

Chapter 5

HOUSING ELEMENT

INTRODUCTION

The housing element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001 (2) (b) of the *Statutes* requires the housing element to assess the age, structural condition, value, and occupancy characteristics of existing housing stock in the City of Waukesha. In addition, specific policies and programs must be identified that:

- Promote the development of housing for residents of the City of Waukesha that provide a range of housing choices that meet the needs of persons of all income levels and age groups and persons with special needs.
- Promote the availability of land for the development or redevelopment of affordable housing.
- Maintain or rehabilitate existing housing stock.

In addition, the following comprehensive planning goals related to the housing element are set forth in Section 16.965 of the *Statutes* and must be addressed as part of the planning process:

- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and 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.
- Provide an adequate supply of affordable housing for individuals of all income levels throughout each community.
- Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.

Part 1 of this chapter provides an inventory of existing housing stock, including age, structural condition, value, and occupancy characteristics. This information, along with housing demand inventory data such as household, income, and demographic information presented in Chapter II of this plan, is used to analyze future housing needs for residents of the City of Waukesha.

Part 2 provides a description of government programs which facilitate the provision of housing, including affordable housing and information on community policies established for the percentage distribution of single-family, two-family, and multi-family units.

Part 3 of this chapter sets forth recommendations through the plan design year of 2035. Planning principles, standards, and objectives for the housing element are found in Chapter II.

Census Data

Census 2000 Summary File 1 and Census 2000 Summary File 3 were used in the collection of the existing housing stock data presented in this chapter. This information is collected by the U.S. Bureau of the Census every 10 years. The United States government has collected census data since 1790. Summary File 1 (also known as the short census form) data was used when possible. Data from Summary File 1 is generally more accurate than Summary File 3 because it is based on 100 percent of the responses to the 2000 Census. In most cases, data from Summary File 3 were used because the data were not available from Summary File 1. Summary File 3 (also known as the long census form) is generally less accurate because the data is based on a sampling of one in six households; however, Summary File 3 covers a greater range of topics. Because the sample sizes are

different, the data reported by the Census may differ for each data source. Unfortunately, the Census does not make adjustments to reconcile the discrepancies. In addition, some of the data to follow in this chapter are based on total housing units and some are based on occupied units only, depending on how the Census data were reported. This distinction is footnoted on all applicable tables.

WAUKESHA COUNTY HOUSING STRENGTHS, CONCERNS, AND WEAKNESSES

The Waukesha County Comprehensive Planning Land Use, Housing and Transportation Subcommittee expressed the following housing strengths, concerns, and weaknesses.

Housing Strengths

- Sufficient housing supply for mid-to high-market single-family residential
- High housing quality
- Diverse housing age and style
- Safe neighborhoods
- Strong neighborhood associations
- Increasing ethnic and racial diversity
- Public willingness to have cluster design subdivisions

Housing Concerns and Weaknesses

- High cost of land
- A need for increased density
- Densities driven more toward single-family (suburban) densities
- Need for increased availability of affordable housing
- Housing affordability needs to be based on projected job growth
- Municipalities pushing for higher value development for tax base purposes
- A lack of diverse housing stock in neighborhoods (ie. two-family or more with single-family homes)
- A need for more energy and water efficient appliances and continued emphasis on green building concepts
- A need for more education on storm water management and other infiltration techniques
- A need for increased political support to decrease the cost of the land and utilities to achieve affordable housing
- Few municipal caps on maximum housing size
- A need for increased understanding regarding the connection between the housing and community and regional economics
- A need for increased ethnic and racial diversity

HOUSING INVENTORY

The characteristics of existing housing in the City of Waukesha and Waukesha County have been inventoried to help determine the number and type of housing units that will best suit the needs of residents through 2035. The existing housing stock inventory includes:

- Total housing units
- Vacancy rate
- Value of owner-occupied housing units
- Monthly cost of housing units by tenure
- Number of bedrooms
- Structure type and year built
- Condition of existing housing stock

Total Housing Units

The quantity and tenure (owner- or renter-occupied) of existing housing units in the City of Waukesha and

communities in Waukesha County is one of the key inventory items needed to forecast the number of additional housing units the planning area will require in 2035. Table V-1 sets forth the total number of housing units in the City of Waukesha and communities within the County in 2000. In 2000, there were 140,309 total housing units in the County. Of the total housing units, 79.32 percent, or 103,373, were owner-occupied and 16.13 percent, or 31,856, were renter-occupied. The number of vacancies in 2000 was 5,080 units, or 4.56 percent. The percentage of owner occupied housing units ranged from 48.51 percent in the Village of Butler to 95.09 percent in the Town of Vernon. In the City of Waukesha, 54.2 percent of housing units were owner occupied in 2000. The percentage of renter occupied units ranged from 2.36 percent in the Village of Lac La Belle to 49.15 percent in the Village of Butler. The percentage of renter occupied units in the City of Waukesha was 41.54 percent. Over 35 percent of the entire renter, occupied housing units within the County were located within the City of Waukesha in 2000.

Vacancy Rate

Another key housing supply inventory item is the vacancy rate of various housing types. The vacancy rate is the number of vacant and available housing units divided by the total number of housing units. The vacancy rates for owner-occupied units and rental units are shown on Table V-2.

Some vacancies are necessary for a healthy housing market. The U.S. Department of Housing and Urban Development (HUD) states that an area needs a minimum overall vacancy rate of 3.0 percent to ensure adequate housing choices, which should include a minimum 1.5 percent vacancy rate for owner-occupied housing units and a minimum 5 percent vacancy rate for rental units to ensure adequate housing choices. Vacant units can fall into several categories including for rent; for sale only; for seasonal, recreational, or occasional use; for migrant workers; and other vacant units.

The overall vacancy rate in the City of Waukesha was 4.44 percent in 2000. This compared to a vacancy rate in Waukesha County of 3.62.

The City of Waukesha and County vacancy rates for “owner-occupied units”¹ was determined by dividing the number of units for sale from Table V-2 by the total number of owner-occupied units (103,373) from Table V-1. The approximate vacancy rate for rental units was determined by dividing the number of units for rent from Table V-2 by the number of rental units from Table V-1. The results of these calculations were a vacancy rate of 0.81 percent for owner-occupied units and 5.16 percent for rental units in the County in 2000. The vacancy rate in the City of Waukesha for owner occupied units was .67 percent and 6.75 percent for renter occupied units. The extremely low vacancy rate for owner occupied units within the City was well below the minimum vacancy rate of 1.5 percent identified by HUD to provide for an adequate choice of owner-occupied units. The rental unit vacancy met HUD guidelines.

Value of Owner-Occupied Housing Units

Table V-3 presents the values of specified owner-occupied housing units within the City of Waukesha and communities in Waukesha County in 2000. These values can be used to determine if there are adequate home ownership opportunities for residents of all income levels. Homes in the City of Waukesha that had values between \$50,000 and \$99,999 comprised 12.97 percent of housing units. Homes that had values between \$100,000 and \$149,999 comprised 45.31 percent of all owner-occupied housing units, and 28.54 percent had values between \$150,000 and \$199,999. Owner-occupied homes that had values between \$200,000 and \$249,999 comprised 8.31 percent of housing units, 2.83 percent fell within \$250,000 and \$299,000, and 1.40 percent had values at \$300,000 or more. The median value for owner-occupied housing units was 139,900 in 2000. This indicates that compared to the County as a whole, the City had a higher percentage of affordable homes under \$200,000 and a lower percentage of homes in the \$300,000 and above categories. In fact, 23 percent of all owner occupied units in the County with a value under \$150,000 and 18 percent of all owner occupied units with a value under \$200,000 were in the City of Waukesha in 2000. Only 2 percent of all owner occupied units in the County with a value over \$300,000 were in the City of Waukesha.

¹ *The data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multi-unit buildings.*

Table V-1

TOTAL HOUSING UNITS BY TENURE IN WAUKESHA COUNTY COMMUNITIES: 2000

Community	Owner-Occupied Units		Renter-Occupied Units		Vacant Units		Total Housing Number
	Number	Percent	Number	Percent	Number	Percent	
Town of Brookfield	1,763	61.58%	999	34.89%	101	3.53%	2,863
Town of Delafield	2,290	87.24%	231	8.80%	104	3.96%	2,625
Town of Eagle	984	88.01%	65	5.81%	69	6.17%	1,118
Town of Genesee	2,248	90.61%	183	7.38%	50	2.02%	2,481
Town of Lisbon	3,104	94.89%	114	3.49%	53	1.62%	3,271
Town of Merton	2,503	85.37%	203	6.92%	226	7.71%	2,932
Town of Mukwonago	2,075	92.59%	109	4.86%	57	2.54%	2,241
Town of Oconomowoc	2,338	76.78%	427	14.02%	280	9.20%	3,045
Town of Ottawa	1,232	85.79%	143	9.96%	61	4.25%	1,436
Town of Summit	1,554	81.62%	193	10.14%	157	8.25%	1,904
Town of Vernon	2,287	95.09%	93	3.87%	25	1.04%	2,405
Town of Waukesha	2,786	94.60%	105	3.57%	54	1.83%	2,945
Village of Big Bend	371	81.18%	77	16.85%	9	1.97%	457
Village of Butler	455	48.51%	461	49.15%	22	2.35%	938
Village of Chenequa	193	68.93%	30	10.71%	57	20.36%	280
Village of Dousman	315	53.66%	260	44.29%	12	2.04%	587
Village of Eagle	529	87.44%	63	10.41%	13	2.15%	605
Village of Elm Grove	2,196	85.92%	248	9.70%	112	4.38%	2,556
Village of Hartland	1,746	55.61%	1,256	40.00%	138	4.39%	3,140
Village of Lac La Belle	114	89.76%	3	2.36%	10	7.87%	127
Village of Lannon	361	83.18%	64	14.75%	9	2.07%	434
Village of Menomonee Falls	9,939	75.64%	2,905	22.11%	296	2.25%	13,140
Village of Merton	558	93.31%	33	5.52%	7	1.17%	598
Village of Mukwonago	1,516	60.59%	876	35.01%	110	4.40%	2,502
Village of Nashotah	427	93.85%	18	3.96%	10	2.20%	455
Village of North Prairie	455	83.64%	76	13.97%	13	2.39%	544
Village of Oconomowoc Lake	185	75.20%	23	9.35%	38	15.45%	246
Village of Pewaukee	2,330	61.95%	1,305	34.70%	126	3.35%	3,761
Village of Sussex	2,179	63.32%	1,131	32.87%	131	3.81%	3,441
Village of Wales	722	83.66%	124	14.37%	17	1.97%	863
City of Brookfield	12,482	87.85%	1,409	9.92%	317	2.23%	14,208
City of Delafield	1,694	63.09%	859	31.99%	132	4.92%	2,685
City of Muskego	6,228	80.89%	1,305	16.95%	166	2.16%	7,699
City of New Berlin	11,778	78.94%	2,717	18.21%	426	2.86%	14,921
City of Oconomowoc	3,102	59.21%	1,866	35.62%	271	5.17%	5,239
City of Pewaukee	3,826	80.36%	727	15.27%	208	4.37%	4,761
City of Waukesha	14,508	54.02%	11,155	41.54%	1,193	4.44%	26,856
Waukesha County	103,373	79.32%	31,856	16.13%	5,080	4.56%	140,309

Totals are based on 100 percent of respondents to the 2000 Census (Summary File 1)

Source: U.S. Bureau of the Census and SEWRPC.

Table V-2

HOUSING VACANCIES IN WAUKESHA COUNTY COMMUNITIES: 2000^a

Community	For Rent	For Sale Only	Rented or Sold, Not Occupied ^b	Seasonal, Recreational, or Occasional Use	For Migrant Workers	Other Vacant ^c	Total Vacancies	Total Units	Vacancy Rate
Town of Brookfield	60	8	13	14	6	0	101	2,863	3.53%
Town of Delafield	6	13	1	58	26	0	104	2,625	3.96%
Town of Eagle	2	11	5	48	3	0	69	1,118	6.17%
Town of Genesee	9	8	5	13	15	0	50	2,481	2.02%
Town of Lisbon	5	22	10	11	1	4	53	3,271	1.62%
Town of Merton	7	17	10	170	22	0	226	2,932	7.71%
Town of Mukwonago	5	13	9	20	10	0	57	2,241	2.54%
Town of Oconomowoc	19	22	17	198	24	0	280	3,045	9.20%
Town of Ottawa	6	4	1	43	7	0	61	1,436	4.25%
Town of Summit	1	8	4	121	23	0	157	1,904	8.25%
Town of Vernon	5	7	6	1	6	0	25	2,405	1.04%
Town of Waukesha	2	18	13	4	17	0	54	2,945	1.83%
Village of Big Bend	2	3	1	1	2	0	9	457	1.97%
Village of Butler	12	4	1	5	0	0	22	938	2.35%
Village of Chenequa	1	1	1	50	4	0	57	280	20.36%
Village of Dousman	7	2	3	0	0	0	12	587	2.04%
Village of Eagle	5	2	3	1	2	0	13	605	2.15%
Village of Elm Grove	11	46	12	29	14	0	112	2,556	4.38%
Village of Hartland	38	51	27	6	16	0	138	3,140	4.39%
Village of Lac La Belle	2	8	0	0	0	0	10	127	7.87%
Village of Lannon	6	1	2	0	0	0	9	434	2.07%
Village of Menomonee Falls	84	80	53	35	44	0	296	13,140	2.25%
Village of Merton	1	3	1	2	0	0	7	598	1.17%
Village of Mukwonago	58	19	8	11	14	0	110	2,502	4.40%
Village of Nashotah	1	3	2	3	1	0	10	455	2.20%
Village of North Prairie	4	4	3	2	0	0	13	544	2.39%
Village of Oconomowoc Lake	4	1	30	3	0	0	38	246	15.45%
Village of Pewaukee	53	15	7	33	4	14	126	3,761	3.35%
Village of Sussex	90	10	10	11	10	0	131	3,441	3.81%
Village of Wales	7	3	3	1	3	0	17	863	1.97%
City of Brookfield	56	70	59	86	46	0	317	14,208	2.23%
City of Delafield	25	6	10	72	19	0	132	2,685	4.92%
City of Muskego	39	27	19	49	32	0	166	7,699	2.16%
City of New Berlin	136	129	62	32	67	0	426	14,921	2.86%
City of Oconomowoc	84	68	38	46	35	0	271	5,239	5.17%
City of Pewaukee	39	38	26	78	27	0	208	4,761	4.37%
City of Waukesha	753	97	128	54	161	0	1,193	26,856	4.44%
Waukesha County	1,645	842	603	1,311	661	18	5,080	140,309	3.62%

^aTotals are based on 100 percent of the responses to the 2000 Census (Summary File 1)

^bThe unit is classified "rented or sold, not occupied" if any money towards rent has been paid or the unit has recently been sold but the occupant has not yet moved in.

^cIf a vacant unit does not fall into any of the other categories it is classified as an "other vacant unit." An example would be a unit held for occupancy by a caretaker.

Source: U.S. Census and SEWRPC

Table V-4 shows the value of owner-occupied housing units for each county in the Southeastern Wisconsin Region and for the State in 2000. The median value of \$170,400 in the County was second highest among counties in the Region. The median value of owner-occupied housing units was \$124,441 in the Region, \$112,200 in the State, and \$119,600 in the Nation.

More recent data regarding the value of owner-occupied housing units, available from the Wisconsin Realtors Association is presented in Table V-5. These sources provide information regarding the actual selling prices of existing housing in the Region. The selling price data pertains to single-family homes, but does not include condominiums. The data shows there was a significant increase in median selling prices in Waukesha County (42.43 percent) and for the Region (43.56 percent) between 2000 and 2006. In 2000, 2001, 2002, and 2003 Ozaukee County had the highest median selling prices of existing housing in the Region. In 2004, 2005, and 2006 Waukesha County experienced the highest median selling prices of existing housing in the Region. This statistic indicated that housing prices escalated at a much higher rate than the increase in wages. It is too early to tell how the downturn in the housing market that began in late 2006 will impact median selling price in the near future. This perceived downturn in the housing market is not yet supported by statistical data that shows that the median selling price of existing homes is declining substantially in Wisconsin.

