



Historic South Side Neighborhood

Data Portrait | March 2022

DATA YOU CAN USE



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Introduction and Background

This Neighborhood Portrait data profile was prepared by Data You Can Use with the support of Urban Economic Development Association of Wisconsin (UEDA). 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. The original set of neighborhood portraits were published in 2016 using American Community Survey 5-year estimates from 2014. This document is part of the first update to those original Neighborhood Portraits and has been edited in response to community feedback following the release and use of the original portraits.

Data You Can Use and our partners hope that these tables continue to be used by those working in Milwaukee neighborhoods in their work planning, organizing, and funding development work and programming. It is designed to be used with their staff, their partners, their funders, their elected officials, and the residents of their neighborhoods, and 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.

As part of the release of the updated Neighborhood Portraits, related training on the use of census data was conducted and offered to the neighborhood partners. A final draft of each Portrait was reviewed by these same partners, and neighborhood organizers shared the ideas, stories, and strategies that they derived from the data.

With each update to the Neighborhood Portraits, Data You Can Use strives to provide both timely data and improvements to the way data is displayed and/or the topics covered. Longer-term plans include the possibility of an interactive way to access neighborhood data, looking at some of the data points over time, and adding additional topics to the Portraits. Data You Can Use actively maintains a "wish list" of hopeful future improvements for the Neighborhood Portraits; please reach out to us if you have any questions, comments, or recommendations for future expansion of this project to new topics or neighborhoods in Milwaukee at connectwithus@datayoucanuse.org.

About the Data and Acknowledgements

Data Sources

This data portrait uses data from the 2015-2019 American Community Survey (ACS) 5-year estimates, which was the most up-to-date data at the time of the writing of this report. Specific source tables from the ACS are cited below each table within this report.

Census tracts 173, 174, 175, 176, 179, 186, 187, 188, and 1866 were used to define the Historic South Side neighborhood for the purposes of this report. These tracts were chosen based on Neighborhood Strategic Planning Area (NSP) boundaries and in consultation with our neighborhood partners. The tables in the report describe the population that live within these census tracts. Please note that the boundaries of these tracts may differ from neighborhood or NSP boundaries.

Data Quality and Reliability

The data found in this report is from the American Community Survey and is some of the best data available that describes the people, households, families, and housing in Milwaukee neighborhoods. The American Community Survey data is collected by the U.S. Census Bureau, which holds its data to high standards.

It is also important to note that numbers and percentages included in this report are considered estimates. This is because the Census Bureau uses a sample of the population when they conduct the survey, which creates some level of uncertainty. The data presented here have a margin of error associated with each data point, which is a measure of the possible variation of the estimate and the true population value of each number. The margin of error helps data users understand the reliability of each data point.

We have chosen not to include margin of error for the estimates in the tables below so that the tables are clearer and easier to use. If you would like more information about data reliability for the tables in this report or would like to know the margin of error for a particular estimate, please reach out to our team at Data You Can Use. If you want to learn more about the American Community Survey, please refer to the [handbook for American Community Survey Data Users](#).

Acknowledgements and Contact

This report was prepared by Data You Can Use in collaboration with community partners and stakeholders working in the Historic South Side neighborhood in Milwaukee, Wisconsin.

Please reach out to Data You Can Use with questions about this report or the data it contains at connectwithus@datayoucanuse.org, or contact Danya Littlefield at danya@datayoucanuse.org.

Section One | Population Characteristics

Table 1: Population by Race

	Historic South Side		City of Milwaukee	
	Estimate	%	Estimate	%
Total Population	26,534	100%	594,548	100%
Hispanic or Latino	16,871	64%	112,817	19%
White alone (Not Hispanic or Latino)	5,888	22%	208,521	35%
Black or African American alone (Not Hispanic or Latino)	1,632	6%	227,829	38%
American Indian and Alaska Native alone (Not Hispanic or Latino)	352	1%	2,763	0.5%
Asian alone (Not Hispanic or Latino)	1,159	4%	25,181	4%
Native Hawaiian and Other Pacific Islander alone (Not Hispanic or Latino)	3	0.0%	179	0.0%
Some other race alone (Not Hispanic or Latino)	24	0.1%	977	0.2%
Two or more races (Not Hispanic or Latino)	605	2%	16,281	3%

Data Source: 2015- 2019 American Community Survey 5-Year Estimates, table B03002

Key Takeaway(s)

- Almost two thirds (64%) of Historic South Side residents identify as Hispanic or Latino, a much greater percentage than the City of Milwaukee (19%).
- 22% of Historic South Side residents identify as White alone, in comparison to 35% in the City of Milwaukee overall.

