

## Chapter II – HOUSING

In addressing this element, the Town of Richmond has used information from the U. S. Census, Shawano County Housing and the public survey the Town of Richmond Plan Commission sent out in 2008, and the State of Wisconsin Department of Administration and State of Wisconsin Department of Commerce websites.

### INVENTORY OF HOUSING STOCK

The 2000 U. S. Census figures indicate a population density of 51.1 people per square mile. It also shows 11.5 housing units per square mile.

#### I. HOUSEHOLD FORECAST

Outside of the two unincorporated communities of the Town of Richmond, namely Thornton and Red River, forestland and farmland dominate the landscape. There are a few other spots of concentrations of development. This will undoubtedly continue and increases are inevitable in the next 20 years. We will try to encourage concentrated growth in our sanitary service area. Denser residential uses are contained near the MMM corridor and along the Wolf River.

The largest percent of housing in the Town was built prior to 1960 (40.3%), roughly 20% of the housing in the Town of Richmond has been built since 1990. There was no estimate on housing built before the 20<sup>th</sup> Century; however, 22.9% were built before 1939.

The Town of Richmond does require Building Permits. New houses in the last five years are shown in the chart below:

YEAR	QUANTITY
2004	8
2005	10
2006	3
2007	6
2008	4
2009	1
2010	2
2011	2
2012	4
2013	3
2014	4
2015	3
2016	4
2017	3
2018	3

Source Town Clerk's Records

Information from the 2000 U.S. Census indicates the following:

U.S. Housing Unit Counts	115,904,641
Wisconsin Housing Unit Counts	2,321,144
Shawano County Housing Unit Counts	18,317
Town of Richmond Housing Unit Counts	717

The 2000 Census shows that there are 719 housing units, with 668 of those being occupied. These units have median rooms of 6.2 and 5 (.7%) of these have a complete lack of plumbing; all housing unit have a complete kitchen; and 4 (.6%) have no telephone service. The average size of these dwellings is 6 to 7 rooms. Most residents have lived in their current dwelling since at least 1990.

**BREAKDOWN ON HOUSING UNITS**

SINGLE FAMILY RESIDENTIAL	634
DUPLEX OR 2-UNIT BUILDINGS	9
3 OR MORE UNIT BUILDINGS	16
BOAT, RV, VAN, MISC.	0
MOBILE HOMES	58

Household Information	Town	%	US
Average household size	2.57		2.59
Average family size	2.92		3.14
Total housing units	717		
Occupied housing units	668	92.9	91.0%
Owner-occupied housing units	600	89.8	66.2%
Renter-occupied housing units	68	10.2	33.8%
Vacant housing units	51	7.1	9.0%

As stated above, the total occupancy rate, as of the 2000 U.S. Census, is 668 or 91%:

owner occupied housing 600

renter occupied housing of 68

\*vacant housing units of 51 [some of these are probably seasonal, or recreational, and some for sale or rent]

\*County Extension manual for Housing indicates that some vacancy is necessary for a healthy housing market.

According to the 2000 Census, most (216 or 32.3%) of the housing in the Town heat with natural gas, with bottled, tank or LP gas as a close second, (193 or 28.9%), and fuel oil or kerosene at third (159 or 23.8%). 98 households or 14.6% heat with wood or electricity, with the balance of the Town using alternative fuels.

**Please see Section I "Household Forecast" of Element #1 of this Comprehensive Plan, Pages 6 to 9 for latest Housing Data available to the Town of Richmond Planning Commission.**

### **CONDITION OF HOUSING STOCK**

The Town of Richmond does not plan to make a concentrate effort to judge the condition of housing stock in the Town. Should complaints arise; the Town will make an effort to encourage general maintenance of housing units as needed. The Town can also direct interested parties to state, federal, and county programs regarding any assistance available to help property owners improve their dwellings.

### **MULTI-FAMILY HOUSING**

The Town of Richmond currently has 16 multi-family housing (3 or more units). We will try to direct any future multi-family units into areas served by the Sanitary District.

### **RENTAL UNITS**

The housing units in Richmond are mainly single-family residential units, usually owner occupied. For rental units, there are some multi-family units and some single-family rental units in the Town.

We do not know if there is any rental housing for special needs residents, although some of the rentals have probably been brought up to handicapped accessible standards.

