



CHAPTER 7

Housing

CHAPTER 7: HOUSING

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CHAPTER 7: HOUSING

INTRODUCTION

Planning for housing will ensure that the Village of Hortonville's housing needs are met. The design, placement and density of housing impacts the overall appearance and character of a community by defining a sense of place and encouraging or discouraging social interaction between residents. It influences the cost of housing and the cost and efficiency of other plan elements such as roadways, school transportation (e.g. busing vs. walking), economic development and the provision of public utilities.

The "Smart Growth" legislation requires that the housing element contain objectives, policies, goals, maps and programs to meet current and future housing needs of the Village of Hortonville, by developing and promoting policies that provide a range of housing choices for Village residents which meet the needs of all income levels, age groups, and persons with special needs. An assessment of age, structural, value, and occupancy characteristics of the Village's housing stock is also required. This chapter, along with Chapter 2: Plan Framework, addresses these requirements.

INVENTORY AND ANALYSIS

Developing a baseline of housing characteristics for the Village of Hortonville provides a foundation upon which to build the Village's goals, strategies and recommendations (see Chapter 2). Some data in the following chapter was obtained from the American Community Survey (ACS). The ACS is an ongoing statistical survey by the U.S. Census Bureau representing a sample of the population over a period of time, differing from the Decennial U.S. Census where figures are based on actual counts during a point in time. ACS estimates are controlled to decennial population estimates and become less accurate over the decade, meaning estimates are only as accurate as the census count on which they are based.

ACS data can be used to draw conclusions, however, due to the limitations of these estimates, patterns can only be inferred through the data and consequently there is a larger margin of error (MOE). Small sample size increases the MOE indicating inaccuracy and rendering the data unreliable. As a result, annual fluctuations in the ACS estimates are not meant to be interpreted as long-term trends and caution should be taken when drawing conclusions about small differences between two estimates because they may not be statistically different. It should also be noted when comparing ACS multi-year estimates with decennial census estimates that some areas and subjects must be compared with caution, or not compared at all.

Housing Stock Characteristics

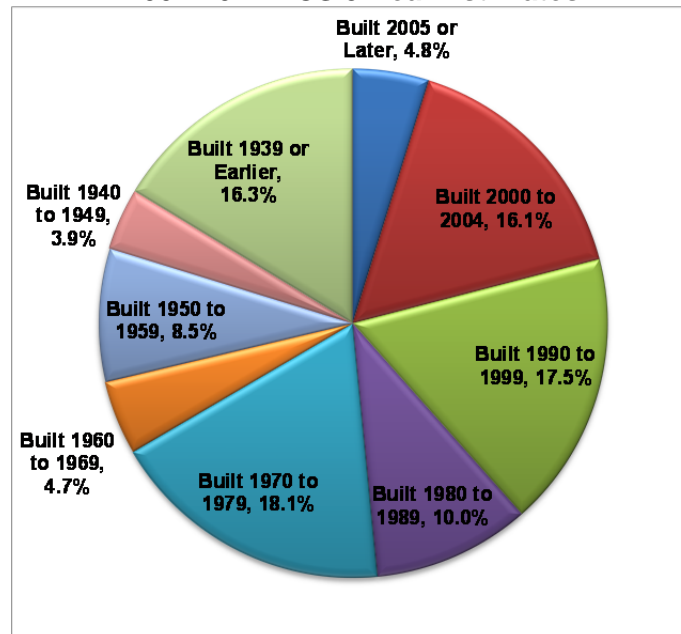
Age

The age of occupied dwelling units reflect the historic demand for additional or replacement housing units, thereby providing historic information regarding settlement patterns, household formation, migration trends and natural disaster impacts. The age of units by itself is not an indication of the quality of the housing stock. However, the age of occupied units can provide

limited information regarding building construction and material content, as construction techniques and materials change over time.

Approximately, two-thirds (66.5%) of the existing housing stock was built after 1970 (Figure 7-1). This corresponds to the 78 percent (77.9 %) population growth that also occurred during this time period (Table 4-1, Chapter 4: Issues and Opportunities). The largest increase in new housing stock occurred between 2000 and 2004 and 2005 and later (20.9%) and is substantiated by the building permit information (Table 5-2, Chapter 5: Land Use).

