
CHAPTER 3: HOUSING

INTRODUCTION

Planning for housing will ensure that the City's housing needs are met. The design, placement and density of housing impacts the overall appearance and character of a community by defining a sense of place and encouraging or discouraging social interaction between residents. It influences the cost of housing and the cost and efficiency of other plan elements such as roadways, school transportation (e.g. busing vs. walking), economic development and the provision of public utilities.

The "Smart Growth" legislation requires that the housing element contain objectives, policies, goals, maps and programs to meet current and future housing needs of the City, by developing and promoting policies that provide a range of housing choices for City residents which meet the needs of all income levels, age groups, and persons with special needs. An assessment of age, structural, value, and occupancy characteristics of the City's housing stock is also required. This chapter addresses these requirements.

GOALS

The following goals were developed for this element. Goals set direction, provide purpose and accountability and provide a roadmap. Supporting Objectives and Actions are included at the end of this element.

Type	Reference	Content
Goal	H1	Develop policies and programs to create housing products to address unmet needs as market conditions evolve.
Goal	H2	Maintain or rehabilitate the City's existing housing stock.
Goal	H3	Enhance environmental quality, promote good design, and eliminate and lessen land use conflicts throughout the community.
Goal	H4	Ensure ongoing communication regarding housing issues and activities.

KEY SUMMARY POINTS

The following list summarizes key issues and opportunities identified in the element. The reader is encouraged to review the "Inventory and Analysis" portion of the element for more detail.

Housing Stock

- Forty-four percent (43.6%) of the existing housing stock in the City was built after 1970.
- Fifty-six percent (56.0%) of the residential structures in the City were comprised of single family (one) units detached (2010-2014 ACS 5-Year Estimates).

Occupancy Characteristics

- a) Owner-occupied units accounted for 56.2% of the occupied housing units in 2010, while rentals made up the remaining 43.8%.
- b) In 2000, homeowner vacancy rates indicate a less than adequate supply of owner-occupied units for sale (1.3%) and an adequate supply in 2010 (2.2%).
- c) In 2000 the rental vacancy rate (6.5%) was above the vacancy standard of 5.0%, which would indicate that the City had an adequate supply of housing units for rent (Table 3-4). By 2010, the rental vacancy rate had increased to 7.8%.

Housing Stock Value

- a) Between 2000 and the 2010-2014 ACS 5-Year Estimate period, median value owner-occupied housing prices in the City rose by 33.6% from \$86,300 to \$115,300.
- b) Median gross rent in the City increased by 35.5% from \$487 to \$660 between 2000 and the 2010-2014 ACS 5-Year Estimate period.
- c) As a result of the economic recession that began in 2008, the value of residential property (land plus improvements) in the City fluctuated from a high of \$2,253,953,000 in 2010 to a low of \$2,157,990,800 in 2013 (decrease of 4.3%). From 2013 to 2014, the total value of residential property in the City has slightly increased by 0.3 % to 2,164,448,600.
- d) Eighteen percent (18.3%) of homeowners with a mortgage and 46.7% of renters were paying a disproportionate amount of their income for housing in the City (2010-2014 ACS 5-Year Estimates).

Housing Characteristics

- a) Two-person households were the most prevalent owner occupied household size in the City and County in years 2000 and 2010.
- b) One-person renter-occupied housing units accounted for slightly less than half of rental units for both the City and County in years 2000 and 2010.
- c) Almost half of households in both the City (42.7%) and the County (41.2%) moved into their households between 2000 and 2009.
- d) Occupied units lacking complete plumbing and kitchen facilities are not a significant issue in the City, occurring in less than one percent of units (2010-2014 ACS 5-Year Estimates).
- e) Overcrowding is not an issue in the City (2010-2014 ACS 5-Year Estimates).
- f) There are 54 Assisted Living Facilities in the City with a combined capacity of 886.
- g) There are three emergency shelters in the City.
- h) According to the January 2015 Point in Time survey there were 99 people in the Fox Cities who were in a shelter, in transitional housing or unsheltered and sleeping outdoors.

INVENTORY AND ANALYSIS

Developing a baseline of housing characteristics for the City provides a foundation upon which to build the City's goals, strategies and recommendations. Some data in the following chapter was obtained from the American Community Survey (ACS). The ACS is an ongoing statistical survey by the U.S. Census Bureau representing a sample of the population over a period of time, differing from the Decennial U.S. Census where figures are based on actual counts during a point in time. ACS estimates are controlled to decennial population estimates and become

less accurate over the decade, meaning estimates are only as accurate as the census count on which they are based.

