

## **CHAPTER 2     Housing Element**

*66.1001(2)(b) Wisconsin Statutes:*

***Housing Element.*** *A compilation of objectives, policies, goals, maps and programs of the local governmental unit to provide an adequate housing supply that meets existing and forecasted housing demand in the local governmental unit. The element shall assess the age, structural, value and occupancy characteristics of the local governmental unit's housing stock. The element shall also identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs, policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate income housing, and policies and programs to maintain or rehabilitate the local governmental unit's existing housing stock.*

### **Section 2.1     Introduction**

Shelter is one of the most basic of human needs. It also represents one of the largest expenditures a resident will make. Because of the importance of housing in the community, the Town of New Hope believes it is important to allow for an adequate supply of housing to meet the need of all citizens. This chapter will look at different characteristics of the housing stock to help make sure that the needs of present and future residents are addressed by this Plan.

The tables and figures that follow utilize statistical data which has been collected by the U.S. Census Bureau via their American Community Survey (ACS) (see Section 1.4 for further description). It is important to keep in mind that all ACS data are estimates, and may contain some error. However, it is the most reliable resource available for representing housing occupancy, structure age, structural characteristics, value, and affordability within the Town of New Hope.

### **Section 2.2     Housing Inventory and Analysis**

#### **A. Housing Occupancy**

Occupancy characteristics help to indicate if the current amount of housing stock is sufficient to meet existing demand. The Department of Housing and Urban Development (HUD) recommends a minimum overall vacancy rate of 3% to assure an adequate housing choice for consumers. An acceptable vacancy rate for owner-occupied housing is 1.5% while a vacancy rate of 5% is acceptable for rental units.

As shown in Table 2.1, New Hope had a vacancy rate of 30% between 2006-2010 and 16% between 2011-2015. A high percentage of housing units in the Town, however, are used for seasonal or recreational use. Between 2006-2010 most of the vacancies can be attributed to seasonal housing. New Hope's overall vacancy rate was well above the rates for Portage County during each of the five-year periods. The vacancy rate in New Hope, when taking into consideration the number of seasonal / recreational units as a percent of total vacant units, does fall within HUD guidelines.

**Table 2.1: Housing Occupancy Characteristics**

Occupancy	Town of New Hope		Portage County	
	2006-2010	2011-2015	2006-2010	2011-2015
<b>Occupied Housing Units</b> <i>(% of Total Housing Units)</i>	<b>283</b> 70%	<b>295</b> 84%	<b>27,573</b> 93%	<b>27,768</b> 92%
Owner Occupied <i>(% of Occupied Units)</i>	251 89%	267 91%	19,318 70%	19,054 69%
Renter Occupied <i>(% of Occupied Units)</i>	32 11%	28 10%	8,255 30%	8,714 31%
<b>Vacant Housing Units</b> <i>(% of Total Housing Units)</i>	<b>123</b> 30%	<b>56</b> 16%	<b>2,028</b> 7%	<b>2,519</b> 8%
For seasonal, recreational, or occasional use <i>(% of Total Housing Units)</i>	120 30%	43 12%	656 2%	748 2%
<b>Total Housing Units</b>	<b>406</b>	<b>351</b>	<b>29,601</b>	<b>30,287</b>

Source: U.S. Census Bureau, 2006-2010 and 2011-2015 American Community Survey

### B. Age Characteristics

Age is often used as a measure of a houses condition, however, it should not be the sole criteria since many older homes are either remodeled or kept in a state of good repair to maintain their value. According to the 2011-2015 ACS, 28% of the houses in the Town of New Hope were built after 1990. This percentage is lower than the County overall (32%), indicating an older housing stock.