Figure 7-1: Occupied Dwelling Units by Year Built, 2007-2011 ACS 5-Year Estimates



Source: U.S. Census, 2007-2011 ACS 5-Year Estimates, DP04

*Figure does not show Margin of Error.

Structural Type

Structural type is one indication of the degree of choice in the housing market. Housing choice by structural type includes the ability to choose to live in a single family home, duplex, multi-unit building or mobile home. Availability of units by type is indicative not only of market demand, but also of zoning laws, developer preferences and access to public services. Current state sponsored local planning goals encourage communities to provide a wide range of choice in housing types, as housing is not a 'one size fits all' commodity.

As with most communities in East Central Wisconsin, the dominant housing type in the Village of Hortonville is single family housing. **According to the 2007-2011 ACS 5-Year Estimates, about three-quarters (78.7%) of the residential structures in the Village were comprised of single family (one) units** (Table I-1 and I-2, Appendix I). Single family units comprised a larger share of the housing units in the surrounding towns of Dale (94.0%), Ellington (98.7%), Greenville (83.2%) and Hortonville (89.9%) and a smaller portion in Outagamie County (70.4%) and the state (66.4%). Two-units or duplex units made up the second highest percentage of

housing units in the Village of Hortonville (8.4%), Outagamie County (8.4%), Wisconsin (6.9%) and the surrounding towns of Ellington (1.3%) and Hortonville (5.9%).

Housing Conditions

Two census variables often used for determining housing conditions include units that lack complete plumbing facilities, kitchen facilities, telephone service and overcrowded units¹. Complete plumbing facilities include hot and cold piped water, flush toilet and a bathtub or shower. If any of these facilities is missing, the housing unit is classified as lacking complete plumbing facilities. Complete kitchen facilities for exclusive use include sink, refrigerator, and oven or burners. If any of these facilities is missing, the housing unit is classified as lacking complete kitchen facilities. The census defines overcrowding as more than one person per room in a dwelling unit.

Table 7-1: Units Lacking Complete Plumbing and Kitchen Facilities and No Available Telephone Service, 2007-2011 ACS 5-Year Estimates

	Total Occupied Units		Units Lacking Complete Plumbing			Units Lacking Complete Kitchen Facilities			Units with No Available Telephone Service		
	Est.	MOE+/-	Est.	Percent	MOE+/-	Est.	Percent	MOE+/-	Est.	Percent	MOE+/-
Village of Hortonville	944	45	0	0.0%	69	2	0.2%	3	15	1.6%	17
Outagamie County	69,070	557	157	0.2%	83	580	0.8%	176	1,209	1.8%	219
Wisconsin	2,279,738	9,509	10,910	0.5%	730	18,277	0.8%	1,026	53,049	2.3%	1,598

Source: U.S. Census 2007-2011 ACS 5-Year Estimates, DP04

According to the 2007-2011 ACS 5-Year Estimates, occupied units lacking complete plumbing and kitchen facilities were rare occurring in only 0.0 percent and 0.2 percent of the units respectively in the Village of Hortonville (Table 7-1)². While still rare, only 1.6 percent of occupied units had no available telephone service. Overall, housing conditions were slightly worse at the county and state level. Less than one percent of occupied units lacked complete plumbing and kitchen facilities in Outagamie County (0.2% and 0.8%, respectively) and the state (0.5% and 0.8%, respectively). Though still uncommon, 1.8 percent of county units and 2.3 percent of state units had no available telephone service.

Table 7-2: Overcrowding, 2007-2011 ACS 5-Year Estimates

	Units		Overcrowding		
	Est.	MOE+/-	Est.	Percent	MOE+/-
Village of Hortonville	944	45	13	1.4%	70
Outagamie County	69,070	557	1,051	1.5%	210
Wisconsin	2,279,738	9,509	37,220	1.7%	1,144

Source: U.S. Census 2007-2011 ACS 5-Year Estimates, DP04

Overcrowding, per the 2007-2011 ACS 5-Year Estimates, occurred in less than two percent of the occupied housing units in the Village of Hortonville (1.4%), Outagamie

¹ U.S. Census Bureau.