Table 2: Population by Age and Sex

	Historic South Side				City of Milwaukee			
	Total		Male	Female	Total		Male	Female
	Estimate	%			Estimate	%		
Total	22,423		11,871	10,552	594,548		286,081	308,467
Total (percent)			53%	47%			48%	52%
Under 5 years	1,879	8%	55%	45%	44,065	7%	50%	50%
5 to 9 years	2,188	10%	59%	41%	43,543	7%	50%	50%
10 to 14 years	1,729	8%	59%	41%	42,351	7%	52%	48%
15 to 17 years	1,128	5%	53%	47%	24,218	4%	50%	50%
18 and 19 years	755	3%	70%	30%	20,507	3%	50%	50%
20 years	471	2%	74%	26%	11,313	2%	48%	52%
21 years	441	2%	51%	49%	11,192	2%	49%	51%
22 to 24 years	755	3%	46%	54%	28,071	5%	50%	50%
25 to 29 years	1,769	8%	41%	59%	56,283	9%	48%	52%
30 to 34 years	1,893	8%	53%	47%	45,282	8%	48%	52%
35 to 39 years	2,224	10%	52%	48%	40,820	7%	47%	53%
40 to 44 years	1,508	7%	57%	43%	34,021	6%	47%	53%
45 to 49 years	1,250	6%	44%	56%	33,073	6%	48%	52%
50 to 54 years	1,139	5%	56%	44%	33,762	6%	48%	52%
55 to 59 years	1,081	5%	45%	55%	34,030	6%	48%	52%
60 and 61 years	317	1%	39%	61%	12,392	2%	45%	55%
62 to 64 years	502	2%	53%	47%	17,297	3%	50%	50%
65 and 66 years	291	1%	75%	25%	10,049	2%	49%	51%
67 to 69 years	305	1%	50%	50%	12,900	2%	47%	53%
70 to 74 years	312	1%	35%	65%	14,581	2%	44%	56%
75 to 79 years	168	1%	43%	57%	9,560	2%	40%	60%
80 to 84 years	192	1%	59%	41%	6,934	1%	42%	58%
85 years and over	126	1%	0%	100%	8,304	1%	30%	70%

Data Source: 2015- 2019 American Community Survey 5-Year Estimates, table B01001

Key Takeaways

- Over half (53%) of Historic South Side residents identify as male, compared 48% in the City of Milwaukee.
- Almost one third (31%) of Historic South Side residents are under 18 years old, compared to a quarter (25%) of all City of Milwaukee residents who fall into those same age categories.

Table 3: Residents Living in Poverty by Age

	Historic South Side		City of Milwaukee	
	Estimate	%	Estimate	%
Total Population *	26,468		578,085	
Income in the past 12 months below poverty level	9,133	35%	146,980	25%
Under 5 years	1,274	14%	17,097	12%
5 years	253	3%	3,070	2%
6 to 11 years	1,553	17%	20,309	14%
12 to 14 years	605	7%	7,832	5%
15 years	194	2%	2,981	2%
16 and 17 years	302	3%	4,311	3%
18 to 24 years	884	10%	21,490	15%
25 to 34 years	1,232	13%	22,305	15%
35 to 44 years	1,358	15%	14,139	10%
45 to 54 years	644	7%	12,691	9%
55 to 64 years	569	6%	12,530	9%
65 to 74 years	197	2%	5,005	3%
75 years and over	68	1%	3,220	2%

Data Source: 2015- 2019 American Community Survey 5-Year Estimates, table B17001. Note: The total population number for this table does not match the total population number that can be seen in the previous tables. This is because this table is showing data for the total population for whom poverty status can be determined – in this case, slightly fewer people from the neighborhood.

