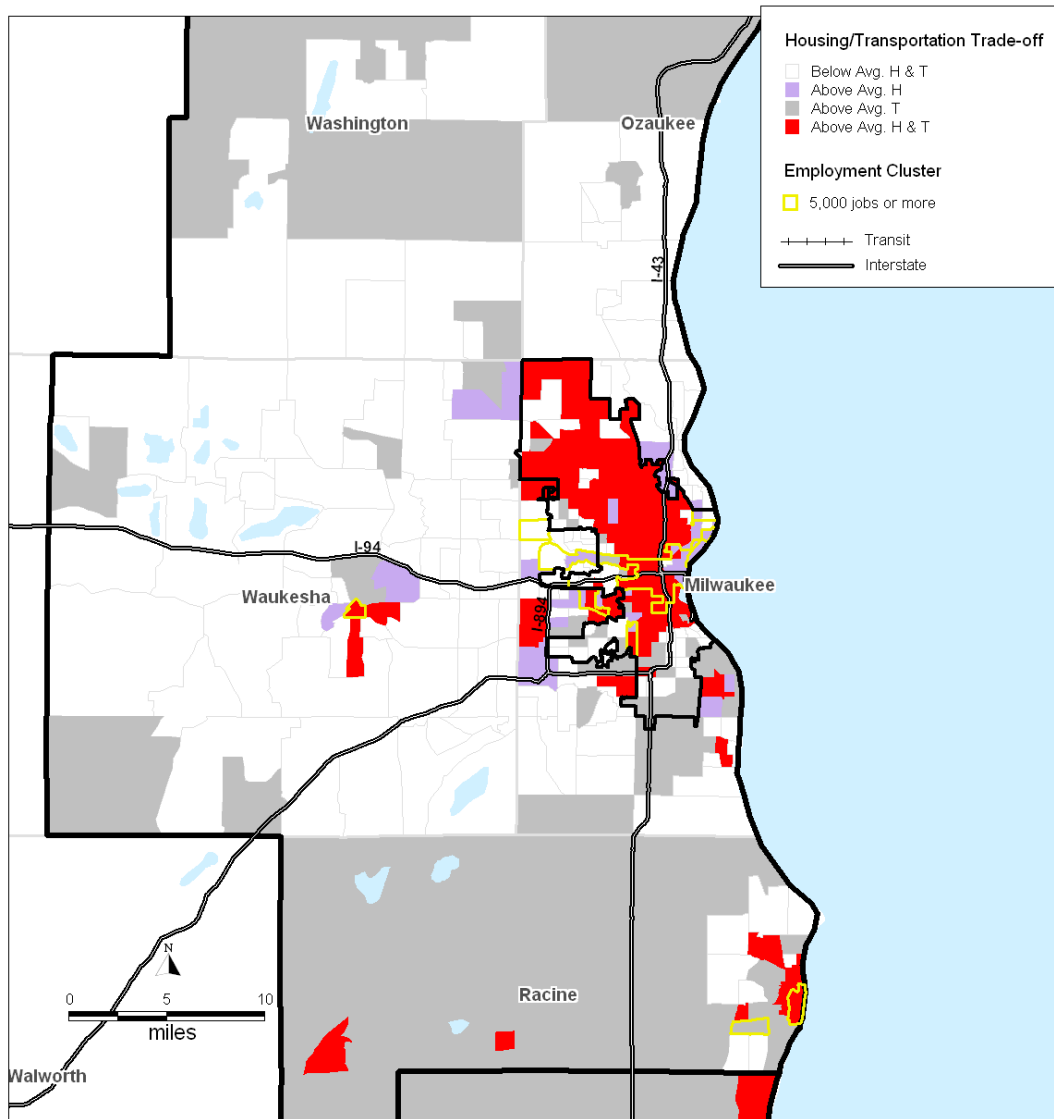


Milwaukee, WI CMSA

Profile: Milwaukee, WI CMSA	
Combined Housing and Transportation Category:	Low H, High T
Housing Market:	Lukewarm Low-Med Density Market
Households earning 30-50% HAMFI with Severe Burden:	15%
Affordable Housing Shortage:	Low
Transportation: % Non-Auto Commute, Rail Transit System Size, 2003 Congestion:	7%, No Rail System
Jobs-Housing: % of Pop. living near an Employment Center (EC), % of Jobs in ECs:	23%, 23%

