

SUBCHAPTER 4: HOUSING

SUBCHAPTER 4: HOUSING**21.400 PURPOSE**

The purpose of this Subchapter is to comply with §66.1001(2)(b) which requires this Plan to contain a compilation of programs and specific actions to provide an adequate housing supply that meets existing and forecasted housing demand in the Town. This Section should assess the age, structural value and occupancy characteristics of the Town's housing stock. It should also identify specific policies and programs that promote the development of housing for residents in the Town, and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups, and persons with special needs. It should also identify policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain or rehabilitate the Town's existing housing stock.

21.401 HOUSING STOCK

- (1) **OCCUPANCY:** In 2000, there were 440 total housing units, of which 349 were owner-occupied (79.3%) and 91 were renter-occupied (20.7%), with an average household size of 2.77 persons.
- (2) **YEAR BUILT:** Housing stock in Lyndon was built as shown in the following table:

YEAR STRUCTURE BUILT	UNITS	PERCENTAGE
1999 to March, 2000	25	4.8
1995 to 1998	104	19.8
1990 to 1994	61	11.6
1980 to 1989	106	20.2
1970 to 1979	95	18.1
1960 to 1969	39	7.4
1940 to 1959	43	8.2
1939 or earlier	51	9.7

- (3) **BUILDING TYPE:** The Town had a total of 524 housing units, divided into the following types of structures:

UNITS IN STRUCTURE	UNITS	PERCENTAGE
1-unit, detached	330	63.0
1-unit, attached	-	-
2 units	7	1.3
3 or 4 units	-	-
5 to 9 units	11	2.1
10 to 19 units	-	-
20 or more units	-	-
Mobile Home	176	33.6
Boat, RV, Van, etc.	-	-

- (4) **HOUSING TENURE:** Over 61% of the Town's residents were living in the same house in 1995 and 2000. Of the 38.5% living elsewhere in 1995, only 6.4% were living in a different state. Residents had occupied their housing units as follows:

YEAR HOUSEHOLDER MOVED INTO UNIT	UNITS	PERCENTAGE
1999 to March, 2000	63	14.6
1995 to 1998	145	33.6
1990 to 1994	79	18.3
1980 to 1989	71	16.4
1970 to 1979	51	11.8
1969 or earlier	23	5.3

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- (5) **VALUE:** The median home value for the Town and surrounding communities is shown in the following table:

MUNICIPALITY	MEDIAN VALUE
Town of Lyndon	\$113,900.00
Town of Kildare	\$86,700.00
Town of Seven Mile Creek	\$84,000.00
Village of Lyndon Station	\$62,200.00
City of Wisconsin Dells	\$96,230.00
State of Wisconsin	\$112,200.00

For reasons that are unknown, the Town’s median home value is above the state average, and far above the median values in surrounding communities. This statistic does not appear to be accurate.

- (6) **VACANT/SEASONAL:** Of 534 total housing units in the Town, 94 (17.6%) were vacant, but of those units, 63 (11.8%) were identified as seasonal. These numbers are below the County average of 16.5% seasonal, but above the State average of 6.1%.

21.402 HOUSING DEMAND

Families are getting smaller and more people are living alone. Therefore, the average household size has been decreasing for several decades. The most obvious effect of this trend is that the demand for housing units has increased faster than population. The average household size in the Town was 2.77 persons, which compares to 2.47 for Juneau County and 2.5 for the State.

Future Household Projections

	2000	2005	2010	2015	2020	2025	2030	CHANGE
Town	440	512 +16.4%	579 +13.1%	637 +10%	694 +8/9%	743 +7.1%	786 +5.8%	346 +78%
County	9,696	10,369 +6.9%	11,210 +8.1%	11,861 +5.9%	12,467 +5.1%	12,946 +3.9%	13,309 2.8%	3,613 +37%

21.403 HOUSING POLICIES AND PROGRAMS

- (1) **FEDERAL GOVERNMENT:**

- (a) **U.S. Department of Agriculture-Rural Development (USDA-RD):** The USDA- RD is focused on rural areas, and thus may be the most promising source of housing-related funding through the following programs:

1. Section 502 Home Ownership Direct Loan program of the Rural Health Service (RHS) provides loans to help low income households purchase and prepare sites or purchase, build, repair, renovate or relocate homes.

