

APPENDIX A-7: HOUSING INVENTORY

HOUSING INVENTORY & ANALYSIS

Developing a baseline of housing characteristics for the Town of Algoma provides a foundation upon which to build the Town's goals, strategies and recommendations (see Chapter 2). The following section compiles and analyzes current housing conditions for Algoma and provides projections for future conditions based on the best available data.

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 (i.e. 2000, 2010) 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 sizes increase 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 DEMAND

The demand for housing in a particular area can be influenced by a number of factors, including prevailing interest rates, income levels, proximity to places of work, and general population growth. To determine the historic and future demand for housing in the Town of Algoma, household trends and projections are used as one indicator of housing demand in the owner-occupied and rental sectors. Because the U.S. Census defines households to include all the persons who occupy a housing unit (house, apartment, mobile home, etc.), this analysis combines the rental and owner-occupied markets when assessing demands. Analyzing the number of residential building permits issued in the Town of Algoma provides another indicator of housing demand.

Historical Demand

Historically, the Town of Algoma has experienced strong demand for housing, as illustrated in Table 7-1. Consistent growth in the number of households occurred from 1980 to 2010. Figures from the 2013-2017 ACS show continued growth but at a much slower pace mainly due to the 2008 recession and subsequent recovery years. **During the 1990-2010 time period, household size decreased from 2.89 persons per household to 2.78 with it now lying at 2.64 persons per household (2013-2017 ACS).** The decrease in household size is best explained by a combination of national and local trends; national trends include the movement towards smaller families (including single parent families), the aging of the "baby boom" generation, and the increased prominence of single person households. **Because there are fewer persons per household, the rate of increase for new households generally outpaces the rate of increase in population, thereby factoring in to land consumption rates.**

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Table 7-1: Town of Algoma Historic Household Growth, 1990-2018

Category	1990	2000	2010	2013-2017	2018 Est.*
Total Households	1,208	1,940	2,453	2,615	2,632
Persons Per Household	2.89	2.94	2.78	2.64	n/a

*Based on 2018 building permits.

Source: U.S. Census, 1980, 1990, 2000, 2010 and 2013-2017 ACS 5 Year Estimates, DP04, ECWRPC & Town of Algoma, 2019.

Historically Algoma has experienced significant residential growth. A major reason for this growth is that the Town has provided a land base for upper end housing options that have not historically been available within the nearby City of Oshkosh. Also, metropolitan trends including the expansion of USH 41 and other nearby highways which made transportation from the Town to the Fox Cities more accessible, continues to make Algoma a desirable bedroom community. **Since 2010, single family homes accounted for 84.8% of residential permits, duplexes 2.8%, multi-family structures, 11.9% and mobile homes 0.6%.**

During the 2010 to 2018 time frame, the Town averaged about 12 residential building permits per year for single family and duplex style homes. Overall, the Town has seen reductions in annual residential building permits between 2010 and 2018, as seen in Table 7-2 and Figure 7-1. Some of this reduction may be due to lingering after-effects of the 2008 recession as well as the lack of available residential lots within the Town. **While minor in comparison to the number of housing units across the Town, small increases in two-family dwellings have occurred over the past 3 to 4 years.**