² The large margin of error for units lacking complete plumbing, kitchen and telephone service in the Village of Hortonville renders this information as unreliable.

County (1.5%) and Wisconsin (1.7%) (Table 7-2). While overcrowding is not seen as an issue in the Village of Hortonville, due to the small sample size, the 2007-2011 ACS 5-Year Estimates of 13 with a margin of error of +/- 70 renders the data unreliable.

Subsidized and Special Needs Housing

Subsidized and special needs housing serves individuals who, because of financial difficulties, domestic violence situations, disabilities, age, alcohol and drug abuse problems, and/or insufficient life skills, need housing assistance or housing designed to accommodate their needs. In some instances, extended family structures and finances may allow families or individuals to cope privately with special needs. In most instances however, some form of assistance is needed. The housing needs of these populations vary based on their circumstances, health, economic conditions and success of educational, training, treatment or counseling programs.

The Wisconsin Department of Health and Family Services website has a listing of directories for a number of assisted living options including Adult Day Care (ADC), Adult Family Homes (ADF), Community Based Residential Care Facilities (CBRF) and Residential Care Apartment Complex (RCAC). ***There are four CBRF facilities in the Village of Hortonville with a combined capacity of 32.*** These facilities specialize in developmentally disabled, emotionally disturbed/mental illness, traumatic brain injury. In addition, there are 51 CBRF facilities in Outagamie County with a combined capacity of 799; three ADC facilities with a combined capacity of 48; 19 AFH with a combined capacity of 76; and four RCAC with a total of 303 apartments.

Table 7-3: Assisted Living Options, 2013

	Village of Hortonville	Outagamie County
Adult Day Care Capacity	0	48
Adult Family Home Capacity	0	76
Community Based Residential Facilities Capacity	32	799
Residential Care Apartment Units	0	303
Total Units/Capacity	32	1,226

Source: WDHFS, Office of Quality Assurance, 2013, Updated 07/08/13



Pinewood Apartments

Outagamie Housing Authority (OCHA) owns and maintains a 25 unit apartment complex (24-1 bedroom and 1-2 bedroom apartments) on John Street in the Village that serves individuals age 62 and older or handicapped/disabled³. The OCHA also owns and maintains three duplexes in the Village.

³ Outagamie County Housing Authority, personal communication.

Occupancy Characteristics

Occupancy Status

Occupancy status reflects the utilization of available housing stock. The total number of housing units includes renter-occupied, owner-occupied and various classes of vacant units. Vacant units include those units which are available for sale or rent and those which are seasonal, migrant, held for occasional use or other units not regularly occupied on a year-round basis.

In 2010, the Village of Hortonville's occupied housing stock was primarily composed of owner-occupied units (Table 7-4). **Owner-occupied units accounted for about three-quarters (74.2%) of the occupied housing units in 2010, while rentals made up just over a quarter (25.8%).** The percent of owner-occupied housing stock was greater than in the state (68.1%) and county (71.4%), but less than the surrounding towns.

Table 7-4: Occupancy Characteristics, 2010

	Occupied Housing Units	Owner Occupied Housing Units	Percent Owner Occupied	Renter Occupied Housing Units	Percent Renter Occupied
Village of Hortonville	1,045	775	74.2%	270	25.8%
T. Dale	982	911	92.8%	71	7.2%
T. Ellington	984	912	92.7%	72	7.3%
T. Greenville	3,631	3,219	88.7%	412	11.3%
T. Hortonia	391	345	88.2%	46	11.8%
Outagamie County	69,648	49,738	71.4%	19,910	28.6%
Wisconsin	2,279,768	1,551,558	68.1%	728,210	31.9%

Source: U.S. Census 2010 SF-1, DP-1

The share of owner-occupied housing units in the Village has increased since 2000, when 71.8 percent of the units were owner-occupied, and 28.2 percent were rental occupied (Table 7-5). An increase in share of owner-occupied units during this time period was also experienced by the surrounding towns. However, the percent of owner-occupied housing stock decreased in the county and state.

