

CHAPTER 4: HOUSING

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CHAPTER 4: HOUSING

INTRODUCTION

Planning for housing will ensure that the City of Neenah'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 City of Neenah, by developing and promoting policies that provide a range of housing choices for Town 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 Town's housing stock is also required. This chapter addresses these requirements.

INVENTORY AND ANALYSIS

Developing a baseline of housing characteristics for the City of Neenah provides a foundation upon which to build the City's goals, strategies and recommendations. 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

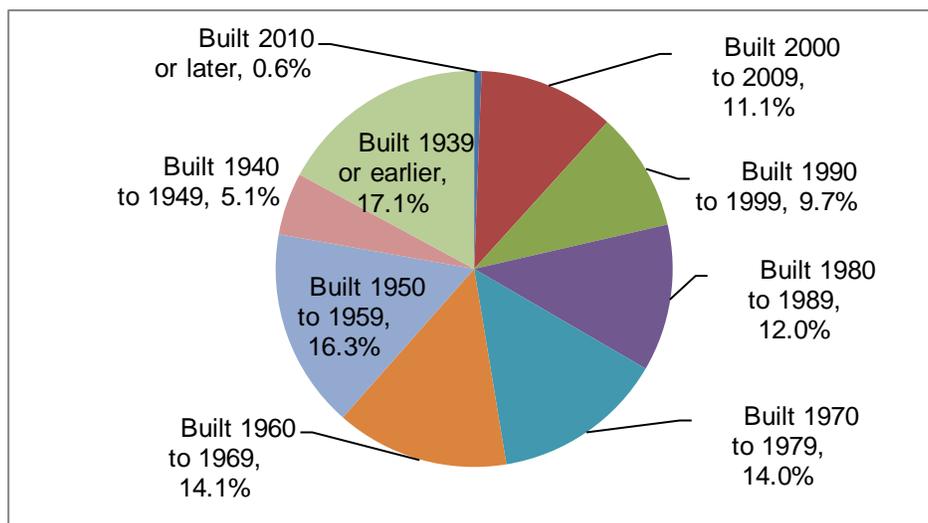
Age

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.

Slightly less than half (47.4%) of the existing housing stock in the City of Neenah was built after 1970 (Figure 4-1; Table C-1, Appendix C). About 20 percent (21.4%) of the housing stock has been built since 1990. In comparison, slightly more than half the existing housing stock in the county (51.1%) and the state (52%) was built after 1970. Additionally, the county (25.9%) and the state (26.9%) saw more housing stock than the City (20.8%) built during the 1990's and 2000's.

Figure 4-1: Occupied Dwelling Units by Year Built, 2009-2013 ACS 5-Year Estimates



Source: U.S. Census, 2009-2013 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 City of Neenah is single family housing. **According to the 2009-2013 ACS 5-Year Estimates, 71.7 percent of the residential structures in the City were comprised of single family (one) units** (Table C-2, Appendix C). Single family units comprised a slightly larger share of the housing units in the City of Neenah than in Winnebago County (70.0%) or the state (70.9%). Duplex units or two-family made up the second highest percentage of housing units in the City of Neenah (7.5%) and Winnebago County (7.6%). While multi-family (20 or more units per building), comprised the second highest percentage of housing units in the State (6.7%).

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 City of Neenah's occupied housing stock was primarily composed of owner-occupied units (Table 4-1). **Owner-occupied units accounted for about two-thirds (66.9%) of the occupied housing units in 2010, while rentals made up the remaining third (33.1%).** The percent of owner-occupied housing stock was slightly less than in the state (68.1%) and about the same as the county (66.4%).

Table 4-1: Occupancy Characteristics, 2010

	Occupied Housing Units	Owner Occupied Housing Units	Percent Owner Occupied	Renter Occupied Housing Units	Percent Renter Occupied
City of Neenah	10,694	7,156	66.9%	3,538	33.1%
Winnebago County	67,875	45,036	66.4%	22,839	33.6%
Wisconsin	2,279,768	1,551,558	68.1%	728,210	31.9%
<i>Source: U.S. Census 2010, SF-1, DP-1</i>					

The share of owner-occupied housing units in the City has decreased since 2000, when 70.0 percent of the units were owner-occupied, and 30.0 percent were rental occupied (Table 4-2). The percent of owner-occupied housing stock also decreased in the county and state, though a larger decrease was experienced in the City of Neenah.