ACS data can be used to draw conclusions, however, due to the limitations of these estimates, patterns can only be inferred through the data and consequently there is a larger margin of error (MOE). Small sample size increases the MOE indicating inaccuracy and rendering the data unreliable. As a result, annual fluctuations in the ACS estimates are not meant to be interpreted as long-term trends and caution should be taken when drawing conclusions about small differences between two estimates because they may not be statistically different. It should also be noted when comparing ACS multi-year estimates with decennial census estimates that some areas and subjects must be compared with caution, or not compared at all.

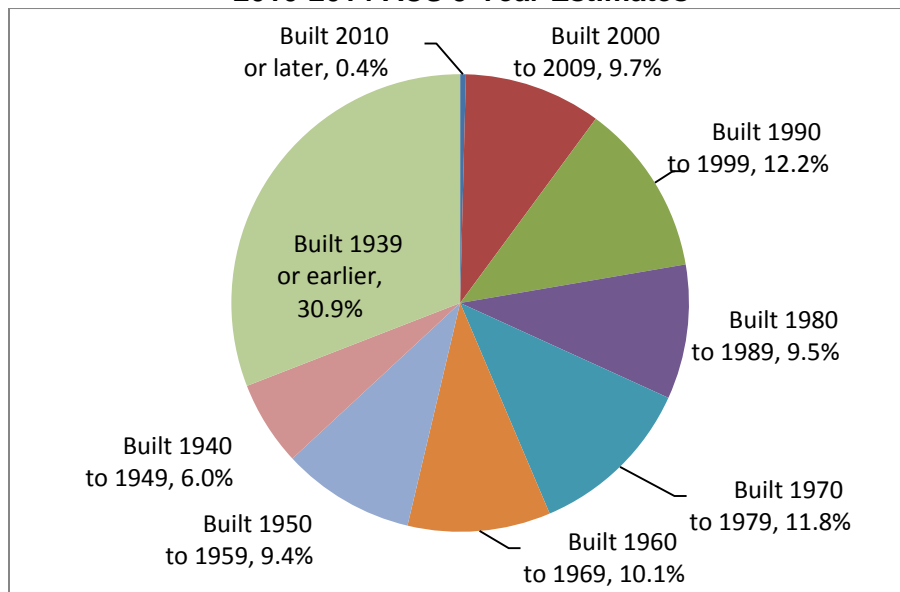
Housing Stock Characteristics

Age

The age of occupied dwelling units reflect the historic demand for additional or replacement housing units, thereby providing historic information regarding settlement patterns, household formation, migration trends and natural disaster impacts. The age of units by itself is not an indication of the quality of the housing stock. However, the age of occupied units can provide limited information regarding building construction and material content, as construction techniques and materials change over time.

Forty-four percent (43.6%) of the existing housing stock in the City was built after 1970 (Figure 3-1). About 22 percent (22.3%) of the housing stock has been built since 1990. In comparison, slightly more than half the existing housing stock in the county (51.8%) and the state (52%) was built after 1970. Additionally, the county (26.8%) and the state (26.9%) saw more housing stock than the City (20.8%) built during the 1990's and 2000's.

**Figure 3-1: Occupied Dwelling Units by Year Built,
2010-2014 ACS 5-Year Estimates**



Source: U.S. Census, 2010-2014 ACS 5-Year Estimates, DP04

*Figure does not show Margin of Error.

Structural Type

Structural type is one indication of the degree of choice in the housing market. Housing choice by structural type includes the ability to choose to live in a single family home, duplex, multi-unit building or mobile home. Availability of units by type is indicative not only of market demand, but also of zoning laws, developer preferences and access to public services. Current state sponsored local planning goals encourage communities to provide a wide range of choice in housing types, as housing is not a 'one size fits all' commodity. As with most communities in East Central Wisconsin, the dominant housing type in the City of is single family housing. **Fifty-six percent (56.0%) of the residential structures in the City were comprised of single family (one) units detached (2010-2014 ACS 5-Year Estimates)** (Table C-2). Single family units comprised a slightly larger share of the housing units in the City than in Winnebago County (66.6%) or the state (66.6%). Duplex units or two-family made up the second highest percentage of housing units in the City (11.0%) and Winnebago County (7.3%). While multi-family (20 or more units per building), comprised the second highest percentage of housing units in the State (6.8%).

Occupancy Characteristics

Occupancy Status

Occupancy status reflects the utilization of available housing stock. The total number of housing units includes renter-occupied, owner-occupied and various classes of vacant units. Vacant units include those units which are available for sale or rent and those which are seasonal, migrant, held for occasional use or other units not regularly occupied on a year-round basis.

In 2010, the City's occupied housing stock was primarily composed of owner-occupied units (Table 3-1). **Owner-occupied units accounted for 56.2% of the occupied housing units in 2010, while rentals made up the remaining 43.8%.** The percent of owner-occupied housing stock was less than in the state (68.1%) and the county (66.4%).