How to interpret this table

The Census Bureau defines the poverty threshold differently for each person or family. Thresholds vary by the size of the family and the age of the members and are updated for inflation on an annual basis. [Read more about poverty thresholds here.](#)

Key Takeaways

- More than one third (35%) of Historic South Side neighborhood residents live in households with incomes below the poverty line, compared to 25% in the City of Milwaukee overall.

Table 4: Household Characteristics

	Historic South Side		City of Milwaukee	
	Estimate	%	Estimate	%
Total Households	8,653		230,086	
Family households	5,721	66%	124,864	54%
Married couple family	248	33%	62,926	27%
Family with male householder, no spouse present	172	11%	13,949	6%
Family with female householder, no spouse present	981	22%	47,989	21%
Non-family households	1,022	34%	105,222	46%
Householder living alone	900	24%	83,606	36%
Householder not living alone	122	9%	21,616	9%
Average Household Size	3.07*		2.51	

Data Source: 2015- 2019 American Community Survey 5-Year Estimates, table B11001 *Note: the average household size for the neighborhood shown here is an estimate calculated by dividing the estimated total number of residents in the neighborhood by the estimated total number of households. This methodology is the same as the methodology used by the U.S. Census.

How to interpret this table

The Census Bureau defines a family as “a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.”

Key Takeaways

- Households headed by women with no spouse present make up 22% of total households in Historic South Side, which is similar to the rate for the City of Milwaukee (21%).
- Almost a quarter (24%) of households in the Historic South Side are occupied by individuals living alone, which is less than the rate for the City of Milwaukee as a whole (36%).
- The estimated average household size for the Historic South Side is 3.07, which is higher than the household size for the City of Milwaukee as a whole (2.51).

Table 5: Vehicles per Household

	Historic South Side		City of Milwaukee	
	Estimate	%	Estimate	%
Total Households	8,653		230,086	
No vehicle available	1,133	13%	40,003	17%
1 vehicle available	3,491	40%	100,527	44%
2 vehicles available	2,858	33%	67,632	29%
3 vehicles available	889	10%	16,389	7%
4 or more vehicles available	282	3%	5,535	2%

Data Source: 2015- 2019 American Community Survey 5-Year Estimates, table B08201

Key Takeaways

- 13% of households in the Historic South Side do not have access to a vehicle, less than the rate of the City of Milwaukee as a whole (17%).

Table 6: Employment Status by Sex

	Historic South Side					City of Milwaukee				
	Total	Labor Force Participation Rate	Employment/Population Ratio	Unemployment Rate	Not Working	Total	Labor Force Participation Rate	Employment/Population Ratio	Unemployment Rate	Not Working
Population Age 20-64 years	15,735	73%	69%	5%	31%	357,536	76%	71%	6%	31%
Male	7,892	77%	72%	6%	28%	171,280	77%	72%	7%	30%
Female	7,843	70%	66%	5%	34%	186,256	74%	70%	6%	32%

Data Source: 2015- 2019 American Community Survey 5-Year Estimates, table S2301

How to interpret this table

- The **labor force participation rate** refers to the proportion of the population age 20-64 that is either working or actively looking for work.
- The **employment/population ratio** is the proportion of the population age 20-64 that is working.
- **Unemployment rate** is the percentage of those in the labor force who are not working.
- In this table, **not working** refers to the combined percentage of people who are not in the labor force and those who are in the labor force but are unemployed.

Key Takeaways

- 73% of Historic South Side residents ages 20-64 are participating in the labor force by working or actively looking for work. This is slightly lower than the rate for the City of Milwaukee as a whole (76%).
- Overall, the unemployment rate in the Historic South Side is 5%, slightly less than in the City of Milwaukee (6%).