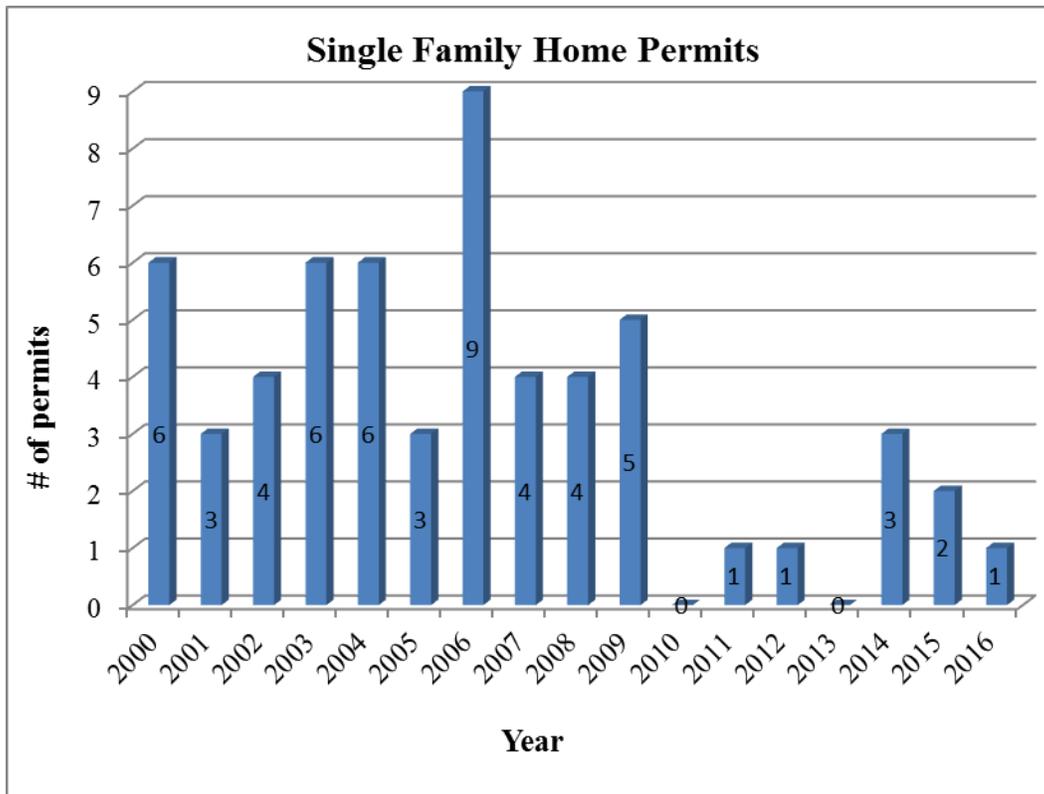
**Table 2.2: Housing Age Characteristics**

Year Structure Built	Town of New Hope		Portage County	
	2006-2010	2011-2015	2006-2010	2011-2015
2010 or Later	NA	7 2%	NA	449 2%
2000 to 2009	39 10%	34 10%	3,374 11%	4,583 15%
1990 to 1999	58 14%	57 16%	4,496 15%	4,536 15%
1980 to 1989	29 7%	49 14%	4,467 15%	4,287 14%
1970 to 1979	61 15%	40 11%	5,976 20%	5,453 18%
1960 to 1969	64 16%	22 6%	2,694 9%	2,637 9%
1950 to 1959	7 2%	12 3%	1,944 7%	1,956 7%
1940 to 1949	9 2%	16 5%	1,071 4%	1,259 4%
1939 or Earlier	139 34%	114 33%	5,579 19%	5,127 17%
<b>Total Units Listed</b>	<b>406</b>	<b>351</b>	<b>29,601</b>	<b>30,287</b>

Source: U.S. Census Bureau, 2006-2010 and 2011-2015 American Community Survey

A more detailed breakdown of recent single-family housing starts in the Town of New Hope is provided through an examination of building permit data for the past 17 years, on file with Portage County Planning & Zoning Department (Figure 2.1). The Town experienced its highest permit activity during the early to mid-2000's. Since 2010, however, permit activity has remained consistently lower.

**Figure 2.1: Town of New Hope Single-Family Building Permits**



Source: Portage County Planning & Zoning Department - Permit Data

When comparing single-family housing starts during the recent past (2012-2016) against other Towns in Portage County, Hull and Stockton showed the greatest activity with 51 permits. With a total of 7 permits, New Hope had the lowest number of permits issued during this same time period. Other Towns experiencing similar permit activity are: Almond (8), Linwood (10), and Belmont (12).

**C. Structural Characteristics**

Structure type information (single family, duplex, multi-family, etc.) is a common method used for describing the physical characteristics of housing stock. The following “number of units in structure” information is taken from the 2006-2010 ACS and 2011-2015 ACS. Although it does not account for all housing units within the community, this information provides insight into the mix of housing types in the Town. Between 2011-2015, 96% of the housing stock was categorized as single-family, or 1-unit detached, an increase of 43% from the previous five year period (2006-2010) (Table 2.3). The percentage of single-family homes in New Hope has been larger than the County overall.

The second largest number of structures is mobile homes. Between 2011-2015, 4% of the housing stock fell into this category, a lower percentage than the County.