Table 3-1: Occupancy Characteristics, 2010

	Occupied Housing Units	Owner Occupied Housing Units	% Owner Occupied	Renter Occupied Housing Units	% Renter Occupied
Oshkosh	26,138	14,693	56.2%	11,445	43.8%
Winnebago County	67,875	45,036	66.4%	22,839	33.6%
Wisconsin	2,279,768	1,551,558	68.1%	728,210	31.9%

Source: U.S. Census 2010, SF-1, DP-1

The share of owner-occupied housing units in the City has decreased slightly since 2000, when 57.5% of the units were owner-occupied, and 42.5% were rental occupied (Table 3-2). The percent of owner-occupied housing stock also decreased in the county and state.

Table 3-2: Occupancy Characteristics, 2000

	Occupied Housing Units	Owner Occupied Housing Units	% Owner Occupied	Renter Occupied Housing Units	% Renter Occupied
Oshkosh	24,082	13,851	57.5%	10,231	42.5%
Winnebago County	61,157	41,571	68.0%	19,586	32.0%
Wisconsin	2,084,544	1,426,361	68.4%	658,183	31.6%

Source: U.S. Census 2000, SF-1, DP-1

Vacancy Status

Vacant housing units are units that are livable, but not currently occupied. For a healthy housing market, communities should have a vacancy rate of 1.5% for owner-occupied units and 5% for year-round rentals. The number of migrant, seasonal and other vacant units will vary depending on the community's economic base. If vacancy rates are at or above the standard, the community may have an adequate number of units for rent or sale. However, additional information such as choice in housing and housing affordability is needed to determine if the units on the market meet the needs of potential buyers or renters. If the existing vacancy rate is too high for existing conditions, then property values may stagnate or decline.

Table 3-3: Vacancy Status, 2010

	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Homeowner Vacancy Rate	Rental Vacancy Rate
Oshkosh	28,179	26,138	2,041	2.2%	7.8%
Winnebago County	73,329	67,875	5,454	2.1%	7.2%
Wisconsin	2,624,358	2,279,768	344,590	2.2%	8.0%

Source: U.S. Census 2010 SF-1, DP-1

Table 3-4: Vacancy Status, 2000

	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Homeowner Vacancy Rate	Rental Vacancy Rate
Oshkosh	25,420	24,082	1,338	1.3%	6.5%
Winnebago County	64,721	61,157	3,564	1.3%	6.1%
Wisconsin	2,321,144	2,084,544	236,600	1.2%	5.6%

Source: U.S. Census 2000 SF-1, DP-1

Owner-Occupied Housing

In 2000, homeowner vacancy rates indicate a less than adequate supply of owner-occupied units for sale (1.3%) and an adequate supply in 2010 (2.2%). (Table 3-3 and 3-4). In Winnebago County and Wisconsin, homeowner vacancy rates were similar to the City in 2000 (1.3%, 1.2%) and 2010 (2.1%, 2.2%).

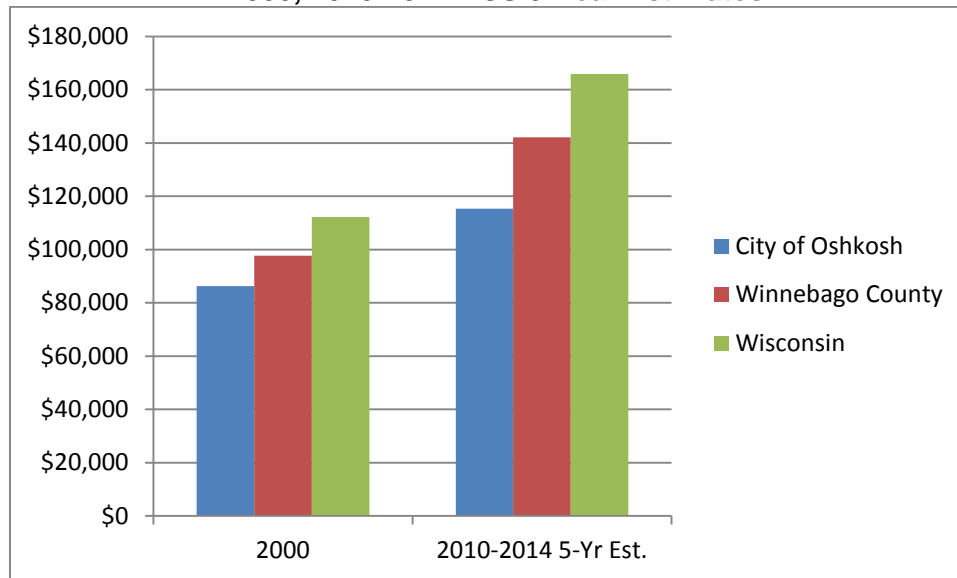
Rental Housing

In 2000 the rental vacancy rate (6.5%) was above the vacancy standard of 5.0%, which would indicate that the City had an adequate supply of housing units for rent (Table 3-4). ***By 2010, the rental vacancy rate had increased to 7.8%*** (Table 3-3). While the vacancy rate was above the standard, it should be noted that municipalities with smaller rental unit pools may actually need a higher rental vacancy rate than the standard in order to accommodate people seeking rental units. In comparison, the rental vacancy rate for Winnebago County was lower than the City in 2000 (6.1%) and in 2010 (7.2%). Overall, the rental vacancy rate in the state was near the standard in 2000 (5.6%) and above the standard in 2010 (8.0%).