Milwaukee: Average Household Expenditures on Housing and Transportation as a Percentage of Average Tract Income, 2000



Source: Income and housing costs from 2000 Census of Population and Housing, Summary File 3 and PUMS 5%, P76 and P97. Retrieved 2006, from <http://www.census.gov>. <http://factfinder.census.gov/servlet/BasicFactsServlet>. PUMS 5% from PDQ Software, from <http://www.pdq.com>. Transportation costs based on 2000 data from a variety of national public sources and modeled by Center for Neighborhood Technology. Cities over 100,000 persons labeled.

Metro Summary

Housing / Transportation Costs by Income

Of the four types of neighborhoods, Below Average Housing & Transportation cost neighborhoods have the greatest share of households in the region, 43% (Fig. 2). Households earning \$50,000 or more are the majority of households in these neighborhoods, at 62%. These households pay 24% to 40% of their income for housing and transportation (Fig. 1).

Above Average Housing & Transportation cost neighborhoods have the second greatest share of households in the region, 26% (Fig. 2). Households earning less than \$50,000 annually are the majority of households in these neighborhoods, at 76%. These households pay 42% to 106% of their income for housing and transportation (Fig.1).

Fig. 1: H+T Costs by Income by Neighborhood Type

Milwaukee	Below Avg H&T (1)			Above Avg H (2)			Above Avg T (4)			Above Avg H&T (3)			Wt. Avg of Quads		
Income Category	% H	% T	% H&T	% H	% T	% H&T	% H	% T	% H&T	% H	% T	% H&T	% H	% T	% H&T
\$0-<\$20,000	55%	59%	114%	56%	45%	101%	52%	61%	113%	55%	51%	106%	54%	54%	108%
\$20,000 - <\$35,000	30%	37%	67%	29%	28%	57%	27%	38%	66%	25%	31%	56%	28%	34%	62%
\$35,000 - <\$50,000	23%	27%	50%	21%	21%	42%	21%	28%	50%	19%	23%	42%	21%	26%	47%
\$50,000 - <\$75,000	20%	20%	40%	17%	16%	33%	18%	21%	39%	15%	17%	32%	18%	20%	38%
\$75,000 - <\$100,000	17%	15%	32%	14%	12%	26%	15%	16%	31%	12%	13%	25%	16%	15%	31%
\$100,000 - <\$250,000	13%	10%	24%	12%	8%	20%	12%	11%	23%	9%	9%	18%	13%	10%	23%
TOTAL	23%	19%	42%	29%	19%	48%	24%	24%	48%	32%	26%	58%	26%	22%	48%

Fig. 2: Distribution of Households by Income by Neighborhood Type

Milwaukee	Below Avg H&T (1)			Above Avg H (2)			Above Avg T (4)			Above Avg H&T (3)			TOTAL REGION	
Income Category	# of HHS	% of HHS in Quad	% in Region	# of HHS	% of HHS in Quad	% in Region	# of HHS	% of HHS in Quad	% in Region	# of HHS	% of HHS in Quad	% in Region	# of HHS	% in Region
\$0-<\$20,000	23,254	9%	4%	12,268	23%	2%	17,812	14%	3%	54,052	35%	9%	107,386	18%
\$20,000 - <\$35,000	35,727	14%	6%	11,488	22%	2%	23,595	19%	4%	36,996	24%	6%	107,806	18%
\$35,000 - <\$50,000	37,985	15%	6%	9,153	18%	2%	24,478	19%	4%	25,854	17%	4%	97,470	17%
\$50,000 - <\$75,000	61,224	24%	10%	9,889	19%	2%	33,930	27%	6%	22,877	15%	4%	127,920	22%
\$75,000 - <\$100,000	42,007	17%	7%	5,208	10%	1%	16,534	13%	3%	8,227	5%	1%	66,768	11%
\$100,000 - <\$250,000	52,621	21%	9%	4,263	8%	1%	11,046	9%	2%	5,128	3%	1%	68,795	12%
ALL INCOMES	252,818	100%	43%	52,269	100%	9%	127,395	100%	22%	153,134	100%	26%	585,616	100%