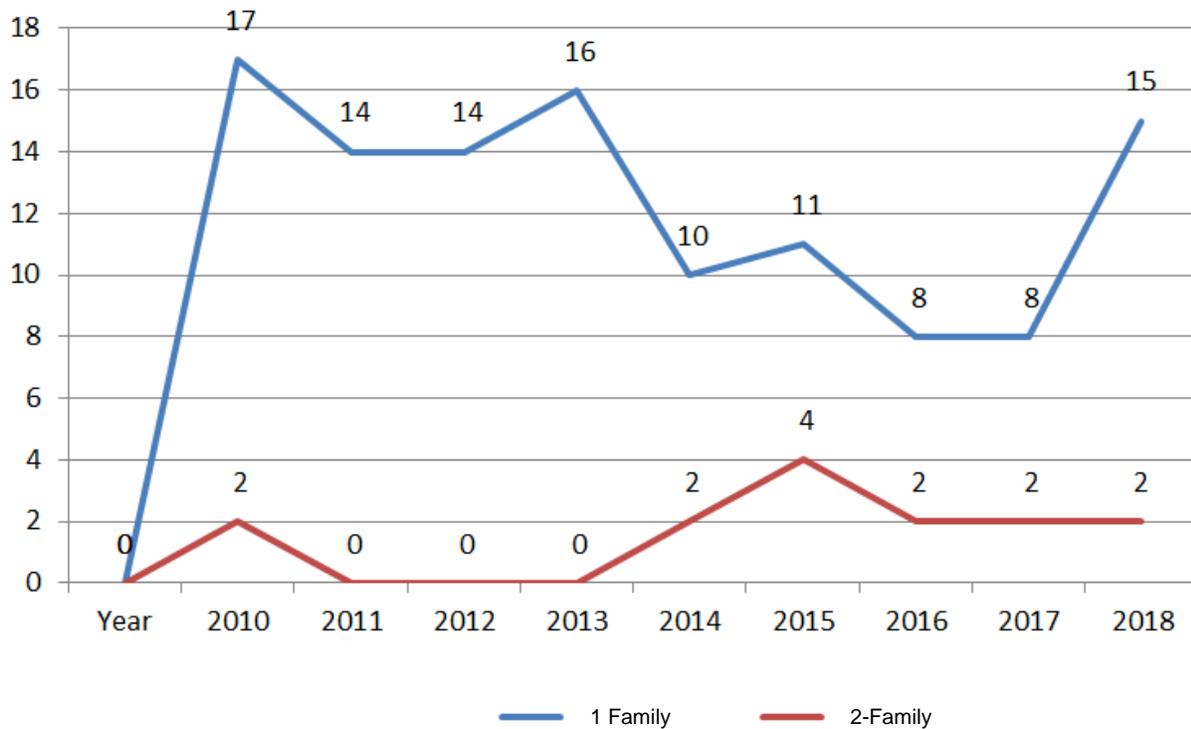
Table 7-2: Town of Algoma Residential Building Permits, 1980-2018

Year	Building Permits						Housing Units
	Single Family	Two Family	Deletions (SF)	Total Additions	Total Deletions	Net Permits	Net Housing Units
2010	17	2	0	19	0	19	21
2011	14	0	0	14	0	14	14
2012	14	0	0	14	0	14	14
2013	16	0	0	16	0	16	16
2014	10	2	1	12	1	11	13
2015	11	4	0	15	0	15	19
2016	8	2	2	10	2	8	10
2017	8	2	1	10	1	9	11
2018	15	2	0	17	0	17	19
Totals	113	14	4	127	4	121	135

Source: WDOA, 2018 & Town of Algoma, 2019.

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Figure 7-1: Town of Algoma New Residential Building Permits, 2010-2018



Source: WDOA, 2018 and T. Algoma, 2018.

Forecasted Housing Demand

The Town can anticipate an increase of approximately 1,059 new households between 2015 and 2040, according to WDOA's estimates (Table 7-3). This continuation of growth reflects the Town's past strong historical growth, however; the Town may wish to temper this projection moving forward. This projection requires an average of 42 new households per year for 25 years. The projection, being calculated by WDOA in 2013 may not have fully accounted for the effects of the 2008 recession and the nearly 10-year recovery period. Nonetheless, planning around this projection may still be beneficial, with knowledge that it may be unrealistic unless some other factors are altered. Such as making a policy change away from single-family housing in order to capture a larger share of other housing markets.

A steady decrease in household size is expected over the planning period which means that more households would be created even if the Town's population remained stable. As shown in Table 7-3, the 2015 estimated persons per household of 2.75 is expected to decrease to 2.66 by 2040. This is reflective of the broader demographic trends of an aging population, single-parent families and single living lifestyles.

