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## **2. Population and Housing**

### **2.1 Introduction**

Housing is very important for Wisconsin and its communities. Housing costs are the single largest expenditure for most Wisconsin residents. For homeowners, their home is likely their most valuable asset and largest investment. Housing also plays a critical role in state and local economies. The housing in a community may be its largest asset. The construction industry and other occupations that support housing are a major portion of the economy. Residential development is also a major source of revenue for local communities in the form of property taxes. Beyond the financial aspects of housing, there are also social effects that are not so easily measured. People develop a sense a pride in their homes, which in turn creates a sense of community and a likely increase in participation in community activities.

Housing is also a function of population. Housing demands, types of housing desired, and housing prices are driven by the population and growth found in an area. Therefore, housing characteristics and an evaluation of population are provided in the same planning element.

Wisconsin's comprehensive planning law requires that a comprehensive plan include a housing element and provide demographic information. The comprehensive planning process also necessitates that each community analyze the impact of local, state, and federal policies and regulations on the development of various types of housing. The analysis is intended to take into account the current and projected housing needs in the community. The analysis should result in policies that provide opportunities for the development of the types and amounts of housing expected to be needed over a 20-year planning horizon.

There are a number of benefits that can be realized by developing a housing element and analyzing demographics:

1. The process of developing the housing element encourages citizens to start thinking and talking about local housing concerns.
2. The data collection and analysis can increase understanding of the local housing situation and who lives in the community.
3. The data allows for an understanding of future trends and how the community can prepare for change.
4. More influence over the nature of future housing development can be attained.
5. It increases the chances that housing decisions are coordinated with decisions regarding other comprehensive plan elements such as the land use, transportation, economic development, utilities and community facilities, and agriculture, natural, and cultural resources elements.
6. It can bring together a diverse range of groups, agencies, and citizens that otherwise may not work together.

7. It provides the chance to consider the community's housing concerns in relation to those of adjacent communities and the region as a whole.

The following sections discuss in more detail, specific information about the Village of Sherwood's housing stock and patterns, demographics, and future trends.

### **United States Census 2010**

A significant amount of information, particularly with regard to population, housing, and economic development, was obtained from the U.S. Bureau of the Census. There were four primary methodologies for data collection employed by the Census in 2010, SF-1 through SF-4. SF-1 data were collected through a household-by-household census and represent responses from every household within the country. SF-2 data are similar to SF-1, however, data are available to the census tract level for limited information meeting an established population threshold. To get more detailed information, the U.S. Census Bureau also randomly distributes a long-form questionnaire to one in six households throughout the nation. Tables that use this sample data are indicated as SF-3 and SF-4 data.

Throughout this report, data from the U.S. Census will be designated as SF-1 or SF-3 data. It should be noted that SF-1 and SF-3 data may differ for similar statistics, due to survey limitations, non-response, or other attributes unique to each form of data collection.

## **2.2 Population**

### **Historic Population Counts**

Population change is the primary component in tracking growth as well as predicting future population trends. Population characteristics influence future economic development and relate directly to demands on community services, housing, education, utilities, social services, and recreational facility needs.

Tables 2-1 and 2-2 display the historic population trends of the Village of Sherwood, several nearby local communities, Calumet County, and the State of Wisconsin from 1970 to 2010.

**Table 2-1: Historic Population Counts, Calumet County, 1970-2010**

<b>Municipality</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>
T. Brillion	1,324	1,191	1,300	1,438	1,488
T. Brothertown	1,420	1,494	1,409	1,404	1,329
T. Charlestown	1,079	1,090	875	789	778
T. Chilton	1,116	1,120	998	1,130	1,142
T./V. Harrison	3,260	3,541	3,195	5,756	10,839
T. New Holstein	1,513	1,527	1,406	1,457	1,507
T. Rantoul	1,243	1,184	895	812	797
T. Stockbridge	1,285	1,248	1,317	1,383	1,456
T. Woodville	1,207	1,160	1,071	993	980
V. Hilbert	896	1,176	1,211	1,089	1,132
V. Potter	0	0	252	252	253
<b>V. Sherwood</b>	<b>350</b>	<b>372</b>	<b>837</b>	<b>1,550</b>	<b>2,725</b>
V. Stockbridge	582	567	579	649	635
C. Appleton*	56,377	58,913	65,695	70,087	72,623
C. Brillion	2,588	2,907	2,840	2,937	3,148
C. Chilton	3,030	2,965	3,240	3,708	3,933
C. Kiel*	2,848	3,083	2,910	3,450	3,738
C. Menasha*	14,836	14,728	14,711	16,331	17,353
C. New Holstein	3,012	3,412	3,342	3,301	3,236
Calumet County	27,604	30,867	34,291	40,631	48,971
<b>Wisconsin</b>	<b>4,417,731</b>	<b>4,705,642</b>	<b>4,891,769</b>	<b>5,363,690</b>	<b>5,686,986</b>

\*Municipality crosses at least one county line; data provided are for the entire municipality.

