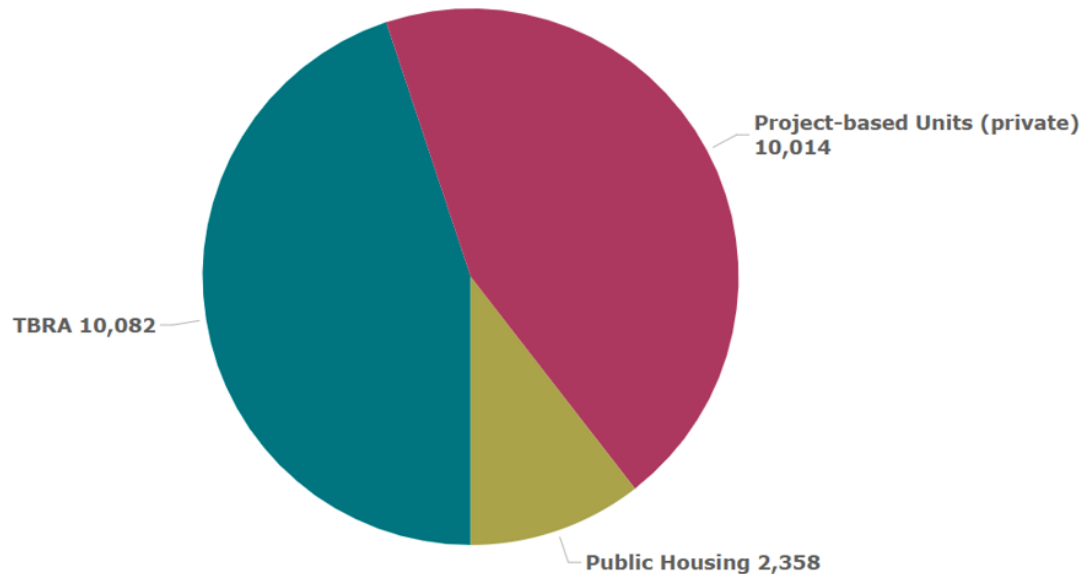
Renters who can afford are those that the unit price range is less than or equal to 30% of renter's income. Groupings are mutually exclusive and renters are only reflected in the rent range that accounts for 30% of their income.

Rent subsidies are not accounted for in the data provided by the Census Bureau displayed on this page.

The data on this dashboard is from the American Community Survey and collected by the U.S. Census Bureau, which holds its data to high standards. These data are considered some of the best estimates available for housing-related issues in Milwaukee County and have some level of uncertainty associated.

Availability of Subsidized Housing

of Housing Subsidies Provided by Type



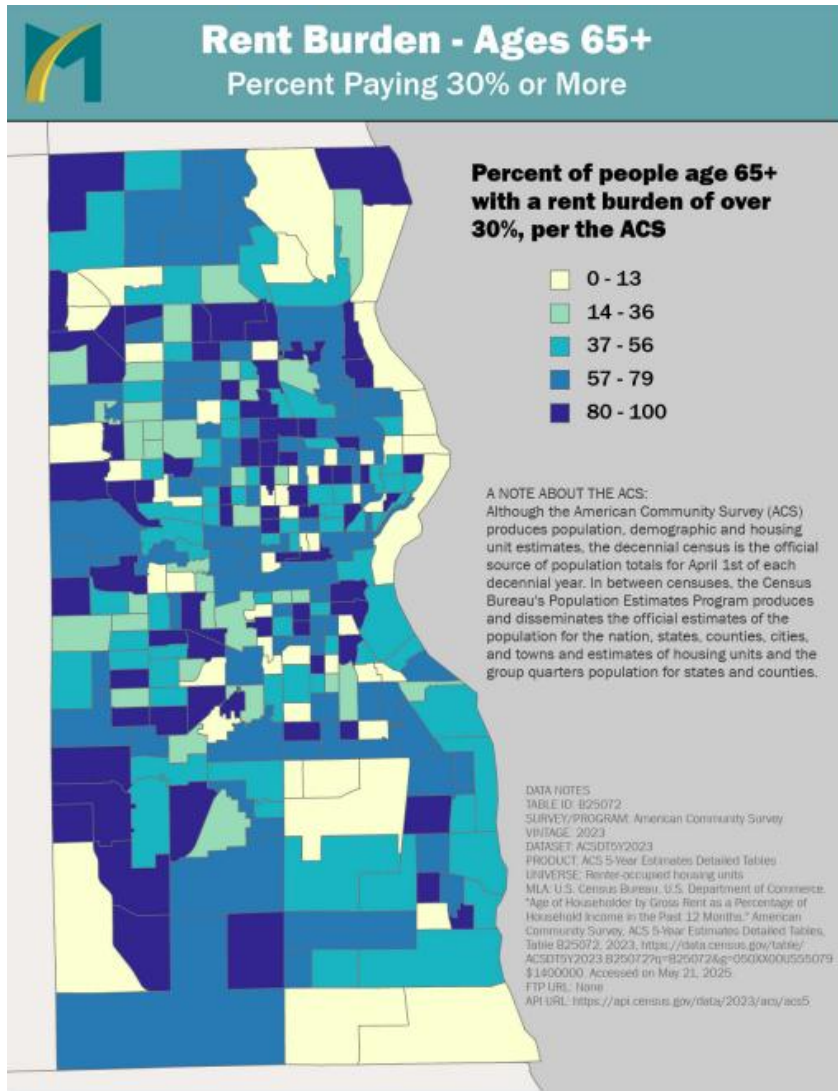
**Milwaukee County
has only about 1/3
the amount of
housing subsidy that
is needed.**