Monthly Housing Costs

Monthly housing costs for owner-occupied housing units and rental housing units have been inventoried to determine if there is an adequate supply of affordable housing units for each household income level in the planning area. HUD defines affordability as access to decent and safe housing that costs no more than 30 percent of a household's gross monthly income. As shown in Table V-6, over 75 percent of all owner occupied housing units in Waukesha County had a mortgage loan in 2000. Twenty-seven percent had a second mortgage or home equity loan. These were the highest percentages within the Region and adjacent counties. The lowest percentages of owner occupied housing units with a mortgage were in Dodge and Milwaukee counties.

Table V-7 sets forth monthly housing costs² for specified owner-occupied housing units with a mortgage in the planning area and each participating local government in 2000. The median monthly housing cost for homeowners with a mortgage in the City of Waukesha was \$1,233 in 2000. This was \$143 less than the County median cost. About 30 percent of homeowners in the City with a mortgage spent less than \$1,000 per month. About 42 percent of homeowners in the City with a mortgage spent between \$1,000 and \$1,499 on monthly housing costs. Almost 22 percent spent between \$1,500 and \$2,000 and over to 6 percent of homeowners with a mortgage spent over \$2,000 per month. When comparing the City to the County as a whole the two major differences are that the City had a higher percentage of homeowners paying less than \$1,000 a month for a mortgage and a lower percentage paying over \$2,000 a month for a mortgage. This reflects the fact that the City had a higher percentage of housing under \$200,000 and a lower number of homes priced at \$300,000 and above.

Table V-8 shows monthly housing costs for specified owner-occupied housing units with a mortgage for each County in the Region and the State in 2000. The median monthly cost of \$1,366 in Waukesha County was the second highest among counties in the Region. Only Ozaukee County with a median monthly cost of \$1,420 was higher. The median monthly cost for homeowners with a mortgage was \$1,123 in the Region, \$1,024 in the State, and \$1,088 in the Nation.

² Selected monthly owner costs are the sum of mortgage payments or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; and utilities. Costs do not include maintenance.

Table V-3

STRUCTURAL VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS IN WAUKESHA COUNTY COMMUNITIES: 2000^a

Community	Less than \$50,000		\$50,000 - \$99,999		\$100,000 - \$149,999		\$150,000 - \$199,000		\$200,000 - \$249,000		\$250,000 - \$299,999		\$300,000 - \$399,000		\$400,000 or more		Total
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Town of Brookfield	9	0.57%	39	2.45%	393	24.70%	570	35.83%	275	17.28%	175	11.00%	110	6.91%	20	1.26%	1,591
Town of Delafield	8	0.38%	26	1.22%	158	7.42%	320	15.02%	304	14.27%	351	16.48%	317	14.88%	646	30.33%	2,130
Town of Eagle	15	1.78%	47	5.57%	133	15.76%	255	30.21%	180	21.33%	130	15.40%	41	4.86%	43	5.09%	844
Town of Genesee	0	0.00%	92	4.53%	259	12.75%	645	31.76%	496	24.42%	306	15.07%	176	8.67%	57	2.81%	2,031
Town of Lisbon	0	0.00%	25	0.94%	545	20.55%	1,163	43.85%	393	14.82%	368	13.88%	139	5.24%	19	0.72%	2,652
Town of Merton	14	0.61%	53	2.31%	182	7.95%	529	23.10%	436	19.04%	358	15.63%	346	15.11%	372	16.24%	2,290
Town of Mukwonago	20	1.06%	38	2.01%	375	19.87%	669	35.45%	436	23.11%	210	11.13%	112	5.94%	27	1.43%	1,887
Town of Oconomowoc	17	0.80%	84	3.96%	433	20.40%	554	26.10%	322	15.17%	170	8.01%	272	12.81%	271	12.76%	2,123
Town of Ottawa	0	0.00%	24	2.22%	200	18.52%	337	31.20%	292	27.04%	138	12.78%	73	6.76%	16	1.48%	1,080
Town of Summit	23	1.63%	47	3.33%	305	21.63%	224	15.89%	194	13.76%	178	12.62%	215	15.25%	224	15.89%	1,410
Town of Vernon	2	0.10%	58	2.76%	405	19.29%	930	44.31%	457	21.77%	177	8.43%	58	2.76%	12	0.57%	2,099
Town of Waukesha	12	0.47%	50	1.94%	534	20.74%	1,001	38.87%	465	18.06%	294	11.42%	145	5.63%	74	2.87%	2,575
Village of Big Bend	3	0.87%	42	12.17%	173	50.14%	111	32.17%	10	2.90%	2	0.58%	2	0.58%	2	0.58%	345
Village of Butler	0	0.00%	108	26.67%	257	63.46%	28	6.91%	12	2.96%	0	0.00%	0	0.00%	0	0.00%	405
Village of Chenequa	0	0.00%	2	1.16%	6	3.49%	2	1.16%	8	4.65%	2	1.16%	12	6.98%	140	81.40%	172
Village of Dousman	0	0.00%	35	11.59%	181	59.93%	81	26.82%	2	0.66%	2	0.66%	0	0.00%	1	0.33%	302
Village of Eagle	0	0.00%	37	6.88%	321	59.67%	171	31.78%	9	1.67%	0	0.00%	0	0.00%	0	0.00%	538
Village of Elm Grove	9	0.48%	5	0.27%	100	5.33%	325	17.31%	383	20.40%	420	22.38%	409	21.79%	226	12.04%	1,877
Village of Hartland	10	0.62%	73	4.51%	570	35.21%	555	34.28%	216	13.34%	87	5.37%	35	2.16%	73	4.51%	1,619
Village of Lac La Belle	0	0.00%	0	0.00%	4	3.54%	7	6.19%	5	4.42%	2	1.77%	16	14.16%	79	69.91%	113
Village of Lannon	2	1.03%	26	13.33%	94	48.21%	63	32.31%	2	1.03%	2	1.03%	2	1.03%	4	2.05%	195
Village of Menomonee Falls	36	0.39%	407	4.41%	4,067	44.05%	2,688	29.11%	950	10.29%	614	6.65%	365	3.95%	106	1.15%	9,233
Village of Merton	4	0.73%	26	4.73%	100	18.18%	144	26.18%	111	20.18%	86	15.64%	68	12.36%	11	2.00%	550
Village of Mukwonago	9	0.62%	136	9.37%	722	49.72%	462	31.82%	54	3.72%	54	3.72%	15	1.03%	0	0.00%	1,452
Village of Nashotah	0	0.00%	4	1.15%	44	12.61%	63	18.05%	75	21.49%	78	22.35%	71	20.34%	14	4.01%	349
Village of North Prairie	0	0.00%	41	9.36%	179	40.87%	144	32.88%	56	12.79%	6	1.37%	0	0.00%	12	2.74%	438
Village of Oconomowoc Lake	0	0.00%	2	1.17%	12	7.02%	15	8.77%	2	1.17%	7	4.09%	19	11.11%	114	66.67%	171
Village of Pewaukee	0	0.00%	143	8.49%	619	36.74%	453	26.88%	318	18.87%	42	2.49%	103	6.11%	7	0.42%	1,685
Village of Sussex	8	0.40%	57	2.85%	568	28.36%	836	41.74%	411	20.52%	106	5.29%	17	0.85%	0	0.00%	2,003
Village of Wales	0	0.00%	45	6.34%	93	13.10%	363	51.13%	121	17.04%	39	5.49%	45	6.34%	4	0.56%	710
City of Brookfield	36	0.30%	184	1.53%	2,244	18.72%	4,464	37.24%	1,771	14.77%	1,224	10.21%	1,150	9.59%	915	7.63%	11,988
City of Delafield	9	0.64%	19	1.36%	304	21.73%	227	16.23%	213	15.23%	230	16.44%	215	15.37%	182	13.01%	1,399
City of Muskego	26	0.44%	278	4.74%	1,699	28.96%	2,179	37.15%	935	15.94%	491	8.37%	205	3.49%	53	0.90%	5,866
City of New Berlin	13	0.12%	370	3.39%	3,567	32.66%	4,467	40.91%	1,180	10.81%	718	6.58%	500	4.58%	105	0.96%	10,920
City of Oconomowoc	7	0.24%	262	9.00%	1,246	42.82%	786	27.01%	248	8.52%	220	7.56%	89	3.06%	52	1.79%	2,910
City of Pewaukee	24	0.72%	113	3.40%	527	15.85%	1,216	36.58%	633	19.04%	401	12.06%	270	8.12%	140	4.21%	3,324
City of Waukesha	82	0.64%	1,662	12.97%	5,805	45.31%	3,656	28.54%	1,064	8.31%	362	2.83%	135	1.05%	45	0.35%	12,811
Waukesha County	398	0.42%	4,660	4.95%	27,424	29.15%	30,703	32.63%	13,039	13.86%	8,050	8.56%	5,747	6.11%	4,066	4.32%	94,087

^aThe data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multiunit buildings. Totals are based on a sample of one in six respondents to the 2000 Census (Summary File 3). Source: U.S. Bureau of the Census and SEWRPC.

Table V-4

**VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS IN THE
SOUTHEASTERN WISCONSIN REGION AND ADJACENT COUNTIES: 2000^a**

County	Less than \$50,000		\$50,000-\$99,999		\$100,000-\$149,999		\$150,000-\$199,999		\$200,000-\$299,999	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Kenosha	485	1.5%	10,050	30.40%	12,560	24.70%	6,180	18.70%	2,958	9.00%
Milwaukee	16,203	9.9%	61,792	37.60%	52,685	7.42%	20,296	12.40%	9,042	5.50%
Ozaukee	67	0.30%	928	4.40%	6,064	15.76%	5,662	27.30%	4,597	22.10%
Racine	1,668	3.80%	16,896	38.90%	13,066	12.75%	7,278	16.80%	3,566	8.20%
Walworth	288	1.50%	5,223	26.40%	7,091	20.55%	3,742	18.90%	2,279	11.50%
Washington	69	0.30%	2,169	7.90%	10,535	7.95%	8,344	30.40%	4,986	18.10%
Waukesha	398	0.40%	4,660	5.00%	27,424	19.87%	30,703	32.60%	21,089	22.40%
Region	19,178	4.80%	101,707	25.30%	129,329	32.10%	82,127	20.40%	48,506	12.00%
Dodge	519	2.90%	7,538	42.50%	6,230	35.10%	2,308	13.00%	988	5.60%
Jefferson	185	1.20%	4,192	27.10%	6,677	43.20%	2,665	17.30%	1,346	8.70%
Wisconsin	73,450	6.50%	396,893	35.40%	343,993	30.60%	173,519	15.50%	95,163	8.50%

County	\$300,000-\$499,999		\$500,000 or More		Total		Median
	Number	Percent	Number	Percent	Number	Percent	
Kenosha	696	2.10%	127	1.26%	33,057	100.00%	\$129,900
Milwaukee	2,785	1.70%	1,359	30.33%	164,162	100.00%	\$103,200
Ozaukee	2,636	12.70%	866	5.09%	20,820	100.00%	\$177,300
Racine	780	1.80%	180	2.81%	43,434	100.00%	\$111,000
Walworth	829	4.20%	344	0.72%	19,796	100.00%	\$128,400
Washington	1,108	4.00%	268	16.24%	27,479	100.00%	\$155,000
Waukesha	7,486	8.00%	2,327	1.43%	94,087	100.00%	\$170,400
Region	16,320	4.10%	5,471	12.76%	402,638	100.00%	\$124,441
Dodge	147	0.80%	27	0.20%	17,757	100.00%	\$105,800
Jefferson	326	2.10%	55	0.40%	15,466	100.00%	\$123,800
Wisconsin	30,507	2.70%	8,942	0.90%	1,122,467	100.00%	\$112,200

The data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multi-unit buildings. Totals are based on a sample of one in six respondents to the 2000 Census (Summary File 3).

Source: U.S. Bureau of the Census and SEWRPC

Table V-5

**MEDIAN SELLING PRICE OF EXISTING HOUSING^a IN THE SOUTHEASTERN WISCONSIN REGION
AND ADJACENT COUNTIES : 2000-2007**

Year	Dodge County		Jefferson County		Kenosha County		Milwaukee County		Ozaukee County	
	Number of Sales	Median Selling Price (dollars)	Number of Sales	Median Selling Price (dollars)	Number of Sales	Median Selling Price (dollars)	Number of Sales	Median Selling Price (dollars)	Number of Sales	Median Selling Price (dollars)
2000	560	94,500	N/A	N/A	1,836	116,700	8,666	101,600	929	182,700
2001	539	102,400	604	130,500	1,969	126,000	9,088	110,700	1,062	184,400
2002	606	103,850	832	133,700	2,246	133,000	9,781	118,600	1,177	210,700
2003	789	115,000	995	138,900	2,267	143,100	9,891	128,200	1,146	220,600
2004	675	123,500	849	151,400	2,560	149,300	11,050	138,700	1,274	235,300
2005	707	131,100	984	160,000	2,589	169,200	11,517	153,300	1,349	237,500
2006	703	131,600	810	172,000	2,319	169,200	10,946	158,700	1,166	244,700
2007	593	134,400	794	170,000	2,044	169,200	8,970	161,500	1,090	244,700

Year	Racine County		Walworth County		Washington County		Waukesha County		Total Sales and Median Selling Price for Nine Counties	
	Number of Sales	Median Selling Price (dollars)	Number of Sales	Median Selling Price (dollars)	Number of Sales	Median Selling Price (dollars)	Number of Sales	Median Selling Price (dollars)	Total Number of Sales	Median Selling Price ^b (dollars)
2000	2,012	108,100	1,252	125,900	1,161	148,000	3,860	177,700	20,276	117,244
2001	2,239	115,400	1,347	132,500	1,412	151,400	4,518	185,500	22,778	137,644
2002	2,392	118,700	1,613	140,000	1,511	161,700	4,697	202,600	24,855	146,983
2003	2,187	129,200	1,677	152,900	1,467	175,400	4,590	220,000	24,220	158,144
2004	2,703	138,700	1,898	163,300	1,709	194,500	4,869	238,100	26,912	170,311
2005	2,810	150,800	1,873	184,400	1,844	204,500	5,287	250,000	27,269	182,311
2006	2,449	155,000	1,565	194,000	1,750	204,500	5,107	253,100	25,302	186,977
2007	2,182	162,000	1,386	198,000	1,483	204,300	4,647	250,000	23,189	188,233

^aThe price represents only those for single-family homes and does not include condominiums.

^bThe price represents the average sale price of the total seven-county median selling prices divided by 9.

Source: Wisconsin Realtors Association and SEWRPC.

Table V-6

PERCENTAGE OF OWNER OCCUPIED UNITS WITH A FIRST MORTGAGE, SECOND MORTGAGE, OR HOME EQUITY LOAN IN THE SOUTHEASTERN WISCONSIN REGION AND ADJACENT COUNTIES: 2000

	Dodge County	Jefferson County	Kenosha County	Milwaukee County	Ozaukee County	Racine County	Walworth County	Washington County	Waukesha County
First Mortgage	67.30%	71.22%	72.92%	68.17 %	72.67%	71.49%	70.13%	74.49%	75.58%
Second Mortgage or Home Equity Loan	22.71%	24.69%	22.53%	20.47%	26.42%	23.87%	23.65%	26.43%	27.01%

Source: U.S. Bureau of the Census.

Table V-9 displays monthly housing costs for specified owner-occupied housing units without a mortgage in the planning area and each participating local government in 2000. The median monthly housing cost for homeowners without a mortgage in the City of Waukesha was \$399 in 2000. Over 78 percent of homeowners in the City of Waukesha without a mortgage spent under \$500 a month on housing costs in 2000. About 19 percent of homeowners without a mortgage spent between \$500 and \$699 a month on housing costs and about 2 percent spent over \$700 per month.

Table V-10 sets forth monthly housing costs for specified owner-occupied housing units without a mortgage for each county in the Region and the State in 2000. The median monthly cost of \$442 in the County was the second highest among Counties in the Region (\$4 behind Ozaukee County). The median monthly housing cost for homeowners without a mortgage was \$388 in the Region, \$333 in the State and \$295 in the Nation.

Table V-11 displays monthly housing costs for rental units, or gross rent, in the County and each participating local government in 2000. Contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels (oil, kerosene, wood, and coal) are included in the calculations of monthly gross rent. These costs are included in the monthly cost calculation if the renter pays them or they are paid for the renter by another party, such as the property owner. Rental units that are occupied without payment of rent are included in the no cash rent category of Table V-11. Median rent per month in 2000 ranged from \$540 in the Village of Lannon to \$1,625 in the Village of Oconomowoc Lake. About 15 percent of all rental housing units within the County in 2000 were below \$500 in rent per month. The median rent for the City of Waukesha was \$675 with 21 percent of renter occupied housing units being under \$500 per month. Over 35 percent of all rental housing units in the County in 2000 were in the City of Waukesha.

