

2. Housing

2.1 Introduction

This section contains an inventory of housing characteristics in the Town of Herman. It is intended that this inventory will help identify deficiencies and opportunities relative to meeting the community's housing needs.

2.2 Housing Characteristics

Housing Supply

The U.S. Census Bureau classifies housing units as a house, apartment, mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, 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 direct access from outside the building or through a common hall.

In 2000, the Town of Herman had 401 housing units, a 13.9 percent increase from 1990. In 2000, approximately 98.3 percent of the community's housing units were occupied. Of this figure, approximately 78.3 percent were occupied by owners and 20 percent were occupied by individuals renting the housing unit. Vacant units accounted for 1.7 percent of the total housing supply. None of the housing units within the community were for seasonal, recreational, or occasional use.

Table 2-1 displays the number of housing units found in the Town of Herman and Dodge County for 1990 and 2000. The table also includes the number of occupied and vacant homes.

**Table 2-1: Housing Supply, Occupancy and Tenure,
Town of Herman and Dodge County, 1990-2000**

T. Herman

	1990	Percent of Total	2000	Percent of Total	# Change 1990-00	% Change 1990-00
Total housing units	352	100.0%	401	100.0%	49	13.9%
Occupied housing units	347	98.6%	394	98.3%	47	13.5%
Owner-occupied	268	76.1%	314	78.3%	46	17.2%
Renter-occupied	79	22.4%	80	20.0%	1	1.3%
Vacant housing units	5	1.4%	7	1.7%	2	40.0%
Seasonal units	1	0.3%	0	0.0%	-1	-100.0%

Source: U.S. Bureau of the Census, 2000.

Dodge County

	1990	Percent of Total	2000	Percent of Total	# Change 1990-00	% Change 1990-00
Total housing units	28,720	100.0%	33,672	100.0%	4,952	17.2%
Occupied housing units	26,853	93.5%	31,417	93.3%	4,564	17.0%
Owner-occupied	19,632	68.4%	23,067	68.5%	3,435	17.5%
Renter-occupied	7,221	25.1%	8,350	24.8%	1,129	15.6%
Vacant housing units	1,867	6.5%	2,255	6.7%	388	20.8%
Seasonal units	950	3.3%	815	2.4%	-135	-14.2%

Source: U.S. Bureau of the Census, 2000.

*Percentages may not add up to 100%, due to rounding.

Units in Structure

Table 2-2 displays the number of units within structure for the Town of Herman and Dodge County for 2000. Detached housing units are defined as one-unit structures detached from any other house, with open space on four sides. Structures are considered detached even if they have an attached garage or contain a business unit.

Table 2-2: Units in Structure, Town of Herman and Dodge County, 2000

	Town of Herman		Dodge County	
	Number	% of Total	Number	% of Total
1-unit detached	365	91%	23,983	71.2%
1-unit attached	9	2%	676	2.0%
2 units	10	2%	2,598	7.7%
3 or 4 units	7	2%	930	2.8%
5 to 9 units	0	0%	1,539	4.6%
10 to 19 units	0	0%	1,245	3.7%
20 to 49 units	0	0%	598	1.8%
50 or more units	0	0%	504	1.5%
Mobile home	10	2%	1,567	4.7%
Boat, RV, van, etc.	0	0%	32	0.1%
Total	401	99%	33,672	100.1%

Source: U.S. Bureau of the Census, 2000.

*Percentages may not add up to 100%, due to rounding.

The predominant housing structure in both the Town of Herman and Dodge County is the one-unit detached structure, making up 91 percent and 71.2 percent of all housing structures, respectively. Mobile homes and two unit housing structures come in a distant second, comprising of two percent in the Town of Herman.

Age of Housing Units

An examination of the age of the community's housing stock will provide an indication of its overall condition. The age of the housing stock is an important element to be analyzed when planning for a future housing supply. If there is a significant amount of older housing units within the housing supply they will most likely need to be replaced, rehabilitated, or abandoned for new development within the planning period. Allowing for a newer housing supply also requires planning regarding infrastructure, land availability, community utilities, transportation routes, and a variety of other things which are affected by new housing development.

Table 2-3 details the year that structures were built in the Town of Herman and Dodge County according to the 2000 Census.

Table 2-3: Year Structures Built, Town of Herman and Dodge County, 2000

	Town of Herman		Dodge County	
	Number	% of Total	Number	% of Total
Built 1995 to March 2000				
2000	31	7.7%	3,587	10.7%
Built 1990 to 1994	24	6.0%	2,289	6.8%
Built 1980 to 1989	19	4.7%	2,707	8.0%
Built 1970 to 1979	39	9.7%	5,023	14.9%
Built 1960 to 1969	23	5.7%	3,129	9.3%
Built 1950 to 1959	11	2.7%	3,123	9.3%
Built 1940 to 1949	12	3.0%	2,126	6.3%
Built 1939 or earlier	242	60.3%	11,688	34.7%
Total	401	99.8%	33,672	100.0%
Median year	1940		1960	

Source: U.S. Bureau of the Census, 2000.

*Percentages may not add up to 100%, due to rounding.