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Table 7-3: Projected Households and Persons per Household, 2015-2040.

	2015		2020		2025		2030		2035		2040	
	No. HH	Persons per HH										
Town of Algoma	2,595	2.75	2,839	2.73	3,076	2.71	3,306	2.70	3501	2.67	3,654	2.66
Winnebago County	69,784	2.32	73,211	2.30	76,221	2.29	78,920	2.28	80,713	2.26	81,611	2.25

Source: U.S. Census 2010, WDOA, Wisconsin Demographic Services Center, Vintage 2013 Population Projections

HOUSING VALUE

The Town of Algoma's median housing value was \$205,900 (+/- \$14,245) during the 2013-2017 ACS 5 year period. This is a slight increase over the 2008-2012 ACS time period. as seen in Table 7-4.

When compared with Winnebago County, the Town's median value of owner occupied homes is about 25% higher during both periods.

Table 7-4: Median Housing Values, Town of Algoma & Winnebago County

	Town of Algoma				Winnebago County			
	Estimate	MOE	%	% MOE	Estimate	MOE	%	% MOE
VALUE- 2008-2012 ACS								
Owner-occupied units	2,438	+/-191	2,438	(X)	45,027	+/-637	45,027	(X)
Less than \$50,000	0	+/-13	0.0%	+/-0.8	1,903	+/-252	4.2%	+/-0.6
\$50,000 to \$99,999	140	+/-79	5.7%	+/-3.2	8,413	+/-423	18.7%	+/-0.9
\$100,000 to \$149,999	317	+/-128	13.0%	+/-5.3	12,895	+/-530	28.6%	+/-1.1
\$150,000 to \$199,999	714	+/-130	29.3%	+/-5.6	9,384	+/-495	20.8%	+/-1.0
\$200,000 to \$299,999	734	+/-143	30.1%	+/-5.8	7,276	+/-391	16.2%	+/-0.8
\$300,000 to \$499,999	379	+/-170	15.5%	+/-6.2	3,962	+/-297	8.8%	+/-0.6
\$500,000 to \$999,999	102	+/-63	4.2%	+/-2.5	1,042	+/-178	2.3%	+/-0.4
\$1,000,000 or more	52	+/-76	2.1%	+/-3.1	152	+/-70	0.3%	+/-0.2
Median (dollars)	205,000	+/-15,239	(X)	(X)	147,300	+/-1,969	(X)	(X)
VALUE – 2013-2017 ACS								
Owner-occupied units	2,490	+/-161	2,490	(X)	45,027	+/-637	45,027	(X)
Less than \$50,000	77	+/-55	3.1%	+/-2.2	1,903	+/-252	4.2%	+/-0.6
\$50,000 to \$99,999	134	+/-89	5.4%	+/-3.6	8,413	+/-423	18.7%	+/-0.9
\$100,000 to \$149,999	225	+/-79	9.0%	+/-3.1	12,895	+/-530	28.6%	+/-1.1
\$150,000 to \$199,999	757	+/-159	30.4%	+/-6.2	9,384	+/-495	20.8%	+/-1.0
\$200,000 to \$299,999	878	+/-159	35.3%	+/-5.3	7,276	+/-391	16.2%	+/-0.8
\$300,000 to \$499,999	348	+/-90	14.0%	+/-3.7	3,962	+/-297	8.8%	+/-0.6
\$500,000 to \$999,999	71	+/-36	2.9%	+/-1.4	1,042	+/-178	2.3%	+/-0.4
\$1,000,000 or more	0	+/-12	0.0%	+/-0.7	152	+/-70	0.3%	+/-0.2
Median (dollars)	205,900	+/-14,245	(X)	(X)	147,300	+/-1,969	(X)	(X)

Source: U.S. Census, 2013-2017 ACS 5 Year Estimates, DP04

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The 2013-2017 ACS 5-Year Estimates indicates that the median contract rent for the Town of Algoma (\$844) was 17% higher than that of Winnebago County (\$721). Higher rents and median value of owner occupied homes in Algoma may be due in part to a lower vacancy rate for both rental and homeowners. Although 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.