Table 7-5: Occupancy Characteristics, 2000

	Occupied Housing Units	Owner Occupied Housing Units	Percent Owner Occupied	Renter Occupied Housing Units	Percent Renter Occupied
Village of Hortonville	871	625	71.8%	246	28.2%
T. Dale	785	721	91.8%	64	8.2%
T. Ellington	847	784	92.6%	63	7.4%
T. Greenville	2,301	2,002	87.0%	299	13.0%
T. Hortonia	362	312	86.2%	50	13.8%
Outagamie County	60,530	43,830	72.4%	16,700	27.6%
Wisconsin	2,084,544	1,426,361	68.4%	658,183	31.6%

Source: U.S. Census 2000 SF-1, DP-1

Vacancy Status

Vacant housing units are units that are livable, but not currently occupied. For a healthy housing market, communities should have a vacancy rate of 1.5 percent for owner-occupied units and 5 percent for year-round rentals. The number of migrant, seasonal and other vacant units will vary depending on the community's economic base. If vacancy rates are at or above the standard, the community may have an adequate number of units for rent or sale. However, additional information such as choice in housing and housing affordability is needed to determine if the units on the market meet the needs of potential buyers or renters. If the existing vacancy rate is too high for existing conditions, then property values may stagnate or decline.

Table 7-6: Vacancy Status, 2010

	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Homeowner Vacancy Rate	Rental Vacancy Rate
Village of Hortonville	1,105	1,045	60	2.9%	6.8%
T. Dale	1,023	982	41	1.8%	16.5%
T. Ellington	1,052	984	68	1.0%	11.1%
T. Greenville	3,722	3,631	91	1.0%	4.2%
T. Hortonia	410	391	19	1.4%	4.2%
Outagamie County	73,149	69,648	3,501	1.8%	6.1%
Wisconsin	2,624,358	2,279,768	344,590	2.2%	8.0%

Source: U.S. Census 2010 SF-1, DP-1

Table 7-7: Vacancy Status, 2000

	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Homeowner Vacancy Rate	Rental Vacancy Rate
Village of Hortonville	904	871	33	1.7%	5.0%
T. Dale	812	785	27	1.2%	8.6%
T. Ellington	870	847	23	1.2%	8.6%
T. Greenville	2,353	2,301	52	0.6%	2.0%
T. Hortonia	375	362	13	0.3%	2.0%
Outagamie County	62,614	60,530	2,084	0.9%	4.9%
Wisconsin	2,321,144	2,084,544	236,600	1.2%	5.6%

Source: U.S. Census 2000 SF-1, DP-1

Owner-Occupied Housing

Homeowner vacancy rates indicate that the Village of Hortonville had a more than adequate supply of owner-occupied units in 2000 (1.7%) and excess of homes for sale in 2010 (2.9%) (Table 7-6 and 7-7). In comparison, a homeowner vacancy rate of less than 1.5 percent indicates a shortage of homes for sale in the towns of Ellington, Greenville and Hortonia during both time periods. Since the vacancy rate is a measure of the number of units for sale compared to the number of owner-occupied units, the number of units for sale is expected to rise as the total number of owner-occupied units rise in order to accommodate the growth in household.

Rental Housing

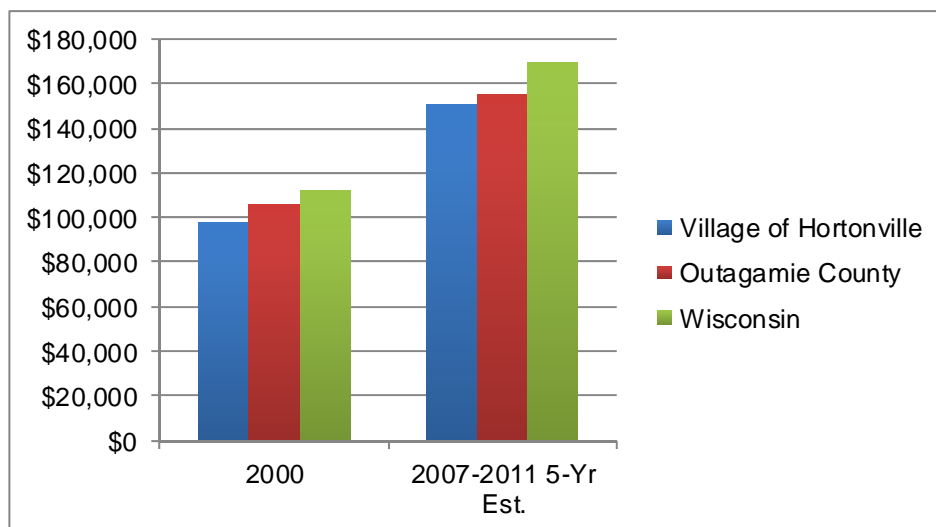
In 2000 (5.0%) and 2010 (6.8%), rental vacancy rates for the Village of Hortonville were either at or above the vacancy standard of 5.0 percent, which would seem to indicate that the Village had an adequate supply of housing units for rent (Table 7-6 and 7-7). In comparison, the towns of Dale and Ellington had a much higher percentage of units for rent in both time periods. At the same time, the towns of Greenville and Hortonville had a less than adequate supply of rental housing in both 2000 and 2010. Though it should be noted, municipalities with smaller rental unit pools may actually need a higher rental vacancy rate than the standard in order to accommodate people seeking rental units.