Source: U.S. Bureau of the Census, SF-1, 1970-2010. Calumet County total does not equal the sum of municipalities listed due to communities located in other counties.

**Table 2-2: Historic Population Change, Calumet County, 1970-2010**

Municipality	# Change 1970-1980	% Change 1970-1980	# Change 1980-1990	% Change 1980-1990	# Change 1990-2000	% Change 1990-2000	# Change 2000-2010	% Change 2000-2010	# Change 1970-2010	% Change 1970-2010
T. Brillion	-133	-10.0%	109	9.2%	138	10.6%	50	3.48%	164	12.39%
T. Brothertown	74	5.2%	-85	-5.7%	-5	-0.4%	-75	-5.34%	-91	-6.41%
T. Charlestown	11	1.0%	-215	-19.7%	-86	-9.8%	-11	-1.39%	-301	-27.90%
T. Chilton	4	0.4%	-122	-10.9%	132	13.2%	12	1.06%	26	2.33%
T. Harrison	281	8.6%	-346	-9.8%	2,561	80.2%	5,083	88.31%	7,579	232.48%
T. New Holstein	14	0.9%	-121	-7.9%	51	3.6%	50	3.43%	-6	-0.40%
T. Rantoul	-59	-4.7%	-289	-24.4%	-83	-9.3%	-15	-1.85%	-446	-35.88%
T. Stockbridge	-37	-2.9%	69	5.5%	66	5.0%	73	5.28%	171	13.31%
T. Woodville	-47	-3.9%	-89	-7.7%	-78	-7.3%	-13	-1.31%	-227	-18.81%
V. Hilbert	280	31.3%	35	3.0%	-122	-10.1%	43	3.95%	236	26.34%
V. Potter	0	NA	252	NA	0	0.0%	1	0.40%	253	100.00%
<b>V. Sherwood</b>	22	6.3%	465	125.0%	713	85.2%	1,175	75.81%	2,375	678.57%
V. Stockbridge	-15	-2.6%	12	2.1%	70	12.1%	-14	-2.16%	53	9.11%
C. Appleton*	2,536	4.5%	6,782	11.5%	4,392	6.7%	2,536	3.62%	16,246	28.82%
C. Brillion	319	12.3%	-67	-2.3%	97	3.4%	211	7.18%	560	21.64%
C. Chilton	-65	-2.1%	275	9.3%	468	14.4%	225	6.07%	903	29.80%
C. Kiel*	235	8.3%	-173	-5.6%	540	18.6%	288	8.35%	890	31.25%
C. Menasha*	-108	-0.7%	-17	-0.1%	1,620	11.0%	1,022	-5.89%	2,517	16.96%
C. New Holstein	400	13.3%	-70	-2.1%	-41	-1.2%	-65	-1.97%	224	7.44%
Calumet County	3,263	11.8%	3,424	11.1%	6,340	18.5%	8,340	20.53%	21,367	77.41%
Wisconsin	287,911	6.5%	<b>186,127</b>	<b>4.0%</b>	<b>471,921</b>	<b>9.6%</b>	<b>323,296</b>	<b>6.03%</b>	<b>1,269,255</b>	<b>28.73%</b>

\*Municipality crosses at least one county line; data provided is for the entire municipality.

Source: U.S. Bureau of the Census, SF-1, 1970-2010.

The Village of Sherwood has experienced some of the most significant population increases in Calumet County. In the 1970's, the village experienced moderate growth of 6.3%. In the 1980's and 1990's the village then experienced growth rates of 125% and 85.2% respectively. Overall, from 1970 to 2010 (40 years) the Village of Sherwood has increased its population by 2,375 residents.

### Population Estimates

Every year the Wisconsin Department of Administration (WDOA), Demographic Services Center develops population estimates for every municipality and county in the state. Table 2-3 displays year 2010 Census counts and the 2016 population estimates for Calumet County and its municipalities. Population estimates should be utilized as the official source for population information, except when Census population counts for a given year are available.