Taking into account the area's settlement history, it is not surprising that the greatest percentage of both the Town of Herman's and Dodge County's existing housing units were built prior to 1940. Both the Town and the County experienced building spurts during the 1970s when roughly 9.7 percent of current housing stock was erected. More recently, Herman added 7.7 percent of its current housing stock during the period 1995-2000; Dodge County added 10.7 percent from 1995-2000. The median year of structures built is 1940 for Herman, 1960 for Dodge County.

Housing Value

Housing costs are typically the single largest expenditure for individuals. It is therefore assumed that a home is the single most valuable asset for homeowners. While many people in Wisconsin enjoy a good housing situation, many are struggling. According to the State of Wisconsin's *2000 Consolidated Plan: For the State's Housing and Community Development Needs*, households in the low-income range have great difficulty finding adequate housing within their means that can accommodate their needs. A lack of affordable housing not only affects these individuals, but also has effects on population and migration patterns, economic development, and the local tax base.

Table 2-4 provides housing values of specified owner-occupied units for 2000. A housing unit is owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. The U.S. Bureau of the Census determines value by the respondents estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale.

**Table 2-4: Housing Value for Specified Owner-Occupied Units,
Town of Herman and Dodge County, 2000**

	Town of Herman		Dodge County	
	Number	% of Total	Number	% of Total
Less than \$49,999	2	1.1%	519	2.9%
\$50,000 to \$69,999	2	1.1%	1,528	8.6%
\$70,000 to \$89,999	29	15.4%	3,760	21.2%
\$90,000 to \$99,999	10	5.3%	2,250	12.7%
\$100,000 to				
\$124,999	47	25.0%	3,566	20.1%
\$125,000 to				
\$149,999	39	20.7%	2,664	15.0%
\$150,000 to				
\$199,999	44	23.4%	2,308	13.0%
\$200,000 to				
\$299,999	13	6.9%	988	5.6%
\$300,000 or more	2	1.1%	174	0.9%
Total	188	100.0%	17,757	100.1%
Median value	\$127,600		\$105,800	

Source: U.S. Bureau of the Census, 2000.

*Percentages may not add up to 100%, due to rounding.

The Town of Herman had a large percentage (25 percent) of homes valued between \$100,000 to \$124,999. Whereas Dodge County had the largest percentage (21.2 percent) of its homes valued between \$70,000 and \$89,999. The median value of homes in the Town of Herman is noticeably higher than Dodge County's, which may be due to the Town's proximity to the City of Hartford. Attracting affordable housing to the Town may be difficult, since the Town has a higher median housing value than Dodge County.

2.3 Housing Unit Projections

Housing unit projections are an important element in preparing the comprehensive plan for a community. Specifically, they are used as a guide to estimate required acreage to accommodate future residential development, as well as to prepare for future demands growth may have on public facilities and services throughout the planning period. Similar to population projections, it is important to note that housing projections are based on past and current trends, and therefore should only be used as a guide for planning.

Linear Housing Unit Projection

Linear projections were created by using the 1990 and 2000 Census, and increasing and decreasing housing unit counts by a constant value that is based on the selected Census counts. Table 2-5 displays the resulting linear projections from the 2000 Census count to the estimated 2030 projection.

**Table 2-5: Linear Housing Unit Projection
Town of Herman, 2000-2030**

2000 Housing Units	2010	2015	2020	2025	2030	% Change 2000-2030	Total New Units 2000-2030
401	450	474	499	523	548	36.7	147

Source: U.S. Bureau of the Census, 1990 and 2000. Linear projections completed by Foth & Van Dyke.

The Town of Herman had a 36.7 percent increase in housing units from 2000 to 2030. According to the Linear Housing Unit Projection, the Town of Herman will have 548 housing units by 2030, an increase of 147 new units.

Alternate Housing Unit Projection

The alternate housing unit projection was created by obtaining building permit information from 1994 to 2003 for Herman. This information was then used to calculate the total number of new housing units built annually over that time period. A five year average growth rate was then determined and used to project the number of new housing units gained for each five year period from 2010 to 2030. If Herman continues to grow the way it has in the previous 10 years, this projection shows the number of housing units by 2030. Table 2-6 displays the Alternate Housing Unit Projection for the Town of Herman.

**Table 2-6: Alternate Housing Unit Projection,
Town of Herman, 2000-2030**

2000 Housing Units	2010	2015	2020	2025	2030	% Change 2000-2030	Total New Units 2000-2030
401	449	473	497	521	545	36.0	144

Completed by Foth & Van Dyke and Dodge County Planning and Development office.

The Alternate Housing Unit Projection shows the Town of Herman with 545 housing units in 2030, an increase of 144 units from 2000. The Alternate Housing Unit Projection projects a 36 percent increase in housing units, which is 0.7 percent lower than the Linear Housing Projection of 36.7 percent.

2.4 Housing Trends

There were a number of changes in the State of Wisconsin, Dodge County, and Town of Herman with regard to housing from 1990 to 2000. Housing trends that need to be considered as part of the planning process are identified below:

- ◆ Increased pressure to convert farmland to residential use;
- ◆ Increased need to remodel and rehabilitate the older housing stock in the Town;
- ◆ Increased demand to build housing in rural areas;

- ◆ Demographic trends and an aging population will increase the need for more choices relative to elderly housing, rental units, and starter homes;
- ◆ Highway improvements will make commuting easier and increase rural development pressures.