

# COMMUNITY DEVELOPMENT BLOCK GRANT STRATEGY AREA, CDFI, AND LOCAL TARGET AREA REPORT

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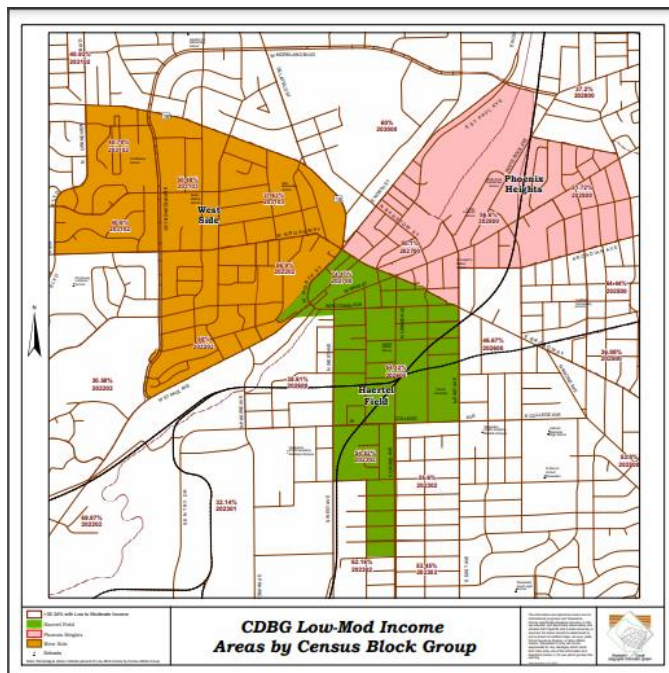


## CDBG Strategy Area, CDFI and Local Target Area Report

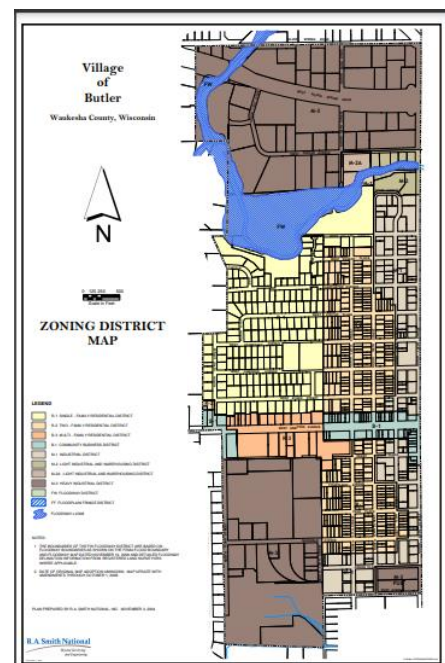
The following data analysis provides baseline information and trends for the Waukesha County Community Development Block Grant (CDBG) program to help inform priority projects and decision-making for grantees and Community Development Financial Institutions (CDFI) that focus on lending and business development efforts for community revitalization. In addition, this report will serve in the reporting performance outcomes through the Consolidated Annual Performance and Evaluation Report (CAPER) as required by the U.S. Department of Housing and Urban Development (HUD) to share local measures.

The data sets compiled for this report highlight four areas: three Neighborhood Revitalization Strategy Areas (NRSA) in the City of Waukesha – Haertel Field, Phoenix Heights and West Side NRSA (Figure 1), and the Village of Butler (Figure 2). Data gathered for each area includes crime rates, property values, housing code violations, homeownership rates, business occupancy rates and unemployment rates. Currently, housing code violation and crime data in 2022 was not available for the Village of Butler.

**Figure 1. City of Waukesha NRSA**



**Figure 2. Village of Butler**



### Crime Rates

From 2017 to 2020, crime data shared in this report reflected the Uniform Crime Reporting Offense Data dashboard from the Wisconsin Department of Justice for the entire City of Waukesha (pop. 72,672) and for the Village of Butler (pop. 1,852).

As of January 2021, the City of Waukesha Police Department’s reporting changed to the National Incident Based Reporting System (NIBRS) and launched a Public Crime Dashboard that displays incidents reported after January 1, 2021. The data is categorized by the NIBRS codes. Access to this dashboard now allows us to search specific geography in the City of Waukesha such as the three NRSAs.