Housing Stock Value

Historical Trends

Owner-occupied housing stock values can provide information about trends in property values, housing demand and choice within the housing market. The Village of Hortonville, Outagamie County and the state all saw substantial increases in the median value of owner-occupied homes between 2000 and the 2007-2011 ACS 5-Year Estimates (Figure 7-2). The largest growth in median housing values occurred in the Village of Hortonville during this time period. **Between 2000 and the 2007-2011 ACS 5-Year Estimates, median value owner-occupied housing prices in the Village rose by over 53 percent (53.7%) from \$98,200 to \$150,900.** At the same time, the median value of owner-occupied homes rose by 47 percent (46.5%) in Outagamie County and 51 percent (51.3%) in the state. While housing prices rose faster in the Village, median owner-occupied housing values continued to lag behind the county and the state.

Figure 7-2: Median Value of Owner Occupied Homes, 2000, 2007-2011 ACS 5-Year Estimates

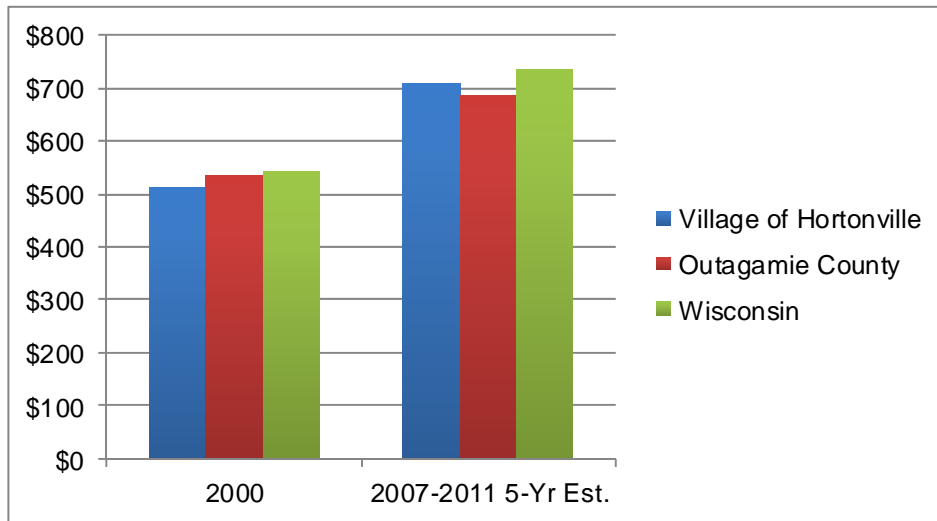


Source: U.S. Census 2000, 2007-2011 ACS 5-Year Estimates, DP04

Likewise the median value of contract rents has increased over the same time period. **The U.S. Census indicates that the median gross rent of occupied rental units increased by 38 percent or \$195 between 2000 (\$513) and the 2007-2011 ACS 5-Year Estimates (\$708) in**

the Village of Hortonville (Figure 7-3). As a result, median gross rents, according to the 2007-2011 ACS 5-Year Estimates, were about 3.1 percent higher in the Village of Hortonville (\$708) than in Outagamie County (\$687). It is important to realize that a portion of the increases in home value and contract rents is accounted for in the rate of inflation, while other portions are caused by increased market demand and other conditions.