According to Table V-12, the median monthly cost for rental housing in Waukesha County was the highest in the Region at \$726 in 2000. The median monthly gross rent was \$596 in the Region, \$540 in the State, and \$602 in the Nation. Over 44 percent of renters in Waukesha County paid more than \$750 per month in gross rent and according to the U.S. Bureau of the Census 27 percent of renters paid more than 30 percent of their household income on gross rent payments in 2000. In the City of Waukesha the median rent per month in 2000 was \$675. Nearly 42 percent of renter occupied units paid between \$500 and \$749 for rent per month in the City. Another 27 percent of renter occupied units in the City paid between \$750 and \$999 per month for rent.

Table V-7

MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS WITH A MORTGAGE IN WAUKESHA COUNTY COMMUNITIES: 2000^a

Community	Less than \$700		\$700-\$999		\$1000 - \$1499		\$1500 - \$1,999		\$2000 - \$2,499		\$2500 or more		Median Cost
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Town of Brookfield	53	4.57	163	14.05	520	44.83	200	17.24	176	15.17	48	4.14	\$1,360
Town of Delafield	61	3.74	102	6.25	376	23.04	388	23.77	244	14.95	461	28.25	\$1,855
Town of Eagle	45	6.37	153	21.67	236	33.43	166	23.51	82	11.61	24	3.40	\$1,285
Town of Genesee	64	3.80	230	13.66	718	42.64	498	29.57	101	6.00	73	4.33	\$1,404
Town of Lisbon	134	6.26	262	12.23	890	41.55	588	27.45	233	10.88	35	1.63	\$1,388
Town of Merton	72	4.10	163	9.27	509	28.95	615	34.98	210	11.95	189	10.75	\$1,591
Town of Mukwonago	92	5.69	237	14.66	717	44.34	464	28.70	79	4.89	28	1.72	\$1,345
Town of Oconomowoc	118	7.26	218	13.41	624	38.38	357	21.96	182	11.19	127	7.80	\$1,383
Town of Ottawa	55	6.48	139	16.37	347	40.87	203	23.91	78	9.19	27	3.18	\$1,308
Town of Summit	43	3.85	196	17.56	334	29.94	284	25.45	117	10.48	142	12.72	\$1,478
Town of Vernon	119	7.09	203	12.09	867	51.64	379	22.57	86	5.12	25	1.49	\$1,280
Town of Waukesha	151	7.72	317	16.20	672	34.34	570	29.13	191	9.76	56	2.85	\$1,361
Village of Big Bend	40	16.81	53	22.27	115	48.32	28	11.76	2	0.84	0	0	\$1,094
Village of Butler	48	17.98	73	27.34	107	40.07	31	11.61	4	1.50	4	1.50	\$1,036
Village of Chenequa	0	0	0	0	4	4.17	16	16.67	15	15.63	61	63.53	\$3,563
Village of Dousman	35	13.46	60	23.08	133	51.15	24	9.23	7	2.69	1	0.38	\$1,127
Village of Eagle	39	8.55	120	26.32	235	51.54	59	12.94	3	0.65	0	0	\$1,150
Village of Elm Grove	21	1.78	38	3.23	240	20.39	279	23.70	314	26.68	285	24.21	\$2,017
Village of Hartland	69	5.19	218	16.40	630	47.40	252	18.96	101	7.60	59	4.45	\$1,316
Village of Lac La Belle	3	3.53	2	2.35	9	10.59	8	9.41	17	20.00	46	54.12	\$2,792
Village of Lannon	13	9.70	31	23.13	59	44.03	29	21.64	2	1.50	0	0	\$1,147
Village of Menomonee Falls	288	4.42	1,040	15.97	2,824	43.36	1,534	23.55	528	8.11	299	4.59	\$1,335
Village of Merton	19	3.96	74	15.42	159	33.13	163	33.96	49	10.21	16	3.32	\$1,461
Village of Mukwonago	86	7.45	181	15.67	727	62.94	145	12.55	16	1.39	0	0	\$1,201
Village of Nashotah	6	1.92	24	7.67	85	27.16	101	32.27	54	17.25	43	13.73	\$1,696
Village of North Prairie	28	7.93	95	26.91	138	39.09	68	19.26	16	4.53	8	2.28	\$1,188
Village of Oconomowoc Lake	2	1.94	8	7.77	8	7.77	17	16.50	11	10.68	57	55.34	\$2,662
Village of Pewaukee	75	5.35	312	22.24	531	37.85	353	25.16	78	5.55	54	3.85	\$1,287
Village of Sussex	109	6.67	233	14.26	661	40.45	557	34.09	58	3.55	16	0.98	\$1,386
Village of Wales	38	6.13	101	16.29	282	45.48	116	18.71	48	7.74	35	5.65	\$1,303
City of Brookfield	427	5.17	825	9.99	2,779	33.66	2,041	24.72	1,176	14.24	1,009	12.22	\$1,520
City of Delafield	43	4.01	113	10.54	345	32.18	307	28.64	137	12.78	127	11.85	\$1,554
City of Muskego	188	4.03	719	15.42	2,096	44.94	1,205	25.84	290	6.22	166	3.55	\$1,341
City of New Berlin	391	5.08	1,035	13.45	3,150	40.94	2,057	26.74	716	9.31	345	4.48	\$1,385
City of Oconomowoc	216	9.89	393	18.00	959	43.93	473	21.67	79	3.62	63	2.89	\$1,211
City of Pewaukee	127	4.92	381	14.77	910	35.27	621	24.07	373	14.46	168	6.51	\$1,434
City of Waukesha	730	7.21	2,262	22.35	4,283	42.32	2,198	21.72	515	5.09	133	1.31	\$1,223
Waukesha County	4,048	5.69	10,774	15.15	28,279	39.77	17,394	24.46	6,388	8.98	4,230	5.95	\$1,366

^aData for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multiunit buildings. Totals are based on a sample of one in six respondents to the 2000 Census (Summary File 3). Selected monthly owner costs are the sum of mortgage payments or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; and utilities.

Source: U.S. Bureau of the Census and SEWRPC.

Table V-8

MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS WITH A MORTGAGE IN THE SOUTHEASTERN WISCONSIN REGION
AND ADJACENT COUNTIES: 2000^a

County	Less than \$700		\$700 to \$999		\$1,000 to \$1,499		\$1,500 to \$1,999		Over \$2000		Total		Median Cost (dollars)
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Kenosha	2,519	10.5	6,902	28.6	9,650	40	3,525	14.6	1,509	6.3	24,105	100	1,113
Milwaukee	19,943	17.8	34,771	31.1	38,320	34.2	12,594	11.3	6,281	5.6	111,909	100	1,013
Ozaukee	784	5.2	2,245	14.8	5,391	35.6	3,513	23.2	3,196	21.2	15,129	100	1,420
Racine	4,752	15.3	9,272	29.9	11,611	37.4	3,822	12.3	1,594	5.1	31,051	100	1,054
Walworth	1,643	11.8	3,586	25.8	5,754	41.4	1,865	13.5	1,035	7.5	13,883	100	1,125
Washington	1,353	6.6	3,910	19.1	9,448	46.2	4,178	20.4	1,586	7.7	20,470	100	1,248
Waukesha	4,048	5.7	10,774	15.2	28,279	39.8	17,394	24.5	10,618	14.8	71,113	100	1,366
Region	35,031	12.2	71,433	25	108,381	37.6	46,854	16.2	25,819	9	287,518	100	1,123
Dodge	1,942	16.2	4,257	35.6	4,230	35.4	1,140	9.5	382	3.2	11,951	100	984
Jefferson	1,290	11.7	3,255	29.6	4,507	41.0	1,488	13.5	461	4.2	11,001	100	1,091
Wisconsin	144,525	18.7	225,805	29.3	260,821	33.8	92,913	12.1	46,932	6.1	770,996	100	1,024

^aData for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multiunit buildings. Totals are based on a sample of one in six respondents to the 2000 Census (Summary File 3). Selected monthly owner costs are the sum of mortgage payments or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; and utilities.

Source: U.S. Bureau of the Census and SEWRPC.

Table V-9

MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS WITHOUT A MORTGAGE IN WAUKESHA COUNTY COMMUNITIES: 2000^a

Community	Less than \$300		\$300 - \$399		\$400 - 499		\$500 - \$699		Over \$700		Total		Median Cost (dollars)
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Town of Brookfield	22	5.10	123	28.54	137	31.79	122	28.31	27	6.26	431	100.00	451
Town of Delafield	30	6.02	93	18.67	126	25.30	127	25.50	122	24.50	498	100.00	500
Town of Eagle	24	17.39	52	37.68	38	27.54	22	15.94	2	1.45	138	100.00	385
Town of Genesee	54	15.56	186	53.60	72	20.75	23	6.63	12	3.46	347	100.00	371
Town of Lisbon	28	5.49	186	36.47	160	31.37	115	22.55	21	4.12	510	100.00	426
Town of Merton	40	7.52	173	32.52	121	22.74	79	14.85	119	22.37	532	100.00	444
Town of Mukwonago	47	17.41	117	43.33	79	29.26	22	8.15	5	1.85	270	100.00	373
Town of Oconomowoc	84	16.90	134	26.96	79	15.90	84	16.90	116	23.34	497	100.00	439
Town of Ottawa	50	21.65	91	39.39	75	32.47	6	2.60	9	3.90	231	100.00	373
Town of Summit	41	13.95	77	26.19	55	18.71	48	16.33	73	24.83	294	100.00	453
Town of Vernon	45	10.71	248	59.05	89	21.19	33	7.86	5	1.19	420	100.00	370
Town of Waukesha	85	13.75	277	44.82	131	21.20	92	14.89	33	5.34	618	100.00	381
Village of Big Bend	15	14.02	58	54.21	28	26.17	6	5.61	0	0.00	107	100.00	371
Village of Butler	16	11.59	79	57.25	31	22.46	12	8.70	0	0.00	138	100.00	365
Village of Chenequa	0	0.00	4	5.26	0	0.00	5	6.58	67	88.16	76	100.00	1,000
Village of Dousman	11	26.19	18	42.86	11	26.19	2	4.76	0	0.00	42	100.00	345
Village of Eagle	26	31.71	54	65.85	2	2.44	0	0.00	0	0.00	82	100.00	328
Village of Elm Grove	9	1.29	18	2.57	107	15.29	250	35.71	316	45.14	700	100.00	669
Village of Hartland	17	5.86	145	50.00	76	26.21	36	12.41	16	5.52	290	100.00	391
Village of Lac La Belle	0	0.00	0	0.00	2	7.14	2	7.14	24	85.71	28	100.00	860
Village of Lannon	6	9.84	20	32.79	18	29.51	14	22.95	3	4.92	61	100.00	425
Village of Menomonee Falls	123	4.52	921	33.86	1,057	38.86	523	19.23	96	3.53	2,720	100.00	430
Village of Merton	25	35.71	19	27.14	10	14.29	14	20.00	2	2.86	70	100.00	338
Village of Mukwonago	61	20.54	111	37.37	51	17.17	66	22.22	8	2.69	297	100.00	384
Village of Nashotah	2	5.56	4	11.11	10	27.78	16	44.44	4	11.11	36	100.00	533
Village of North Prairie	28	32.94	31	36.47	23	27.06	3	3.53	0	0.00	85	100.00	366
Village of Oconomowoc Lake	0	0.00	2	2.94	11	16.18	4	5.88	51	75.00	68	100.00	1,000
Village of Pewaukee	15	5.32	107	37.94	78	27.66	73	25.89	9	3.19	282	100.00	424
Village of Sussex	25	6.78	141	38.21	133	36.04	52	14.09	18	4.88	369	100.00	414
Village of Wales	9	10.00	37	41.11	35	38.89	9	10.00	0	0.00	90	100.00	393
City of Brookfield	101	2.71	836	22.41	1279	34.28	968	25.94	547	14.66	3,731	100.00	473
City of Delafield	17	5.20	75	22.94	106	32.42	86	26.30	43	13.15	327	100.00	467
City of Muskego	34	2.83	310	25.79	457	38.02	320	26.62	81	6.74	1,202	100.00	456
City of New Berlin	110	3.41	568	17.61	1,349	41.82	936	29.01	263	8.15	3,226	100.00	469
City of Oconomowoc	94	12.93	196	26.96	241	33.15	122	16.78	74	10.18	727	100.00	430
City of Pewaukee	90	12.10	227	30.51	156	20.97	199	26.75	72	9.68	744	100.00	435
City of Waukesha	277	10.30	1,081	40.19	758	28.18	515	19.14	59	2.19	2,690	100.00	399
Waukesha County	1,661	7.23	6,819	29.68	7,191	31.30	5,006	21.79	2,297	10.00	22,974	100.00	442

^aData for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multiunit buildings. Totals are based on a sample of one in six respondents to the 2000 Census (Summary File 3). Selected monthly owner costs are the sum of mortgage payments or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; and utilities.
Source: U.S. Bureau of the Census and SEWRPC.

Table V-10

MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS WITHOUT A MORTGAGE IN THE SOUTHEASTERN WISCONSIN REGION
AND ADJACENT COUNTIES: 2000^a

County	Less than \$300		\$300 to \$399		\$400 to \$499		\$500 to \$699		Over \$700		Total		Median Cost (dollars)
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Kenosha	2,010	22.5	3,691	41.2	2,015	22.5	943	10.5	293	3.3	8,952	100	366
Milwaukee	11,800	22.6	18,573	35.5	11,465	21.9	7,575	14.5	2,840	5.4	52,253	100	377
Ozaukee	468	8.2	1,755	30.8	1,393	24.5	1,287	22.7	788	13.8	5,691	100	446
Racine	3,155	25.5	5,262	42.5	2,204	17.8	1,397	11.3	365	2.9	12,383	100	357
Walworth	1,565	26.5	2,282	38.6	1,116	18.9	672	11.4	278	4.6	5,913	100	356
Washington	1,011	14.4	2,903	41.4	1,934	27.6	890	12.7	271	3.9	7,009	100	387
Waukesha	1,661	7.2	6,819	29.7	7,191	31.3	5,006	21.8	2,297	10	22,974	100	442
Region	21,667	18.8	41,246	35.8	27,306	23.7	17,769	15.4	7,132	6.3	115,120	100	388
Dodge	2,405	15.9	2,988	19.7	1,376	9.1	839	5.5	329	2.2	5,806	100	333
Jefferson	1,664	11.9	2,636	18.9	1,189	8.5	616	4.4	199	1.4	4,445	100	343
Wisconsin	134,168	38.2	115,626	32.9	55,830	15.9	33,054	9.4	12,793	3.6	351,471	100	333

^aThe data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multiunit buildings. Totals are based on a sample of one in six respondents to the 2000 Census (Summary File 3). Selected monthly owner costs are the sum of mortgage payments or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; and utilities.

Source: U.S. Bureau of the Census and SEWRPC.

