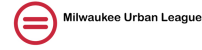




**GREATER DOWNTOWN
ACTION AGENDA**



KEY FINDINGS

Where Do People Live in the Greater Downtown

HOUSING TYPES

1. There are 39,420 residential units in the Greater Downtown, representing a mix of single family, 2-4 unit dwellings, mid and high-rise multi-family and mixed use structures.
2. The Greater Downtown has a residential density of 12.8 dwelling units per acre, with the Historic Third Ward having the highest density at 39.3 and Avenues West and King Drive / Bronzeville at 4.4 and 4.7 respectively.
3. Lindsay Heights/Fondy North, Brewer's Hill / Harambee, Lower East Side, Clarke Square and Walker Square have the highest number of single family dwellings in the Greater Downtown, also corresponding with higher numbers of children and families.
4. Lindsay Heights/Fondy North, Brewer's Hill / Harambee, Lower East Side, Clarke Square and Walker Square have the highest number of duplex family dwellings in the Greater Downtown, also corresponding with higher numbers of children and families.
5. 3-4 unit multi-family dwellings are concentrated in Avenues West, Lower East Side and Downtown, representing nearly 75% of the total 24,913 units of this type.
6. Mixed-use residential buildings are concentrated in Downtown and Avenues West.
7. There are over 6,080 multi-family affordable housing units in the Greater Downtown. Lindsay Heights and the core Downtown have over 55% of the affordable housing stock.

HOUSING VACANCY AND DEVELOPMENT

8. Greater Downtown has an average residential vacancy rate of just over 5%, with the lowest vacancy rate in Walker Square and the highest vacancy rate in Brewer's Hill / Harambee.
9. Greater Downtown is delivering over 50% of the total number of new units being produced in the region, with the highest rent/SF at \$1.80/SF, comparable only to Shorewood.

MKE United Action Agenda: Where Do People Live in the Greater Downtown

10. 2,392 new units of housing have been produced in the Greater Downtown over the last 5 years, with over 2,500 under construction and another 2,000 planned. This development is predominately concentrated along the lakefront and riverfronts.
11. New development is a mix of new construction high-rise with ground floor retail, new construction mid-rise development, and adaptive reuse of industrial and office stock.

HOUSING RENTS

12. 77% of the multi family units in the Greater Downtown are market rate. The downtown core and Lower East Side neighborhoods represent 83% of market rate development pipeline development activity.
13. Rents have risen at 3% annually since 2011 and vacancies are below 6%. The highest average market rents are in neighborhoods experiencing the development boom: Historic Third Ward, Walker's Point and Downtown. Average rent for market rate housing is equal to or lower than affordable rents in some markets due to older building stock that rent at lower prices.

SOURCES

1. (Source: Gensler, City of Milwaukee DCD)
2. (Source: Gensler, City of Milwaukee DCD)
3. (Source: Gensler, City of Milwaukee DCD)
4. (Source: Gensler, City of Milwaukee DCD)
5. (Source: Gensler, City of Milwaukee DCD)
6. (Source: Gensler, City of Milwaukee DCD)
7. (Source: SB Friedman, City of Milwaukee DCD)
8. (Source: Gensler, City of Milwaukee DCD)
9. (Source: SB Friedman, CoStar, City of Milwaukee DCD)
10. (Source: SB Friedman CoStar, City of Milwaukee DCD, BID21, PUMA)
11. (Source: SB Friedman CoStar, City of Milwaukee DCD, BID21, PUMA)
12. (Source: Gensler, City of Milwaukee DCD)
13. (Source: SB Friedman, CoStar, City of Milwaukee DCD)