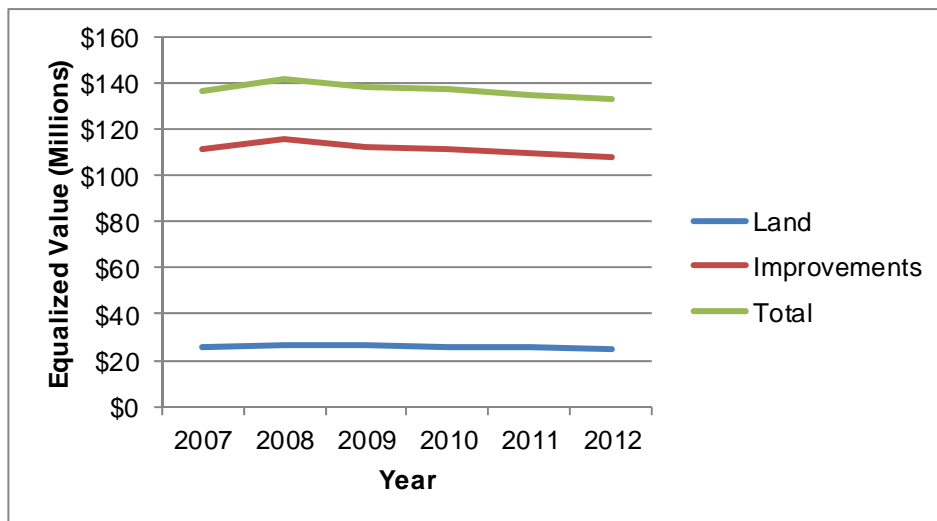
Figure 7-3: Median Rent of Occupied Rental Units, 2000, 2007-2011 ACS 5-Year Estimates



Source: U.S. Census 2000, 2007-2011 ACS 5-Year Estimates, DP04

The Wisconsin Department of Revenue releases yearly equalized value reports. Equalized value is the total value of all real estate at full-market prices. Although these values are reported as a total value for the entire Village, they can be used as a way to gauge the pricing trends for different sectors of real estate, such as residential, commercial and agriculture.

Figure 7-4: Village of Hortonville Residential Equalized Values, 2007-2012



Source: WisDOR, Statement of Equalized Value, 2007-2012

For the Village of Hortonville, the value of residential property (land plus improvements) increased between 2007 and 2008 by 3.9 percent from \$136,879,900 to \$142,244,200. Since 2008, the value of residential property in the Village has steadily decreased by 6.6 percent to \$132,825,000. Improvements (6.9%) have decreased at faster rate than land values (5.4%).

Housing Affordability

The relationship between housing costs and household income is an indicator of housing affordability, which is gauged by the proportion of household income expended for rent or home ownership costs. Rental costs include contract rent, plus the estimated average monthly cost of utilities and fuel. Owner costs include payment for mortgages, real estate taxes, fire hazard and flood insurance on the property, utilities and fuels. In 1989, the U.S. Department of Housing and Urban Development (HUD) raised the standard for determining whether rent or home ownership costs comprised a disproportionate share of income from 25 to 30 percent of gross household income. Households spending more than 30 percent of their income for housing may be at risk of losing their housing should they be confronted with unexpected bills or unemployment of one of more workers per household. Communities should be aware that maintenance and repair costs are excluded from this housing affordability formula, as are other outstanding debts, because these items will have policy impacts. Potential homeowners should be aware that these items are excluded from this housing affordability formula, as these items can impact their housing affordability and future financial stability.