Table V-11

MONTHLY GROSS RENT FOR RENTER-OCCUPIED HOUSING UNITS IN WAUKESHA COUNTY COMMUNITIES: 2000^a

Community	Less than \$300		\$300 to \$499		\$500 to \$749		\$750 to \$999		\$1,000 to \$1,499		\$1,500 or More		No Cash Rent ^b		Total	Median Rent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
Town of Brookfield	20	2.01	24	2.41	84	8.44	436	43.82	370	37.19	40	4.02	21	2.11	995	\$950
Town of Delafield	0	0.00	10	4.50	52	23.42	114	51.35	21	9.46	17	7.66	8	3.60	222	\$839
Town of Eagle	0	0.00	12	22.64	26	49.06	10	18.87	5	9.43	0	0.00	0	0.00	53	\$672
Town of Genesee	0	0.00	11	9.40	44	37.61	30	25.64	11	9.40	0	0.00	21	17.95	117	\$718
Town of Lisbon	0	0.00	29	34.52	20	23.81	3	3.57	11	13.10	0	0.00	21	25.00	84	\$563
Town of Merton	0	0.00	29	14.50	71	35.50	55	27.50	15	7.50	0	0.00	30	15.00	200	\$691
Town of Mukwonago	0	0.00	2	4.08	24	48.98	21	42.86	0	0.00	0	0.00	2	4.08	49	\$732
Town of Oconomowoc	23	5.75	19	4.75	98	24.50	144	36.00	53	13.25	43	10.75	20	5.00	400	\$851
Town of Ottawa	0	0.00	0	0.00	17	15.74	40	37.04	33	30.56	4	3.70	14	12.96	108	\$944
Town of Summit	18	10.11	6	3.37	42	23.60	59	33.15	33	18.54	0	0.00	20	11.24	178	\$822
Town of Vernon	0	0.00	17	19.10	29	32.58	19	21.35	4	4.49	0	0.00	20	22.47	89	\$627
Town of Waukesha	0	0.00	29	49.15	10	16.95	12	20.34	8	13.56	0	0.00	0	0.00	59	\$703
Village of Big Bend	0	0.00	5	5.95	41	48.81	16	19.05	13	15.48	0	0.00	9	10.71	84	\$641
Village of Butler	107	23.26	68	14.78	194	42.17	80	17.39	7	1.52	4	0.87	0	0.00	460	\$590
Village of Chenequa	0	0.00	0	0.00	2	10.53	4	21.05	3	15.79	0	0.00	10	52.63	19	\$825
Village of Dousman	4	1.57	9	3.54	66	25.98	160	62.99	13	5.12	0	0.00	2	0.79	254	\$796
Village of Eagle	4	6.78	17	28.81	33	55.93	2	3.39	1	1.69	0	0.00	2	3.39	59	\$575
Village of Elm Grove	7	2.89	68	28.10	56	23.14	61	25.21	22	9.09	11	4.55	17	7.02	242	\$673
Village of Hartland	72	5.72	110	8.74	549	43.61	418	33.20	105	8.34	0	0.00	5	0.40	1,259	\$692
Village of Lac La Belle	0	0.00	0	0.00	0	0.00	2	50.00	2	50.00	0	0.00	0	0.00	4	\$950
Village of Lannon	7	10.61	18	27.27	18	27.27	15	22.73	0	0.00	0	0.00	8	12.12	66	\$540
Village of Menomonee Falls	103	3.58	251	8.72	1,263	43.90	710	24.68	267	9.28	177	6.15	106	3.68	2,877	\$702
Village of Merton	4	14.29	4	14.29	10	35.71	4	14.29	2	7.14	0	0.00	4	14.29	28	\$700
Village of Mukwonago	0	0.00	50	5.44	681	74.10	158	17.19	20	2.18	0	0.00	10	1.09	919	\$669
Village of Nashotah	0	0.00	3	17.65	3	17.65	8	47.06	3	17.65	0	0.00	0	0.00	17	\$850
Village of North Prairie	0	0.00	12	16.44	31	42.47	25	34.25	2	2.74	0	0.00	3	4.11	73	\$717
Village of Oconomowoc Lake	0	0.00	0	0.00	0	0.00	0	0.00	3	23.08	3	23.08	7	53.85	13	\$1,625
Village of Pewaukee	31	2.23	106	7.61	760	54.60	225	16.16	252	18.10	9	0.65	9	0.65	1,392	\$695
Village of Sussex	89	7.91	43	3.82	546	48.53	351	31.20	62	5.51	9	0.80	25	2.22	1,125	\$717
Village of Wales	0	0.00	19	14.50	55	41.98	27	20.61	22	16.79	8	6.11	0	0.00	131	\$673
City of Brookfield	19	1.38	59	4.28	163	11.82	388	28.14	545	39.52	131	9.50	74	5.37	1,379	\$1,014
City of Delafield	66	7.52	26	2.96	338	38.50	253	28.82	136	15.49	18	2.05	41	4.67	878	\$745
City of Muskego	30	2.36	26	2.04	365	28.69	582	45.75	168	13.21	50	3.93	51	4.01	1,272	\$785
City of New Berlin	63	2.35	95	3.55	735	27.46	1,131	42.25	459	17.15	112	4.18	82	3.06	2,677	\$830
City of Oconomowoc	97	5.19	184	9.84	939	50.21	475	25.40	65	3.48	57	3.05	53	2.83	1,870	\$674
City of Pewaukee	0	0.00	22	3.56	69	11.17	262	42.39	211	34.14	28	4.53	26	4.21	618	\$942
City of Waukesha	770	6.89	1,606	14.37	4,678	41.85	2,983	26.69	814	7.28	89	0.80	238	2.13	11,178	\$675
Waukesha County	1,534	4.88	2,989	9.5	12,112	38.51	9,283	29.52	3,761	11.96	810	2.58	959	3.05	31,448	\$726

^aContract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels cost included in the calculations for monthly gross rent. Totals are based on a sample of one in six respondents to the 2000 Census (Summary File 3).

^bIncludes rental units that are occupied without payment of rent. These units may be occupied by friends or relatives of the owner who do not get charged rent or caretakers, tenant farmers, and others who receive the unit as compensation.

Source: U.S. Bureau of the Census and SEWRPC

Table V-12

MONTHLY GROSS RENT FOR RENTER-OCCUPIED HOUSING UNITS IN THE SOUTHEASTERN WISCONSIN REGION
AND ADJACENT COUNTIES: 2000^a

County	Less than \$300		\$300 to \$499		\$500 to \$749		\$750 to \$999		\$1,000 to \$1,499		\$1,500 or More		No Cash Rent ^b		Total		Median Rent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Kenosha	1,511	8.8	3,487	20.3	7,811	45.6	3,022	17.6	676	3.9	40	0.2	594	3.5	17,141	100	589
Milwaukee	16,438	9.2	49,943	28	77,580	43.4	22,434	12.6	6,947	3.9	1,705	1	3,607	2	178,654	100	555
Ozaukee	381	5.2	837	11.5	3,780	51.8	1,514	20.8	485	6.6	56	0.8	241	3.3	7,294	100	642
Racine	1,735	8.4	5,480	26.6	9,724	47.3	2,228	10.8	540	2.6	41	0.2	824	4	20,572	100	548
Walworth	1,021	9.9	2,158	20.9	4,568	44.3	1,803	17.5	296	2.9	47	0.5	428	4.1	10,321	100	588
Washington	576	5.6	1,706	16.5	5,321	51.5	1,943	18.8	400	3.9	16	0.2	361	3.5	10,323	100	620
Waukesha	1,534	4.9	2,989	9.5	12,112	38.5	9,283	29.5	3,761	12	810	2.6	959	3	31,448	100	726
Region	23,192	8.4	66,577	24.2	120,856	43.8	42,200	15.3	13,097	4.8	2,715	1	7,012	2.5	275,649	100	596
Dodge	906	11.4	2,368	29.7	3,521	44.2	693	8.7	71	0.9	4	0.1	409	5.1	7,972	100	528
Jefferson	773	10.0	1,897	24.6	3,505	45.5	1,015	13.2	126	1.6	51	0.7	333	4.3	7,700	100	564
Wisconsin	67,538	10.5	189,366	29.5	254,439	39.7	78,955	12.3	22,527	3.5	4,881	0.8	23,966	3.7	641,672	100	540

^aContract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels are included in the calculations for monthly gross rent. Totals are based on a sample of one in six respondents to the 2000 Census (Summary File 3).

^bIncludes rental units that are occupied without payment of rent. These units may be occupied by friends or relatives of the owner who do not get charged rent or caretakers, tenant farmers, and others who may receive the unit as compensation.

Source: U.S. Bureau of the Census and SEWRPC.

Number of Bedrooms

Tables V-13a and 13b set forth the number of housing units by tenure and number of bedrooms in Waukesha County and each community in 2000. This information, when compared with household size information inventoried in Chapter II, provides a greater understanding of what type of housing units will best suit the future needs of Waukesha County residents.

Nearly 83 percent of all owner occupied homes in Waukesha County in 2000 were three or four bedroom units (Table V-13a). The percentage of three bedroom owner occupied units ranged from 20.62% in the Village of Chenequa to 78.15% in the Village of Sussex. Over 57 percent of all owner occupied housing units were three bedroom in the City of Waukesha. The communities with the largest number of owner occupied three bedroom homes in 2000 included the Village of Menomonee Falls, the City of New Berlin, and the City of Waukesha. The percentage of four bedroom units ranged from 11.40% in the Village of Butler to 43.38% in the Village of Lac La Belle. Twenty-two percent of all owner occupied housing units were four bedroom within the City of Waukesha. The community with the largest number of four bedroom owner occupied homes in 2000 was the City of Brookfield with 4,260. Two bedroom units comprised over 12 percent of owner occupied housing units in the County in 2000.. The number of two bedroom units may grow in the County due to the increased incidence of empty nesters as baby boomers continue to age. The community with the largest percentage of two bedroom owner occupied units in 2000 was the Village of Pewaukee with 37.84% in this category. Seventeen percent of all owner occupied units in the City of Waukesha were two bedroom in 2000.

Over 80 percent of renter occupied housing units in Waukesha County had two or fewer bedrooms in 2000 (Table V-13b). A family looking for a three bedroom or larger unit to rent has far fewer option in Waukesha County as less than 20 percent of rental occupied units had three, four, or five bedrooms in 2000. The percentage of renter occupied units with one bedroom or less ranged from none in the Town of Mukwonago to 45.87% in the Village of Butler. The largest number of renter occupied units with one bedroom or less were found in the Village of Menomonee Falls and the City of Waukesha. About 42 percent of all renter occupied units in the City of Waukesha had one or no bedrooms in 2000. The percentage of renter occupied two bedroom units ranged from 13.33 percent in the Village of Oconomowoc Lake to 63.82% in the Village of Sussex. The largest numbers of two bedroom renter occupied units were found in the Village of Menomonee Falls and the cities of New Berlin and Waukesha. Nearly 43 percent of all renter occupied units in the City of Waukesha were two bedroom units in 2000. The percentage of renter occupied three bedroom units ranged from none in the Village of Lac La Belle to 44.98 percent in the Town of Merton. The City of Waukesha had 1,580 total three bedroom renter occupied units which was the largest number in the County in 2000.

Structure Type and Year Built

An inventory of housing units by structure type in the City of Waukesha and Waukesha County provides an insight into the number of existing single family, two-family, and multi-family units. The number of units in these types of structures can be compared to resident characteristics to determine the future need for units in each type of structure. An inventory of housing units by structure type also provides insight into the character of the existing housing stock in the City and County. Table V-14 sets forth the number of housing units by structure type in Waukesha County and the City of Waukesha.

Table V-14 includes the number of building permits issued for units in each structure type in Waukesha County and the City of Waukesha from 1970 to 2000 and 2006. The building permit data from the U.S. Bureau of the Census represent the number of new privately-owned housing units authorized by building permits in the United States. A housing unit is defined as a house, an apartment, a group of rooms or a single room intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have a direct access from the outside of the building or through a common hall. In accordance with this definition, each apartment unit in an apartment building is counted as one housing unit. Housing units, as distinguished from “HUD-code” manufactured (mobile) homes, include conventional “site-built” units, prefabricated, panelized, componentized, sectional, and modular units. Housing unit statistics in this table exclude group quarters (such as dormitories and rooming houses), and transient accommodations (such as transient hotels, motels, and tourist courts that are primarily

engaged in providing lodging, or lodging and meals. Also excluded are "HUD-code" manufactured (mobile) homes, moved or relocated units, and housing units created in an existing residential or nonresidential structure. These numbers provide a general indication of the amount of new housing stock that may have been added to the housing inventory. Since not all permits become actual housing starts and starts lag the permit stage of construction, these numbers do not represent total new construction, but do provide a general indicator on construction activity and the local real estate market.

Table V-13a

OWNER-OCCUPIED HOUSING UNITS BY NUMBER OF BEDROOMS IN WAUKESHA COUNTY COMMUNITIES: 2000^a

Community	1 or no bedroom		2 bedrooms		3 bedrooms		4 bedrooms		5 or more bedrooms		Total ^b
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Town of Brookfield	0	0.00	242	14.14	905	52.89	518	30.27	46	2.69	1,711
Town of Delafield	13	0.56	156	6.75	1,021	44.18	908	39.29	213	9.22	2,311
Town of Eagle	22	2.25	89	9.11	619	63.36	223	22.82	24	2.46	977
Town of Genesee	0	0.00	119	5.26	1,315	58.16	712	31.49	115	5.09	2,261
Town of Lisbon	0	0.00	413	13.19	1,977	63.12	669	21.36	73	2.33	3,132
Town of Merton	36	1.45	226	9.09	1,391	55.98	715	28.77	117	4.71	2,485
Town of Mukwonago	26	1.27	36	1.76	1,291	63.25	620	30.38	68	3.33	2,041
Town of Oconomowoc	52	2.24	276	11.89	1,347	58.01	592	25.50	55	2.37	2,322
Town of Ottawa	38	3.06	106	8.53	794	63.93	259	20.85	45	3.62	1,242
Town of Summit	13	0.84	193	12.44	947	61.06	364	23.47	34	2.19	1,551
Town of Vernon	19	0.83	79	3.45	1,430	62.47	694	30.32	67	2.93	2,289
Town of Waukesha	6	0.21	280	10.02	1,636	58.53	755	27.01	118	4.22	2,795
Village of Big Bend	4	1.08	44	11.89	240	64.86	75	20.27	7	1.89	370
Village of Butler	8	1.75	112	24.56	273	59.87	52	11.40	11	2.41	456
Village of Chenequa	2	1.03	15	7.73	40	20.62	82	42.27	55	28.35	194
Village of Dousman	3	0.91	39	11.89	228	69.51	53	16.16	5	1.52	328
Village of Eagle	6	1.08	60	10.81	403	72.61	82	14.77	4	0.72	555
Village of Elm Grove	56	2.54	301	13.67	960	43.60	735	33.38	150	6.81	2,202
Village of Hartland	4	0.23	129	7.31	1,122	63.57	437	24.76	73	4.14	1,765
Village of Lac La Belle	0	0.00	8	6.96	42	36.52	50	43.48	15	13.04	115
Village of Lannon	5	1.43	93	26.65	195	55.87	47	13.47	9	2.58	349
Village of Menomonee Falls	192	1.94	949	9.58	6,472	65.31	2,055	20.74	242	2.44	9,910
Village of Merton	6	1.03	31	5.34	338	58.28	192	33.10	13	2.24	580
Village of Mukwonago	34	2.21	282	18.32	957	62.18	248	16.11	18	1.17	1,539
Village of Nashotah	2	0.46	107	24.77	183	42.36	133	30.79	7	1.62	432
Village of North Prairie	0	0.00	37	8.06	335	72.98	75	16.34	12	2.61	459
Village of Oconomowoc Lake	1	0.53	10	5.35	66	35.29	59	31.55	51	27.27	187
Village of Pewaukee	109	4.69	879	37.84	986	42.45	324	13.95	25	1.08	2,323
Village of Sussex	0	0.00	96	4.40	1,706	78.15	381	17.45	0	0.00	2,183
Village of Wales	0	0.00	73	9.91	384	52.10	255	34.60	25	3.39	737
City of Brookfield	24	0.19	1,365	10.87	6,160	49.06	4,260	33.93	746	5.94	12,555
City of Delafield	44	2.70	316	19.37	798	48.93	398	24.40	75	4.60	1,631
City of Muskego	66	1.06	687	11.03	4,190	67.27	1,165	18.70	121	1.94	6,229
City of New Berlin	197	1.67	1,374	11.66	7,169	60.82	2,757	23.39	290	2.46	11,787
City of Oconomowoc	35	1.13	493	15.89	1,855	59.80	639	20.60	80	2.58	3,102
City of Pewaukee	17	0.44	851	21.97	1,888	48.75	1,033	26.67	84	2.17	3,873
City of Waukesha	293	2.02	2,473	17.08	8,308	57.38	3,171	21.90	235	1.62	14,480
Waukesha County	1,333	1.29	13,039	12.60	59,971	57.97	25,787	24.93	3,328	3.22	103,458

^aTotals are based on a sample of one in six responses to the 2000 Census (Summary File 3)

^bTotals include occupied housing units only.

Source: U.S. Bureau of the Census and SEWRPC.