Data Sources:

US Dept. of Housing & Urban Development

US Census Bureau

Housing: Rental



Subsidized Units

Estimate of 2,000-4,500 senior affordable units in the County. Units concentrated in the City of Milwaukee (approximately 90%).

- HACM units: ~1,500
- Other subsidized units: ~600
- Older adults with Section 8 vouchers: ~1,750

Estimated shortage of 1,500-3,000 senior subsidized units

Retirement Communities

Estimate of 3,200-5,400 retirement community units. Concentrated in the lakefront and south/southwest suburban municipalities

Housing Accessibility

Housing: Accessibility

Data Review:

- Most of the housing in the central part of the County was built before 1950, making it more costly to maintain and less likely to have accessibility features. Approximately half of the housing stock County-wide does not have basic accessibility features (zero step entry, first floor bathroom and bedrooms, etc.)

Community Survey:

- 44% of respondents report needing major repairs or modifications to be able to stay in their own homes.
- Accessibility (82%) is the #1 reason people would move out of their current home. Concerns about housing accessibility are pervasive across the County.

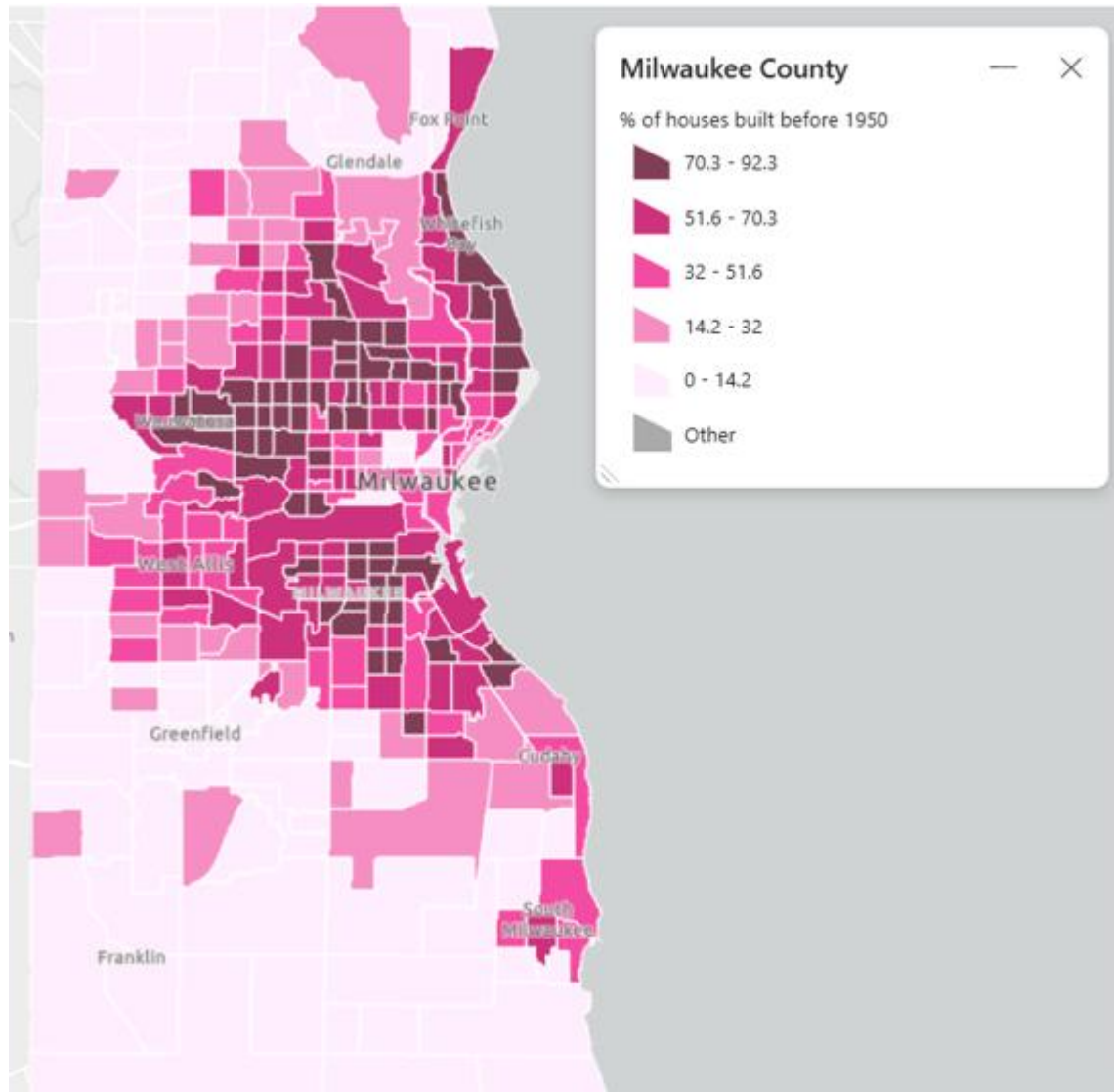
Community Conversations:

- Preference to age in place but need resources for affordable maintenance, safety modifications and yard work assistance.

Walk Audits:

- Most housing stock is inaccessible due to many stairs to enter, poor condition of many properties
- Suggest expanded home repair assistance

Housing: Accessibility



Household Composition

Housing: Household Composition

Issues Raised During the Needs Assessment Phase

Data Review:

- Average household size has declined from 3.04 in 1970 to 2.31 in 2020 (-24%)
- Half of older adults live alone and about 6% of older adults live in group quarters.