Table 4-2: Occupancy Characteristics, 2000

	Occupied Housing Units	Owner Occupied Housing Units	Percent Owner Occupied	Renter Occupied Housing Units	Percent Renter Occupied
City of Neenah	9,834	6,879	70.0%	2,955	30.0%
Winnebago County	61,157	41,571	68.0%	19,586	32.0%
Wisconsin	2,084,544	1,426,361	68.4%	658,183	31.6%
<i>Source: U.S. Census 2000, SF-1, DP-1</i>					

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 4-3: Vacancy Status, 2010

	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Homeowner Vacancy Rate	Rental Vacancy Rate
City of Neenah	11,313	10,694	619	2.2%	6.7%
Winnebago County	73,329	67,875	5,454	2.1%	7.2%
Wisconsin	2,624,358	2,279,768	344,590	2.2%	8.0%

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

Table 4-4: Vacancy Status, 2000

	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Homeowner Vacancy Rate	Rental Vacancy Rate
City of Neenah	10,198	9,834	364	1.3%	5.3%
Winnebago County	64,721	61,157	3,564	1.3%	6.1%
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 City of Neenah had a less than adequate supply of owner-occupied units for sale in 2000 (1.3%) and an adequate supply in 2010 (2.2%) (Table 4-3 and 4-4). In Winnebago County and Wisconsin, homeowner vacancy rates were similar to the City of Neenah in 2000 (1.3%, 1.2%) and 2010 (2.1%, 2.2%).

Rental Housing

In 2000 (5.3%) the rental vacancy rate for the City of Neenah was near the vacancy standard of 5.0 percent, which would seem to indicate that the City had an adequate supply of housing units for rent (Table 4-4). **By 2010, the rental vacancy rate had increased to 6.7 percent** (Table 4-3). While the vacancy rate was above the standard, it should be noted that 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. In comparison, the rental vacancy rate for Winnebago County was higher than the City of Neenah in 2000 (6.1%) and in 2010 (7.2%). Overall, the rental vacancy rate in the state was near the standard in 2000 (5.6%) and above the standard in 2010 (8.0%).

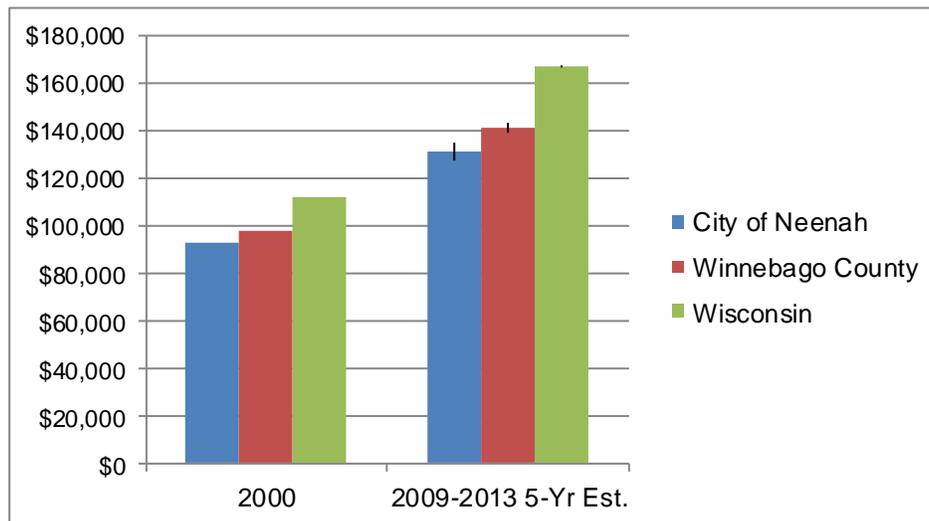
Housing Stock Value

Historical Trends

Owner-occupied housing stock values can provide information about trends in property values, housing demand and choice within the housing market. The City of Neenah, Winnebago County and the state all saw substantial increases in the median value of owner-occupied homes between 2000 and the 2009-2013 ACS 5-Year Estimates (Figure 4-2). The smallest growth in median housing values occurred in the City of Neenah during this time period.