Table V-13b

RENTER-OCCUPIED HOUSING UNITS BY NUMBER OF BEDROOMS IN WAUKESHA COUNTY COMMUNITIES: 2000^a

Community	1 or no bedroom		2 bedrooms		3 bedrooms		4 bedrooms		5 or more bedrooms		Total ^b
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Town of Brookfield	286	28.74	611	61.41	98	9.85	0	0.00	0	0.00	995
Town of Delafield	24	10.39	143	61.90	56	24.24	8	3.46	0	0.00	231
Town of Eagle	2	3.17	29	46.03	22	34.92	5	7.94	5	7.94	63
Town of Genesee	22	16.06	82	59.85	13	9.49	20	14.60	0	0.00	137
Town of Lisbon	10	10.42	49	51.04	33	34.38	4	4.17	0	0.00	96
Town of Merton	39	17.03	57	24.89	103	44.98	22	9.61	8	3.49	229
Town of Mukwonago	0	0.00	28	47.46	13	22.03	18	30.51	0	0.00	59
Town of Oconomowoc	60	14.67	188	45.97	119	29.10	22	5.38	20	4.89	409
Town of Ottawa	39	34.82	61	54.46	8	7.14	0	0.00	4	3.57	112
Town of Summit	53	27.04	34	17.35	73	37.24	30	15.31	6	3.06	196
Town of Vernon	21	22.83	27	29.35	38	41.30	4	4.35	2	2.17	92
Town of Waukesha	18	26.47	24	35.29	20	29.41	6	8.82	0	0.00	68
Village of Big Bend	2	2.38	46	54.76	21	25.00	12	14.29	3	3.57	84
Village of Butler	211	45.87	177	38.48	69	15.00	3	0.65	0	0.00	460
Village of Chenequa	2	8.33	4	16.67	7	29.17	6	25.00	5	20.83	24
Village of Dousman	83	32.17	89	34.50	83	32.17	3	1.16	0	0.00	258
Village of Eagle	23	37.10	26	41.94	11	17.74	2	3.23	0	0.00	62
Village of Elm Grove	104	42.98	88	36.36	22	9.09	17	7.02	11	4.55	242
Village of Hartland	283	22.48	677	53.77	276	21.92	23	1.83	0	0.00	1,259
Village of Lac La Belle	0	0.00	2	50.00	0	0.00	2	50.00	0	0.00	4
Village of Lannon	24	36.36	9	13.64	26	39.39	2	3.03	5	7.58	66
Village of Menomonee Falls	1,231	41.80	1,228	41.70	418	14.19	49	1.66	19	0.65	2,945
Village of Merton	4	14.29	14	50.00	8	28.57	0	0.00	2	7.14	28
Village of Mukwonago	280	30.47	502	54.62	126	13.71	11	1.20	0	0.00	919
Village of Nashotah	3	17.65	8	47.06	6	35.29	0	0.00	0	0.00	17
Village of North Prairie	20	26.67	39	52.00	9	12.00	7	9.33	0	0.00	75
Village of Oconomowoc Lake	2	13.33	2	13.33	8	53.33	3	20.00	0	0.00	15
Village of Pewaukee	399	28.66	737	52.95	231	16.59	7	0.50	18	1.29	1,392
Village of Sussex	212	18.84	718	63.82	176	15.64	19	1.69	0	0.00	1,125
Village of Wales	14	10.69	51	38.93	48	36.64	18	13.74	0	0.00	131
City of Brookfield	242	17.39	681	48.92	390	28.02	70	5.03	9	0.65	1,392
City of Delafield	177	20.02	456	51.58	211	23.87	19	2.15	21	2.38	884
City of Muskego	310	23.83	695	53.42	270	20.75	26	2.00	0	0.00	1,301
City of New Berlin	823	30.28	1,509	55.52	309	11.37	67	2.47	10	0.37	2,718
City of Oconomowoc	550	29.41	994	53.16	235	12.57	81	4.33	10	0.53	1,870
City of Pewaukee	156	24.84	348	55.41	97	15.45	27	4.30	0	0.00	628
City of Waukesha	4,649	41.56	4,754	42.50	1,580	14.13	161	1.44	41	0.37	11,185
Waukesha County	10,378	32.67	15,187	47.80	5,233	16.47	774	2.44	199	0.63	31,771

^aTotals are based on a sample of one in six responses to the 2000 Census (Summary File 3)^bTotals include occupied housing units only.

Source: U.S. Bureau of the Census and SEWRPC.

Table V-14

HOUSING UNITS BY STRUCTURE TYPE, CITY OF WAUKESHA AND WAUKESHA COUNTY: 1970 – 2006

	Single-Family Detached		Single-Family Attached		Two-Family		Multi-Family		Mobile Homes and Other		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
City of Waukesha												
1970	7,546	62.6	0	0.0	1,819	15.1	2,609	21.6	82	0.7	12,056	100.0
1980	9,869	53.8	325	1.8	2,230	12.2	5,870	32.0	39	0.2	18,333	100.0
1990	10,909	49.4	1,185	5.4	2,024	9.2	7,541	34.2	406	1.8	22,065	100.0
2000	13,155	49.0	1,699	6.3	2,107	7.8	9,769	36.4	128	0.5	26,858	100.0
2006	16,062	55.1	0	0.0	2,451	8.4	10,530	36.1	128	0.4	29,171	100.0
Waukesha County												
1970	53,117	83.4	0	0.0	4,503	7.1	5,668	8.9	404	0.6	63,692	100.0
1980	71,120	77.9	1,415	1.5	5,606	6.1	12,813	14.0	431	0.5	91,385	100.0
1990	82,387	74.6	3,813	3.5	4,793	4.3	17,836	16.1	1,623	1.5	110,452	100.0
2000	99,613	70.9	7,252	5.2	5,136	3.7	27,473	19.6	835	0.6	140,309	100.0
2006	115,987	75.2	0	0.0	6,113	4.0	31,373	20.3	833	0.5	154,306	100.0

^a1970 to 2000 data are from the U.S. Census Bureau. 2006 data includes 2000 Census data plus the number of building permits issued for each type of housing unit from 2000 through 2006. Building permit data were provided by the Wisconsin Department of Administration.

^bIn this data, single-family attached housing units, sometimes called townhouses, are one-unit structures that have one or more walls extending from ground to roof separating it from adjoining structures. These include and are also sometimes referred to as rowhouses, double houses, and houses attached to nonresidential structures. Such Census data was not available for 1970. 2006 data properly includes two attached townhouses in the two-family structure category and 3 or more attached townhouses in the multi-family structure category.

^cIncludes mobile homes and living quarters that do not fit into the other categories.

^dTotals are based on all housing units, including occupied and vacant units.

^eSingle-family attached, two-family, and multi-family structure totals were combined in the 1970 Census. The 1970 multi-family data reflects this combined total.

Source: U. S. Bureau of the Census, Wisconsin Department of Administration, and SEWRPC.

From 2000 to 2006, Waukesha County has experienced an 8.54 percent increase in single-family homes, a 19.02 percent increase in two-family structures, and a 14.20 percent increase in multi-family developments (which includes 3 or more units per structure). During the same period, the City of Waukesha experienced a 6.1 percent increase in single-family homes, 0.6 percent increase in two-family homes, and 0.3 percent decline in multi-family homes. In March 2009, the City of Waukesha Ad Hoc Housing Mix Committee reached a consensus decision that the growth of single-family homes within the City should be a priority. The Committee recommended to the City of Waukesha Plan Commission a target mix of 65 percent single family and 35 percent multifamily by 2030.

Table V-14 shows the progression of growth in the number of housing units by structure type in the County between 1970 and 2006. The total number of housing units in the County increased from 63,692 in 1970 to 154,306 in 2006 for a gain of 90,614 housing units during this period. In the City of Waukesha, the total number of housing units increased from 16,062 in 1970 to 29,171 in 2006 for a gain of 13,109 units. The largest growth in housing units occurred in the County between 1990 and 2000 when 29,857 housing units were constructed. The percentage of housing units constructed during this period was 41.07 percent in cities, 32.91 percent in villages, and 26.02 in towns. Within the City of Waukesha, construction of 4,793 new housing units occurred between 1990 and 2000. This resulted in 39.09 percent of all new housing unit growth in cities within the County during the decade.

From a County wide perspective, the data in Table V-14 reveals the percent of multi-family housing in the County has more than doubled since 1970 from 8.9 percent of all structures to 20.30 percent in 2006. Within the City, the percent of multi-family housing increased from 21.6 percent to 36.1 percent between 1970 and 2006. In 2006, the City had over 33 percent of all multi-family housing units in the County. The higher percentage of multi-family growth within the County shows that other communities within the County are beginning to provide additional multi-family units especially for their growing 65 and over population. This County wide demand for multi-family may continue to increase especially as the baby boomer population ages in place and the population of age

65 is projected to double in size within the County between 2000 and 2035. It also is important from a planning perspective to take into account that nationally 28 percent of the population of age 65 and over has a physical disability. As the baby boomers age it is anticipated that the number of people with a physical disability will likely increase. Senior housing options include single family, apartment living, community based residential facilities (CBRF's), group homes, continuing care retirement communities, and nursing homes.

The age of the existing housing stock in the County also provides insight into the character and condition of existing homes. It can be assumed that as housing stock ages, more housing units will need to be rehabilitated or replaced. Table V-15 presents the age of the existing housing stock in communities in Waukesha County. The median year built for housing units was 1975 for the County as a whole. The City of Waukesha median year built for housing units was 1973 which is almost identical to the County median year built. Over fifteen percent of all housing units within the City were built before 1940. In fact, 30 percent of all housing units constructed within the County before 1940 are in the City of Waukesha. During each decade between 1970 and 2000, the City of Waukesha surpassed the County percentage of housing units constructed. Nearly one in four housing units within the City were built from 1970 to 1979 (23.65 percent). The 1990s was also an extremely busy housing construction period as 19.33 percent of housing units (5,199) within the City were built during this decade.

Existing Housing Stock Condition

The condition of individual housing units must be examined to gain a more precise understanding of the number of existing housing units that need to be removed from existing housing stock totals. Generally, this provides 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.

Municipal assessor's offices and private assessors under contract to provide assessment services generally assign each housing unit within their jurisdiction a condition score. The scores range from excellent to unsound on a six-point scale and measure the present physical condition of each housing unit. Excellent/very good or good indicates the dwelling exhibits above average maintenance and upkeep in relation to its age. Average or fair indicates the dwelling shows minor signs of deterioration caused by normal wear and an ordinary standard of upkeep and maintenance in relation to its age. Poor/very poor indicates the dwelling shows signs of deferred maintenance and exhibits a below average standard of maintenance and upkeep in relation to its age. An unsound rating indicates the dwelling is unfit for use and should be removed from the existing housing stock totals. Housing conditions were collected for the City of Waukesha (Table V-16). The records show that the vast majority of single family homes in the City of Waukesha have an average condition score. Two family and multi-family homes tend to have a larger prevalence of average condition ratings and a higher percentage ranked with a score of poor.

HOUSING DEMAND

Household, income, and demographic characteristics of Waukesha County and the City of Waukesha have been inventoried and will be analyzed with housing supply inventory items to help determine the number and type of housing units that will best suit the needs of residents through 2035. Housing demand inventory items include:

- Affordable housing need assessment
- Household projection: 2035
- Household income
- Age distribution
- Household size

As with the above housing supply inventory data, Census 2000 Summary File 1 and Summary File 3 were used in the collection of the housing demand inventory data presented in this chapter. Again, Summary File 1 data were used when possible; however, in most cases only Summary File 3 data were available.

**Table V-15
YEAR BUILT FOR HOUSING UNITS IN WAUKESHA COUNTY COMMUNITIES: 2000^a**

Community	1995 to March 2000		1990 through 1994		1980 through 1989		1970 through 1979		1960 through 1969		1940 through 1959		Before 1940		Total ^b	Median Year Built
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
Town of Brookfield	325	10.39	1,124	35.93	310	9.91	233	7.45	630	20.14	304	9.72	35	1.12	3,128	1990
Town of Delafield	489	18.64	530	20.21	344	13.11	498	18.99	118	4.50	290	11.06	354	13.50	2,623	1981
Town of Eagle	226	20.42	182	16.44	122	11.02	193	17.43	36	3.25	152	13.73	196	17.71	1,107	1979
Town of Genesee	291	12.06	373	15.46	295	12.23	730	30.25	185	7.67	244	10.11	295	12.23	2,413	1977
Town of Lisbon	365	12.97	273	9.70	327	11.62	1,088	38.65	303	10.76	247	8.77	212	7.53	2,815	1975
Town of Merton	454	14.09	333	10.34	322	9.99	590	18.31	257	7.98	328	10.18	694	21.54	3,222	1974
Town of Mukwonago	315	14.62	430	19.95	352	16.33	722	33.50	77	3.57	114	5.29	145	6.73	2,155	1981
Town of Oconomowoc	260	8.68	250	8.35	215	7.18	683	22.80	425	14.19	605	20.20	557	18.60	2,995	1968
Town of Ottawa	219	15.41	236	16.61	115	8.09	306	21.53	134	9.43	265	18.65	146	10.27	1,421	1975
Town of Summit	245	12.99	152	8.06	138	7.32	310	16.44	220	11.66	455	24.13	366	19.41	1,886	1966
Town of Vernon	213	8.21	235	9.06	418	16.12	1,108	42.73	204	7.87	199	7.67	216	8.33	2,593	1976
Town of Waukesha	243	7.76	361	11.52	448	14.30	836	26.68	390	12.45	423	13.50	193	6.16	3,133	1976
Village of Big Bend	7	1.50	14	3.00	21	4.50	116	24.84	69	14.78	146	31.26	94	20.13	467	1959
Village of Butler	32	3.41	13	1.39	95	10.13	189	20.15	101	10.77	340	36.25	168	17.91	938	1959
Village of Chenequa	20	7.07	20	7.07	29	10.25	31	10.95	34	12.01	41	14.49	108	38.16	283	1957
Village of Dousman	120	19.97	79	13.14	47	7.82	128	21.30	35	5.82	56	9.32	136	22.63	601	1976
Village of Eagle	161	26.18	55	8.94	85	13.82	88	14.31	34	5.53	65	10.57	127	20.65	615	1979
Village of Elm Grove	153	5.98	48	1.88	154	6.02	509	19.91	530	20.73	913	35.71	250	9.78	2,557	1962
Village of Hartland	356	11.21	322	10.14	455	14.33	1,044	32.88	277	8.72	374	11.78	347	10.93	3,175	1976
Village of Lac La Belle	24	18.32	26	19.85	3	2.29	6	4.58	23	17.56	18	13.74	31	23.66	131	1967
Village of Lannon	21	4.94	91	21.41	22	5.18	58	13.65	33	7.76	82	19.29	118	27.76	425	1964
Village of Menomonee Falls	1,786	13.58	1,455	11.06	1,050	7.98	1,285	9.77	3,369	25.62	3,520	26.77	685	5.21	13,150	1967
Village of Merton	134	21.65	137	22.13	49	7.92	147	23.75	32	5.17	40	6.46	80	12.92	619	1982
Village of Mukwonago	483	18.80	461	17.94	250	9.73	569	22.15	203	7.90	257	10.00	346	13.47	2,569	1978
Village of Nashotah	178	38.03	103	22.01	19	4.06	53	11.32	25	5.34	38	8.12	52	11.11	468	1993
Village of North Prairie	52	9.47	74	13.48	118	21.49	99	18.03	39	7.10	75	13.66	92	16.76	549	1977
Village of Oconomowoc Lake	25	10.33	15	6.20	19	7.85	20	8.26	29	11.98	40	16.53	94	38.84	242	1954
Village of Pewaukee	1,168	30.46	531	13.85	317	8.27	762	19.87	283	7.38	351	9.15	422	11.01	3,834	1983
Village of Sussex	848	24.57	772	22.37	676	19.59	476	13.79	391	11.33	185	5.36	103	2.98	3,451	1988
Village of Wales	57	6.34	89	9.90	163	18.13	384	42.71	92	10.23	48	5.34	66	7.34	899	1976
City of Brookfield	904	6.35	1,328	9.33	1,918	13.48	2,238	15.72	3,049	21.42	4,479	31.47	317	2.23	14,233	1966
City of Delafield	355	13.02	301	11.04	559	20.51	520	19.08	205	7.52	308	11.30	319	11.70	2,726	1972
City of Muskego	1,110	14.43	1,423	18.49	823	10.70	1,526	19.83	838	10.89	1,539	20.00	435	5.65	7,694	1977
City of New Berlin	2,433	15.90	1,254	8.20	2,375	15.52	2,635	17.22	2,882	18.84	3,170	20.72	549	3.59	15,298	1973
City of Oconomowoc	440	8.36	347	6.59	728	13.83	943	17.92	629	11.95	871	16.55	1,305	24.80	5,263	1967
City of Pewaukee	1,312	25.78	1,719	33.77	779	15.30	752	14.77	478	9.39	478	9.39	416	8.17	5,090	1988
City of Waukesha	3,124	11.63	2,075	7.73	3,787	14.10	6,351	23.65	3,214	11.97	4,114	15.32	4,193	15.61	26,858	1973
Waukesha County	18,948	13.38	17,231	12.17	17,947	12.67	28,226	19.93	19,873	14.03	25,174	17.77	14,262	10.05	141,626	1975

^a Totals are based on a sample of one in six respondents to the 2000 Census.