Relationship of Affordability to Accessibility

Milwaukee is typical of most metropolitan areas with one exception: distance to employment centers does not have a statistically significant influence on either housing or transportation costs. This may be a factor of the low number of employment centers in Milwaukee, there are 8 and they contain just 23% of all jobs in the region. Furthermore, job density does not have a significant influence on housing costs. (Adjusted R-Square: Housing Model, .7861, Transportation Model, .8856)

Commuting Characteristics

Households living in Above Average Housing cost neighborhoods have the shortest commute in time by transit (32.2 minutes) or auto (20.2 minutes). Above Average H&T cost neighborhoods have the shortest commute by car in distance (6.4 miles) and they share the shortest commute in distance by transit (4.7 miles) with those households living in Above Average Housing cost neighborhoods. Above Average H & T cost neighborhoods have the greatest share of transit, 12%. Households in Above Average Transportation cost neighborhoods drive the farthest distances, 9.8 miles, and spend the most time by car (22.2 minutes) and by transit (46.1 minutes).

Milwaukee

Commuter Characteristics	Below Avg H&T	Above Avg H	Above Avg H & T	Above Avg T	All
All Commuters	349,719	58,123	153,936	170,798	732,576
% Transit	1%	6%	12%	1%	4%
Time all	21.9	20.8	23.7	22.6	22.4
Distance all	8.7	6.7	6.2	9.8	8.3
Speed All	22.7	18.6	16.8	24.1	21.4
Transit Commuters					
Time Transit	42.7	32.2	41.1	46.1	40.7
Distance Transit	8.5	4.7	4.7	7.6	5.5
Speed Transit	12.4	9.0	8.1	10.5	9.1
Auto Commuters					
Time Car	21.7	20.0	21.2	22.2	21.6
Distance Car	8.7	6.8	6.4	9.8	8.4
Speed Car	22.8	19.2	18.0	24.3	22.0

Household Expenditures by Income and Proximity to Employment

Milwaukee, WI CMSA

Expenditures by Income	Central City EC	Other ECs	Outside an EC
\$0-<\$20,000			
% Income on Housing	55%	53%	56%
% Income on Transport.	46%	54%	58%
% Income on H+T	101%	107%	114%
\$20,000 - <\$35,000			
% Income on Housing	24%	27%	29%
% Income on Transport.	27%	33%	36%
% Income on H+T	51%	61%	65%
\$35,000 - <\$50,000			
% Income on Housing	18%	21%	21%
% Income on Transport.	19%	24%	26%
% Income on H+T	37%	45%	48%
\$50,000 - <\$75,000			
% Income on Housing	14%	17%	18%
% Income on Transport.	14%	18%	19%
% Income on H+T	28%	34%	36%
\$75,000 - <\$100,000			
% Income on Housing	11%	13%	14%
% Income on Transport.	9%	13%	14%
% Income on H+T	20%	26%	28%
\$100,000 - <\$250,000			
% Income on Housing	8%	11%	11%
% Income on Transport.	6%	9%	9%
% Income on H+T	14%	20%	20%
Average of All Incomes			
% Income on Housing	31%	27%	27%
% Income on Transport.	23%	23%	23%
% Income on H+T	54%	50%	49%
Owner Median Income	\$45,899	\$53,275	\$56,679
Renter Median Income	\$23,597	\$29,204	\$32,714
Median Income	\$30,334	\$41,769	\$48,331