Housing Stock Value

Historical Trends

Owner-occupied housing stock values can provide information about trends in property values, housing demand and choice within the housing market. The City, Winnebago County and the state all saw substantial increases in the median value of owner-occupied homes between 2000 and the 2010-2014 ACS 5-Year Estimates (Figure 3-2). The smallest growth in median housing values occurred in the City during this time period. ***Between 2000 and the 2010-2014 ACS 5-Year Estimate period, median value owner-occupied housing prices in the City rose by 33.6% from \$86,300 to \$115,300.*** At the same time, the median value of owner-occupied homes rose by 45.4% in Winnebago County and 47.9% in the state. Median owner-occupied housing values in the City lagged behind those in the county and the state.

**Figure 3-2: Median Value of Owner Occupied Homes,
2000, 2010-2014 ACS 5-Year Estimates**

Source: U.S. Census 2000, 2010-2014 ACS 5-Year Estimates, DP04

Likewise the median value of contract rents increased over the same time period. **Median gross rent in the City increased by 35.5% from \$487 to \$660 between 2000 and the 2010-2014 ACS 5-Year Estimate period** (Figure 3-3). As a result, median gross rents, according to the 2010-2014 ACS 5-Year Estimates, were slightly lower in the City (\$660) than in Winnebago County (\$673) and significantly lower (\$112) than the state (\$772).

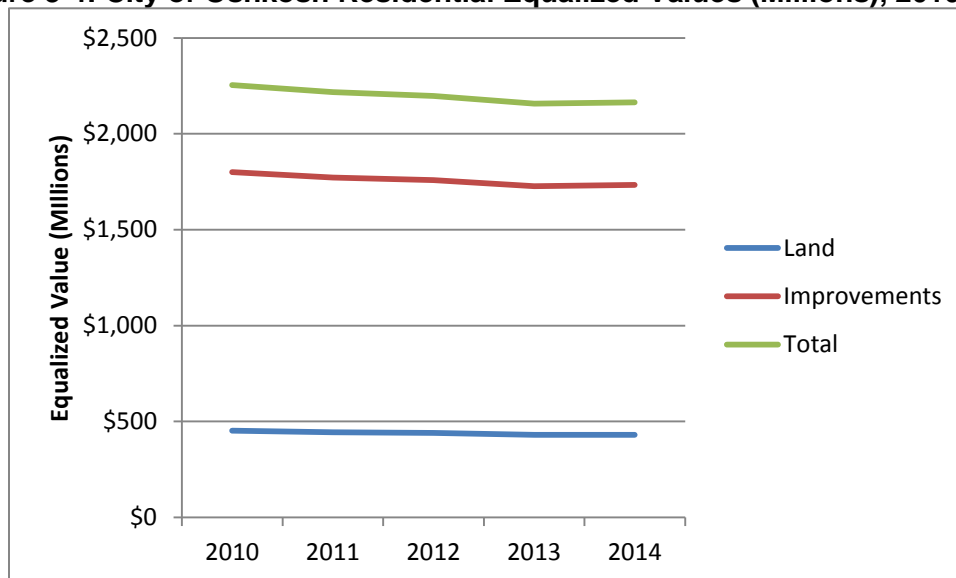
**Figure 3-3: Median Rent of Occupied Rental Units,
2000, 2010-2014 ACS 5-Year Estimates**

Source: U.S. Census 2000, 2010-2014 ACS 5-Year Estimates, DP04

The Wisconsin Department of Revenue releases yearly equalized value reports. Equalized value is the total value of all real estate at full-market prices. Although these values are

reported as a total value for the entire City, they can be used as a way to gauge the pricing trends for different sectors of real estate, such as residential, commercial and agriculture.

Figure 3-4: City of Oshkosh Residential Equalized Values (Millions), 2010-2014



Source: WisDOR, Statement of Equalized Value, 2010-2014

As a result of the economic recession that began in 2008, the value of residential property (land plus improvements) in the City fluctuated from a high of \$2,253,953,000 in 2010 to a low of \$2,157,990,800 in 2013 (decrease of 4.3%). From 2013 to 2014, the total value of residential property in the City has slightly increased by 0.3 % to 2,164,448,600 (Figure 3-4).