^b Totals are based on all housing units, including occupied and vacant housing units.

Source: U.S. Bureau of the Census and municipalities.

**Table V-16
CITY OF WAUKESHA HOUSING CONDITIONS, 2007**

Condition	Single Family	Two Family	Multi-Family	Other	Total
Unsound	1	1	0	1	3
Poor/Very Poor	73	12	1	7	93
Average	10,468	1,157	1,423	245	13,293
Fair	877	155	22	47	1,101
Good	1,396	86	284	143	1,909
Very Good/Excellent	3	0	0	1	4
Total	12,818	1,411	1,730	444	16,403

Source: City of Waukesha Assessment Records

Notes: Multi-family includes condominiums and three unit buildings. The Other category includes buildings with four or more unites and commercial buildings with an accessory housing unit. The Other category also includes mobile homes.

Affordable Housing Need Assessment

As previously stated, HUD defines housing affordability as households "paying no more than 30 percent of their income for housing." Households that pay more than 30 percent of their gross monthly income for housing are considered to have a high housing cost burden. The measure is based on gross pre-tax income. Another measure of affordability is implicit in the long-standing mortgage lending practice of limiting borrower's monthly housing costs to 28 or 29 percent of their gross monthly income as a condition of loan approval. Thus, 28 to 30 percent can be considered a cutoff beyond which housing is not affordable. Data show that most households opt for less than that percentage, while others, particularly those with low incomes, are generally unable to find housing that costs less than 30 percent of their monthly income.

Table V-17 presents data for select professional, manufacturing, technical, and service occupations within Waukesha County. The data shows that the median income spent on housing mortgage payments including property insurance and property taxes for a \$200,000 mortgage is above the 30 percent of median income formula used by HUD to define affordable housing. This means that even for professional level employees to live affordably a second worker within the household must secure employment to earn additional income. It also shows that service workers must have an additional household wage earner making a substantially better income to obtain a mortgage, buy a house, and to live affordably within the County. This data shows that the affordability of housing within the County is an issue for families living in the County with incomes below the median and it might be an issue for families at or above the median as well.

Table V-17 also reflects upon issues with rental housing prices. In 2006, the average fair market rent for a one bedroom apartment was \$725 a month and the average fair market rent for a two bedroom apartment was \$830 a month in Waukesha County. If a person is living alone, they need to make over \$13 an hour to live in an affordable one bedroom apartment at the fair rent price. If this wage level is not being earned with one job, other options are to find a second job, double up with an apartment mate who is working and share expenses, live at home with parents or relatives or commute from outside Waukesha County.

The high school age group has the economic benefit of living with parents and relatives. However, this group is a declining source of labor for retailers and food service industries, and has declined since the late 1970s. In 1978, 49.1 percent of all high school teenagers (almost 1 out of every 2) in the United States worked part-time. In 2007, according to the Center for Labor Market Studies at Northeastern University, 34.1 percent (1 out of every 3) of high school teenagers in the nation worked part-time. High school student labor force participation has experienced a declining trend for nearly 30 years. This decline in the number of high school students in the labor force has been an issue for employers facing tightening labor market issues. This situation presents a critical workforce challenge for future-focused employers and communities. The high school age group is not projected to grow in number in Waukesha County through the year 2030 (See Table IV-5 school age population projections for Waukesha County). Some of this loss in high school age employees may be offset by hiring immigrants and

senior citizens to work in retail and especially food service positions.

In general, it is important for economic stability and growth for workers to have housing opportunities. If a range of housing types is available at a range of prices affordable to workers, a local community will have a better opportunity to attract workers and thus grow local businesses. Policies that support a wide range of housing types are an important economic development tool as well as a route to social inclusion.

Table V-17

PERCENT OF INCOME SPENT ON A \$200,000 MORTGAGE PAYMENT WITH A 30 YEAR LOAN AT 6.9% RATE OF INTEREST IN WAUKESHA COUNTY BY SELECT OCCUPATION TYPES, 2006

Type of Employment	Median Wage Per Hour	Median Income Per Year	30 Percent of Gross Median Income = Monthly Affordable Housing	Actual Affordable Mortgage at 30 Percent of Gross Median Income	Actual Percent of Gross Income Spent on a \$200,000 Mortgage Payment
Civil Engineer	\$29.52	\$61,401	\$1,535.02	\$183,474	40 percent
Urban Planner	\$28.02	\$58,281	\$1,456.80	\$171,517	43 percent
Social Worker	\$26.14	\$54,371	\$1,359.27	\$156,788	45 percent
School Teacher (K-8)	\$24.50	\$50,960	\$1,274.00	\$143,840	49 percent
Manufacturing Worker	\$23.86	\$49,634	\$1,240.85	\$138,807	50 percent
Construction Worker	\$23.63	\$49,152	\$1,228.80	\$136,977	50 percent
Police Officer	\$20.50	\$42,025	\$1,050.62	\$109,924	55 percent
Legal Secretary	\$17.66	\$36,732	\$918.32	\$89,832	67 percent
Roofer	\$17.42	\$36,233	\$905.82	\$87,937	68 percent
Dental Assistant	\$13.32	\$27,705	\$692.64	\$55,566	90 percent
Travel Agent	\$11.88	\$24,710	\$617.76	\$44,197	100 percent
Floral Designer	\$10.82	\$22,505	\$562.62	\$35,827	110 percent
Bank Teller	\$10.44	\$21,715	\$542.88	\$32,828	114 percent
Child Care Worker	\$9.69	\$20,155	\$503.88	\$26,907	123 percent
Fast Food Cook	\$8.00	\$16,640	\$416.00	\$13,564	149 percent

Source: U.S. Department of Labor, Bureau of Labor Statistics.

Table V-18 shows the number of owner-occupied and renter-occupied households in the Region by County with a high housing cost burden in 2000 based on general Census data. A high housing cost burden is defined as a household spending over 30 percent of their income on housing. About 19 percent of owner-occupied households in the Region experienced a high housing cost burden and about 31 percent of renter-occupied households in the Region experienced a high housing cost burden. Waukesha County had a slightly lower percentage of homes with a high housing cost burden when compared to the Region at 20.6 percent. The housing cost burden in the City of Waukesha for both owner and renter occupied households was slightly higher at 22.1 percent.

Tables V-19a and V-19b show in detail the number of persons per room in owner and renter occupied households in Waukesha County in 2000. A housing unit is considered “overcrowded” if there is more than one occupant per room. Rooms considered for this calculation include kitchens, bedrooms, enclosed porches, finished recreation rooms and living and dining rooms. Table V-19a sets forth the number of households with more than 1 occupant per room in communities within Waukesha County. Within the City of Waukesha, less than two percent of all owner occupied homes had more than one (1) occupant per room. Approximately 5.6 percent of all renter occupied units had more than one occupant per room in the City.

Table V-18

HOUSEHOLDS WITH A HIGH HOUSING COST BURDEN IN THE SOUTHEASTERN WISCONSIN REGION: 2000^a

County	Owner-Occupied Households		Renter-Occupied Households		Total Households	
	Number	Percent	Number	Percent	Number	Percent
Kenosha	7,855	20.3	5,359	30.9	13,214	23.6
Milwaukee	38,655	19.4	57,025	31.9	95,680	25.3
Ozaukee	4,570	19.4	1,730	23.7	6,300	20.4
Racine	8,615	17.2	6,265	30.1	14,880	21.0
Walworth	5,285	22.2	3,179	29.8	8,464	24.5
Washington	6,075	18.2	2,380	22.6	8,455	19.3
Waukesha	19,100	18.5	8,750	27.5	27,850	20.6
Region	90,155	19.1	84,688	30.5	174,843	23.3

Source: U.S. Census Bureau and SEWRPC.

Table V-19a

**OWNER-OCCUPIED^a HOUSING OCCUPANCY BY NUMBER OF OCCUPANTS PER ROOM
IN WAUKESHA COUNTY COMMUNITIES: 2000^b**

Community	Occupants per room								Total
	0.50 or less		0.51 to 1.00		1.01 to 1.50		1.51 or more		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Town of Brookfield	1,361	79.54	341	19.93	9	0.53	0	0.00	1,711
Town of Delafield	1,903	82.35	408	17.65	0	0.00	0	0.00	2,311
Town of Eagle	682	69.81	286	29.27	9	0.92	0	0.00	977
Town of Genesee	1,636	72.36	596	26.36	20	0.88	9	0.40	2,261
Town of Lisbon	2,160	68.97	956	30.52	16	0.51	0	0.00	3,132
Town of Merton	1,843	74.16	624	25.11	14	0.56	4	0.16	2,485
Town of Mukwonago	1,457	71.39	584	28.61	0	0.00	0	0.00	2,041
Town of Oconomowoc	1,717	73.94	603	25.97	2	0.09	0	0.00	2,322
Town of Ottawa	940	75.68	296	23.83	6	0.48	0	0.00	1,242
Town of Summit	1,164	75.05	374	24.11	13	0.84	0	0.00	1,551
Town of Vernon	1,609	70.29	661	28.88	19	0.83	0	0.00	2,289
Town of Waukesha	2,178	77.92	607	21.72	10	0.36	0	0.00	2,795
Village of Big Bend	257	69.46	102	27.57	11	2.97	0	0.00	370
Village of Butler	352	77.19	92	20.18	12	2.63	0	0.00	456
Village of Chenequa	176	90.72	16	8.25	2	1.03	0	0.00	194
Village of Dousman	234	71.34	94	28.66	0	0.00	0	0.00	328
Village of Eagle	342	61.62	199	35.86	12	2.16	2	0.36	555
Village of Elm Grove	1,932	87.74	270	12.26	0	0.00	0	0.00	2,202
Village of Hartland	1,305	73.94	460	26.06	0	0.00	0	0.00	1,765
Village of Lac La Belle	110	95.65	5	4.35	0	0.00	0	0.00	115
Village of Lannon	262	75.07	79	22.64	6	1.72	2	0.57	349
Village of Menomonee Falls	7,380	74.47	2,467	24.89	45	0.45	18	0.18	9,910
Village of Merton	356	61.38	221	38.10	2	0.34	1	0.17	580
Village of Mukwonago	1,106	71.86	420	27.29	13	0.84	0	0.00	1,539
Village of Nashotah	347	80.32	85	19.68	0	0.00	0	0.00	432
Village of North Prairie	292	63.62	167	36.38	0	0.00	0	0.00	459
Village of Oconomowoc Lake	160	85.56	27	14.44	0	0.00	0	0.00	187
Village of Pewaukee	1,824	78.52	491	21.14	8	0.34	0	0.00	2,323
Village of Sussex	1,485	68.03	679	31.10	19	0.87	0	0.00	2,183
Village of Wales	482	65.40	250	33.92	5	0.68	0	0.00	737
City of Brookfield	10,185	81.12	2,325	18.52	39	0.31	6	0.05	12,555
City of Delafield	1,243	76.21	388	23.79	0	0.00	0	0.00	1,631
City of Muskego	4,313	69.24	1,874	30.09	28	0.45	14	0.22	6,229
City of New Berlin	9,167	77.77	2,530	21.46	74	0.63	16	0.14	11,787
City of Oconomowoc	2,394	77.18	681	21.95	27	0.87	0	0.00	3,102
City of Pewaukee	3,086	79.68	766	19.78	11	0.28	10	0.26	3,873
City of Waukesha	10,855	74.97	3,410	23.55	156	1.08	59	0.41	14,480
County	78,295	75.68	24,434	23.62	588	0.57	141	0.14	103,458

^aA housing unit is considered overcrowded if there is more than one occupant per room. Rooms considered in the calculation include: living room, dining room, kitchen, bedrooms, finished recreation rooms, and enclosed porches suitable for year-round use. ^bTotals are based on a sample of one in six responses to the 2000 Census.

Source: U.S. Census Bureau and SEWRPC.

Table V-19b
RENTER-OCCUPIED^a HOUSING OCCUPANCY BY NUMBER OF OCCUPANTS PER ROOM
IN WAUKESHA COUNTY COMMUNITIES: 2000^b

Community	Occupants per room								Total
	0.50 or less		0.51 to 1.00		1.01 to 1.50		1.51 or more		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Town of Brookfield	806	81.01	159	15.98	30	3.02	0	0.00	995
Town of Delafield	174	75.32	54	23.38	3	1.30	0	0.00	231
Town of Eagle	36	57.14	25	39.68	0	0.00	2	3.17	63
Town of Genesee	99	72.26	38	27.74	0	0.00	0	0.00	137
Town of Lisbon	72	75.00	24	25.00	0	0.00	0	0.00	96
Town of Merton	178	77.73	51	22.27	0	0.00	0	0.00	229
Town of Mukwonago	31	52.54	21	35.59	7	11.86	0	0.00	59
Town of Oconomowoc	298	72.86	111	27.14	0	0.00	0	0.00	409
Town of Ottawa	100	89.29	12	10.71	0	0.00	0	0.00	112
Town of Summit	152	77.55	38	19.39	6	3.06	0	0.00	196
Town of Vernon	35	38.04	51	55.43	6	6.52	0	0.00	92
Town of Waukesha	28	41.18	30	44.12	10	14.71	0	0.00	68
Village of Big Bend	62	73.81	16	19.05	3	3.57	3	3.57	84
Village of Butler	367	79.78	80	17.39	8	1.74	5	1.09	460
Village of Chenequa	18	75.00	6	25.00	0	0.00	0	0.00	24
Village of Dousman	148	57.36	103	39.92	5	1.94	2	0.78	258
Village of Eagle	47	75.81	13	20.97	2	3.23	0	0.00	62
Village of Elm Grove	148	61.16	77	31.82	0	0.00	17	7.02	242
Village of Hartland	821	65.21	409	32.49	6	0.48	23	1.83	1,259
Village of Lac La Belle	2	50.00	2	50.00	0	0.00	0	0.00	4
Village of Lannon	49	74.24	9	13.64	6	9.09	2	3.03	66
Village of Menomonee Falls	2,165	73.51	767	26.04	13	0.44	0	0.00	2,945
Village of Merton	22	78.57	6	21.43	0	0.00	0	0.00	28
Village of Mukwonago	521	56.69	343	37.32	32	3.48	23	2.50	919
Village of Nashotah	11	64.71	6	35.29	0	0.00	0	0.00	17
Village of North Prairie	47	62.67	25	33.33	3	4.00	0	0.00	75
Village of Oconomowoc Lake	13	86.67	2	13.33	0	0.00	0	0.00	15
Village of Pewaukee	953	68.46	367	26.36	48	3.45	24	1.72	1,392
Village of Sussex	720	64.00	370	32.89	27	2.40	8	0.71	1,125
Village of Wales	67	51.15	64	48.85	0	0.00	0	0.00	131
City of Brookfield	1,074	77.16	286	20.55	32	2.30	0	0.00	1,392
City of Delafield	576	65.16	289	32.69	19	2.15	0	0.00	884
City of Muskego	903	69.41	362	27.82	16	1.23	20	1.54	1,301
City of New Berlin	1,943	71.49	706	25.97	62	2.28	7	0.26	2,718
City of Oconomowoc	1,333	71.28	509	27.22	26	1.39	2	0.11	1,870
City of Pewaukee	436	69.43	182	28.98	10	1.59	0	0.00	628
City of Waukesha	7,157	63.99	3,399	30.39	331	2.96	298	2.66	11,185
County	21,612	68.02	9,012	28.37	711	2.24	436	1.37	31,771

^aA housing unit is considered overcrowded if there is more than one occupant per room. Rooms considered in the calculation include: living room, dining room, kitchen, bedrooms, finished recreation rooms, and enclosed porches suitable for year-round use.

^bTotals are based on a sample of one in six responses to the 2000 Census.
Source: U.S. Census Bureau and SEWRPC.

Household Projections: 2035

The number of additional housing units needed in the 2035 plan design year is projected by first selecting a population projection. The number of residents expected to reside in "group quarters" (in Waukesha County, this generally will include college dormitories and assisted living facilities) is then subtracted from the projected total population, and the result is divided by the projected household size (number of persons per household in 2035). This number is then multiplied by the desired vacancy rate of three (3) percent to determine the total number of housing units needed in Waukesha County in 2035.