Table 7: Employment Sector by Sex

	Historic South Side				City of Milwaukee			
	Total		Male	Female	Total		Male	Female
	Estimate	%			Estimate	%		
Civilian employed population 16 years and over	11,761	100%	54%	46%	274,787	100%	49%	51%
Management, business, science, and arts occupations	2,186	19%	39%	61%	87,013	32%	41%	59%
Service occupations	3,105	26%	53%	47%	63,419	23%	42%	58%
Sales and office occupations	1,828	16%	31%	69%	55,052	20%	33%	68%
Natural resources, construction, and maintenance occupations	961	8%	97%	3%	16,393	6%	93%	7%
Production, transportation, and material moving occupations	3,681	31%	64%	36%	52,910	19%	72%	28%

Data Source: 2015- 2019 American Community Survey 5-Year Estimates, table S2301

Key Takeaways

- The most common employment sector for Historic South Side residents is production, transportation, and material moving occupations, which accounts for almost a third (31%) of the employed population over the age of 16, compared to 19% in this sector for the city overall.

Table 8: Educational Attainment

	Historic South Side				City of Milwaukee			
	Total		Male	Female	Total		Male	Female
	Estimate	%			Estimate	%		
Population 18 to 24 years	2,866		1,633	1,233	71,083		35,199	35,884
Less than high school graduate	660	23%	21%	26%	10,176	14%	16%	13%
High school graduate (includes equivalency)	1,226	43%	51%	32%	21,501	30%	32%	29%
Some college or associate's degree	843	29%	27%	33%	32,580	46%	44%	48%
Bachelor's degree or higher	137	5%	1%	9%	6,826	10%	9%	10%
Population 25 years and over	15,370		7,599	7,771	369,288		172,879	196,409
Less than 9th grade	2,672	17%	21%	14%	21,886	6%	6%	6%
9th to 12th grade, no diploma	2,560	17%	18%	15%	37,352	10%	11%	9%
High school graduate (includes equivalency)	5,259	34%	33%	35%	111,435	30%	32%	29%
Some college, no degree	2,305	15%	13%	17%	81,053	22%	21%	22%
Associate's degree	682	4%	4%	5%	26,704	7%	7%	8%
Bachelor's degree	1,305	8%	7%	10%	58,874	16%	15%	17%
Graduate or professional degree	587	4%	3%	4%	31,984	9%	8%	9%
High school graduate or higher	10,138	66%	61%	71%	310,050	84%	83%	85%
Bachelor's degree or higher	1,892	12%	11%	14%	90,858	25%	23%	26%

Data Source: 2015- 2019 American Community Survey 5-Year Estimates, table S1501

Key Takeaways

- In the Historic South Side, two thirds (66%) of residents over 25 years old have attained a high school education or higher, lower than the 84% rate for the City of Milwaukee as a whole.
- 12% of Historic South Side residents over 25 years old have a bachelor's degree or higher, compared to 25% in the City of Milwaukee.

Section Two | Housing and Household Characteristics

Table 9: Housing Occupancy and Tenure

	Historic South Side		City of Milwaukee	
	Estimate	%	Estimate	%
Total Housing Units	9,977		258,444	
Vacant Housing Units	1,324	13%	28,358	11%
Occupied housing units	8,653	87%	230,086	89%
Owner-occupied housing units	3,151	36%	95,247	41%
Renter-occupied housing units	5,502	64%	134,839	59%

Data Source: 2015- 2019 American Community Survey 5-Year Estimates, table DP04

Key Takeaways

- 13% of the housing units in Historic South Side are vacant, slightly higher than the rate for the City of Milwaukee as a whole (11%).
- Of the occupied housing units in Historic South Side, 36% are owner-occupied, compared to 41% in the City of Milwaukee.

Table 10: Units in Structure for Occupied Housing Units

	Historic South Side			City of Milwaukee		
	Occupied Housing Units Estimates	Owner-Occupied Housing Units	Renter-Occupied Housing Units	Occupied Housing Units Estimates	Owner-Occupied Housing Units	Renter-Occupied Housing Units
Occupied housing units	8,653	3,151	5,502	230,086	95,247	134,839
Occupied housing units %		36%	64%		41%	59%
UNITS IN STRUCTURE						
1, detached	3,035	65%	18%	95,974	76%	17%
1, attached	238	3%	2%	12,407	5%	6%
2 apartments	3,590	28%	49%	47,297	12%	27%
3 or 4 apartments	835	2%	14%	15,906	1%	11%
5 to 9 apartments	260	0%	5%	13,603	1%	10%
10 or more apartments	654	1%	11%	43,886	5%	29%
Mobile home or other type of housing	41	0%	1%	1,013	1%	0%

Data Source: 2015- 2019 American Community Survey 5-Year Estimates, table S2504

Key Takeaways

- Of the owner-occupied housing units in the Historic South Side, over a quarter (28%) are duplexes (2 apartments), almost twice the percentage of the City of Milwaukee overall (12%).
- Half of the renters in Historic South Side live in duplexes (49%) compared to 27% of the renters in the City of Milwaukee overall.