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 payments for mortgages, real estate taxes, fire hazard and flood insurance on the property, utilities and fuels. 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 or more workers in that household.ⁱ

In 2013-2017, the share of homeowners without a mortgage, homeowners with a mortgage, and renters paying more than 30 percent of their income for housing in the Town of Algoma, was approximately 15.1%, 24.0%, and 27.9% respectively. These figures have all increased since the last 5 year time period which showed 21.1%, 3.8% and 22.9% respectively (Table 7-5 and 7-6). In Winnebago County, the shares were higher in all categories for both time periods. In comparison, the Town was more successful in providing affordable housing to renters compared to Winnebago County, where the 2013-2017 rate is nearly double (43.5%) than that of the Towns. It should be noted that higher margin of errors are found in the data for the Town, therefore this renders this less reliable than information for the county.



The government says housing is “affordable” if a family spends **no more than 30%** of their income to live there.

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Table 7-5: Housing Affordability 2008-2012 ACS 5 Year Period

2008-2013 ACS 5-Year								
	Town of Algoma				Winnebago County			
	Estimate	MOE	%	% MOE	Estimate	MOE	%	% MOE
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)								
Housing units with a mortgage	1,659	+/-201	1,659	(X)	29,132	+/-636	29,132	(X)
Less than 20.0 percent	931	+/-188	56.1%	+/-7.4	14,304	+/-568	49.1%	+/-1.6
20.0 to 24.9 percent	273	+/-96	16.5%	+/-6.0	5,272	+/-377	18.1%	+/-1.2
25.0 to 29.9 percent	204	+/-84	12.3%	+/-4.8	3,145	+/-315	10.8%	+/-1.0
30.0 to 34.9 percent	35	+/-46	2.1%	+/-2.7	1,770	+/-199	6.1%	+/-0.7
35.0 percent or more	216	+/-82	13.0%	+/-4.8	4,641	+/-348	15.9%	+/-1.2
Not computed	0	+/-13	(X)	(X)	48	+/-35	(X)	(X)
Housing unit without a mortgage	779	+/-260	779	(X)	15,666	+/-572	15,666	(X)
Less than 10.0 percent	353	+/-165	45.3%	+/-16.2	5,827	+/-389	37.2%	+/-2.0
10.0 to 14.9 percent	88	+/-58	11.3%	+/-7.9	3,832	+/-325	24.5%	+/-1.9
15.0 to 19.9 percent	74	+/-54	9.5%	+/-6.9	1,951	+/-257	12.5%	+/-1.6
20.0 to 24.9 percent	46	+/-42	5.9%	+/-5.5	1,273	+/-181	8.1%	+/-1.1
25.0 to 29.9 percent	31	+/-36	4.0%	+/-4.7	778	+/-188	5.0%	+/-1.2
30.0 to 34.9 percent	37	+/-36	4.7%	+/-4.6	594	+/-154	3.8%	+/-1.0
35.0 percent or more	150	+/-145	19.3%	+/-15.3	1,411	+/-166	9.0%	+/-1.1
Not computed	0	+/-13	(X)	(X)	181	+/-75	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)								
Occupied units paying rent	111	+/-79	111	(X)	24,170	+/-661	24,170	(X)
Less than 15.0 percent	10	+/-16	9.0%	+/-18.8	4,167	+/-448	17.2%	+/-1.7
15.0 to 19.9 percent	70	+/-65	63.1%	+/-37.7	3,578	+/-396	14.8%	+/-1.7
20.0 to 24.9 percent	0	+/-13	0.0%	+/-16.4	3,411	+/-343	14.1%	+/-1.4
25.0 to 29.9 percent	0	+/-13	0.0%	+/-16.4	2,501	+/-331	10.3%	+/-1.3
30.0 to 34.9 percent	0	+/-13	0.0%	+/-16.4	1,929	+/-323	8.0%	+/-1.3
35.0 percent or more	31	+/-49	27.9%	+/-40.0	8,584	+/-510	35.5%	+/-2.0
Not computed	0	+/-13	(X)	(X)	562	+/-140	(X)	(X)