Table 7-8: Households Paying a Disproportionate Amount of Their Income for Housing, 2007-2011 ACS 5-Year Estimates

	Households with Mortgage for Which Owner Costs Are Not Affordable			Households without Mortgage for Which Owner Costs Are Not Affordable			Households for Which Renter Costs Are Not Affordable		
	Number	Percent	MOE +/-	Number	Percent	MOE +/-	Number	Percent	MOE +/-
Village of Hortonville	143	22.5%	142	0	0.0%	98	61	30.9%	31
Outagamie County	10,256	29.1%	532	1,987	13.5%	240	6,933	38.8%	530
Wisconsin	363,848	34.0%	3,492	81,406	16.4%	1,443	314,617	47.4%	3,616

Source: U.S. Census, 2007-2011 ACS 5-Year Estimate, DP-4

Access to affordable housing is not only a quality of life consideration; it is also an integral part of a comprehensive economic development strategy. Households which must spend a disproportionate amount of their income on housing will not have the resources to properly maintain their housing, nor will they have adequate disposable income for other living expenses, such as transportation, childcare, healthcare, food and clothing.

Per the 2007-2011 ACS 5-Year Estimates, just under a quarter (22.5%) of homeowners with a mortgage and about a third (30.9%) of renters were paying a disproportionate amount of their income for housing in the Village of Hortonville (Table 7-8⁴). There were no homeowners without a mortgage in the Village spending more than 30 percent of their income on housing. In all circumstances, a larger portion of county and state residents were paying a disproportionate amount of their income on housing than Village residents. Housing was not affordable to over a quarter (29.1%) of Outagamie County homeowners and more than a third (34.0%) of state homeowners with mortgages. However, for homeowners without a

⁴ The large margin of error for Village households renders this information unreliable.

mortgage, only 14 percent (13.5%) of county and 16 percent (16.4%) of state residents found themselves in a similar situation. Similar to the Village of Hortonville, a higher share of renters in Outagamie County (38.8%) and the state (47.4%) were paying a disproportionate amount of their income on housing than homeowners. The change in housing affordability likely resulted from housing prices and values rising faster than incomes.

Household Characteristics

Evaluating household characteristics is important for understanding the Village of Hortonville and the population it serves. Household size and mobility information are two census variables that can help with this evaluation.

When compared to Outagamie County, the Village has had slightly larger household sizes in 2000 and 2010. In fact, ***in 2000 and 2010, the Village had a larger share of 3, 4, and 5 person households than the county, and a lower percentage of 1 and 2 person households.*** Nevertheless, the most prevalent household size in the Village was two persons (38.1%) in 2010 (Table 7-9).

Table 7-9: Persons per Household, 2000 and 2010

	Hortonville village, Wisconsin				Outagamie County, Wisconsin			
	2000		2010		2000		2010	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
TENURE								
Occupied housing units	871	100.0%	1,045	100.0%	60,530	100.0%	69,648	100.0%
Owner-occupied housing units	625	71.8%	775	74.2%	43,830	72.4%	49,738	71.4%
Renter-occupied housing units	246	28.2%	270	25.8%	16,700	27.6%	19,910	28.6%
Owner-occupied housing units	625	100.0%	775	100.0%	43,830	100.0%	49,738	100.0%
1-person household	80	12.8%	117	15.1%	7,289	16.6%	9,127	18.4%
2-person household	216	34.6%	295	38.1%	15,426	35.2%	19,285	38.8%
3-person household	111	17.8%	140	18.1%	7,274	16.6%	8,150	16.4%
4-person household	136	21.8%	147	19.0%	8,547	19.5%	8,234	16.6%
5-person household	54	8.6%	54	7.0%	3,712	8.5%	3,445	6.9%
6-person household	15	2.4%	16	2.1%	1,129	2.6%	1,009	2.0%
7-or-more-person household	13	2.1%	6	0.8%	453	1.0%	488	1.0%
Renter-occupied housing units	246	100.0%	270	100.0%	16,700	100.0%	19,910	100.0%
1-person household	115	46.7%	113	41.9%	7,334	43.9%	8,877	44.6%
2-person household	63	25.6%	68	25.2%	4,996	29.9%	5,569	28.0%
3-person household	36	14.6%	48	17.8%	2,078	12.4%	2,644	13.3%
4-person household	16	6.5%	22	8.1%	1,269	7.6%	1,531	7.7%
5-person household	8	3.3%	14	5.2%	587	3.5%	791	4.0%
6-person household	6	2.4%	5	1.9%	223	1.3%	300	1.5%
7-or-more-person household	2	0.8%	0	0.0%	213	1.3%	198	1.0%

Source: U.S. Census, 2000 and 2010, QT-H2

Table 7-10 illustrates the household longevity of the populations in the Village of Hortonville and Outagamie County. ***Less than half of the householders in both the Village of Hortonville (40.5%) and the county (41.8%) were living in their place of current residence prior to 2000*** (Table 7-1).