Between 2000 and the 2009-2013 ACS 5-Year Estimates, median value owner-occupied housing prices in the City rose by 41.3 percent from \$92,900 to \$131,300. At the same time, the median value of owner-occupied homes rose by 45 percent (44.6%) in Winnebago County and 49 percent (48.9%) in the state. Median owner-occupied housing values in the City lagged behind those in the county and the state.

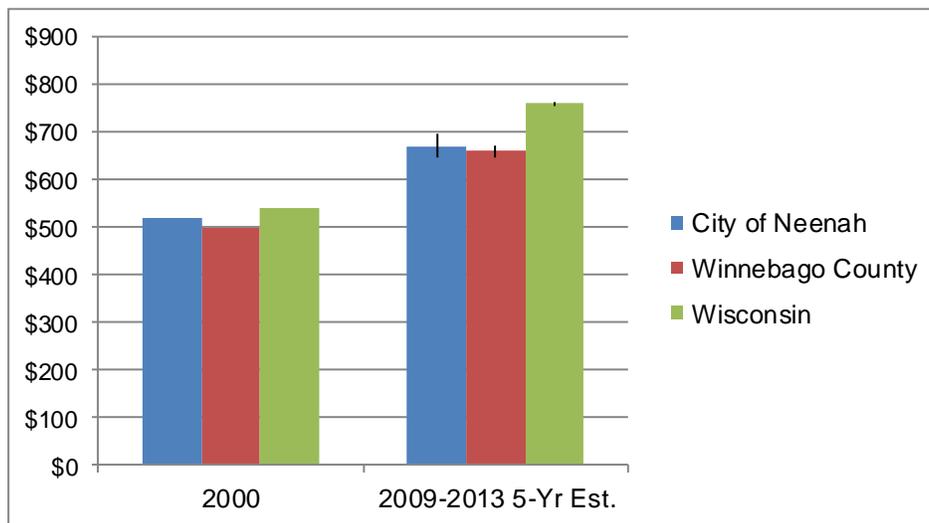
Figure 4-2: Median Value of Owner Occupied Homes, 2000, 2009-2013 ACS 5-Year Estimates



Source: U.S. Census 2000, 2009-2013 ACS 5-Year Estimates, DP04

Likewise the median value of contract rents increased over the same time period. **The U.S. Census indicates that the median gross rent between 2000 and the 2009-2013 ACS 5-Year Estimates in the City increased by 29.3 percent from \$519 to \$671 in the City of Neenah** (Figure 4-3). As a result, median gross rents, according to the 2009-2013 ACS 5-Year Estimates, were slightly higher (\$12 more per month) in the City of Neenah (\$671) than in Winnebago County (\$659) and significantly lower (\$88 less per month) than the state (\$759).

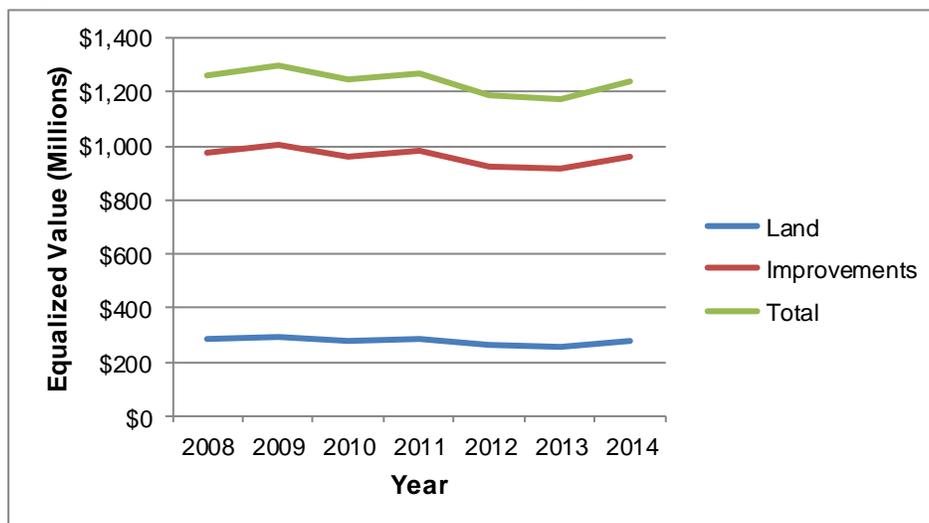
Figure 4-3: Median Rent of Occupied Rental Units, 2000, 2009-2013 ACS 5-Year Estimates



