

# LINCOLN VILLAGE VOICE

PUBLISHED BY URBAN ANTHROPOLOGY INC. IN LINCOLN VILLAGE, A HEALTHY NEIGHBORHOODS ORGANIZATION; MARCH 2010

*Lincoln Village listing of the month*

**2406 S. 10<sup>TH</sup> STREET**



This pretty home was built in 1914 and could work as a single family home or a duplex rental. Recent updates include new windows, gutters, walkway and upper porch railings, front and rear entry doors, both toilets and bathroom vanity and fixtures, and new carpeting in lower level living room and bedrooms.

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## **Neighborhood Stabilization Program**

The City of Milwaukee's Neighborhood Stabilization Program is helping to keep Milwaukeeans housed. NSP offers incentives in the form of forgivable loans to owner-occupants and future landlords who invest in Milwaukee's growing number of bank-owned foreclosed homes. Learn about Homebuyer Assistance, Buy in your Neighborhood, Rental Rehabilitation, and many other programs online at <http://www.milwaukeehousinghelp.org/>, or call Urban Anthropology for more details.

## **Now serving the Baran Park neighborhood**



*Baran Park*

This spring, Urban Anthropology will formally extend its Healthy Neighborhoods programming, including home improvement grants, youth programs, and block club support, to several residential blocks within the Baran Park boundaries.

Milwaukee's Baran Park neighborhood is nestled between Lincoln Village and Bay View, bordered on the north by Becher Street and narrowing southward to the intersection of Chase and 1<sup>st</sup> Streets. Here's some of what it has to offer:

- Baran Park. A Milwaukee County Park and home to Felix Mantilla Little League baseball.
- Lincoln Field. A smaller, City-owned park featuring tennis courts.
- Inland Seas High School, 2156 S 4<sup>th</sup> Street. A charter high school providing students with an interdisciplinary, maritime-focused curriculum and after-school programs in occupational skills including boat building.
- James Whitcomb Riley Elementary School, 2424 S 4<sup>th</sup> Street. A bilingual Milwaukee Public School.
- District Two Police Station, 245 W Lincoln Ave.

## **WHAT MAKES A NEIGHBORHOOD WALKABLE?**



Spring is coming and the weather should be pleasant enough for walkers again soon. So, what makes a neighborhood walkable? According to [www.walkscore.com](http://www.walkscore.com), all of the following factor in.

1. A center: Walkable neighborhoods have a discernable center, whether it's a shopping district, a main street, or a public space.
2. Density: The neighborhood is compact enough for local businesses to flourish and for public transportation to run frequently.
3. Mixed income, mixed use: Housing is provided for everyone who works in the neighborhood: young and old, singles and families, rich and poor. Businesses and residences are located near each other.
4. Parks and public space: There are plenty of public places to gather and play.
5. Pedestrian-centric design: Buildings are placed close to the street to cater to foot traffic, with parking lots relegated to the back.
6. Nearby schools and workplaces: Schools and workplaces are in walking distance.

How would you rate Lincoln Village?

## MARCH LISTING

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The home is located in the heart of Lincoln Village, less than 2 blocks from Kosciuszko Park, Lincoln Avenue shops, and the Hayes Bilingual School.

Listing agent is RE/MAX realty.

**List Price:** \$65,000.

**MLS #:** 1119013



Coming this spring from Urban Anthropology Inc:

**The Homeless Project**

## OUR SPONSORS

Lincoln Village has become a Healthy Neighborhood through these Urban Anthropology Inc. sponsors.



NIDA, in partnership with the City of Milwaukee



## Real estate market in Lincoln Village GRIM OR PRE-RECESSION TIMES?



The Milwaukee economy has taken a hit during the past two years, but how has our neighborhood weathered the financial crisis?

**Single Family Homes:** In the year 2000, 32 single-family homes sold in Lincoln Village. The average sold price of these single-family homes was **\$42,959**. The housing market peaked in 2005, with 53 homes sold for an average of \$91,694. In 2006-2008, number of houses sold and average housing prices fell steadily. But, in 2009, 46 single-family homes sold at an average price of **\$44,633**.

**Duplexes:** In the year 2000, 55 duplexes sold for an average of \$55,658. The duplex market peaked when the single-family market did. In 2005, 99 homes were sold for an average of \$112,277. 2009's duplex statistics are a bit grimmer than its single-family statistics. 34 area duplexes sold last year for an average price of \$34,619.

Lincoln Village real estate finished the decade at about where it started in terms of housing values and number of homes sold, except that duplex values have dropped significantly below year 2000 levels. This probably indicates investors' unwillingness to spring for new rental properties. But the fact that single-family homes—which have a higher chance of owner-occupancy—are still selling at rates expected for an average (not boom) market is very positive.

Don't give up on buying or selling just yet! The housing in Milwaukee has yet to rebound.

## HELP AVAILABLE IN OWNING A HOME IN LV



Urban Anthropology Inc. now has a real estate agent to act as the residents' own agent in purchasing a home in Lincoln Village. His name is Chris Trotter. Each month, this newsletter will post a web site for all homes for sale in Lincoln Village. The link is <http://public.mlswis.com/link.html?rfls81p65ia..1>

To access your own agent at no cost, and to learn the latest on home buying grants and loans, call Urban Anthropology at 271-9417.