Table 7-10: Year Householder Moved into Unit

	Village of Hortonville			Outagamie County		
	Estimate	MOE +/-	Percent	Estimate	MOE +/-	Percent
Occupied housing units	944	45	-	69,070	557	-
Moved in 2005 or later	268	58	28.4%	25,553	814	37.0%
Moved in 2000 to 2004	294	59	31.1%	14,609	690	21.2%
Moved in 1990 to 1999	222	51	23.5%	14,194	647	20.6%
Moved in 1980 to 1989	73	27	7.7%	6,233	359	9.0%
Moved in 1970 to 1979	56	25	5.9%	4,137	299	6.0%
Moved in 1969 or earlier	31	20	3.3%	4,344	279	6.3%

Source: U.S. Census 2007-2011 ACS 5-Year Estimates, DP02

KEY HOUSING SUMMARY POINTS

- Approximately two-thirds (66.5%) of the existing housing stock was built after 1970.
- According to the 2007-2011 ACS 5-Year Estimates, about three-quarters (78.7%) of the residential structures in the Village were comprised of single family (one) units.
- According to the 2007-2011 ACS 5-Year Estimates, occupied units lacking complete plumbing and kitchen facilities were rare occurring in only 0.0 percent and 0.2 percent of the units, respectively in the Village of Hortonville.
- Overcrowding, per the 2007-2011 ACS 5-Year Estimates, occurred in less than two percent of the occupied housing units in the Village of Hortonville (1.4%), Outagamie County (1.5%) and Wisconsin (1.7%).
- There are four CBRF facilities in the Village of Hortonville with a combined capacity of 32.
- Outagamie Housing Authority (OCHA) owns and maintains a 25 unit apartment complex (24-1 bedroom and 1-2 bedroom apartments) on John Street in the Village that serves individuals age 62 and older or handicapped/disabled. The OCHA also owns and maintains three duplexes in the Village.
- Owner-occupied units accounted for about three-quarters (74.2%) of the occupied housing units in 2010, while rentals made up just over a quarter (25.8%).
- Homeowner vacancy rates indicate that the Village of Hortonville had a more than adequate supply of owner-occupied units in 2000 (1.7%) and an excess of homes for sale in 2010 (2.9%).
- In 2000 (5.0%) and 2010 (5.7%), rental vacancy rates for the Village of Hortonville were either at or above the vacancy standard of 5.0 percent, which would seem to indicate that the Village had an adequate supply of housing units for rent.
- Between 2000 and the 2007-2011 ACS 5-Year Estimates, median value owner-occupied housing prices in the Village rose by over 53 percent (53.7%) from \$98,200 to \$150,900.
- The U.S. Census indicates that the median gross rent of occupied rental units increased by 38 percent or \$195 between 2000 (\$513) and the 2007-2011 ACS 5-Year Estimates (\$708) in the Village of Hortonville.
- For the Village of Hortonville, the value of residential property (land plus improvements) increased between 2007 and 2008 by 3.9 percent from \$136,879,900 to \$142,244,200. Since 2008, the value of residential property in the Village has steadily decreased by 6.6 percent to \$132,825,000.

- Per the 2007-2011 ACS 5-Year Estimates, just under a quarter (22.5%) of homeowners with a mortgage and about a third (30.9%) of renters were paying a disproportionate amount of their income for housing in the Village of Hortonville.
- In 2000 and 2010, the Village had a larger share of 3, 4, and 5 person households than the county, and a lower percentage of 1 and 2 person households.
- Less than half of the householders in both the Village of Hortonville (40.5%) and the county (41.8%) were living their place of current residence prior to 2000.

GOALS, STRATEGIES AND RECOMMENDATIONS

The goals, strategies and recommendations for Housing are provided in Chapter 2: Plan Framework.

POLICIES AND PROGRAMS

Policies and programs related to the Land Use element can be found in Appendix E.