Source: U.S. Census 2000, 2009-2013 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 City, 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 4-4: City of Neenah Residential Equalized Values, 2009-2014



Source: WisDOR, Statement of Equalized Value, 2008-2014

As a result of the economic recession that began in 2008, the value of residential property (land plus improvements) in the City fluctuated from a high of \$1,294,872,100 in 2009 to a low of \$1,176,216,300 in 2013 (decrease of 9.2%). Since 2013, the total value of residential property in the City has steadily increased by 5.2 percent to 1,237,566,300 in 2014 (Figure 4-4).

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 4-5: Households Paying a Disproportionate Amount of Their Income for Housing, 2009-2013 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 +/-
City of Neenah	1,338	27.5%	178	161	7.5%	55	1,597	46.8%	202
Winnebago County	7,879	26.1%	456	2,308	15.5%	283	9,694	43.6%	554
Wisconsin	335,782	32.3%	3,069	81,859	16.0%	1,310	332,687	48.4%	3,514

Source: U.S. Census, 2009-2013 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 2009-2013 ACS 5-Year Estimates, just over a quarter (27.5%) of homeowners with a mortgage and about half (46.8%) of renters were paying a disproportionate amount of their income for housing in the City of Neenah (Table 4-5). There were 1,338 homeowners without a mortgage in the City spending more than 30 percent of their income on housing. In comparison housing was not affordable for about a quarter of Winnebago County (26.1%) and about a third of Wisconsin (32.3%) homeowners with mortgages. For households without mortgages, housing was more affordable in the City (7.5%) than the county (15.5%) and the state (16.0%). Similar to the City of Neenah, a higher share of renters in Winnebago County (43.6%) and the state (48.4%) 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 City of Neenah and the population it serves. Household size and mobility information are two census variables that can help with this evaluation.

When compared to Winnebago County, the City had a slightly larger household size in 2000 and 2010 (Table 1-8). In fact, in 2000 the City had a larger share of 4, 5 and 6 person owner occupied households than the county, and a lower percentage of 1, 2 and 3 owner occupied households. By 2010, the City had a larger share of 1, 3, 4 and 5 person owner occupied households and a lower share of 2, 6 and 7 person households. **Nevertheless, the most prevalent owner occupied household size in the City (36.8%, 37.5%) and County (38.7%, 40.4%) was two persons in both 2000 and 2010** (Table 4-6). Renter-occupied households had a slightly different household size for both the City of Neenah and Winnebago County. The largest share of renter-occupied households was by far 1-person households for both jurisdictions, in both time frames. **About half or renter occupied housing units were 1-person for both the City (45.9%, 47.5%) and County (44.0%, 45.6%) in both time frames.**