The NIBRS codes that are displayed are Arson (200), Motor Vehicle Theft (240), Robbery (120), Theft from Motor Vehicle (23F), Burglary/Breaking and Entering (220), Theft of Motor Vehicle Parts or Accessories (23G), Destruction / Damage / Vandalism of Property (290), Shoplifting (23C), Negligent Manslaughter (09B), and Murder/Non-Negligent Manslaughter (09A). Justifiable Homicide (09C) is not reported below.

From 2021 to 2022, all three NRSAs have seen a reduction in crime incidents. The West Side NRSA saw the largest overall decrease with a percent change of -37.5%, Phoenix Heights NRSA percent change was -27.78%. Haertel Field NRSA percent change was -9.76% (Figures 3, 4 and 5). The City of Waukesha’s total crime incident percent of change from 2021 to 2022 was -13.1% (Figure 6).

From 2020 to 2021 (2022 data not yet available) the Village of Butler saw a slight increase in property crime and a slight decrease in violent crime (Figure 7).

**Figure 3. Phoenix Heights NRSA Crime Incidents 2021 & 2022**

Incident Type	2021	2022
Arson	3	0
Burglary/Breaking and Entering	5	6
Destruction/Damage/Vandalism of Property	30	16
Motor Vehicle Theft	4	3
Murder/Non-Negligent Manslaughter	0	0
Negligent Manslaughter	0	0
Robbery	1	1
Shoplifting	3	4
Theft from Motor Vehicle	5	6
Theft of Motor Vehicle Parts or Accessories	3	3
<b>TOTAL</b>	<b>54</b>	<b>39</b>

Source: City of Waukesha Police Department

**Figure 4. West Side NRSA Crime Incidents 2021 & 2022**

<b>Incident Type</b>	<b>2021</b>	<b>2022</b>
Arson	0	0
Burglary/Breaking and Entering	9	4
Destruction/Damage/Vandalism of Property	12	13
Motor Vehicle Theft	4	1
Murder/Non-Negligent Manslaughter	0	0
Negligent Manslaughter	0	0
Robbery	1	1
Shoplifting	1	2
Theft from Motor Vehicle	4	2
Theft of Motor Vehicle Parts or Accessories	9	2
<b>TOTAL</b>	<b>40</b>	<b>25</b>

Source: City of Waukesha Police Department

**Figure 5. Haertel Field NRSA Crime Incidents 2021 & 2022**

<b>Incident Type</b>	<b>2021</b>	<b>2022</b>
Arson	0	0
Burglary/Breaking and Entering	3	5
Destruction/Damage/Vandalism of Property	25	21
Motor Vehicle Theft	4	4
Murder/Non-Negligent Manslaughter	1	0
Negligent Manslaughter	1	0
Robbery	2	0
Shoplifting	1	2
Theft from Motor Vehicle	2	3
Theft of Motor Vehicle Parts or Accessories	2	2
<b>TOTAL</b>	<b>41</b>	<b>37</b>

Source: City of Waukesha Police Department

**Figure 6. City of Waukesha Crime Incidents 2021 & 2022**

Incident Type	2021	2022
Arson	5	1
Burglary/Breaking and Entering	69	64
Destruction/Damage/Vandalism of Property	256	238
Motor Vehicle Theft	50	60
Murder/Non-Negligent Manslaughter	1	1
Negligent Manslaughter	1	1
Robbery	11	5
Shoplifting	346	293
Theft from Motor Vehicle	62	52
Theft of Motor Vehicle Parts or Accessories	76	47
<b>TOTAL</b>	<b>877</b>	<b>762</b>

Source: City of Waukesha Police Department

**Figure 7. Village of Butler Total Crimes Reported, 2017-2021**

Year	Property Crime	Violent Crime
2017	58	5
2018	83	10
2019	67	5
2020	59	19
2021	66	18

Source: Wisconsin Department of Justice

### Percent Property Value Changed

To gauge perspective on the change in property value from 2021-2022, the median sold price from each area was compared per calendar year. While this may not show an exact change in overall property value, this approach reflects actual values with the areas' housing market. In 2022, the West Side NRSA had the highest median sold price of \$276,500. This was followed by the Village of Butler's median sold price of \$234,000. Haertel Field and Phoenix Heights NRSA were tied at a median sold price of \$200,000. All four areas have seen a steady increase in median sold price between 2016 and 2022 (Figure 8).

