

APPENDIX C: HOUSING

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Table C-1: Age of Structure by Year Built, 2009-2013 ACS 5-Yr Estimate

Year	City of Neenah				Winnebago County				Wisconsin			
	Number	MOE+/-	Percent	MOE +/-	Number	MOE+/-	Percent	MOE +/-	Number	MOE+/-	Percent	MOE +/-
2010 or later	69	48	0.6%	0.4%	217	76	0.3%	0.1%	11,456	656	0.4%	0.1%
2000 to 2009	1,216	200	11.1%	1.8%	9,366	612	12.7%	0.8%	337,755	3,073	12.9%	0.1%
1990 to 1999	1,059	164	9.7%	1.5%	9,701	525	13.2%	0.7%	366,680	3,010	14.0%	0.1%
1980 to 1989	1,318	183	12.0%	1.7%	7,976	457	10.9%	0.6%	257,794	2,848	9.8%	0.1%
1970 to 1979	1,540	191	14.0%	1.7%	10,326	524	14.0%	0.7%	391,062	3,401	14.9%	0.1%
1960 to 1969	1,543	181	14.1%	1.7%	7,806	470	10.6%	0.6%	257,050	2,937	9.8%	0.1%
1950 to 1959	1,789	184	16.3%	1.7%	8,040	450	10.9%	0.6%	298,053	3,036	11.3%	0.1%
1940 to 1949	554	112	5.1%	1.0%	3,727	372	5.1%	0.5%	158,568	2,409	6.0%	0.1%
1939 or earlier	1,878	198	17.1%	1.7%	16,337	607	22.2%	0.8%	547,724	3,475	20.9%	0.1%
Total	10,966	264			73,496	260			2,626,142	1,849		

Source: U.S. Census 2009-2013 ACS 5-Year Estimate, DP04

Table C-2: Housing Units by Structure, 2009-2013 ACS 5-Yr Estimates

	City of Neenah					Winnebago County					Wisconsin				
	2000		2009-2013 5-Yr Est.			2000		2009-2013 5-Yr Est.			2000		2009-2013 5-Yr Est.		
	No.	%	Est.	MOE+/-	%	No.	%	Est.	MOE+/-	%	No.	%	Est.	MOE+/-	%
Total Units	10,173	100%	10,966	264	100%	64,721	100%	73,496	260	100%	2,321,144	100%	2,626,142	1,849	100%
1-unit, detached	7,119	70.0%	7,484	269	68.2%	43,275	66.9%	48,815	588	66.4%	1,531,612	66.0%	1,747,423	5,144	66.5%
1-unit attached	339	3.3%	388	93	3.5%	1,751	2.7%	2,636	299	3.6%	77,795	3.4%	115,196	1,938	4.4%
2 units	854	8.4%	820	157	7.5%	6,123	9.5%	5,622	427	7.6%	190,889	8.2%	173,829	2,943	6.6%
3 or 4 units	542	5.3%	422	119	3.8%	2,609	4.0%	2,847	373	3.9%	91,047	3.9%	100,247	1,830	3.8%
5 to 9 units	439	4.3%	569	135	5.2%	3,857	6.0%	4,652	490	6.3%	106,680	4.6%	127,426	2,221	4.9%
10 to 19 units	393	3.9%	582	143	5.3%	2,497	3.9%	3,374	372	4.6%	75,456	3.3%	87,150	1,970	3.3%
20 or more units	476	4.7%	687	144	6.3%	3,199	4.9%	4,141	300	5.6%	143,497	6.2%	177,097	2,157	6.7%
Mobile home	11	0.1%	14	23	0.1%	1,404	2.2%	1,403	215	1.9%	101,465	4.4%	97,373	1,405	3.7%
Boat, RV, van, etc.	0	0.0%	0	17	0.0%	6	0.0%	6	11	0.0%	2,703	0.1%	401	88	0.0%

Source: U.S. Census 2000 SF 3, 2009-2013 ACS 5-Yr Estimates, DP04

Table C-3: Housing Stress Index

Variables	Variable Weighting Score	Concentration Weight			
		1% to 10% of Units	11% to 25% of Units	26% to 50% of Units	Greater than 50% of units
Vacancy Rates					
Rental Vacancy Rate => 5%	0	0	0	0	0
Rental Vacancy Rate >3%< 5%	1	0	0	0	0
Rental Vacancy Rate >1%< 3%	5	0	0	0	0
Rental Vacancy Rate< 1%	10	0	0	0	0
Owner Occupied Vacancy Rate => 1.5%					
Owner Occupied Vacancy Rate >1%< 1.5%	1	0	0	0	0
Owner Occupied Vacancy Rate >0.5%< 1%	5	0	0	0	0
Owner Occupied Vacancy Rate <0.5%	10	0	0	0	0
Affordability					
Rental Costs <30% of hh Income	0	0	0	0	0
Rental Costs >30% of hh Income	1	1	5	10	15
Homeowner Costs with mortgage <30% of hh Income	0	0	0	0	0
Homeowner Costs with mortgage >30% of hh Income	1	1	5	10	15
Homeowner Costs without mortgage <30% of hh Income	0	0	0	0	0
Homeowner Costs without mortgage >30% of hh Income	1	1	5	10	15
Age + Value (lowest % prevails)					
% units <\$50,000 & % units >40 yrs <25%	0	0	0	0	0
% units <\$50,000 & % units >40 yrs >25%<50%	1	0	0	0	0
% units <\$50,000 & % units >40 yrs >50%<75%	5	0	0	0	0
% units <\$50,000 & % units >40 yrs >75%	10	0	0	0	0
Overcrowding					
Occupied units with <1 persons per room	0	0	0	0	0
Occupied units with 1+ persons per room	1	1	5	10	15
Plumbing					
Housing Units with Complete Plumbing Facilities	0	0	0	0	0
Housing Units Lacking Complete Plumbing Facilities	1	1	5	10	15

Source: ECWRPC, revised 2016

Total Score Scale	
Adequate	0
Minor	1 to 9
Moderate	10 to 19
Substantial	20 to 49
Severe	50+