Table 4-6: Persons per Household, 2000 and 2010

	City of Neenah				Winnebago County			
	2000		2010		2000		2010	
	Number	Percent	Number	%	Number	%	Number	%
TENURE								
Occupied housing units	9,834	100.0%	10,694	100.0%	61,157	100.0%	67,875	100.0%
Owner-occupied housing units	6,879	70.0%	7,156	66.9%	41,571	68.0%	45,036	66.4%
Renter-occupied housing units	2,955	30.0%	3,538	33.1%	19,586	32.0%	22,839	33.6%
Owner-occupied housing units	6,879	100.0%	7,156	100.0%	41,571	100.0%	45,036	100.0%
1-person household	1,346	19.6%	1,603	22.4%	8,229	19.8%	9,863	21.9%
2-person household	2,534	36.8%	2,681	37.5%	16,104	38.7%	18,181	40.4%
3-person household	1,123	16.3%	1,210	16.9%	6,756	16.3%	7,081	15.7%
4-person household	1,183	17.2%	1,073	15.0%	6,715	16.2%	6,328	14.1%
5-person household	490	7.1%	428	6.0%	2,651	6.4%	2,468	5.5%
6-person household	155	2.3%	115	1.6%	765	1.8%	730	1.6%
7-or-more-person household	48	0.7%	46	0.6%	351	0.8%	385	0.9%
Renter-occupied housing units	2,955	100.0%	3,538	100.0%	19,586	100.0%	22,839	100.0%
1-person household	1,356	45.9%	1,679	47.5%	8,621	44.0%	10,413	45.6%
2-person household	803	27.2%	900	25.4%	5,699	29.1%	6,476	28.4%
3-person household	390	13.2%	450	12.7%	2,569	13.1%	2,887	12.6%
4-person household	236	8.0%	311	8.8%	1,641	8.4%	1,869	8.2%
5-person household	126	4.3%	128	3.6%	680	3.5%	710	3.1%
6-person household	37	1.3%	56	1.6%	240	1.2%	311	1.4%
7-or-more-person household	7	0.2%	14	0.4%	136	0.7%	173	0.8%

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

Table 4-7 illustrates the household longevity of the populations in the City of Neenah and Winnebago County. **About two-thirds of households in both the City of Neenah (63.3%) and the county (63.4%) were living in their place of current residence prior to 2000.**

Table 4-7: Year Householder Moved into Unit

	City of Neenah			Winnebago County		
	Estimate	MOE +/-	Percent	Estimate	MOE +/-	Percent
Occupied housing units	10,527	255	-	68,140	609	-
Moved in 2010 or later	1,913	240	18.2%	11,313	660	16.6%
Moved in 2000 to 2009	4,743	264	45.1%	31,901	817	46.8%
Moved in 1990 to 1999	1,897	181	18.0%	12,329	611	18.1%
Moved in 1980 to 1989	832	150	7.9%	5,392	322	7.9%
Moved in 1970 to 1979	593	111	5.6%	3,899	332	5.7%
Moved in 1969 or earlier	549	77	5.2%	3,306	238	4.9%

Source: U.S. Census 2009-2013 ACS 5-Year Estimates, DP02, DP04

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 4-8: Units Lacking Complete Plumbing and Kitchen Facilities and No Available Telephone Service, 2009-2013 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.	MOE +/-	Percent	Est.	MOE +/-	Percent	Est.	MOE +/-	Percent
City Neenah	10,527	255	24	31	0.2%	49	38	0.5%	308	104	2.9%
Winnebago County	68,140	609	273	149	0.4%	421	183	0.6%	1,403	228	2.1%
Wisconsin	2,288,332	6,551	10,594	587	0.5%	20,348	735	0.9%	47,207	1,147	2.1%

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

According to the 2009-2013 ACS 5-Year Estimates, occupied units lacking complete plumbing and kitchen facilities are not an issue in the City of Neenah, occurring in less than one percent of the units (Table 4-8). While still relatively small, 2.9 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 or less of occupied units lacked complete plumbing and kitchen facilities in Winnebago County (0.4% and 0.6%, respectively) and the state (0.5% and 0.9%, respectively). Though still uncommon, 2.1 percent of county units and 2.1 percent of state units had no available telephone service.

¹ U.S. Census Bureau.

Table 4-9: Overcrowding, 2009-2013 ACS 5-Year Estimates

	Total Occupied Units		Overcrowding		
	Est.	MOE+/-	Est.	MOE+/-	Percent
City Neenah	10,527	255	17	+/-26	0.2%
Winnebago County	68,140	+/-609	713	+/-191	1.0%
Wisconsin	2,288,332	+/-6,551	39,179	+/-1,191	1.7%

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

Overcrowding, per the 2009-2013 ACS 5-Year Estimates, is not an issue in the City of Neenah. Overcrowding occurred in less than two percent of the occupied housing units in the City of Neenah (0.2%), Winnebago County (1.0%) and Wisconsin (1.7%) (Table 4-9).