**Figure 8. Median Sold Price and Number of Single-Family Homes by Year, 2016-2022**

	2016	2017	2018	2019	2020	2021	2022
<b>Haertel Field NRSA</b>	\$114,000 (11)	\$150,800 (13)	\$138,750 (14)	\$152,500 (38)	\$165,500 (25)	\$210,000 (16)	\$200,000 (13)
<b>Phoenix Heights NRSA</b>	\$166,750 (10)	\$137,500 (22)	\$161,700 (16)	\$169,000 (48)	\$195,000 (17)	\$225,750 (18)	\$200,000 (27)
<b>West Side NRSA</b>	\$116,500 (12)	\$129,900 (11)	\$169,900 (5)	\$199,750 (48)	\$215,000 (48)	\$220,000 (58)	\$276,500 (52)
<b>Butler, Village</b>	\$154,950 (12)	\$166,400 (9)	\$150,000 (13)	\$160,000 (28)	\$185,000 (18)	\$198,750 (20)	\$234,000 (21)

Source: Multiple Listing Service, INC

### **Percent NRSA Housing Code Violations Reduced**

Housing code violation data for the three NRSAs was gathered through the City of Waukesha’s Community Development Department (Figure 9). From 2021-2022, Phoenix Heights and West Side NRSA both saw an increase in housing code violations, while Haertel Field NRSA saw a reduction. The three NRSAs’ Housing Code Violations Percent of Change was:

- Phoenix Heights = 146.67%
- West Side NRSA = 90.91%
- Haertel Field NRSA = -30.7%

To note, there were some properties with multiple code violations each year. This data reflects the total number of code violations counted (Figures 9 and 10).

### **Residential Permits**

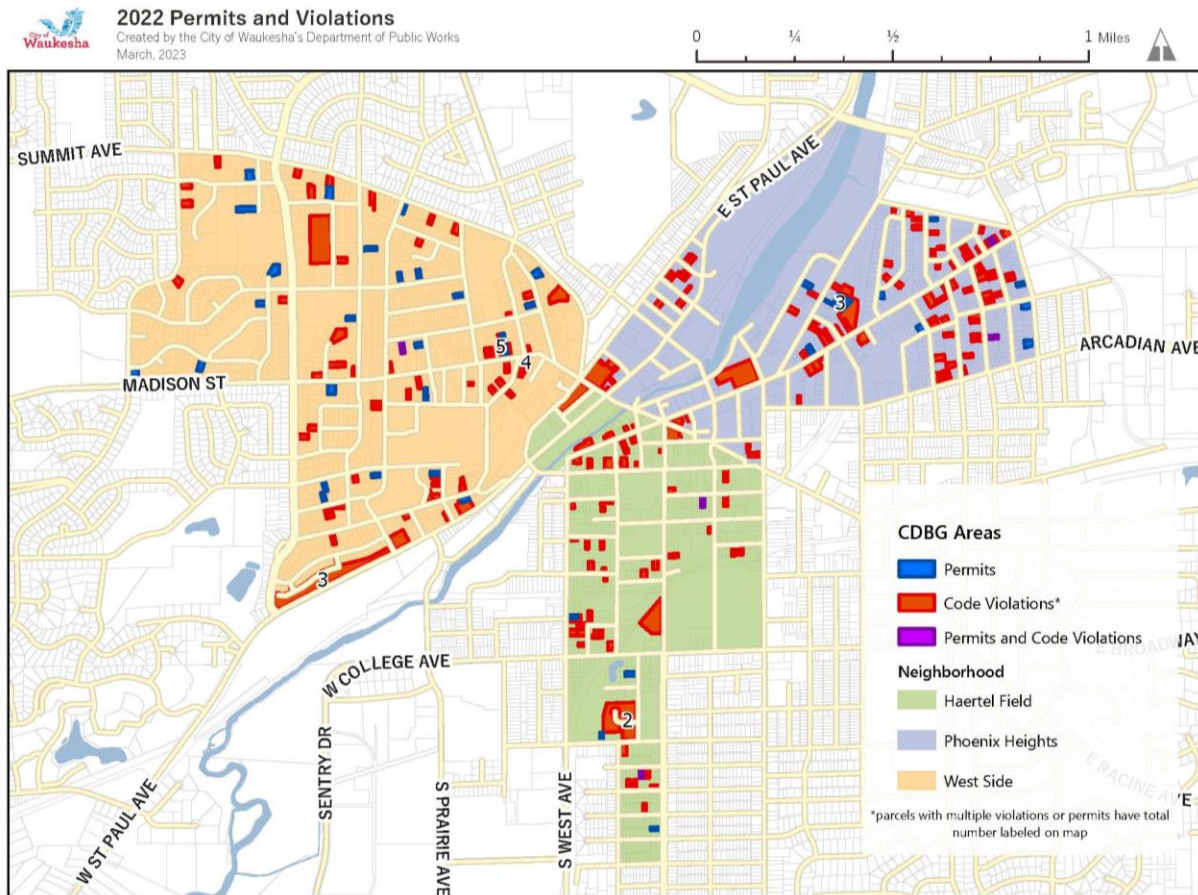
Although the CAPER report does not specifically request the number of Residential Permits pulled, the author decided to include this data here for a baseline measure. A future trend line with this data can help to demonstrate private investment in residential properties. In 2022, the West Side NRSA pulled the most residential permits (28), followed by Phoenix Heights NRSA (13), and then Haertel Field NRSA (6).