Housing Affordability

The relationship between housing costs and household income is an indicator of housing affordability, which is gauged by the proportion of household income expended for rent or home ownership costs. Rental costs include contract rent, plus the estimated average monthly cost of utilities and fuel. Owner costs include payment for mortgages, real estate taxes, fire hazard and flood insurance on the property, utilities and fuels. In 1989, the U.S. Department of Housing and Urban Development (HUD) raised the standard for determining whether rent or home ownership costs comprised a disproportionate share of income from 25% to 30% of gross household income. Households spending more than 30% of their income for housing may be at risk of losing their housing should they be confronted with unexpected bills or unemployment of one or more workers per household. Communities should be aware that maintenance and repair costs are excluded from this housing affordability formula, as are other outstanding debts, because these items will have policy impacts. Potential homeowners should be aware that these items are excluded from this housing affordability formula, as these items can impact their housing affordability and future financial stability.

Table 3-5: Households Paying a Disproportionate Amount of Their Income for Housing, 2010-2014 ACS 5-Year Estimates

	Households with Mortgage for Which Owner Costs Are Not Affordable			Households without Mortgage for Which Owner Costs Are Not Affordable			Households for Which Renter Costs Are Not Affordable		
	Number	%	MOE +/-	Number	%	MOE +/-	Number	%	MOE +/-
Oshkosh	1,745	18.3%	225	747	16.3%	546	5,322	46.7%	486
Winnebago County	7,553	25.1%	416	2,312	15.6%	295	9,722	43.1%	661
Wisconsin	317,705	31.0%	2,212	81,573	15.8%	1,201	336,881	48.3%	2,957

Source: U.S. Census, 2010-2014 ACS 5-Year Estimate, DP-4

Access to affordable housing is not only a quality of life consideration; it is also an integral part of a comprehensive economic development strategy. Households which must spend a disproportionate amount of their income on housing will not have the resources to properly maintain their housing, nor will they have adequate disposable income for other living expenses, such as transportation, childcare, healthcare, food and clothing.

Eighteen percent (18.3%) of homeowners with a mortgage and 46.7% of renters were paying a disproportionate amount of their income for housing in the City (2010-2014 ACS 5-Year Estimates) (Table 3-5). There were 1,745 homeowners without a mortgage in the City spending more than 30% of their income on housing. In comparison housing was not affordable for about a quarter of Winnebago County (25.1%) and about a third of Wisconsin (31.0%) homeowners with mortgages. For households without mortgages, housing was less affordable in the City (16.3%) than the county (15.6%) and the state (15.8%). Similar to the City, a higher share of renters in Winnebago County (43.1%) and the state (48.3%) were paying a disproportionate amount of their income on housing than homeowners. The change in housing affordability likely resulted from housing prices and values rising faster than incomes.

Household Characteristics

Evaluating household characteristics is important for understanding the City and the population it serves. Household size and mobility information are two census variables that can help with this evaluation.

When compared to Winnebago County, the City had a very similar household size in 2000 and 2010 (Table 3-6). ***Two-person households were the most prevalent owner occupied household size in the City and County in years 2000 and 2010*** (Table 3-6). Renter-occupied households also had very similar household size for both the City and Winnebago County. The largest share of renter-occupied households was by far 1-person households for both jurisdictions, in both time frames. ***One-person renter-occupied housing units accounted for slightly less than half of rental units for both the City and County in years 2000 and 2010.***

Table 3-6: Persons per Household, 2000 and 2010

	City of Oshkosh				Winnebago County			
	2000		2010		2000		2010	
	Number	%	Number	%	Number	%	Number	%
TENURE								
Occupied housing units	24,082	100.0%	26,138	100.0%	61,157	100.0%	67,875	100.0%
Owner-occupied housing units	13,851	57.5%	14,693	56.2%	41,571	68.0%	45,036	66.4%
Renter-occupied housing units	10,231	42.5%	11,445	43.8%	19,586	32.0%	22,839	33.6%
Owner-occupied housing units	13,851	100.0%	14,693	100.0%	41,571	100.0%	45,036	100.0%
1-person household	3,317	23.9%	3,806	25.9%	8,229	19.8%	9,863	21.9%
2-person household	5,297	38.2%	5,711	38.9%	16,104	38.7%	18,181	40.4%
3-person household	2,156	15.6%	2,247	15.3%	6,756	16.3%	7,081	15.7%
4-person household	1,984	14.3%	1,851	12.6%	6,715	16.2%	6,328	14.1%
5-person household	745	5.4%	723	4.9%	2,651	6.4%	2,468	5.5%
6-person household	210	1.5%	215	1.5%	765	1.8%	730	1.6%
7-or-more-person household	142	1.0%	140	1.0%	351	0.8%	385	0.9%
Renter-occupied housing units	10,231	100.0%	11,445	100.0%	19,586	100.0%	22,839	100.0%

