

Housing Element

The housing element will establish and discuss the objectives, policies, goals, maps, and programs the Town has available to provide an adequate housing supply which meets the existing and forecasted housing demand over a twenty-five year planning period. The Town shall assess the age, structural type, value, and occupancy characteristics of the existing housing stock, and should provide a range of housing choices which meet the needs of all income levels, age groups and persons with special needs. Policies and programs should be analyzed, which promote the availability of land for development of a range of housing, and maintenance or rehabilitation the Town's existing housing stock.

Comprehensive Plan Requirements:

Identify specific policies and programs that do three things:

1. Promote the development of housing for residents of the local government unit and provide a range of housing choices that meet the needs of all income levels, all age groups and persons with special needs.
2. Promote the availability of land for the development or redevelopment of affordable housing.
3. Maintain or rehabilitate the Town's existing housing stock.

Address as part of the planning process:

- Promotion of maintenance and/or rehabilitation of existing residential, commercial, and industrial structures.
- Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state government, and utility costs.
- Providing an adequate supply of affordable housing for individuals of all income levels throughout the community.
- Providing adequate infrastructure, public services, and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.

This chapter provides an inventory of existing housing stock, including age, structural condition, value, and occupancy characteristics. Some of this information, along with housing demand inventory data such as household income and demographic information presented in Chapter 2 of this report, is used to analyze future housing needs for residents of the Town. This chapter also sets forth housing goals, and objectives through the plan design year of 2035, and recommends policies, defined as steps or actions, to achieve housing goals and objectives.

INVENTORY

HOUSING SUPPLY

The existing housing stock inventory includes: Total housing units, Vacancy rate, Value of owner-occupied housing units, Monthly cost of housing units by type, Number of bedrooms, Structure type and year built, and Condition of existing housing stock.

Community	Owner Occupied Units		Renter Occupied Units		Vacant Units		Total Housing Number
	Number	%	Number	%	Number	%	
Town of Eagle	984	88.01	65	5.81	69	6.17	1,118

The Town has a larger percentage of owner-occupied units than 28 of 37 other communities in Waukesha County, and ranks lower than only the Town of Mukwonago within the area. The vacancy rate for the Town of Eagle was 6.17%, which is above HUD guidelines.

Value

The median value for owner-occupied housing units in the Town in 2000 was \$195,400 which was higher than 2/3 of the communities in Waukesha County.

Monthly Housing Costs

The median monthly housing cost for homeowners with a mortgage in the Town of Eagle was \$1,285 in 2000.

The median monthly cost for rental housing in the County was \$726, and in the Town was \$672 in 2000.

Housing Unit Structure Type

The Town of Eagle includes 1,088 (98%) single-family units, 19 (1.7%) two-family units, no multi-family units, for total of 1,107 units. (Data taken from the 2000 U.S. Census.) The Town of Eagle since 1999 has experienced an increase of 272 new single family homes which is a 24.57 percent increase. No two family or multi-family units have been constructed in that time, however some in-law units have been constructed by the conditional use process.

Existing Housing Stock Condition

The condition of individual housing units must be examined to provide a more accurate projection of the number of new housing units that will be needed to serve the projected population of the planning area through 2035. In the Town of Eagle the assessor indicates 16 living units or .62% of the housing stock is unsound. As of 2006, 16 dwellings were in poor condition, 1034 dwellings were in average condition, and 313 dwellings were in good condition. It is felt that the majority of these units in poor condition are probably old converted summer cottages which need updating in the area of Eagle Spring Lake. In the Town, 196 housing units were built before 1940, 381 units built between 1940 and 1979, 122 units built between 1980 and 1989 and 408 units between 1990 and 2000.

HOUSING

Affordable Housing Supply

In a 2000 inventory of housing units in the Town of Eagle, based upon current housing values and not fair market value, approximately 53.4 percent of the housing units in the Town of Eagle are under \$200,000. This figure does not include single properties containing multiple residential units, converted farmstead duplexes, or properties around Eagle Spring Lake which may contain multiple living units.