Source: U.S. Census, 2013-2017 ACS 5 Year Estimates, DP04

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Table 7-6: Housing Affordability 2013-2017 ACS 5 Year Period

2013-2017 ACS 5-Year								
	Town of Algoma				Winnebago County			
	Estimate	MOE	%	% MOE	Estimate	MOE	%	% MOE
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)								
Housing units with a mortgage	1,606	+/-152	1,606	(X)	29,132	+/-636	29,132	(X)
Less than 20.0 percent	770	+/-140	47.9%	+/-7.7	14,304	+/-568	49.1%	+/-1.6
20.0 to 24.9 percent	298	+/-86	18.6%	+/-5.0	5,272	+/-377	18.1%	+/-1.2
25.0 to 29.9 percent	200	+/-73	12.5%	+/-4.4	3,145	+/-315	10.8%	+/-1.0
30.0 to 34.9 percent	139	+/-77	8.7%	+/-4.6	1,770	+/-199	6.1%	+/-0.7
35.0 percent or more	199	+/-87	12.4%	+/-5.3	4,641	+/-348	15.9%	+/-1.2
Not computed	0	+/-12	(X)	(X)	48	+/-35	(X)	(X)
Housing unit without a mortgage	867	+/-178	867	(X)	15,666	+/-572	15,666	(X)
Less than 10.0 percent	452	+/-124	52.1%	+/-10.6	5,827	+/-389	37.2%	+/-2.0
10.0 to 14.9 percent	247	+/-92	28.5%	+/-8.6	3,832	+/-325	24.5%	+/-1.9
15.0 to 19.9 percent	91	+/-51	10.5%	+/-5.4	1,951	+/-257	12.5%	+/-1.6
20.0 to 24.9 percent	28	+/-23	3.2%	+/-2.6	1,273	+/-181	8.1%	+/-1.1
25.0 to 29.9 percent	18	+/-21	2.1%	+/-2.5	778	+/-188	5.0%	+/-1.2
30.0 to 34.9 percent	8	+/-13	0.9%	+/-1.6	594	+/-154	3.8%	+/-1.0
35.0 percent or more	23	+/-26	2.7%	+/-2.8	1,411	+/-166	9.0%	+/-1.1
Not computed	17	+/-19	(X)	(X)	181	+/-75	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)								
Occupied units paying rent	118	+/-64	118	(X)	24,170	+/-661	24,170	(X)
Less than 15.0 percent	32	+/-34	27.1%	+/-27.3	4,167	+/-448	17.2%	+/-1.7
15.0 to 19.9 percent	41	+/-56	34.7%	+/-39.2	3,578	+/-396	14.8%	+/-1.7
20.0 to 24.9 percent	18	+/-22	15.3%	+/-20.9	3,411	+/-343	14.1%	+/-1.4
25.0 to 29.9 percent	0	+/-12	0.0%	+/-13.8	2,501	+/-331	10.3%	+/-1.3
30.0 to 34.9 percent	11	+/-18	9.3%	+/-15.7	1,929	+/-323	8.0%	+/-1.3
35.0 percent or more	16	+/-18	13.6%	+/-17.1	8,584	+/-510	35.5%	+/-2.0
Not computed	7	+/-11	(X)	(X)	562	+/-140	(X)	(X)

Source: U.S. Census, 2013-2017 ACS 5 Year Estimates, DP04

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OCCUPANCY CHARACTERISTICS

Occupancy Status

Occupancy status reflects the utilization of available housing stock within a community. The total number of housing units includes renter-occupied, owner-occupied and various classes of vacant units, including those 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.