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 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. **There are 20 Assisted Living Facilities in the City of Neenah with a combined capacity of 328** (Table 4-10). This includes 11 ADF facilities with a combined capacity of 43; 6 CBRF with a combined capacity of 107; and 3 RCAC with a combined capacity of 178. Within Winnebago County, there are 102 Assisted Living Facilities with a combined capacity of 1,826. This includes one ADC facilities with a capacity of 28; 32 AFH with a combined capacity of 127; 61 CBRF facilities with a combined capacity of 1,098 and 9 RCAC with a total of 573 apartments.

Table 4-10: Assisted Living Options, 2016

	City of Neenah		Winnebago County	
	Number	Capacity	Number	Capacity
Adult Day Care	0	0	1	28
Adult Family Home	11	43	32	127
Community Based Residential Facilities	6	107	61	1,098
Residential Care Apartment Complex	3	178	9	573
Total Units/Capacity	20	328	103	1,826

Source: Wisconsin Department of Health Services, Consumer Guide to Health Care - Finding and Choosing Health and Residential Care Providers in Wisconsin
 Directories updated: ADC, 1/26/16; ADF, 2/24/16, CBRF, 2/24/16; RCAC, 12/22/15

The Oshkosh/Winnebago County Housing Authority (OHAWCHA) was formed in 1970 and provides affordable rental housing assistance, homebuyer support, and resident services to low and moderately low income families living in Winnebago County. The OHAWCHA maintains over 650 Public Housing units including family, single, disabled, and elderly units, administers over 400 Housing Choice Vouchers, owns and maintains the properties of multiple group homes, coordinates a family self-sufficiency program, and facilitates the county's home ownership program. Within the City of Neenah, the OHAWCHA owns a total of 14 units; three side by side three bedroom duplexes, three side by side four bedroom duplexes, one single family four bedroom home and one single family five bedroom home.

Housing Needs Analysis

As part of the regional planning process, ECWRPC developed a matrix of housing conditions to measure housing stress in the region. This matrix uses a combination of ten Census variables to measure five housing characteristics: housing affordability, housing availability, the prevailing age of units compared to housing values, overcrowding and presence of plumbing facilities. **A compilation of these variables show that Neenah has a substantial amount of housing stress** (Table 4-11; Table C-3, Appendix C). Based on inventory analysis, **the largest housing issue facing the City is Rental and Owner-Occupied (with a mortgage) affordability.**

Table 4-11: City of Neenah Housing Needs Analysis

Variable	Score
Vacancy Rates	
Rental Vacancy Rate	0
Owner-Occupied Vacancy Rate	0
Affordability	
Rental Costs	10
Homeowner with Mortgage	10
Homeowner without Mortgage	0
Age + Value (lowest % prevails)	1
Overcrowding	0
Plumbing	0
Total	21
<i>Source: ECWRPC, 2016</i>	

Housing Affordability

Housing affordability is currently an issue in the City. Renters (46.8%) have a more difficult time affording housing costs than homeowners. Homeowners with a mortgage (27.5%) are more likely to find housing unaffordable than homeowners without a mortgage (7.5%). The need for affordable housing can be addressed by building units which are affordable for residents, subsidizing the housing costs for existing units, and/or increasing incomes to make the existing housing more affordable.

Housing Available for Rent or Sale

The City of Neenah has an adequate share of units for rent. Nevertheless, the City may still wish to evaluate market demand to see if the units for rent provide an adequate choice for those seeking to rent. Homeowner vacancy rates indicate that the City has an adequate number of housing units for sale.

Age of Occupied Dwelling Units and Owner-Occupied Housing Values

This variable compares the percentage of housing stock that was over 40 years of age to the percentage of housing stock that is valued at less than \$50,000.

Overcrowding

According to the U.S. Census 2009-2013 ACS-5 Year Estimates, overcrowding affected a small share (0.2%) of the households in the City of Neenah. Nevertheless, overcrowding could increase if households choose to double up or move to smaller units in an effort to lower their housing costs.

Plumbing

According to the U.S. Census 2009-2013 ACS 5-Year Estimates, units lacking complete plumbing facilities occurred in only 0.2 percent of the total occupied units in the City.