The Town of Richmond has no institutionalized population at this time. There are no nursing homes, no dormitories and no correctional facilities. If an interest is indicated, the Town will work with the interested parties for the possibility of this within the Town.

It is unknown if we have any housing that has been subsidized by the federal government, although there is a short listing for Shawano County that is on the WHEDA listing. We are unaware of any homeless persons living in the Town. Should we learn of any, we will make an attempt to direct them to the appropriate agencies.

From the 2000 Census  
Specified renter-occupied units as follows:

\$300 to \$499	33	62.3%
\$500 to \$749	12	22.6%
No cash rent	8	15.1%

### **ELDERLY AND AFFORDABLE HOUSING**

There is always a need for some form of elderly housing in any municipality. The Town of Richmond is no different. This would be encouraged in areas of the Town where there would be access to other people in case help was needed. There are nursing

homes and assisted living in the nearby City of Shawano and the surrounding area. Home care is also available.

There is also a need for “starter” units for families just starting out.

### **SUBDIVISIONS**

We anticipate, with the continued exodus from larger cities, the Town of Richmond will continue to develop. The potential development of small subdivisions may help make home ownership a reality and, in some cases, present affordable housing.

The 2008 survey done by the Town of Richmond Plan Commission indicated that of the 371 respondents to the question regarding additional development in the Town, 32% felt that residential development should be encouraged where public sewer is available in the Town. Another 31% stated additional residential development should be encouraged; however, they did not specify where that development should occur.

This same survey indicates the respondents are concerned about the Preservation of Forestland, Wetlands and Farmland. The Town of Richmond will continue to support private property rights.

### **VALUES**

The 2000 US Census indicates the owner occupied housing valuation as indicated in the chart below:

<b>VALUES</b>	<b>NUMBER</b>	<b>PERCENT</b>
Less than \$50,000	28	7.1
\$50,000 to \$99,999	182	45.8
\$100,000 to \$149,999	83	20.9
\$150,000 to \$199,999	35	8.8
\$200,000 to \$299,999	55	13.9
\$300,000 to \$499,999	14	3.5

It is important for the Town of Richmond to realize that as more people decide to leave the large population areas, such as Green Bay and Appleton, many of them will find their way to the Town of Richmond. As this happens, the Town needs to be prepared for this growth.

Figures from the U. S. Census 2000 shows inconsistencies in inventory of values for Owner Occupied units and only accounts for 397 units. We are unsure of the reason for the inconsistency of this data.

The U. S. Census figures show the median value of owner occupied housing for the Town is \$97,000.

## SURVEY

As indicated, from the survey for the Town of Richmond, a result indicates the Town should direct the location and amount of future residential development. The Town will try to encourage and direct residential development into the areas that provide capability to connect to sanitary district.

The Plan Commission, in an effort to obtain the thoughts of the people of the Town, designed and sent out a survey in 2008. These surveys were sent to all residents in the Town of Richmond. Results and comments from these surveys are included in this Plan. We asked the following regarding housing:

*Which of the following statements regarding development (residential, commercial, and/or industrial growth) in the Town of Richmond best expresses how you feel? There were 388 responses to this question. The results were:*

- 19% felt the Town has too much development.
- 65% felt that the development was adequate
- 16% felt that the Town should encourage additional development

The above questions dealt with all development. The following question dealt only with residential development.

*Check one of the following statements about residential development:*

- Additional residential development in the Town of Richmond should not be encouraged*
- Additional residential development in the Town of Richmond should be encouraged*
- Residential development should be encouraged only where public sewer is available in the Town of Richmond*

There were 371 responses to this question. The results were:

- 37% felt future residential development should not be encouraged
- 31% felt additional development should be encouraged
- 32% felt development should only be encouraged where public sewer is available

In addition, we asked:

*Do you agree or disagree that the Town should promote the following:*

*Housing Growth: 385 responses*

37% agree                      32% disagree                      31% had no opinion or no reply

*mobile homes: 387 responses*

9% agree                      75% disagree                      16% had no opinion or no reply

In an effort to learn if the responses were from new or long time owners, the question was asked: *How long have you lived and/or owned property in the Town of Richmond?*

- 18% of the residents have lived in the Town for less than 5 years.
- 25% of the residents have lived in the Town from 6 to 15 years.
- 57% of the residents have lived in the Town for more than 15 years.