According to the 2013-2017 ACS, the Town of Algoma's occupied housing stock was primarily composed of owner-occupied units, which accounted for about 95.2% of occupied housing units, while rentals accounted for just over 4.8%. This differs noticeably from the occupancy distribution in the County, where in 2013-2017, the share of owner-occupied housing units accounted for approximately 64% of occupied units and renter-occupied made of the remaining 35%. Table 7-7 provides more detailed information regarding the precise number of housing units.

Table 7-7 Town of Algoma Housing Occupancy & Vacancy Characteristics

Subject	Town of Algoma				Winnebago County			
	Estimate	MOE	%	% MOE	Estimate	MOE	%	% MOE
Total housing units	2,631	+/-149	2,631	(X)	74,841	+/-279	74,841	(X)
Occupied housing units	2,615	+/-148	99.4%	+/-0.5	69,759	+/-569	93.2%	+/-0.7
Vacant housing units	16	+/-14	0.6%	+/-0.5	5,082	+/-507	6.8%	+/-0.7
Owner-occupied	2,490	+/-161	95.2%	+/-2.5	45,027	+/-637	64.5%	+/-0.9
Renter-occupied	125	+/-65	4.8%	+/-2.5	24,732	+/-686	35.5%	+/-0.9
Homeowner vacancy rate	0.3	+/-0.5	(X)	(X)	1.8	+/-0.5	(X)	(X)
Rental vacancy rate	0.0	+/-13.0	(X)	(X)	5.2	+/-1.3	(X)	(X)

Source: U.S. Census, 2013-2017 ACS 5 Year Estimates, DP04

Vacancy Status

For a healthy housing market, communities should have a vacancy rate of 1.5% for owner-occupied units and 5% for year round rentals. The number of migrant, seasonal and other vacant units will vary depending on the community's economic base. **In 2013-17, the Town of Algoma exhibited a vacancy rate of 0.3% for owner occupied units, and 0.0% for year round rentals, implicating that housing units were in short supply.**

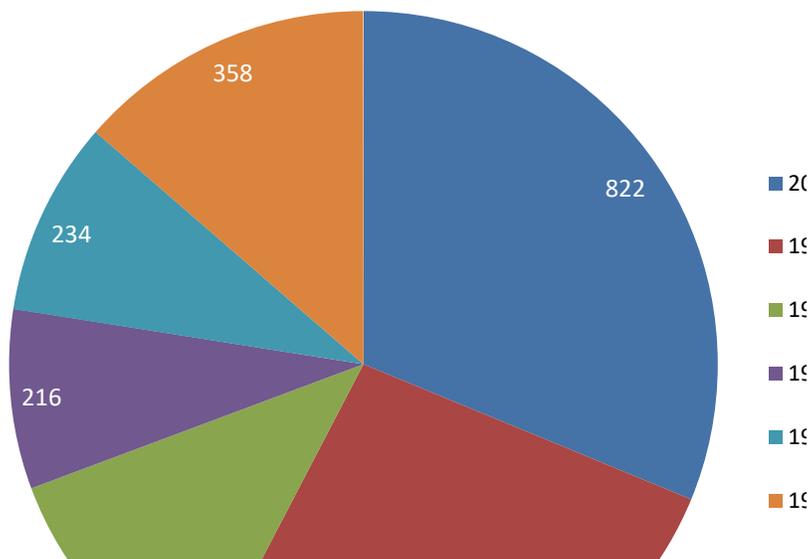
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HOUSING STOCK CHARACTERISTICS

Housing Age

Because of substantial residential growth in the 1990's and 2000's, the Town of Algoma has a very young housing stock, overall (2013-2017 ACS 5-Year Estimates). As Figure 7-2 exhibits, **of the 2,631 residential units in the Town, about 58% of the Town's residential structures were built between 1990 and 2014.**

Figure 7-2: Town of Algoma, Age of Housing Units



Source: U.S. Census, 2013-2017 ACS 5 Year Estimates, DP04

Structural Type

Single family structures are the dominant residential type in the Town of Algoma, accounting for 99.3% of units according to the 2013-2017 ACS 5-Year Estimates (Table 7-8). This is up slightly from 97.0% in the 2008-2012 ACS. It should be noted the limitations of ACS for this analysis. Town records indicate 72 units categorized within the 2-4 unit structure category and zero in the 5 units or more group. A more thorough community analysis should be completed after the 2020 census to ensure accurate categorical numbers.