### **Homeownership Rate**

The NRSAs have a higher rental rate compared to the City and County. Decreasing homeownership continues to be a major issue identified by residents with a lower tenure rate and civic participation of the renter population compared to owner occupied residents’ investment in the NRSAs.



**Figure 9. City of Waukesha NRSAs Housing Code Violations and Residential Permits, 2022**



Source: City of Waukesha Community Development Department

**Figure 10. Housing Code Violation Cases Filed in City of Waukesha NRSAs**

	2015	2016	2017	2018	2019	2020	2021	2022
<b>Phoenix Heights</b>	40	46	72	54	58	110	45	111
<b>Haertel Field</b>	32	47	65	46	48	68	114	79
<b>West Side</b>	36	37	53	35	54	67	44	84
<b>TOTAL</b>	108	130	190	135	160	245	203	274

Source: City of Waukesha Community Development Department

In 2022, the three NRSAs saw a slight increase in owner occupied properties of all single-family home sold. When reviewing home sales in calendar year of 2022 and comparing the owner’s name and mailing address with the property address:



- Phoenix Heights NRSA saw 27 single-family homes sold. Three were previously owner-occupied homes that became rentals, while one home that was previously a rental became owner occupied.
- Haertel Field NRSA saw 13 single family homes sold. Four of these homes previously were rental properties that are now owner occupied. The other nine continued as owner occupied.
- West Side NRSA saw 52 single family homes sold, three became owner occupied and one became a rental property.
- The Village of Butler saw 21 single family homes sold. Two of them became rental properties.

For another look at the total housing units, ESRI’s Housing Profile data was used. From 2010, and forecasts for 2021 and 2022, a slight increase in owner occupied housing units in the Phoenix Heights and West Side NRSA, and a slight decrease in the Village of Butler and the Haertel Field NRSA is shown (Figures 11, 12,13 and 14).

**Figure 11. Phoenix NRSA Housing Occupancy Status 2010, 2021 ND 2022**

	2010		2021		2022	
<b>Total Housing Units</b>	1,728	(100%)	1,931	(100%)	1,951	(100%)
<b>Occupied</b>	1,576	(91.2%)	1,766	(91.5%)	1,814	(93%)
<b>Owner</b>	433	(25.1%)	445	(23.0%)	554	(28.4%)
<b>Renter</b>	1,143	(66.1%)	1,321	(68.4%)	1,260	(64.6%)
<b>Vacant</b>	152	(8.8%)	165	(8.5%)	138	(7.1%)

Source: ESRI Housing Profile

**Figure 12. Haertel Field NRSA Housing Occupancy Status 2010, 2021 and 2022**

	2010		2021		2022	
<b>Total Housing Units</b>	1,354	(100%)	1,519	(100%)	1,431	(100%)
<b>Occupied</b>	1,576	(91.2%)	1,399	(92.1%)	1,327	(92.7%)
<b>Owner</b>	365	(27.0%)	400	(26.3%)	374	(26.1%)
<b>Renter</b>	875	(64.5%)	999	(65.8%)	953	(66.6%)
<b>Vacant</b>	116	(8.6%)	120	(7.9%)	104	(7.3%)

Source: ESRI Housing Profile

**Figure 13. West Side NRSA Housing Occupancy Status 2010, 2021 and 2022**

	2010		2021		2022	
<b>Total Housing Units</b>	2,548	(100%)	2,622	(100%)	2,572	(100%)
<b>Occupied</b>	2,367	(92.9%)	2,442	(93.0%)	2,466	(95.9%)
<b>Owner</b>	924	(36.3%)	941	(35.9%)	968	(37.6%)
<b>Renter</b>	1,443	(56.6%)	1,501	(57.2%)	1,498	(58.2%)
<b>Vacant</b>	181	(7.1%)	181	(6.9%)	106	(4.1%)