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.²

There are no emergency shelters in the City of Neenah for the general public. However the general public may utilize one of six emergency shelters in nearby communities. Two emergency shelters are located in Appleton: Homeless Connections (capacity 78)³, the Fox Valley Warming Shelter (capacity 60) and Harbor House (capacity 55)⁴; and three emergency shelters in Oshkosh: Day by Day Warming Shelter (capacity 25)⁵, Father Carr’s Place 2b (Bethlehem Inn, capacity 30 and Family Villa, capacity 105) and Christine Ann Domestic Abuse Center (capacity 31) in Oshkosh.

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).⁶ 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 Point in Time survey there were 329 people in the Fox Cities who were in a shelter, in transitional housing or unsheltered and sleeping outdoors.***

KEY HOUSING SUMMARY POINTS

- Slightly less than half (47.4%) of the existing housing stock in the City of Neenah was built after 1970.
- According to the 2009-2013 ACS 5-Year Estimates, 71.7 percent of the residential structures in the City were comprised of single family (one) units.
- Owner-occupied units accounted for about two-thirds (66.9%) of the occupied housing units in 2010, while rentals made up the remaining third.

² 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.

³ Homeless Connections; Email, 3/16/16.

⁴ Homeless Connections; Email, 3/16/16.

⁵ <http://www.warmingshelter.com/#!guests/c1i5f>

⁶ http://www.endhomelessness.org/blog/entry/the-2015-point-in-time-count-is-finally-here#.VwbIz_krJaQ

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- Homeowner vacancy rates indicate that the City of Neenah had a less than adequate supply of owner-occupied units for sale in 2000 (1.3%) and an adequate supply in 2010 (2.2%).
 - In 2000 (5.3%) the rental vacancy rate for the City of Neenah was near the vacancy standard of 5.0 percent, which would seem to indicate that the City had an adequate supply of housing units for rent. By 2010, the rental vacancy rate had increased to 6.7 percent.
 - Between 2000 and the 2009-2013 ACS 5-Year Estimates, median value owner-occupied housing prices in the City rose by 41.3 percent from \$92,900 to \$131,300.
 - The U.S. Census indicates that the median gross rent between 2000 and the 2009-2013 ACS 5-Year Estimates in the City increased by 29.3 percent from \$519 to \$671 in the City of Neenah.
 - As a result of the economic recession that began in 2008, the value of residential property (land plus improvements) in the City fluctuated from a high of \$1,294,872,100 in 2009 to a low of \$1,176,216,300 in 2013 (decrease of 9.2%). Since 2013, the total value of residential property in the City has steadily increased by 5.2 percent to 1,237,566,300 in 2014.
 - Per the 2009-2013 ACS 5-Year Estimates, just over a quarter (27.5%) of homeowners with a mortgage and about half (46.8%) of renters were paying a disproportionate amount of their income for housing in the City of Neenah.
 - Nevertheless, the most prevalent owner occupied household size in the City (36.8%, 37.5%) and County (38.7%, 40.4%) was two persons in both 2000 and 2010.
 - About half or renter occupied housing units were 1-person for both the City (45.9%, 47.5%) and County (44.0%, 45.6%) in both time frames.
 - About two-thirds of households in both the City of Neenah (63.3%) and the county (63.4%) were living in their place of current residence prior to 2000.
 - According to the 2009-2013 ACS 5-Year Estimates, occupied units lacking complete plumbing and kitchen facilities are not an issue in the City of Neenah, occurring in less than one percent of the units.
 - Overcrowding, per the 2009-2013 ACS 5-Year Estimates, is not an issue in the City of Neenah.
 - There are 20 Assisted Living Facilities in the City of Neenah with a combined capacity of 328.
 - A housing needs analysis indicates that Neenah has a substantial amount of housing stress, the largest housing issue facing the City is Rental and Owner-Occupied (with a mortgage) affordability.
 - There are no emergency shelters in the City of Neenah for the general public.
 - According to the January Point in Time survey there were 329 people in the Fox Cities who were in a shelter, in transitional housing or unsheltered and sleeping outdoors.

POLICIES AND PROGRAMS

Policies and programs related to the housing element can be found in Appendix F.