In 1999, 54.5 percent of the households in the Town earned less than \$75,000 per year, which at the 30 percent figure allowed \$1875 per month for housing costs. While this amount is only slightly above the \$74,314 necessary to afford a \$200,000 house, it appears to be more than enough for a housing unit in the Town of Eagle, based on median housing costs of \$1,285 per month spent in households with a mortgage, \$385 spent without mortgage, and \$672 spent by renters.

Household Projections: 2035

The number of housing units projected for the Town of Eagle by Waukesha County to accommodate a projected population increase of 1,737 people, was an increase of 585 dwelling units. The Town established a planned housing increase of 330 dwelling units over the 1,314 dwelling units existing in the Town in 2009, accommodating a planned population increase of 980 persons. The resulting number of total housing units for the Town considered appropriate for 2035 is 1,644 housing units. The type of housing units that ultimately produce this total should be determined based on household income, age distribution, and household size to best meet the needs of Town residents.

Household Income

The median household income was \$69,071 in the Town. However, lower-income households exist in the Town and should be provided with affordable housing options. Households in the Town earning less than \$20,721 in 1999, which is less than 30 percent of the Town median household income, were considered extremely low income households. Moderate income earnings for the Town were between \$55,325 and \$65,617. The median household income was \$62,839 in the County and \$69,071 in the Town.

The following is the projected number of total households in Town of Eagle that will fall within the income categories in 2035

- 106 households, or about 7.4 percent, are projected to be extremely low income (less than \$20,721 in 1999 dollars)
- 46 households, or about 3.2 percent, are projected to be very low income (between \$20,790 and \$34,535 in 1999 dollars)
- 284 households, or about 19.8 percent, are projected to be low income (between \$34,604 and \$55,256 in 1999 dollars)
- 276 households, or about 19.2 percent, are projected to be moderate income (between \$55,325 and \$65,617 in 1999 dollars)

This means that 725 households or 50.4% will be above the moderate income level within the Town of Eagle in 2035.

Matching Housing Supply and Demand

As part of the Smart Growth law, communities are to do an analysis for housing affordability to determine if the supply of housing and its pricing match the ability of households to pay. For the Town of Eagle this answer is currently, yes.

Housing Summary

In reviewing the Town of Eagle 2000 equalized values of residential properties, approximately 481 residential properties or 57.03% of the Town's residential properties qualify as affordable housing, by being less than \$208,700.00, which was the Waukesha County standard for affordable housing in 2000.

GOVERNMENT ACTIVITY IN HOUSING

There is an array of local, state and federal housing programs, which are diverse and deal with a full range of housing and housing related issues which are listed in the full text of Chapter 6.

1. Programs of local housing agencies and organizations, which are designed to expand opportunities for more affordable housing and provide one-time rental or home buyers assistance and encourage housing rehabilitation.
2. Programs, which provide subsidies or incentives for developers to construct or rehabilitate housing affordable to, lower income households.
3. Programs, which provide direct subsidies to income to qualified households.

RESIDENTIAL HOUSING OBJECTIVE

The Town will encourage an adequate housing supply which balances the demand for housing with the rural character and resources of the Town, and will encourage a mix of housing suitable for people in various stages of life and various economic levels. (Detailed principles and standards are found in the full text of Chapter 6.)

IMPLEMENTATION RECOMMENDATIONS

1. The Town should, after receipt of the 2010 census data and the SEWRPC “2035 Regional Housing Plan for Southeastern Wisconsin”, re-evaluate the need for affordable housing based upon updated income, housing values, information on the disabled and aging population, and whether it is necessary to revisit the need for a broader range of housing for citizens.
2. The Town of Eagle should identify the number of additional housing units anticipated to fulfill future planned housing development. Land that can accommodate additional housing units will be identified on the planned land use map (included in Chapter 9 – Land Use).
3. The Town should consider an allocation system to provide for incremental growth in a fashion that supports this Comprehensive Plan.
4. The Town should try to maintain a reasonable overall level of its housing stock in the affordable range.
5. Based upon the anticipated population, the Town of Eagle Plan Commission and Town Board should review the number of residential development permits it allots each year to new developments under the provisions of the Land Division Ordinance.
6. It is recommended that in the area around Eagle Spring Lake, or any area where a concentration of older housing stock exists, any of the non-conforming and substandard housing units be upgraded or reconstructed when the opportunity arises.