Source: ESRI Housing Profile

**Figure 14. Village of Butler Housing Occupancy Status 2010, 2021 and 2022**

	2010		2021		2022	
<b>Total Housing Units</b>	925	(100%)	943	(100%)	922	(100%)
<b>Occupied</b>	895	(96.8%)	912	(96.7%)	879	(95.3%)
<b>Owner</b>	491	(53.1%)	495	(52.5%)	434	(47.1%)
<b>Renter</b>	404	(43.7%)	417	(44.2%)	445	(48.3%)
<b>Vacant</b>	30	(3.2%)	31	(3.3%)	43	(4.7%)

Source: ESRI Housing Profile

**Business Occupancy Rate**

Business occupancy rate is not collected by either the City of Waukesha or the Village of Butler. To obtain a baseline measure on the percent of business occupancy rates increased, area visits were conducted to identify vacant commercial and industrial locations. In March of 2022, the business vacancy data was gathered within the three NRSAs and the Village of Butler. From 2021-2022, Haertel Field NRSA and the Village of Butler each was a slight decrease in commercial vacancies. West Side NRSA remained the same while Phoenix Heights NRSA saw a slight increase in commercial vacancies.

Vacancies were recorded with existing buildings on commercial and industrial parcels according to zoning district maps. The Phoenix Heights NRSA, which contains a significant percentage of the Downtown Waukesha Business District footprint, had seven commercial properties vacant in 2022, six in 2021, seven in 2020, and eight in 2019, of approximately 100.

The Haertel Field NRSA also shares a footprint with a portion of the downtown commercial district also having approximately 100 developed commercial properties. Of these commercial spaces visited in 2022, 11 were vacant. In 2021, 13 commercial spaces were vacant, 10 in 2020, and seven in 2019.

The West Side NRSA has the least number of commercial properties on approximately 12 developed parcels. In 2022 three commercial properties were vacant, three in 2021, two in 2020 and three in 2019.

For reference and not comparison, in 2015 UW-Madison Division of Extension gathered data on commercial business vacancies in the Downtown Waukesha business district, which encompasses parts of the Phoenix Heights and Haertel Field NRSA. At that time, the Downtown Waukesha Business District reflected a 1 in 5 vacancy rate of ground level commercial space.

In the Village of Butler, 271 commercial and industrial buildings were identified. In 2022, approximately 19 vacancies were identified. In 2021, 20 appeared vacant, 12 in 2020 and six in 2019.

### Unemployment Rate

As Waukesha belongs to the Milwaukee-Waukesha-West Allis, WI Metropolitan Statistical Areas (MSA), teasing out specific employment data for the City of Waukesha is difficult. For purposes of this report, we used MSA and Waukesha County (Figure 11) unemployment data from the U.S. Bureau of Labor Statistics and the Federal Reserve Bank of St. Louis. The unemployment rate in the Milwaukee-Waukesha-West Allis MSA had a slight increase from December 2021 (2.2) to December 2022 (2.4) (Figure 10).

For comparison, Waukesha County unemployment data from the U.S. Bureau of Labor Statistics was also included (Figure 11).

**Figure 10. Unemployment Rate for Milwaukee-Waukesha-West Allis, WI MSA**

	Dec. 2016	Dec. 2017	Dec. 2018	Dec. 2019	Dec. 2020	Dec. 2021	Dec. 2022
<b>Unemployment Rate</b>	3.4	2.7	2.8	2.9	4.6	2.2	2.4

Source: U.S. Bureau of Labor Statistics

**Figure 11. Unemployment Rate for Waukesha County**

	Dec. 2016	Dec. 2017	Dec. 2018	Dec. 2019	Dec. 2020	Dec. 2021	Dec. 2022
<b>Unemployment Rate</b>	2.8	2.3	2.2	2.3	3.7	1.8	1.8

Source: U.S. Bureau of Labor Statistics

### Conclusion

The information shared in this report helps to describe the four areas and provide a snapshot of where they sit as an area or community. These findings can be applied to serve multiple purposes. The first is to provide HUD the information needed to meet statutory requirements

to assess the grantee's ability to carry out relevant programs in compliance with applicable rules and regulations. The second is to provide statutorily mandated information necessary for HUD's Annual Report to Congress. The third is to provide measures for the Waukesha County CDBG Board of Directors to analyze program needs and opportunities within these four focus areas.