- Only about 3% of households include an older generation and about 1% of households are grandparent-led
- Some form of ADU legislation has been approved in the City of Milwaukee, Wauwatosa and West Allis.

Community Survey:

- 56% would consider living with family; 31% with friends; 4% with a stranger

Community Conversations:

- Multi-generational households help with cost and upkeep

Current Local Housing Efforts

- **Property tax relief for older adults**
Community Development Alliance
- **Zoning code changes**
The Housing Element-City of Milwaukee DCD
- **Affordable rental housing development including mixed-use**
Library/affordable housing co-location, conversion of schools into affordable housing, senior-specific affordable housing
- **Construction/rehab and sale of single-family homes to LMI homebuyers (subsidized)**
ACTS Housing, VIA CDC, Habitat for Humanity
- **Homebuyer counseling**
ACTS Housing, UCC, Housing Resources
- **Aging-in-place home modifications, general home repair assistance & lead abatement**
Revitalize Milwaukee, Milwaukee County, City of Milwaukee, Habitat for Humanity
- **Property tax appeals and assistance**
Community Advocates

National Model Initiatives

Naturally Occurring Residential Communities (NORCs): NYC, Chicago, Minneapolis
Coordinated services in areas with a high density of older adults led by formal organizations; akin to place-based ADRC services

Village Model: Boston
Membership model for aging in place; member-run support network; best suited for higher-income populations

Universal Design Ordinances: Montgomery County, MD, Atlanta, Oregon, California
“Visitability” ordinances that require or incentivize universal design for residential units; AARP offers the HomeFit Model Ordinance

CAPABLE Model: Habitat for Humanity/John Hopkins University model for combining human services, healthcare and home modification to support aging in place