Table 11: Housing Unit Bedrooms and Year Built

	Historic South Side		City of Milwaukee	
	Estimate	%	Estimate	%
Total housing units	9,977		258,444	
BEDROOMS				
No bedroom	303	3%	9,351	4%
1 bedroom	1,396	14%	41,498	16%
2 bedrooms	3,960	40%	91,662	36%
3 bedrooms	2,872	30%	85,144	33%
4 bedrooms	1,200	12%	25,186	10%
5 or more bedrooms	246	3%	5,603	2%
YEAR STRUCTURE BUILT				
Built 2014 or later	160	2%	1,682	0.7%
Built 2010 to 2013	62	0.6%	2,304	0.9%
Built 2000 to 2009	47	0.5%	8,532	3%
Built 1990 to 1999	191	2%	7,622	3%
Built 1980 to 1989	114	1%	10,083	4%
Built 1970 to 1979	337	3%	22,447	9%
Built 1960 to 1969	337	3%	28,802	11%
Built 1950 to 1959	691	7%	52,115	20%
Built 1940 to 1949	794	8%	25,219	10%
Built 1939 or earlier	7,244	73%	99,638	39%

Data Source: 2015- 2019 American Community Survey 5-Year Estimates, table DP04

Key Takeaways

- Almost three quarters (73%) of all the housing units in Historic South Side were built in 1939 or earlier, compared to 39% in the city overall.

Table 12: Gross Rent and Gross Rent as a Percentage of Household Income

	Historic South Side		Milwaukee	
	Estimate	%	Estimate	%
GROSS RENT				
Occupied units paying rent	5,417		131,703	
Less than \$500	375	7%	11,936	9%
\$500 to \$999	4,023	74%	79,327	60%
\$1,000 to \$1,499	893	17%	31,903	24%
\$1,500 to \$1,999	121	2%	6,181	5%
\$2,000 to \$2,499	5	0.1%	1,554	1%
\$2,500 to \$2,999	0	0.0%	531	0.4%
\$3,000 or more	0	0.0%	271	0.2%
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME				
Occupied units paying rent*	5,237		126,821	
Less than 15.0 percent	747	14%	15,321	12%
15.0 to 19.9 percent	541	10%	14,777	12%
20.0 to 24.9 percent	470	9%	15,413	12%
25.0 to 29.9 percent	478	9%	14,205	11%
30.0 to 34.9 percent	484	9%	11,204	9%
35.0 percent or more	2,517	48%	55,901	44%
Not computed	265		8,018	

Data Source: 2015- 2019 American Community Survey 5-Year Estimates, table DP04. *Note: This table excludes units for which gross rent as a percentage of household income cannot be calculated.

Key Takeaways

- Almost three quarters (74%) of Historic South Side households paying rent paid between \$500-\$999 per month, compared to 60% in the City of Milwaukee.
- 57% of Historic South Side households paying rent paid 30 percent or more of their household income towards rent, compared to 53% of the City of Milwaukee as a whole. Households that spend 30% or more of their household income on rent or housing expenses are considered moderately cost burdened.

Table 13: Mortgage Status and Cost (Owner-occupied Units)

	Historic South Side		City of Milwaukee	
	Estimate	%	Estimate	%
MORTGAGE STATUS				
Owner-occupied units	3,151		95,247	
Housing units with a mortgage	2,179	69%	63,762	67%
Housing units without a mortgage	972	31%	31,485	33%
SELECTED MONTHLY OWNER COSTS				
Housing units with a mortgage	2,179		63,762	
Less than \$500	13	1%	459	1%
\$500 to \$999	744	34%	14,143	22%
\$1,000 to \$1,499	973	45%	28,358	45%
\$1,500 to \$1,999	348	16%	13,852	22%
\$2,000 to \$2,499	96	4%	4,151	7%
\$2,500 to \$2,999	5	0%	1,391	2%
\$3,000 or more	0	0%	1,408	2%
Housing units without a mortgage	972		31,485	
Less than \$250	5	1%	905	3%
\$250 to \$399	92	9%	4,469	14%
\$400 to \$599	507	52%	13,567	43%
\$600 to \$799	272	28%	7,678	24%
\$800 to \$999	66	7%	2,868	9%
\$1,000 or more	30	3%	1,998	6%