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2. Section 502 Mutual Self-Help Housing Loans are designed to help very low income households construct their own homes. Targeted families include those who cannot buy affordable housing through conventional means. Participating families perform approximately 65% of the construction under qualified supervision.
3. Section 504 Very-Low-Income Housing Repair program provides loans and grants to low income homeowners to repair, improve, or modernize their homes. Improvements must make the homes more safe and sanitary or remove health or safety hazards.
4. Section 533 Rural Housing Preservation Grants are designed to assist sponsoring organizations in the repair or rehabilitation of low income or very low income housing. Assistance is available for landlords or members of a cooperative.

(b) Department of Housing and Urban Development (HUD):

1. The HUD Self-Help Home Ownership Opportunity Program finances land acquisition and site development associated with self-help housing for low income families.
2. The HOME Investment Partnership Program aims to encourage the production and rehabilitation of affordable housing. HOME funds may be used for rental assistance, assistance to home buyers, new construction, rehabilitation, or acquisition of rental housing.
3. U.S. Department of Housing and Urban Development Section 8 Housing Choice Vouchers are administered locally by the Central Wisconsin Community Action Corporation (CWCAC). The program is open to any housing unit where the owner agrees to participate and where the unit satisfies the standards. Congress is considering replacing the current voucher program with a block grant to states. If enacted, eligibility criteria for the program may change.
4. The Small Cities Development Block Grant (CDBG) program is the rural component of HUD's Community Development Block Grant Program, which is administered by the State of Wisconsin, Department of Administration. The state CDBG program provides assistance for the development of affordable housing and economic development efforts targeted to low and moderate income people.

(2) STATE GOVERNMENT: The State does not provide any programs independent of the above-described federal programs. However, most Federal programs are administered by and through the State.

(3) JUNEAU COUNTY: Pursuant to § 66.1201, *et seq.*, Juneau County has established a Housing Authority which provides a variety of services. The Juneau County Housing Authority owns over 100 apartments, scattered throughout the county, which are rented to low income and/or elderly people who meet certain qualifications. In addition, the Housing Authority administers Block Grants, which are earmarked for the improvement of housing for low income and elderly people throughout the county. These programs are designed to maintain or rehabilitate existing housing stock.

(4) TOWN OF LYNDON: The Town of Lyndon, like most small, rural townships, does not have any housing programs or programs to own, operate, or rehabilitate existing housing stock. For a variety of financial and administrative reasons, the Town does not have the capacity to independently create, fund, and administer such programs.

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21.404 PUBLIC INPUT

According to the participation survey, when it comes to housing, Town residents would most like to see single family residences, and least like to see mobile home parks. Also, most residents (43%) want to maintain the “3 acre” lot minimum, with 27% wanting smaller lots, and 30% wanting bigger lots. Most people want a peaceful, quiet, rural setting, with controlled growth and low taxes.

21.405 GOALS, OBJECTIVES AND POLICIES

The Town hereby adopts the following goals, objectives and policies, based upon the foregoing data and the in-put of residents and landowners, regarding housing in the Town:

- (1) **PRESERVE RURAL CHARACTER:** All housing should be consistent with the rural character of the community. Residential development should be directed away from existing agricultural uses to avoid conflicts. Multi-family residential development should be directed toward Lyndon Station and Wisconsin Dells, both of which have municipal sewerage systems, and other public utilities and services, which can handle intensive residential development.
- (2) **PRESERVE FARMLAND:** The Town should discourage the conversion of good, sustainable, financially-viable farmland into residential development.
- (3) **AFFORDABLE HOUSING:** The Town should allow the development of affordable housing for all income and age groups, provided it is consistent with the rural character of the community.
- (4) **QUALITY HOUSING:** The Town should work to improve the quality of housing in the Town.
- (5) **BUILDING PROCEDURES:** The Town should work to ensure that zoning regulations and permitting procedures do not create an unreasonable burden on the development of housing consistent with the rural character of the community.
- (6) **UNSUITABLE AREAS:** The Town should discourage residential development in areas which are unsuitable for the long-term, safe, efficient, and economically-viable development of housing (e.g. housing should be discouraged in swampy or low-lying areas, or in drainage ways, or on steep slopes, or in areas which present ingress-egress obstacles, etc.).
- (7) **ORDERLY GROWTH:** The Town should provide for orderly growth and development by limiting residential development to densities and locations that are best suited to preserving the scenic, recreational, and environmental qualities of the area.