



CHAPTER 4

HOUSING

CHAPTER 4: HOUSING

INTRODUCTION

The planning for all types of housing will help ensure that Algoma can accommodate the short and long-term needs of its current and future residents. The design, location, and density of housing developments impact the overall appearance and functionality of a community. These developments affect the cost and efficiency of other Town components, such as roadways, parks and recreation, municipal operations, emergency services, economic development, and 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 Town of Algoma. This is done by developing and promoting policies that provide a range of housing choices for Town residents that 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 Town’s housing stock is also required. This chapter and Appendix C-4 address these requirements.

GOAL

Promote housing that ensures public health, safety and welfare of the Town’s residents including the elderly, disabled and residents of all income levels.

SUMMARY OF KEY POINTS AND NARRATIVE

Below are a summary of the key housing points and a brief narrative of what they mean:

HOUSING DEMAND AND HOUSEHOLD SIZE

THE FACTS:

- Historically, the Town of Algoma has experienced a strong demand for housing, with an estimated increase of 1,424 units between 1990 and 2018.
- Nearly two-thirds of the current residents moved into the Town between 1980 and 1999.
- During the 1990-2010 time period, household size decreased from 2.89 persons per household to 2.78 according to Census data.
- Based on the American Community Survey, the average persons per household dropped from 2.64 to 2.59 comparing the 2013-2017 and 2014-2018 data.
- In 2018, there were 15 single family residential building permits approved, and 2 two family residential building permits approved, according to the Wisconsin Department of Administration.
- The Town can anticipate an increase of approximately 1,059 new households between 2015 and 2040, according to WDOA’s estimates.

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- Annexations occurred in 2013 and 2018, there will be more annexations in 2023 and another in 2043.

WHAT IT MEANS:

The demand for housing in a particular area or community can be influenced by a number of factors, including amenities, safety, affordability, schools, proximity to employment opportunities, and general population growth. The Town of Algoma continues to have strong rates of housing growth as compared to the rest of Winnebago County. This trend is expected to continue since the current and planned housing options are desirable for families, retirees, and individuals with higher incomes. The historic housing mix indicates that a large percentage (90+%) of new building permits will likely be for single family structures and that less than 10 percent will be duplexes or multifamily structures. However, the increased demands for alternative single family housing or multi-family dwelling styles should be considered when crafting the Future Land Use Map (Map 10-1).

There is projected to be a strong growth in households over the planning period. This growth is likely to be driven by younger families who desire to live in Algoma because of its proximity to jobs and for the amenities it provides. While household sizes are generally larger in Algoma as compared to other Winnebago County communities, household sizes are projected to decline towards the later years of this planning period. Traditionally, single family homes are large in size, constructed with a full basement, and built on larger lots. Land consumption impacts are a concern when looking at the relationship between household size and building lots. The fewer persons per household, the more houses are needed to accommodate the same population.

HOUSING VALUE AND AFFORDABILITY

THE FACTS:

- The Town of Algoma's median housing value was approximately \$215,900 during the 2014-2018 ACS 5 year period.
- When compared with Winnebago County, the Town's median value of owner occupied homes is about 25% higher during the 2014-2018 ACS time period.
- The median contract rent for the Town of Algoma was \$837, which was higher than the \$744 average in Winnebago County.
- In 2014-2018, approximately 19.8% of households had a mortgage that was not affordable, and approximately 22.5% of households had rent costs that were not affordable for their income.

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WHAT IT MEANS:

Home values within the Town have been consistently higher than other communities in Winnebago County, as are monthly rent rates. The Town of Algoma generally serves the higher end of the housing market with the larger homes, lot sizes, and median housing value. As a result, homes are newer and of higher value, causing the price to be more substantial. Lots along Lake Butte des Morts, which are among the highest value lots, are currently all sold or built. Looking forward, the Town is going to continue to build medium to low density housing to accommodate for the high end housing market. It will be beneficial to the Town to develop medium density housing, such as townhomes to incorporate more affordable housing.

HOUSING CHARACTERISTICS

THE FACTS:

- According to the 2014-2018 ACS, the Town of Algoma's occupied housing stock was primarily composed of owner-occupied units, which accounted for about 92.6% of occupied housing units, while rentals accounted for just over 6.5%.
- In 2014-18, the Town of Algoma exhibited a vacancy rate of 0.3% for owner occupied units, and 0.0% for year round rentals, indicating that housing units were in short supply.
- Of the 2,755 residential units in the Town, about 56% of the residential structures were built between 1990 and 2014.
- Single family structures are the dominant residential type in the Town of Algoma, accounting for 98.5% of units according to the 2014-2018 ACS 5-Year Estimates.
- As of 2020, there were three Community Based Residential Facilities, one adult family home, and one nursing home within the Town of Algoma.

WHAT IT MEANS:

Home ownership is of high importance to Algoma residents, although trends are beginning to show that rental properties and duplexes with exterior maintenance contracts are in increasing demand due to lifestyle changes and an aging population who desire to continue living in the Town. It is important Algoma has affordable housing options available to all segments of the population, including the elderly and those in need of assisted living options and the younger demographic who prefer to rent or own a smaller home. In many parts of the U.S., more efforts are being made to ensure that people can "age in place" through the construction of new housing types or even small community-based developments.

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FRAMING CONCEPTS

4a: COMMUNITY DESIRES

The Town of Algoma continues to have consistent single family housing growth that is initiated by higher income earners, retirees, and families. When compared with Winnebago County, the Town's median value of owner occupied homes is about 25% higher. There are lots available for housing development in several neighborhoods, including Olde Apple Acres, Bellhaven Estates, and Lakevista Estates. Lakevista Estates is planning for a portion of the development to be dedicated to townhouses that will be desirable for those individuals seeking to downsize but continue to reside in the Town. The quarry and Remington Development are potential sites for multi-family homes within the community.

Strategy 4a-1: Identify areas within the Town of Algoma that can accommodate higher density or mixed-use developments.

Strategy 4a-2: Monitor housing market conditions within the Fox Valley area in order to better accommodate changes and the population's desires.

Strategy 4a-3: Review potential infill sites for mixed-use development and a range of housing options.

Strategy 4a-4: Support elderly housing projects and new housing that would meet the affordable housing needs of Town residents.

Strategy 4a-5: Support the creation of/allowance for new housing designs and ownership models that increase the amount of diverse and affordable housing available to residents.