Data Source: 2015- 2019 American Community Survey 5-Year Estimates, table DP04

Key Takeaways

- Of owner-occupied housing units without a mortgage in Historic South Side, more than half pay between \$400-599 per month on housing costs (52%), compared to 43% in the City of Milwaukee overall.

Table 14: Mortgage Cost as a Percentage of Household Income (Owner-occupied Units)

	Historic South Side		City of Milwaukee	
	Estimate	%	Estimate	%
Housing units with a mortgage*	2,179		63,374	
Less than 20.0 percent	766	35%	26,135	41%
20.0 to 24.9 percent	194	9%	10,224	16%
25.0 to 29.9 percent	229	11%	6,758	11%
30.0 to 34.9 percent	173	8%	4,931	8%
35.0 percent or more	817	37%	15,326	24%
Not computed	0		388	
Housing unit without a mortgage*	954		31,017	
Less than 10.0 percent	362	38%	10,050	32%
10.0 to 14.9 percent	217	23%	6,763	22%
15.0 to 19.9 percent	104	11%	4,467	14%
20.0 to 24.9 percent	60	6%	2,360	8%
25.0 to 29.9 percent	93	10%	2,071	7%
30.0 to 34.9 percent	16	2%	1,047	3%
35.0 percent or more	102	11%	4,259	14%
Not computed	18		468	

Data Source: 2015- 2019 American Community Survey 5-Year Estimates, table DP04. *Note: This table excludes households where selected monthly owner costs as a percentage of household income (SMOCAP) could not be calculated.

Key Takeaways

- Over one third (37%) of all owner-occupied units with a mortgage in the Historic South Side pay 35 percent or more of their household income towards housing costs, a higher percentage than the City of Milwaukee as a whole (24%).
- 35% of all owner-occupied units with a mortgage in the Historic South Side pay less than 20 percent of their household income towards housing costs, which is a lower percentage than the City of Milwaukee as a whole (41%).

Table 15: Household Income in the past 12 Months and Median Income

	Historic South Side		City of Milwaukee	
	Estimate	%	Estimate	%
Total:	8,653		232,176	
Less than \$10,000	1,030	12%	22,281	10%
\$10,000 to \$14,999	626	7%	14,649	6%
\$15,000 to \$19,999	748	9%	15,619	7%
\$20,000 to \$24,999	743	9%	15,879	7%
\$25,000 to \$29,999	515	6%	10,874	5%
\$30,000 to \$34,999	644	7%	13,570	6%
\$35,000 to \$39,999	523	6%	12,177	5%
\$40,000 to \$44,999	392	4%	12,672	6%
\$45,000 to \$49,999	373	4%	12,051	5%
\$50,000 to \$59,999	642	7%	17,162	7%
\$60,000 to \$74,999	757	9%	23,595	10%
\$75,000 to \$99,999	871	10%	25,725	11%
\$100,000 to \$124,999	314	4%	16,203	7%
\$125,000 to \$149,999	186	2%	8,277	4%
\$150,000 to \$199,999	151	2%	6,833	3%
\$200,000 or more	138	2%	4,609	2%
Median Household Income*	\$35,195.98		\$41,838.00	

Data Source: 2015- 2019 American Community Survey 5-Year Estimates, table B19001. *Note: Median Household Income for the neighborhood is calculated based on table B19001. Median Household Income for the City of Milwaukee is taken from table S1901.

Key Takeaways

- 9% of households in Historic South Side make \$100,000 or more per year, which is a lower percentage than the City of Milwaukee as a whole (16%).
- The median household income in Historic South Side is \$35,196, less than the median household income for the City of Milwaukee as a whole (\$41,838).