The number of additional housing units needed between 2000 and 2035 to provide an adequate supply is determined by subtracting the number of housing units in 2000 which was 140,309 from the projected 174,100 housing units needed in 2035 which is based on SEWRPC's intermediate population growth projection. The resulting projected demand is about 38,900 additional housing units in the County in 2035. The City of Waukesha housing units projection based upon the intermediate population growth projection and a projected population of 78,762 is an additional 7,391 housing units in 2035. 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 residents.

Household Income

Household income should be considered when developing policies intended to help provide housing units within a cost range affordable to all income groups. Table II-6 in Chapter II sets forth the number of households in various income ranges and the median household income in 1999. The median household income was \$62,839 in the County and \$50,084 in the City. However, lower-income households exist in the County and should be provided with affordable housing options.

Households in the City earning less than 30 percent of the City median household income, were considered extremely low income households. Five percent of extremely low income households in the City, or 1,295 households experienced a high housing cost burden. About 6.3 percent, or 1,620 very low income households classified between 30.1 and 50 percent of City median household income experienced a high housing cost burden. A total of 1,420 low income households (5.5 percent) making 50.1 to 80 percent of City median household income experience a high housing cost burden. Finally, moderate income households (80.1 percent to 95 percent of median household income) made up 2 percent (510 households) of all City households with a high housing cost burden and other households classified as above 95 percent of median household income made up an additional 835 households or 3.3 percent with a high housing cost burden. As a result, 5,680 households or 22.1 percent of all households in 1999 within the City experience a high housing cost burden.

The housing unit projection shows that the City of Waukesha will have an additional 7,391 housing units in 2035. Based on this figure, and projecting that the City continues to have a similar percentage of households with a high housing cost burden will result in 7,459 total households with a high housing cost burden broken out as follows:

- 1,697 households with an extremely low income (less than 30 percent of median household income) are projected to have a high housing cost burden.
- 2,127 households with a very low income (30.1 to 50 percent of median household income) are projected to have a high housing cost burden.
- 1,863 households with a low income (50.1 to 80 percent of median household income) are projected to have a high housing cost burden.
- 671 households with a moderate income (80.1 to 95 percent of median household income) are projected to have a high housing cost burden.
- 1,101 households classified as other income (above 95 percent of median household income) are projected to have a high housing cost burden.

Housing Need for Non-Resident Workers

The characteristics of resident and non-resident workers in Waukesha County were analyzed to determine whether non-resident workers could afford to live in Waukesha County if they wanted to do so.

Data Sources

The Public Use Microdata Samples (PUMS), released in 2003 by the U.S. Census Bureau, provide information based on a five (5) percent sample of the population from "long-form" questionnaires completed for the 2000 Census of Population and Housing. The PUMS data are intended to permit the cross-tabulation of variables not possible using other Census products and not available in Census publications, while conforming to requirements to protect the confidentiality of Census respondents. The geography used for the PUMS data is a relatively large scale, being based on groups of counties or single counties with 100,000 or greater population. PUMS data were derived from a five (5) percent sample of the total population--less than that used in other tabulations of the Census. Consequently, the data does not precisely match that published in other Census products.

Place of Residence and Place of Work

Table V-20 provides information on the place of residence for people who work in Waukesha County. Workers who both live and work in the County totaled 58.59 percent in 2000, or 120,484 workers. The largest number of commuters, about 57,412 workers, or 27.44 percent of all workers in Waukesha County, lived in Milwaukee County. A total of 27,339 Waukesha County residents worked in the City of Waukesha in 2000. A total of 11,669 workers from outside Waukesha County commuted to the City of Waukesha for employment in 2000.

In reviewing the Census 2000 MCD/County-to-MCD/County Worker Flow Files before release, some errors were discovered in a number of the MCD/County-to-MCD/County Flows. These errors have been corrected. However, as a result of the corrections the data in these files may not agree with data previously released in Summary File 3 (SF3) and related products. In particular, there may be differences in the number of people working in the State and/or MCD/County of residence between SF3 and similar estimates derived from these files. Additionally, tract 1010 data that includes the City of Milwaukee, but falls within Waukesha County, has been omitted.

Earnings and Household Incomes of Resident and Non-Resident Workers

As shown by Table V-21, non-resident workers earned slightly less in terms of median earnings than did resident workers in 2000. The median earnings for non-resident workers was \$29,820, while the median earnings for resident workers was about \$30,000--a difference of about \$180.00. The median earnings of workers varied significantly by occupation. Both resident and non-resident workers in service occupations had the lowest median earnings, while workers employed in management, business, and financial operations had the highest median earnings. The median wages of non-resident workers exceeded resident workers in the service and production, transportation, and material moving categories. High demand for workers in these two categories within Waukesha County and the increased worker cost for commuting to work in Waukesha County are the two main factors for these differences.

**Table V-20
PERSONS WORKING IN WAUKESHA COUNTY MUNICIPALITIES: 2000^a**

Place of Work	County of Residence									All Other WI Counties	Illinois Counties	All Other Areas	Total
	Waukesha	Dodge	Jefferson	Kenosha	Milwaukee	Ozaukee	Racine	Walworth	Washington				
Town of Brookfield	5,131	70	138	0	3,302	114	128	82	179	180	15	46	9,385
Town of Delafield	800	12	16	0	173	0	8	45	16	7	9	0	1,086
Town of Eagle	243	4	34	4	20	7	0	49	0	19	0	0	380
Town of Genesee	964	2	60	12	149	0	42	80	0	24	0	0	1,333
Town of Lisbon	1,111	31	17	0	353	20	14	30	197	28	8	0	1,809
Town of Merton	1,143	31	31	0	159	14	4	8	107	5	0	0	1,502
Town of Mukwonago	473	1	18	19	71	0	8	19	2	4	0	0	615
Town of Oconomowoc	1,083	81	159	0	88	0	11	8	16	19	0	0	1,465
Town of Ottawa	220	10	14	0	0	0	0	30	7	16	0	0	297
Town of Summit	938	107	225	3	136	0	0	12	7	14	37	0	1,479
Town of Vernon	593	2	11	20	182	0	34	36	0	7	0	0	885
Town of Waukesha	1,638	18	18	35	236	6	26	44	15	2	0	10	2,048
Village of Big Bend	538	9	7	2	134	4	87	13	19	0	18	0	831
Village of Butler	1,268	34	39	7	1,477	41	55	11	319	85	12	3	3,351
Village of Chenequa	99	0	0	0	7	0	0	0	5	0	0	3	114
Village of Dousman	547	8	139	0	47	0	7	9	5	28	0	0	790
Village of Eagle	273	5	57	4	27	1	9	51	7	16	0	0	450
Village of Elm Grove	1,778	10	24	0	1,654	10	70	15	101	36	21	4	3,723
Village of Hartland	3,754	178	229	0	821	38	59	40	166	61	41	18	5,405
Village of Lac La Belle	35	4	5	0	0	0	0	0	5	1	4	0	54
Village of Lannon	400	10	0	4	213	22	0	0	92	7	0	9	757
Village of Menomonee Falls	10,095	327	156	25	8,468	747	283	97	4,569	404	97	59	25,327
Village of Merton	1,638	18	18	0	236	6	26	44	15	0	0	0	2,001
Village of Mukwonago	2,219	6	53	17	513	8	212	577	26	17	0	2	3,650
Village of Nashotah	394	49	47	0	81	0	12	6	4	5	0	0	598
Village of North Prairie	433	0	54	0	57	0	22	39	2	2	0	5	614
Village of Oconomowoc Lake	218	12	10	0	19	0	0	10	0	0	0	0	269
Village of Pewaukee	3,237	64	75	0	782	32	119	36	163	79	12	9	4,608
Village of Sussex	3,529	97	140	0	2,050	74	90	59	646	85	37	42	6,849
Village of Wales	616	26	57	0	118	0	8	19	24	27	0	0	895
City of Brookfield	17,514	233	359	18	13,374	548	500	246	1,319	545	75	92	34,823
City of Delafield	2,832	64	179	1	345	32	12	31	89	44	35	7	3,671
City of Muskego	2,909	17	26	47	1,413	8	625	106	31	42	6	3	5,233
City of New Berlin	10,027	121	174	44	8,532	207	728	357	415	260	50	96	21,011
City of Oconomowoc	5,607	887	1,486	13	811	33	44	42	167	76	71	31	9,268
City of Pewaukee	8,848	219	313	0	4,095	165	305	170	472	377	71	23	15,058
City of Waukesha	27,339	299	1,019	49	7,269	220	632	711	742	532	94	102	39,008
Total	120,484	3,066	5,407	324	57,412	2,357	4,180	3,132	9,949	3,054	713	564	210,642

Source: U.S. Bureau of the Census and SEWRPC

**Table V-21
MEDIAN EARNINGS BY OCCUPATION OF PERSONS WORKING IN WAUKESHA COUNTY: 2000**

Occupation Category	Non-Resident Workers^a	Resident Workers	Resident and Non-Resident Workers
Management, Business, and Financial Operations	\$42,330	\$50,820	\$47,400
Professional and Related	\$37,080	\$38,840	\$37,960
Service Occupations	\$16,190	\$11,730	\$13,550
Sales and Office Occupations	\$24,780	\$23,980	\$24,280
Farming, Forestry, and Fishing ^{b,c}	--	--	--
Construction, Extraction, and Maintenance	\$35,780	\$38,030	\$36,770
Production, Transportation, and Material Moving	\$28,460	\$27,100	\$28,130
Total	\$29,820	\$30,000	\$29,910

^aIncludes persons who worked in Waukesha County but did not live in the County.

^bThe number of data points and the sample size for the Farming, Forestry, and Fishing category was insufficient to enable any meaningful conclusions with respect to median income.

^cFarmers who farm their own land are included in the Management, Business, and Financial Operations category.

Source: U.S. Census (Public Use Microdata Samples) and SEWRPC.

AVAILABLE HOUSING PROGRAMS

Government sponsored housing programs have been inventoried to assess government's potential to help the private sector meet housing needs. The full array of government sponsored programs and funding availability is almost continually changing, therefore, this section focuses on those programs that have the potential for increasing the availability of lower-cost housing and rehabilitation. Many of the programs available to City of Waukesha residents are administered through local and statewide nonprofit organizations that receive funding from the Federal Government. Several entities are involved in administering and funding the following programs, including the HOME Consortium, the Wisconsin Housing and Economic Development Authority (WHEDA), and the U.S. Department of Housing and Urban Development (HUD).

Additionally, the Wisconsin Department of Commerce, Division of Housing and Community Development released a Household Housing Guide in February 2007 that provides contacts and a brief description of housing programs available for low- and moderate-income households throughout the State. As of September 2007, the guide could be found at the Department of Commerce website at the following address: <http://commerce.wi.gov/CDdocs/BOH-Fact-Sheets/cd-boh-housing.pdf>.

Housing Program Administrators

The HOME Consortium

The HOME Consortium is a four-county governmental body, which includes Ozaukee, Washington, Waukesha, and Jefferson Counties, whose purpose is to advance homeownership opportunities and programs for households that earn 80 percent or less of the area's median income. Median incomes based on family size are developed annually by HUD (see Table IX-38). The area served by the Consortium receives an annual funding allocation from HUD. The Consortium's programs are administered by C-CAP LLC and the Community Housing Initiative, Inc., which are nonprofit organizations located in the City of Waukesha. In 2007, the HOME grant was \$1,410,000. With the exception of administrative and technical assistance funding, all HOME funds are directed to housing activities. The HOME program is a four county partnership between Waukesha, Washington, Ozaukee and Jefferson counties. Funding is allocated through the HOME Board, an equal representative member board consisting of appointed members by each county. The 2007 allocation follows: \$207,000 (15%) of the grant must be allocated and utilized (by HOME regulation) for housing production by locally approved Community Housing Development Organization (CHDO), \$339,000 was allocated for housing rehabilitation, \$335,000 was

allocated for Downpayment Assistance (DPA) for a home purchase and additional allocation of \$100,000 was allocated for Homebuyer Counseling associated with the DPA program. Finally, an allocation of \$55,000 was allocated to each county for a specific project as needed in the county (Waukesha County used its "County allocation" for renovation of Marion House, a group home serving elderly residents with a mental illness).

Wisconsin Housing and Economic Development Authority (WHEDA)

WHEDA was created by the Wisconsin Legislature in 1972 as a nonprofit "public benefit corporation" to help meet the housing needs of lower-income households in the State. This purpose has expanded to include providing housing facilities to meet the needs of disabled and elderly households. The programs are financed through the sale of tax-exempt bonds and receive no State tax support. These programs involve the administration of several federally funded grants and housing tax credits.

U.S. Department of Housing and Urban Development (HUD)

HUD provides funding for a number of housing programs, including the Section 8 Low-Income Rental Assistance Program and the Home Investment Partnership Act (HOME). In order for units or agencies of government to apply for and receive HUD housing grants or public housing funds, they must prepare a CHAS (Comprehensive Housing Affordability Strategy) and submit that strategy to HUD for approval. The purpose of the CHAS is to ensure that communities receiving funding from HUD have planned for the housing-related needs of low- and moderate-income households in a way that improves the availability and affordability of adequate housing. The CHAS must also include consideration of persons needing supportive services, identify the manner in which private resources will be incorporated in addressing identified housing needs, and provide for both rental and homeownership options.

Community Development Block Grant (CDBG)

CDBG funds can be used to expand the development of decent, accessible, and affordable housing in communities. In all instances, a CDBG assisted activity must meet one of three national objectives: (1) benefiting low and moderate income persons, (2) aiding the prevention or elimination of slums or blight, or (3) meeting a community development need having a particular urgency that a community is unable to finance on its own. For housing, CDBG funds can help with homeownership assistance, rehabilitation and reconstruction, conversion of existing structures for housing, housing counseling, fair housing activities, and new housing construction and related activities. The 2007 Waukesha County CDBG grant was \$1,433,000. The CDBG program allocates funding for public services, public facilities, housing, economic development, accessibility, planning and other smaller categories of funding. A portion of annual CDBG funding is allocated to participating municipalities and set-aside to the City of Waukesha. In 2007 about \$350,000 was allocated for housing rehabilitation with some additional allocations provided for some smaller housing programs. Past loans for housing production or housing rehabilitation generate about \$500,000 in program income annually, which is used for additional rehab loans or housing developments.

City of Waukesha Housing Rehabilitation Assistance Program

The City Community Development Department offers financial assistance for repair and improvement of homes located within the City. To qualify for assistance, the property needs to be owned and occupied by families or individuals eligible by annual income to participate in the CDBG program and who are not able to secure financing from a conventional lending source such as a bank, credit union or other savings institution. Assistance is provided in the form of low or no interest improvement loans that are secured by a mortgage to the City. The funds provided for the improvement of the property can be used for nearly all types of repair or deferred maintenance. Priority is given to replacement of critical building systems when they are failing or inadequate. These may include the building envelope (roof, windows, siding, doors and insulation), heating, plumbing, and electrical wiring. Other household needs and improvements may also be considered. The program has few restrictions on the use of fixtures and materials other than those that are usual and customary for safe and moderate builder quality remodeling practices. To apply for funding or to get additional information about Housing Rehabilitation Assistance, please contact the City of Waukesha Planning Department at City Hall.

The Federal Housing Administration (FHA)

The FHA was established by Congress in 1934 and became part of HUD's Office of Housing in 1965. The FHA insures mortgage loans for single family and multi-family homes from FHA-approved lenders throughout the Nation, including Waukesha County, and is the largest insurer of mortgages in the world. FHA mortgage insurance provides approved lenders with protection against losses as the result of default on a loan. The lender bears less risk because the FHA will pay a claim to the lender in the event of a homeowner default. This allows FHA insured loans to be made with less cash investment than other loans, which increases accessibility to lower-income households.

Green Building Programs, Incentives, Associations, Material Re-use, and Project Examples

Energy Star Qualified Homes

Homes that earn the ENERGY STAR must meet guidelines for energy efficiency set by the U.S. Environmental Protection Agency. ENERGY STAR qualified homes are at least 15 percent more energy efficient than homes built to the 2004 International Residential Code (IRC), and include additional energy-saving features that typically make them 20–30% more efficient than standard homes.

ENERGY STAR qualified homes can include a variety of energy-efficient features, such as effective insulation, high performance windows, efficient heating and cooling equipment, and ENERGY STAR qualified lighting and appliances.