1-person household	4,478	43.8%	5,192	45.4%	8,621	44.0%	10,413	45.6%
2-person household	3,003	29.4%	3,292	28.8%	5,699	29.1%	6,476	28.4%
3-person household	1,322	12.9%	1,455	12.7%	2,569	13.1%	2,887	12.6%
4-person household	899	8.8%	923	8.1%	1,641	8.4%	1,869	8.2%
5-person household	316	3.1%	340	3.0%	680	3.5%	710	3.1%
6-person household	126	1.2%	139	1.2%	240	1.2%	311	1.4%
7-or-more-person household	87	0.9%	104	0.9%	136	0.7%	173	0.8%

Source: U.S. Census, 2000 and 2010, QT-H2

Table 3-7 illustrates the household longevity of the populations in the City and Winnebago County. **Almost half of households in both the City (42.7%) and the County (41.2%) moved into their households between 2000 and 2009.**

Table 3-7: Year Householder Moved into Unit

	City of Oshkosh			Winnebago County		
	Estimate	MOE +/-	%	Estimate	MOE +/-	%
Occupied housing units	25,987	595	-	68,484	762	-
Moved in 2010 or later	7,651	508	29.4%	16,741	757	24.4%
Moved in 2000 to 2009	11,090	590	42.7%	28,208	819	41.2%
Moved in 1990 to 1999	3,588	358	13.8%	11,669	528	17.0%
Moved in 1980 to 1989	1,443	213	5.6%	5,072	416	7.4%
Moved in 1970 to 1979	1,096	179	4.2%	3,733	320	5.5%
Moved in 1969 or earlier	1,119	124	4.3%	3,061	238	4.5%

Source: U.S. Census 2010-2014 ACS 5-Year Estimates, DP04

Housing Conditions

Two census variables often used for determining housing conditions include units that lack complete plumbing facilities, kitchen facilities, telephone service and overcrowded units¹. Complete plumbing facilities include hot and cold piped water, flush toilet and a bathtub or shower. If any of these facilities is missing, the housing unit is classified as lacking complete

¹ U.S. Census Bureau.

plumbing facilities. Complete kitchen facilities for exclusive use include sink, refrigerator, and oven or burners. If any of these facilities is missing, the housing unit is classified as lacking complete kitchen facilities. The census defines overcrowding as more than one person per room in a dwelling unit.

Table 3-8: Units Lacking Complete Plumbing and Kitchen Facilities and No Available Telephone Service, 2010-2014 ACS 5-Year Estimates

	Total Occupied Units		Units Lacking Complete Plumbing			Units Lacking Complete Kitchen Facilities			Units with No Available Telephone Service		
	Est.	MOE+/-	Est.	MOE+/-	%	Est.	MOE+/-	%	Est.	MOE+/-	%
Oshkosh	25,987	595	87	69	0.3%	215	160	0.8%	709	212	2.7%
Winnebago County	68,484	762	272	153	0.4%	448	186	0.7%	1,440	280	2.1%
Wisconsin	2,293,250	5,079	10,716	726	0.5%	21,050	934	0.9%	51,031	1,439	2.2%

Source: U.S. Census 2009-2013 ACS 5-Year Estimates, DP04

Occupied units lacking complete plumbing and kitchen facilities are not a significant issue in the City, occurring in less than one percent of units (2010-2014 ACS 5-Year Estimates) (Table 3-8). While still relatively small, 2.7% of occupied units had no available telephone service. Overall, housing conditions were slightly worse at the county and state level. Less than one percent or less of occupied units lacked complete plumbing and kitchen facilities in Winnebago County (0.4% and 0.7%, respectively) and the state (0.5% and 0.9%, respectively). Though still uncommon, 2.1% of county units and 2.1% of state units had no available telephone service.

Table 3-9: Overcrowding, 2010-2014 ACS 5-Year Estimates

	Total Occupied Units		Overcrowding		
	Est.	MOE+/-	Est.	MOE+/-	Percent
Oshkosh	25,987	595	172	75	0.7%
Winnebago County	68,484	762	702	152	1.0%
Wisconsin	2,293,250	5,079	39,332	1298	1.7%

Source: U.S. Census 2010-2014 ACS 5-Year Estimates, DP04

Overcrowding is not an issue in the City (2010-2014 ACS 5-Year Estimates). Overcrowding occurred in less than one percent of the occupied housing units in the City (0.7%), Winnebago County (1.0%) and Wisconsin (1.7%) (Table 3-9).

Subsidized and Special Needs Housing

Subsidized and special needs housing serves individuals who, because of financial difficulties, domestic violence situations, disabilities, age, alcohol and drug abuse problems, and/or insufficient life skills, need housing assistance or housing designed to accommodate their needs. In some instances, extended family structures and finances may allow families or individuals to cope privately with special needs. In most instances however, some form of assistance is needed. The housing needs of these populations vary based on their circumstances, health, economic conditions and success of educational, training, treatment or counseling programs.