**Table 2.3: Housing Structural Characteristics**

Units in Structure	Town of New Hope		Portage County	
	2006-2010	2011-2015	2006-2010	2011-2015
1 Unit Detached	378 93%	336 96%	20,172 68%	21,004 69%
1-Unit Attached	2 0.5%	0 0%	1,000 3%	1,040 3%
2 to 4 Units	6 2%	2 0.6%	3,406 12%	2,571 9%
5 or more Units	0 0%	0 0%	3,333 11%	4,288 14%
Mobile Home Trailer or Other	20 5%	13 4%	1,690 6%	1,381 5%
<b>Total Housing Units</b>	<b>406</b>	<b>351</b>	<b>29,601</b>	<b>30,287</b>

Source: U.S. Census Bureau, 2006-2010 and 2011-2015 American Community Survey

#### D. Value Characteristics

Housing value is another important aspect in gauging the overall state of current housing stock. Table 2.4 shows the distribution of housing values across various price ranges, as well as the median home value, for the Town of New Hope and Portage County. The Town experienced a decrease in the percentage of houses valued under \$100,000 between 2006-2010 and 2011-2015, from 16% to 24%.

**Table 2.4: Housing Value Characteristics**

Housing Value (Owner Occupied)	Town of New Hope		Portage County	
	2006-2010	2011-2015	2006-2010	2011-2015
Less than \$50,000	6 2%	6 2%	1,103 6%	996 5%
\$50,000 to \$99,999	35 14%	58 22%	3,284 17%	3,226 17%
\$100,000 to \$149,999	49 20%	58 22%	6,132 32%	5,105 27%
\$150,000 to \$199,999	36 14%	40 15%	4,244 22%	4,597 24%
\$200,000 to \$299,999	91 36%	61 23%	3,192 16.5%	3,426 18%
\$300,000 or more	34 14%	44 17%	1,363 7%	1,704 9%
<b>Total Units</b>	<b>251</b>	<b>267</b>	<b>19,318</b>	<b>19,054</b>
Median Value	\$199,300	\$160,600	\$143,100	\$151,700

Source: U.S. Census Bureau, 2006-2010 and 2011-2015 American Community Survey

Median value is an indicator that can be used to gauge housing demand. The median home value in the Town of New Hope fell from \$199,300 between 2006-2010 to \$160,600 between 2011-2015. Historically, the median home value of the Town has been higher than that of the County.

E. Housing Affordability

According to the U.S. Department of Housing and Urban Development not more than 30% of a household income should be spent on monthly housing costs in order for that home to be considered affordable. The American Community Survey provides data on housing costs as a percentage of household income for homeowners and renters.

Between 2011-2015, 33% of Town of New Hope owner-occupied households paid more than 30% of monthly income on housing costs (Table 2.5). This represents a slight decrease of 4% in this category from the previous five-year period. The percentage of households paying more than 30% of monthly income for Portage County (26% for both five-year periods) is lower than New Hope. Units occupied by households reporting no income or a net loss is included in the “not computed” category (U.S. Bureau of Census).

**Table 2.5: Affordability Comparison for Owner-Occupied Housing Units**

Monthly Owner Costs as % of Household Income	Town of New Hope		Portage County	
	2006-2010	2011-2015	2006-2010	2011-2015
Less than 20.0%	60 36%	66 39%	4,978 42%	5,487 46%
20.0 to 24.9%	36 22%	34 20%	2,325 20%	2,043 17%
25.0 to 29.9%	9 6%	13 8%	1,574 13%	1,188 10%
30.0 to 34.9%	14 9%	16 9%	897 8%	981 8%
35% or more	46 28%	41 24%	2,117 18%	2,132 18%
Not Computed	0	3	35	21
<b>Total Units Listed</b>	<b>165</b>	<b>170</b>	<b>11,891</b>	<b>11,831</b>

Source: U.S. Census Bureau, 2006-2010 and 2011-2015 American Community Survey

With respect to renter-occupied households in the Town of New Hope, 100% were paying a monthly rent below 30% of household income between 2011-2015. This is contrary to renter – occupied households in the County in which 50% were paying a monthly rent above 30% of their income.