Through ENERGY STAR, builders and other home industry professionals can differentiate themselves in the market. New homes that qualify as ENERGY STAR provide greater comfort and durability for home buyers. For more information on ENERGY STAR homes, products, and incentives, visit: www.energystar.gov.

Energy Star Mortgages-Focus on Energy

Through the Focus on Energy program and participating lenders, Energy Star Mortgages are available to those who purchase a Wisconsin Energy Star home. Benefits include reduced closing costs and qualifying for a slightly higher mortgage due to increased energy savings.

For more information on ENERGY STAR Mortgages, the Wisconsin ENERGY STAR Homes program or other ENERGY STAR programs, call toll-free: 1.800.762.7077 or e-mail: WESHinfo@focusonenergy.com.

Habitat ReStore

Profits from donated left-over building materials purchased at discounted prices are distributed to Habitat for Humanity projects, under the Habitat ReStore program. The City of Waukesha has a Habitat ReStore located on St. Paul Avenue.

Green Built Home

Green Built Home is a national award winning green building initiative that reviews and certifies new homes and remodeling projects that meet sustainable building and energy standards. There are currently nearly forty regional green building programs in existence nationwide. Green Built Home is the only such program in the upper Midwest and was founded in 1999 by Wisconsin Environmental Initiative (WEI) in partnership with the Madison Area Builders Association. The program is implemented by participating builders associations in cooperation with leading utilities and other organizations that promote green building and energy efficiency. As a product of a non-profit organization, Green Built Home provides neutral third party certification of green building practices that meet meaningful environmental, health, and energy standards.

The State of Wisconsin administers Green Built Home throughout the state and reaches thousands of homebuyers and builders through collaborations with builders associations and other affiliated organizations. Support for Green Built Home comes from builder enrollment and home registration fees as well as organizations that promote green building and energy efficiency for Wisconsin.

LEED Program

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ is the nationally

accepted benchmark for the design, construction, and operation of high performance green buildings. LEED gives building owners and operators the tools they need to have an immediate and measurable impact on their buildings' performance. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. LEED provides a roadmap for measuring and documenting success for every building type and phase of a building lifecycle that can be found at: www.usgbc.org. Below is an introduction to various parts of the LEED program.

LEED for Homes

LEED for Homes is a voluntary rating system that promotes the design and construction of high performance "green" homes. A green home uses less energy, water, and natural resources; creates less waste; and is healthier and more comfortable for the occupants. Benefits of a LEED home include lower energy and water bills; reduced greenhouse gas emissions; and less exposure to mold, mildew and other indoor toxins. The net cost of owning a LEED home is comparable to that of owning a conventional home.

The LEED Rating System is the nationally recognized standard for green building. LEED certification recognizes and rewards builders for meeting the highest performance standards and gives homeowners confidence that their home is durable, healthy, and environmentally friendly.

LEED for Homes Initiative for Affordable Housing

The LEED for Homes Initiative for Affordable Housing promotes sustainable building practices specifically for affordable homes. The ultimate goal of this initiative is to recognize and reward the intrinsic resource efficiencies of affordable housing within the LEED for Homes rating system. With generous support from The Home Depot Foundation, and in collaboration with other leaders in this sector, the U.S. Green Building Council (USGBC) is working to develop appropriate tools, educational offerings, and technical assistance for the affordable housing market. USGBC is also partnering with Enterprise Community Partners to promote green affordable housing.

Enterprise Community Partners and the USGBC have partnered to expand the benefits of green building for developers, operators and residents of affordable housing. Through the partnership, Enterprise and USGBC will accelerate the momentum among affordable housing developers to incorporate green building and sustainable development practices into their activities.

LEED for Existing Buildings

LEED for Existing Buildings maximizes operational efficiency while minimizing environmental impacts. It provides a recognized, performance-based benchmark for building owners and operators to measure operations, improvements and maintenance on a consistent scale. The LEED for Existing Buildings Rating System is a set of voluntary performance standards for the sustainable upgrades and operation of existing buildings not undergoing major renovations. It provides sustainable guidelines for building operations, periodic upgrades of building systems, minor space use changes and building processes.

The goal of LEED for Existing Buildings is to help building owners operate their buildings in a sustainable and efficient way over the long term. To achieve this goal, LEED for Existing Buildings will provide certification and re-certification of building operation to recognize building owners' ongoing achievements.

LEED for Homes Providers

In a new approach for LEED, LEED homes are rated by LEED for Homes Providers, local organizations with demonstrated experience and expertise in their region's market. A LEED for Homes Provider has three primary roles in a given market:

- Marketing LEED to builders;
- Providing green home rating support services to builders; and
- Training, coordinating, and overseeing LEED qualified inspectors and builder support staff.

Twelve LEED for Homes Providers have been established throughout the nation. Currently, there is no LEED for

Home Provider in Wisconsin. USGBC will be selecting new providers as needed after the national roll-out of LEED for Homes in fall 2007. For a complete list of LEED for Homes Providers, visit the USGBC website: www.usgbc.org.

LEED for Neighborhood Development

The LEED for Neighborhood Development program integrated the principles of smart growth, new urbanism, and green building to create the first national standard for neighborhood design. LEED certification provides independent, third-party verification that a development's location and design meet accepted high standards for environmentally responsible, sustainable development. LEED for Neighborhood Development is a collaborative effort between the USGBC, the Congress for New Urbanism, and the Natural Resources Defense Council. Projects may constitute whole neighborhoods, fractions of neighborhoods, or multiple neighborhoods. Smaller, infill projects that are single use, but complement existing neighboring uses should be able to earn certification as well as larger and mixed use developments. In terms of eligibility for the pilot program, there is no minimum or maximum for project size and no strict definition for what would comprise a neighborhood. The only requirement is that projects must be able to meet all prerequisites and anticipate that the minimum number of points through credits to achieve certification can be earned.

Using the framework of other LEED rating systems, LEED for Neighborhood Development recognizes development projects that successfully protect and enhance the overall health, natural environment, and quality of life of communities. The rating system encourages smart growth and new urbanist best practices, promoting the design of neighborhoods that reduce vehicle miles traveled and communities where jobs and services are accessible by foot or public transit. It promotes more efficient energy and water use.

The LEED for Neighborhood Development pilot program is in its infancy. A call for pilot projects took place between February and April 2007. After registration, these projects will submit documentation based on the rating system to be verified by a third-party reviewer in order to become LEED Certified pilot projects. The information learned during the pilot program will be used to make further revisions to the rating system, and the resulting draft will be posted for public comment before it is submitted for final approvals and balloting.

LEED for Neighborhood Development Certification

Although the period for applying to be in the pilot program for LEED for Neighborhood Development Certification has passed, projects will be able to participate in the full program, which should launch in early 2009. For most projects, certification under the full program should offer similar value to pilot certification, since LEED for Neighborhood Development enables projects to certify at both very early and very late stages of development. Stages of development are described below.

- **Optional Pre-review (Stage 1)**

This stage is available, but not required for projects at any point before the entitlement process begins. If pre-review approval of the plan is achieved, USGBC will issue a letter stating that if the project is built as proposed, it will be able to achieve LEED for Neighborhood Development certification. The purpose of this letter is to assist the developer in building a case for entitlement among land use planning authorities, as well as a case for financing and occupant commitments.

- **Certification of an Approved Plan (Stage 2)**

This stage is available after the project has been granted any necessary approvals and entitlements to be built according to a plan. Any changes to the pre-reviewed plan that could potentially affect prerequisite or credit achievement would be communicated to USGBC as part of this submission. If certification of the approved plan is achieved, USGBC will issue a certificate stating that the approved plan is a LEED for Neighborhood Development Certified Plan and will list it as such on the USGBC website.

- **Certification of a Completed Neighborhood Development (Stage 3)**

This step takes place when construction is complete or nearly complete. Any changes to the certified approved plan that could potentially affect prerequisite or credit achievement would be communicated to USGBC as part of

this submission. If certification of the completed neighborhood development is achieved, USGBC will issue plaques or similar awards for public display at the project site and will list it as such on the USGBC website.

Engaging with LEED projects

Program staff and the LEED for Neighborhood Development Core Committee are developing ways for projects that are interested in pursuing LEED for Neighborhood Development to remain engaged during the pilot phase, even if they missed the pilot application deadline. Joining the LEED for Neighborhood Development Corresponding Committee provides information about future opportunities once they become available. The corresponding committee listserv enables a wider group of experts and interested parties to stay updated and receive notification of opportunities to provide feedback. Corresponding committee members receive minutes from core committee meetings and other announcements. The listserv will also be notified when the full program is open for registration. Directions on how to join the corresponding committee are below:

The corresponding committee is open to USGBC members and nonmembers but there are different ways to join:

- USGBC members can visit www.usgbc.org, log into your account and subscribe to the committee listserv.
- Others can send an e-mail to nd@committees.usgbc.org requesting to be added to the corresponding committee.

LEED for Neighborhood Development Registered Pilot Project List for Wisconsin, Illinois, Michigan, Minnesota
The complete list of pilot projects can be accessed through the USGBC website: <https://www.usgbc.org/ShowFile.aspx?DocumentID=2960>.

IMPLEMENTATION RECOMMENDATIONS

The general housing issue identified in this chapter was the need for a variety of housing choices. Sufficient housing choices are important as the population ages and new jobs are created. Housing variety is also important to ensure economic viability as housing options are important for the City and County's workforce.

This general housing issue is supported by the housing inventory data collected in this Chapter, demographic data collected in Chapter II (Trends, Issues, Opportunities and Planning Standards), and the income and employment data collected in Chapter VI (Economic Development). Further analysis of this data refines the general housing issue into the following more specific issues and recommendations.

Housing Supply

1. Land needed to accommodate additional housing units should be included on the planned land use map based on the population trend information presented in Chapter 2 of this Plan and in the projected housing units in Chapter 5 of this plan..
2. Promote construction design concepts such as Universal Design³ and Visitability. Visitability is a movement to change home construction practices so that all new homes, not just custom built homes, offer a few specific features that make the home easier for people with mobility impairment to live in at least one zero-step entrance approached by an accessible route on a firm surface no steeper than a 1:12 grade from a driveway or public sidewalk.

³ Accessibility for the disabled can be increased by providing homes with wider doors and hallways, level surfaces, and other features, often referred to as "Universal Design."

Housing Mix

1. In order to seek to attract jobs, as reflected in the accommodation of new commercial and industrial development, the City of Waukesha should ensure that a broad range of housing styles, types and price ranges are provided to provide opportunities to minimize geographic imbalances between job and residence locations.
2. The City should work toward a target mix of 65 percent single family and 35 percent multifamily as identified in the Housing Mix Ad Hoc Committee’s recommendations (See Appendix B). Progress on this recommendation should be reviewed and discussed by staff and the plan commission or a committee every five years.
3. The City should analyze the population trend information presented in Chapter 2 and the employment projection information presented in Chapter 6 to ensure that a range of housing stock to meet the needs of an aging population. This analysis should be repeated every five years to determine the effectiveness of the housing mix policy.

Housing Affordability and Housing Costs

1. Households should not have to pay more than 30 percent of their adjusted gross income in order to secure decent, safe, and sanitary housing, including, in addition to the contract rent payment or the payment of the principal, interest, and taxes, the necessary insurance, utility, and other attendant costs.
2. Chapter VI (Economic Development) of this Plan, discusses the use of Tax Incremental Financing. The City of Waukesha should continue using Tax Incremental Financing for the redevelopment of properties to meet affordable housing needs.
3. The City of Waukesha as well as other communities in the County should consider and explore the creation of incentives for the development of affordable housing units. Options to consider include density bonuses and waiver of fees.
4. The City should work with other municipalities and the County to study the feasibility of an affordable housing trust fund to assist in meeting the projected employment housing needs.
5. The City should encourage mixed income housing development were feasible to avoid concentrating affordable units in a limited number of areas.
6. The City should encourage the adoption and use of “flexible zoning district” regulations such as Traditional Neighborhood Development, Transit-Oriented Development, and Planned Unit Development regulations.
7. The City should develop or encourage the development of rent-to-own programs through public-private partnerships and entrepreneurship to give low-to moderate-income families a chance at homeownership.⁴
8. The City should study the potential to integrate other types of specialty housing, where applicable, such as “cooperative housing” (sometimes called “coop-housing or co-habiting housing”),⁵ “cohousing”⁶ and university or

⁴ An example of a rent-to-own development is Metcalfe Park in the City of Milwaukee. A private developer, in partnership with the Milwaukee Urban League and using affordable housing tax credits, is developing 30 homes that will be leased to families that qualify for below-market rents of \$675 and \$825 per month. In 15 years, the homes will be available for purchase at discounted prices.

⁵ A multi-family dwelling owned and maintained by the residents. The entire structure and real property is under common ownership as contrasted in a condominium dwelling where individual units are under separate ownership. Apartments and dwellings may include shared common areas such as kitchen, dining, and/or living rooms, and services, such as housekeeping, organized social and recreational activities, including seniors and persons with disabilities capable of living “independently” (usually requiring no or minimal medical-care or “Stay at Home” related services). More information on cooperative housing in Wisconsin can be accessed from the University of Wisconsin-Extension Center for Cooperatives at http://www.uwcc.wisc.edu/info/uwcc_pubs/coopHouse02.pdf

⁶ Cohousing communities are communities or “villages” that generally consist of privately-owned individual homes and community-owned areas and buildings. Households participate in social activities centered in a community-owned building, and help to design and manage their “village” consisting of small groups of homes concentrated around a community building which acts as the social center of the “village”. Residents own their private dwellings, usually condos or attached

campus-related housing for seniors,⁷ which may also socially support and help seniors and/or persons with disabilities be self-sufficient.

9. The City should continue to support the inclusion of accessory units and “live-work-units”⁸ (sometimes called “flex units”), where suitable, to help provide affordable housing as well as affordable office or work space for entrepreneurs (i.e. small businesses and home-based businesses).

Household Size

1. County projections show that the population of people aged 65 and over will more than double in size increasing from 43,343 people in 2000 to 101,942 in 2035. A higher percentage of smaller housing units, multi-family, independent and assisted living units may be required in the City of Waukesha to better meet the housing needs of smaller households, including the increase in one- and two-person empty nester and elderly households and persons with disabilities.

Transition from Renter to Home Owner Occupied Housing

1. Utilize existing local, state, and federal programs to educate young adults and families in the City to transition from renter to home owner. About 20 percent of housing units in Waukesha County are renter occupied and 80 percent are owner occupied. However, in the City of Waukesha, renter occupied units are over 40 percent.

Housing Vacancy

1. The supply of vacant and available housing units should be sufficient to maintain and facilitate ready housing consumer turnover. Rental and homeowner vacancy rates at the City level should be maintained at a minimum of 4 percent and a maximum of 6 percent for rental units and a minimum of 1 percent and a maximum of 2 percent for homeowner units over a full range of housing types, sizes, and costs.

Land Use Regulation and Other Considerations

1. The City should examine regulatory codes to identify the extent to which they permit or exclude relatively lower cost housing, and make appropriate changes to facilitate the provision of such housing. This review should primarily focus on the structure types permitted (single-family, two-family, multi-family); development densities; minimum lot area requirements; minimum building setbacks; and minimum dwelling unit floor area requirements.
2. The City should research, study, promote, and educate the use of energy efficient homes and green housing design concepts.

single-family homes, but share common areas, such as dining areas, kitchen, lounges, meeting rooms, a recreational facility, a workshop, children’s spaces and the like. Group meals are regularly shared where residents manage the property. Other types of cohousing include elderly cohousing which is generally designed for adults 55 or older. Elder cohousing promotes universal design concepts that support active lifestyles and can accommodate accessibility needs.

⁷ Senior housing, rental or homeownership, linked to universities and colleges where services offered to seniors include auditing classes, library and computer privileges, access to healthcare, use of fitness facilities, discount event tickets, and/or reduced meal prices. The universities or colleges may or may not be involved with the development and operation of the retirement community, while providing such services to residents.

⁸ Live-work units contain work space that usually occupies more floor area, up to 50 percent of the total floor area of the unit, than a conventional house containing a home occupation, in which the home-based business typically occupies between 10 to 25 percent of the total floor area. Live-work units may contain more types of business activities than a traditional home occupation, such as more parking, traffic, employees, and/or customer visits. Such units may be detached buildings or attached units (especially townhouses) functioning as potential small business incubators. Units may be rented or owned, including as condominiums, thereby allowing owners to accumulate equity.