The Wisconsin Department of Health Services website has a listing of directories for a number of assisted living options including Adult Day Care (ADC), Adult Family Homes (ADF), Community Based Residential Care Facilities (CBRF) and Residential Care Apartment Complex (RCAC). These facilities specialize in developmentally disabled, emotionally disturbed/mental illness, traumatic brain injury, advanced age, irreversible dementia/Alzheimer, physically disabled, and terminally ill. **There are 54 Assisted Living Facilities in the City with a combined capacity of 886** (Table 3-10). This includes 1 ADF facility with a capacity of 28; 19 AFH facilities with a combined capacity of 76, 30 CBRF with a combined capacity of 600; and 4 RCAC with a combined capacity of 182. Within Winnebago County (excluding Oshkosh), there are 48 Assisted Living Facilities with a combined capacity of 953. This includes 14 AFH with a combined capacity of 55; 28 CBRF facilities with a combined capacity of 462 and six RCAC with a total of 436 apartments.

Table 3-10: Assisted Living Options, 2016

	City of Oshkosh		Winnebago County	
	Number	Capacity	Number	Capacity
Adult Day Care (ADC)	1	28	0	0
Adult Family Home (AFH)	19	76	14	55
Community Based Residential Facilities (CBRF)	30	600	28	462
Residential Care Apartment Units (RCA)	4	182	6	436
Total Units/Capacity	54	886	48	953

Source: Wisconsin Department of Health Services, *Consumer Guide to Health Care - Finding and Choosing Health and Residential Care Providers in Wisconsin*

Data compiled July, 2016

The Oshkosh/Winnebago County Housing Authority (OHAWCHA) was formed in 1970 and provides affordable rental housing assistance, homebuyer support, and resident services to low and moderately low income families living in Winnebago County. The OHAWCHA maintains over 650 Public Housing units including family, single, disabled, and elderly units, administers over 400 Housing Choice Vouchers, owns and maintains the properties of multiple group homes, coordinates a family self-sufficiency program, and facilitates the county's home ownership program. Within the City, the OHAWCHA provides housing programs through Court Tower (101 units), Cumberland Court (72 units), Marian Manor (120 units), Raulf Place (104 units) and an additional 156 units spread throughout Oshkosh, Neenah and Menasha.

Homelessness

According to the U.S. Department of Housing and Urban Development (HUD) the term "homeless" or "homeless individuals and families" includes: (1) and individual or family who lack a fixed, regular, and adequate nighttime residence and includes a subset for an individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or a place not meant for human habitation immediately before entering that institution; (2) Individuals and families who will imminently lose their primary nighttime residence; (3) Unaccompanied youth and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition; or (4) Individuals and families who are fleeing, or are attempting to flee, domestic

violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.²

There are three emergency shelters in the City for the general public. However the general public may utilize one of two emergency shelters in Appleton: Homeless Connections (capacity 78)³, the Fox Valley Warming Shelter (capacity 60) and Harbor House (capacity 55)⁴.

The Department of Housing and Urban Development (HUD) requires communities to conduct sheltered counts of people living in emergency shelter or transitional housing every year. While every other year, HUD requires communities to conduct unsheltered counts of people living in a place unfit for human habitation (such as in an abandoned building or in a park).⁵ In Wisconsin, Point in Time surveys are conducted two times per year on a single night and include a count of the number of people in shelters and people not in shelters. A Point in Time survey was last conducted on January 27, 2016 for the Fox Cities. ***According to the January 2015 Point in Time survey there were 99 people in the Fox Cities who were in a shelter, in transitional housing or unsheltered and sleeping outdoors.***

POLICIES AND PROGRAMS

Policies and programs related to the housing element can be found in Appendix D. Of note, the Greater Oshkosh Healthy Neighborhoods Incorporated, a 501(c)(3) nonprofit, was created in 2016 dedicated to strengthening Oshkosh neighborhoods by engaging residents, encouraging reinvestment and elevating community pride through the creation of community investment partnerships to benefit residents in the greater Oshkosh area. Additionally, the City's Community Development Department operates a Neighborhood program that provides support to 15 Neighborhood Associations within the city.

OBJECTIVES AND ACTIONS

The following objectives and actions represent the steps and resources needed to meet the goals identified in this element. Objectives are specific activities to accomplish goals. Objectives should be clear, measurable and concise. Actions represent the steps and resources needed to meet objectives.

² HUD's definition of "homeless" was changed in 2009, when the HEARTH Act amended the McKinney-Vento Homeless Assistance Act. HUD's Final Rule implementing the new definition can be found at 24 CFR Part 91, 582 and 583.