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Table 7-8: Town of Algoma Units by Structural Type

Unit Type	2013 - 2017		
	Estimate	Percent	MOE +/-
Single Family Units	2,612	99.3%	177
2-4 Units	8	0.3%	12
5 Units or more	11	0.4%	18
Mobile Home	0	0.0%	0
Other Units	0	0.0%	0
Total Units	2,631	100.0%	149

Source: U.S. Census, 2013-2017 ACS 5-Year Estimates, DP04

Housing Conditions

Four Census variables often used for determining housing conditions include units which lack complete plumbing facilities, kitchen facilities, no available telephone and overcrowded units. The Census defines overcrowding as more than one person per room in a dwelling unit. ***In the Town of Algoma, occupied units without complete plumbing and kitchen facilities are non-existent, while those lacking telephone service is also rare.***

Subsidized, Special Needs and Assisted Living 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 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). These facilities specialize in developmentally disabled, emotionally disturbed/mental illness, traumatic brain injury, advanced age, irreversible dementia/Alzheimer, physically disabled, and terminally ill. ***As of 2018, There are 3 assisted living facilities within the Town of Algoma with a combined capacity of 30 (New # for 2018?)*** (Table 7-9). Within Winnebago County (excluding Oshkosh), there are 48 Assisted Living Facilities with a combined capacity of 953. An additional 886 units existed in nearby Oshkosh in 2016.

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Table 7-9: Town of Algoma Assisted Living Options, 2016

	Town of Algoma		City of Oshkosh		Winnebago County	
	Number	Capacity	Number	Capacity	Number	Capacity
Adult Day Care (ADC)	0	0	1	28	0	0
Adult Family Home (AFH)	0	0	19	76	14	55
Community Based Residential Facilities (CBRF)	32	8730	30	600	28	462
Residential Care Apartment Units (RCA)	0	0	4	182	6	436
Total Units/Capacity	3	8730 (New #?)	54	886	48	953

Source: Wisconsin Department of Health Services, Consumer Guide to Health Care - Finding and Choosing Health and Residential Care Providers in Wisconsin, 2016 & Town of Algoma, 2019.

Homelessness

According to the U.S. Department of Housing and Urban Development (HUD) the term “homeless” or “homeless individuals and families” includes: (1) and individual or family who lack a fixed, regular, and adequate nighttime residence and includes a subset for an individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or a place not meant for human habitation immediately before entering that institution; (2) Individuals and families who will imminently lose their primary nighttime residence; (3) Unaccompanied youth and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition; or (4) Individuals and families who are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.¹ **There are no emergency shelters within the Town of Algoma; however three emergency shelters exist within the City of Oshkosh for the general public.**

The Department of Housing and Urban Development (HUD) requires communities to conduct sheltered counts of people living in emergency shelter or transitional housing every year. While every other year, HUD requires communities to conduct unsheltered counts of people living in a place unfit for human habitation (such as in an abandoned building or in a park).² In Wisconsin, Point in Time surveys are conducted two times per year on a single night and include a count of the number of people in shelters and people not in shelters. A Point in Time survey was last conducted on January 27, 2016 for the Fox Cities. **According to the January 2015 Point in Time survey there were 99 people in the Fox Cities who were in a shelter, in transitional housing or unsheltered and sleeping outdoors.**

¹ HUD’s definition of “homeless” was changed in 2009, when the HEARTH Act amended the McKinney-Vento Homeless Assistance Act. HUD’s Final Rule implementing the new definition can be found at 24 CFR Part 91, 582 and 583.