Many of the survey comments included the respondents concerns regarding future growth in the Town. All of these comments are included in this comprehensive Plan.

**INCOME/COSTS**

While it is difficult to determine a housing trend, it is felt we can safely forecast that there will be continued residential development in the Town of Richmond. Currently the cost of living in the Town of Richmond is less than in larger municipalities, and the highways entering and leaving the Town makes for an acceptable commute for employment. As the population increases, the demand for affordable housing will continue. Income drives the type of housing that people can afford and with our lower property taxes compared to larger communities, and median priced housing, people will continue to move into the Town of Richmond.

Median Household income for Shawano County was \$33,849.00 for the census. Low income is figured at 50 – 80 % of the median income with moderate at 80-95%. Affordable housing is figuring no more than 30% of household income for housing.

The WHEDA website indicates that currently these are the following purchase price limits on housing in Shawano County – no specific information about the Town has been found.

New Single Family Dwellings	\$86,462
5-year old Single Family Dwellings	\$114,554
5-year old 2-family dwellings	\$97,356
5-year old 3-family dwellings	\$117,847
5-year old 4-family dwellings	\$137,042

Source: US Census 2000

The U.S. Census reports also show that the median dollars for mortgage payments is \$800.

**INFORMATION ON SANITARY DISTRICT & SERVICE AREA**

There are currently 269 customers in the sanitary service area. This is made up of 205 residential customers plus 60 users in Richmond Estates Trailer Park. Current usage is roughly 1.855 million gallons per day as of 9/19/2017. (Source Information from Richmond Sanitary District No. 1.)

Lots in the service area require 100 feet of frontage and 20,000 square feet in size. Lots in residential areas outside of the sanitary service area require 200 feet of frontage and 60,000 square feet in size.

## **RESIDENTIAL LOT INVENTORY**

There are currently 25 lots available in the sewer service area and 15 lots available in other residential zoned areas.

## **CONCLUSIONS**

Even with the limited opportunity for local employment, the need for housing will continue to grow. With the influx of people from the larger cities looking for a good place to raise their families and an affordable place to live, it is expected that our population will continue to grow. People are willing to commute to work and with the ready access to the state and county highway system, our Town is a probable step for growth. With population growth comes the need for affordable housing.

It is important that the Town of Richmond promotes programs that encourage the availability of land for development or re-development, addressing the problems of low and moderate-income residents and establish policies and programs to maintain or rehabilitate the existing housing stock.

Using our own zoning, the Plan Commission and Town Board of Supervisors have the tools to remain aware of new growth within the Town.

The Town of Richmond will continue to monitor new residential units throughout the Town; and to encourage the new growth in and around the sanitary districts. The Town will encourage the availability of land for low income and moderate-income housing. The Town of Richmond will encourage people to maintain and rehabilitate existing housing units and the development of adequate housing for our senior citizens. The Town will continue to work with neighboring communities in the placement of any of our housing units near the border areas.

Studies show that affordable housing does NOT bring down property values if allowed to integrate into existing neighborhoods. The Town of Richmond has and will continue to support mixed income developments within the Town.

## **SUMMARY**

It is recommended that the Town of Richmond Plan Commission and Town Board of Supervisors review all elements of this Comprehensive Plan on an annual basis and make updates at a minimum five-year time period. The Housing Element, in particular, should be addressed frequently due to the expected changes in the housing picture within the Town of Richmond.

The Town of Richmond will actively:

- Encourage general maintenance of all housing units in all areas of the Town and try to help by checking into all sources of funding help for the owners of these properties
- Monitor minimum lot sizes for new housing within the unincorporated communities and within the boundaries of the sanitary district

- Encourage multi-family housing locate within the boundaries of the sanitary district
- Continue to promote a range of choices to meet the needs as well as affordability of the people
- Encourage private developers to promote the availability of land for the development or redevelopment of low income and moderate income housing
- Help citizens get access to information about grants for upkeep and historic preservation
- Encourage maintaining or rehabilitating the Town's existing housing stock
- Encourage residents to take pride in their property
- Encourage use of sanitary service area and presently zoned residential land
- The Town will consider all zone change requests on an individual basis. As in the past, the town tries not to create zoning islands

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