³ Homeless Connections; Email, 3/16/16.

⁴ Homeless Connections; Email, 3/16/16.

⁵ http://www.endhomelessness.org/blog/entry/the-2015-point-in-time-count-is-finally-here#.VwbIz_krJaQ

Type	Reference	Content
Goal	H1	Develop policies and programs to create housing products to address unmet needs as market conditions evolve.
Objective	H1.1	Conduct housing/market studies as needed to better understand housing needs.
Objective	H1.2	Develop a variety of housing types to address unmet housing needs.
Action	H1.2.1	Ensure there is an adequate supply of all types of residential densities to meet current and projected housing demand.
Action	H1.2.2	Encourage a mix of lot sizes and housing types as reflected in the Traditional Neighborhood Zoning District in development.
Action	H1.2.3	Promote employer-sponsored housing programs and walk-to-work programs.
Action	H1.2.4	Work with public and private housing providers to plan for the development of additional workforce housing units that are affordable to low and moderate income owners and renters as needed. Also to coordinate and secure additional subsidies for rental of existing privately owned units.
Action	H1.2.5	Promote opportunities and programs to provide owner and rental options for all income levels.
Action	H1.2.6	Provide an analysis of supply of residentially zoned land as part of evaluating zoning and annexation requests.
Action	H1.2.7	Research “executive” housing needs to better quantify demands and opportunities.
Action	H1.2.8	Address housing needs for people with disabilities.
Action	H1.2.9	Collaborate with appropriate agencies to address housing needs for the homeless and transitional housing.
Action	H1.2.10	Partner with appropriate agencies and/or developers to undertake redevelopment projects that create a variety of appropriate housing types in Central City areas.

Type	Reference	Content
Goal	H2	Maintain or rehabilitate the City's existing housing stock.
Objective	H2.1	Strengthen neighborhoods by developing tools and programs to protect and revitalize the city's older housing stock.
Objective	H2.2	Support decent and healthy rental housing.
Action	H2.1.1	Continue housing rehabilitation programming which provides assistance to low and moderate-income persons in upgrading their housing and in purchasing and improving properties in older neighborhoods.
Action	H2.1.2	Encourage Downtown/Central City residential development through rehabilitation, adaptive reuse, or new construction.

Action	H2.1.3	Implement "Neighborhood Improvement Strategies" in areas identified as average or below average in the City's "Quality of Life" analysis.
Action	H2.1.4	Develop a program to encourage owners to convert rental property back to owner-occupied structures in single family neighborhoods.
Action	H2.1.5	Create a rehabilitation code for pre-existing conditions on historic properties to help preserve historical value.
Action	H2.1.6	Continue housing rehabilitation programming for owner occupied and rental housing and prioritize funding towards recognized neighborhoods and areas identified as average or below on the City's Quality of Life Analysis or other priority neighborhoods.
Action	H2.1.7	Continue to support and implement the ONE Oshkosh initiative.
Action	H2.1.8	Continue to development and implement neighborhood plans.
Action	H2.1.9	Research the potential of creating residential tax increment districts.

Type	Reference	Content
Goal	H3	Enhance environmental quality, promote good design, and eliminate and lessen land use conflicts throughout the community.
Objective	H3.1	Promote design that increases neighborhood aesthetics and environmental quality.
Action	H3.1.1	Create and implement a parkland impact fee.
Action	H3.1.2	Revise Zoning Ordinance to address: a. Accommodation of energy-efficient techniques in design and construction of residential units. b. Creation of minimum requirements for open space area and/or recreational facilities for higher density development (or require a deposit to a park development fund).
Action	H3.1.3	Implement a streetscaping, street lighting, and terrace planting program for city identified priority areas (gateway corridors, etc.).
Action	H.3.1.5	Coordinate with utility providers and property owners to place overhead lines underground or parallel during street reconstruction projects in gateway corridors.
Action	H3.1.6	Implement recommendations of the "Comprehensive Outdoor Recreation Plan" for parkland dedication, park development, acquisition, and officially mapping parks and trails.
Action	H3.1.8	Continue citywide proactive code enforcement program and develop programs and educational materials to promote compliance.
Action	H3.1.9	Research ordinance provisions and create programs to protect and enhance "curb appeal" of residential properties.

Type	Reference	Content
Goal	H4	Ensure ongoing communication regarding housing issues and activities.
Objective	H4.1	Continue ongoing communication with housing stakeholders within the ONE Oshkosh initiative.
Action	H4.1.1	Include the Oshkosh School District and Greater Oshkosh Healthy Neighborhoods in Plan Commission agenda distribution.
Action	H4.1.2	Continue city staff involvement with Oshkosh School District and Oshkosh Healthy Neighborhood Alliance.
Action	H4.1.3	Work with local realtors, landlords and other key individuals or agencies on housing issues.