² http://www.endhomelessness.org/blog/entry/the-2015-point-in-time-count-is-finally-here#.VwbIz_krJaQ

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HOUSEHOLD CHARACTERISTICS

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

In general, when compared to Winnebago County, the Town of Algoma has had larger household sizes with over 25% being 4 or more persons in 2013-2017 (See Table 7-1 and Table 7-10) . The Town saw a 5 percent decrease in four+ person households between the two measured periods. Corresponding increases occurred in the 2 and 3 person household categories and continues to suggest that the Town is attractive to growing families.

Table 7-10: Town of Algoma Household Size Trends

	Occupied housing units		Owner-occupied housing units		Renter-occupied housing units	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
2008-2012 ACS 5-Year Period						
Occupied housing units	2,549	+/-200	2,438	+/-191	111	+/-79
HOUSEHOLD SIZE						
1-person household	17.2%	+/-7.0	15.8%	+/-6.8	47.7%	+/-40.7
2-person household	40.1%	+/-6.1	41.9%	+/-6.5	0.0%	+/-16.4
3-person household	11.9%	+/-4.0	12.5%	+/-4.1	0.0%	+/-16.4
4-or-more-person household	30.8%	+/-6.6	29.8%	+/-6.7	52.3%	+/-40.7
2013-2017 ACS 5-Year Period						
Occupied housing units	2,615	+/-148	2,490	+/-161	125	+/-65
HOUSEHOLD SIZE						
1-person household	15.3%	+/-4.8	14.7%	+/-4.9	27.2%	+/-24.3
2-person household	43.1%	+/-4.9	42.0%	+/-5.0	64.0%	+/-27.8
3-person household	15.8%	+/-4.7	16.6%	+/-4.9	0.0%	+/-13.0
4-or-more-person household	25.9%	+/-4.7	26.7%	+/-5.0	8.8%	+/-15.3

Source: U.S. Census Bureau, 2013-2017 ACS

Table 7-11 illustrates the household mobility of the populations in the Town of Algoma across two time-periods. Mobility describes the movement from one residence to another, whether from within the same area or to or from another area. ***Nearly two-thirds of the present day community moved into the Town between 1980 and 1999.*** However, the 2010 and later category showed increases which indicates that the housing market is still relatively strong in the area. Town of Algoma residents show similar mobility characteristics when compared to Winnebago County.

APPENDIX A-7: HOUSING INVENTORY

Table 7-11: Year Householder Moved In (Mobility) Trends

Town of Algoma				
Subject	Estimate	Margin of Error	Percent	Percent Margin of Error
YEAR HOUSEHOLDER MOVED INTO UNIT (2008-2012 ACS)				
Occupied housing units	2,549	+/-200	2,549	(X)
Moved in 2010 or later	99	+/-66	3.9%	+/-2.5
Moved in 2000 to 2009	1,037	+/-179	40.7%	+/-8.1
Moved in 1990 to 1999	813	+/-236	31.9%	+/-7.8
Moved in 1980 to 1989	269	+/-85	10.6%	+/-3.3
Moved in 1970 to 1979	258	+/-131	10.1%	+/-5.1
Moved in 1969 or earlier	73	+/-49	2.9%	+/-1.9
YEAR HOUSEHOLDER MOVED INTO UNIT (2013-2017 ACS)				
Occupied housing units	2,615	+/-148	2,615	(X)
Moved in 2010 or later	164	+/-99	6.3%	+/-3.8
Moved in 2000 to 2009	455	+/-123	17.4%	+/-4.5
Moved in 1990 to 1999	1,060	+/-158	40.5%	+/-5.2
Moved in 1980 to 1989	613	+/-115	23.4%	+/-4.5
Moved in 1970 to 1979	135	+/-64	5.2%	+/-2.4
Moved in 1969 or earlier	188	+/-105	7.2%	+/-4.0

Source: U.S. Census Bureau, 2008-2012 ACS and 2013-2017 ACS.

GOALS, STRATEGIES & RECOMMENDATIONS

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

POLICIES AND PROGRAMS

Policies and programs related to the housing Element can be found in Appendix B.

REFERENCES:

ⁱ HUD, 1989