**Table 2.6: Affordability Comparison for Renter-Occupied Housing Units**

Monthly Renter Costs as % of Household Income	Town of New Hope		Portage County	
	2006-2010	2011-2015	2006-2010	2011-2015
Less than 20.0%	13 72%	18 90%	2,396 31%	2,420 30%
20.0 to 24.9%	2 11%	0 0%	1,019 13%	809 10%
25.0 to 29.9%	3 17%	2 10%	771 10%	937 11%
30.0 to 34.9%	0 0%	0 0%	704 9%	468 6%
35% or more	0 0%	0 0%	2,835 37%	3,585 44%
Not Computed	14	8	530	495
<b>Total Units Listed</b>	<b>18</b>	<b>20</b>	<b>7,725</b>	<b>8,219</b>

Source: U.S. Census Bureau, 2006-2010 and 2011-2015 American Community Survey

### **Section 2.3 Housing Programs**

Several means are available to the Town of New Hope to maintain and improve housing conditions and satisfy the needs of all residents. To meet the needs of residents with low and moderate income and elderly and handicapped residents needing housing assistance, the Town should encourage residents to participate in Federal, State, and County housing programs that make loans and grants available to build, repair or obtain adequate housing. Some of these programs are listed below.

- Wisconsin Housing and Economic Development Authority (WHEDA) - provides a listing of numerous housing programs including low interest loans for first time homebuyers, home improvement loans, and tax credit programs for elderly and low-income family housing.
- Housing Authority of Portage County (HAPC) - offers a housing assistance program through the Housing Choice Voucher Program. Federal funds are available to help low income persons pay rent on privately owned dwelling units. Most housing types can qualify including single-family homes, duplexes, apartments, manufactured homes, and town homes. All units must meet HUD's standards. To assist low-income *elderly*, and *handicapped* persons, the Housing Authority of Portage County provides subsidized rental units to qualifying tenants. Under this program, the HAPC has a facility located in the Villages of Rosholt and Amherst.
- CAP Services - a non-profit corporation, also has several programs available to low and moderate income residents of Portage County including Home Buyer's Assistance, Housing Rehabilitation and Weatherization programs. Financial assistance under these programs is provided through a deferred loan which is due upon sale of the home or transfer of title.
  - Home Buyer's Assistance Program - provides a down payment and rehab assistance. Buyers must contribute some of their own money to the home buying process and

complete home buyer education. The down payment assistance can also be used for closing costs, encouraging home ownership.

- CAP's Housing Rehabilitation Program - provides funds to assist low and moderate income homeowners for necessary repairs including but not limited to: installing attic, wall, crawl space, water heater and hot water pipe insulation; sealing air leaks into the home; and, installing low-flow shower heads, faucet aerators and energy-efficient light bulbs in every home. Based upon the projected energy savings, furnaces, refrigerators and freezers may also be replaced.
- Community Development Block Grant (CDBG) - CDBG is a federally funded program administrated by the Wisconsin Department of Administration to assist local governments with housing programs that primarily benefit low and moderate income residents. CDBG funds can be used for a wide variety of financial and technical assistance to improve and expand housing, increase affordable housing opportunities and provide services to people without housing. The variety of federal and state programs it manages benefits persons with disabilities, low and moderate income residents and homeless populations. The Division partners with local governments, homeless service providers, developers and housing organizations throughout the state to improve housing conditions for low to moderate income Wisconsin residents. This allows municipalities like New Hope, who may not have the experience or resources to administer a grant, to improve the housing conditions in their community.

## **Section 2.4 Housing Issues**

The following issues related to housing were identified through the course of the local comprehensive planning process. Some of these issues may be of an on-going nature that should be subject to periodic review.

- Land prices will attract higher-income folks and may price middle-income folks out of the market?
  - How do we address middle-income people being priced out of the housing market?
- Will taxes make it hard to maintain ownership?
- How can we accommodate new residents asking for more services?
- How do we alleviate conflicts between farm/non-farm uses?
  - Large farm operation conflicts

## **Section 2.5 Housing Goals, Objectives and Policies**

**Goal 1: Housing development takes into consideration the protection of agriculture, natural resources, and open spaces.**

**Objective 1.1:** Recommend against the siting of residences in areas that have been identified as having a very low probability for septic systems (Map 2.1).

**Policy 1.1.a:** Maintain compliance with State and County sanitary codes pertaining to the installation and maintenance of private on-site waste disposal systems.

**Objective 1.2:** Encourage the selection of residential building sites on land least conducive to agriculture and in a manner that protects natural resources and the rural atmosphere.

**Policy 1.2.a:** Limit the building of non-farm residences to single family homes on sites of sufficient size to afford the occupants with basic protection from odors, noise, light, etc. attendant to farming operations

**Goal 2:** Promote a range of housing choices that maintains or enhances rural community character.

**Objective 2.1:** Encourage building design that is consistent with a rural community that provides limited public services.

**Policy 2.1.a:** Direct multi-family housing, mobile home courts, housing development with smaller lot sizes, public senior housing and assisted living to nearby areas that provide municipal sewer, water, and other services.

**Map 2.1: Probability for on-site waste**