**Table 2-3: Population Estimates, Calumet County, 2010-2016**

Municipality	2010 Census	2016 Estimate	Numeric Change 2010-2016	Percent Change 2010-2016
T. Brillion	1,488	1,521	35	2.4%
T. Brothertown	1,329	1,332	3	0.2%
T. Charlestown	778	781	6	0.8%
T. Chilton	1,142	1,154	11	1.0%
T. Harrison	10,839	1,188	- 9,651	- 89.0%
T. New Holstein	1,507	1,519	11	0.7%
T. Rantoul	797	810	12	1.5%
T. Stockbridge	1,456	1,498	42	2.9%
T. Woodville	980	980	0	0.0%
T./V. Harrison	0	10,749	10,749	NA
V. Hilbert	1,132	1,186	54	4.8%
V. Potter	253	251	- 2	- 0.8%
<b>V. Sherwood</b>	<b>2,725</b>	<b>2,959</b>	<b>246</b>	<b>9.1%</b>
V. Stockbridge	635	651	15	2.4%
C. Appleton*	72,623	74,286	1,663	2.3%
C. Brillion	3,148	3,262	114	3.6%
C. Chilton	3,933	3,939	6	0.2%
C. Kiel*	3,738	3,768	30	0.8%
C. Menasha*	17,353	17,573	220	1.3%
C. New Holstein	3,236	3,204	- 32	- 1.0%
Calumet County	48,971	51,669	2,698	5.5%
<b>Wisconsin</b>	<b>5,686,986</b>	<b>5,775,120</b>	<b>88,134</b>	<b>1.6%</b>

\*Municipality crosses at least one county line; data provided are for the entire municipality.

Source: U.S. Bureau of the Census, SF-1, 2010. Wisconsin Department of Administration, Demographic Services Center, Population Estimates, 2016.

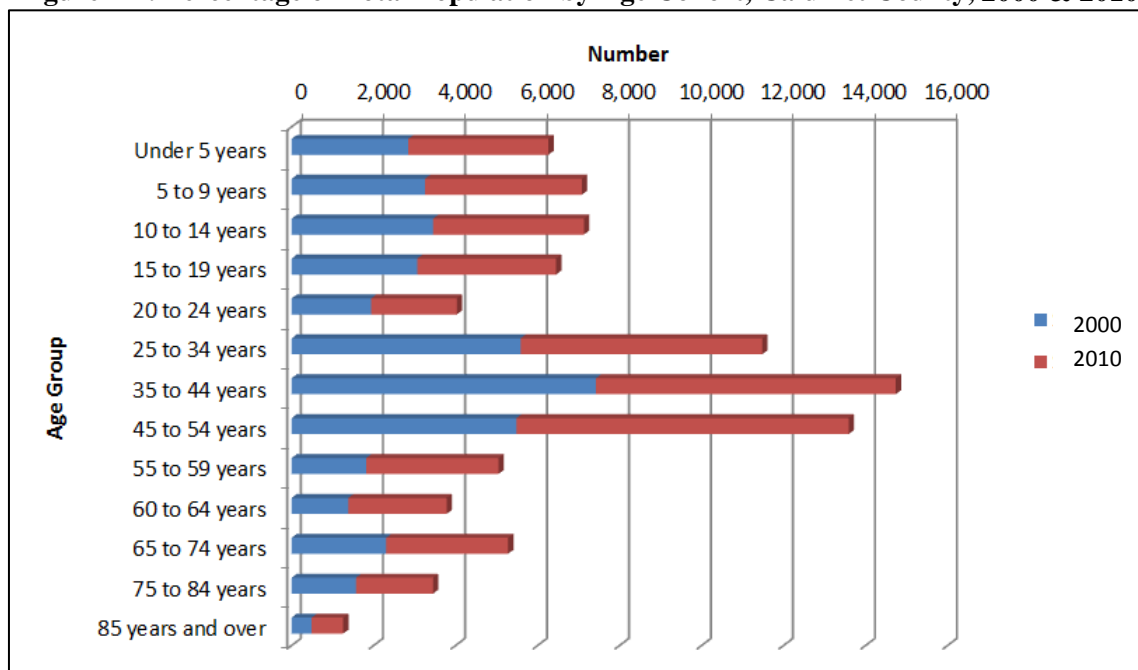
According to the 2016 population estimate, the Village of Sherwood continued to experience a high rate of growth. For the six year period shown, the village has experienced an increase of 246 residents or just over 9%.

### Population by Age Cohort

The population age structure affects a variety of services and needs within a community. Incorporated communities can vary significantly in the age distribution of their residents as compared to unincorporated towns due to the services offered in a more urban area. Services are driven by demand, and a community will typically provide services and facilities to meet the needs of the given population. As an example, people of retirement age may need more access to health care and transportation services, which are typically offered in urban areas. People raising families will require schools, and schools are constructed where population drives service demands.

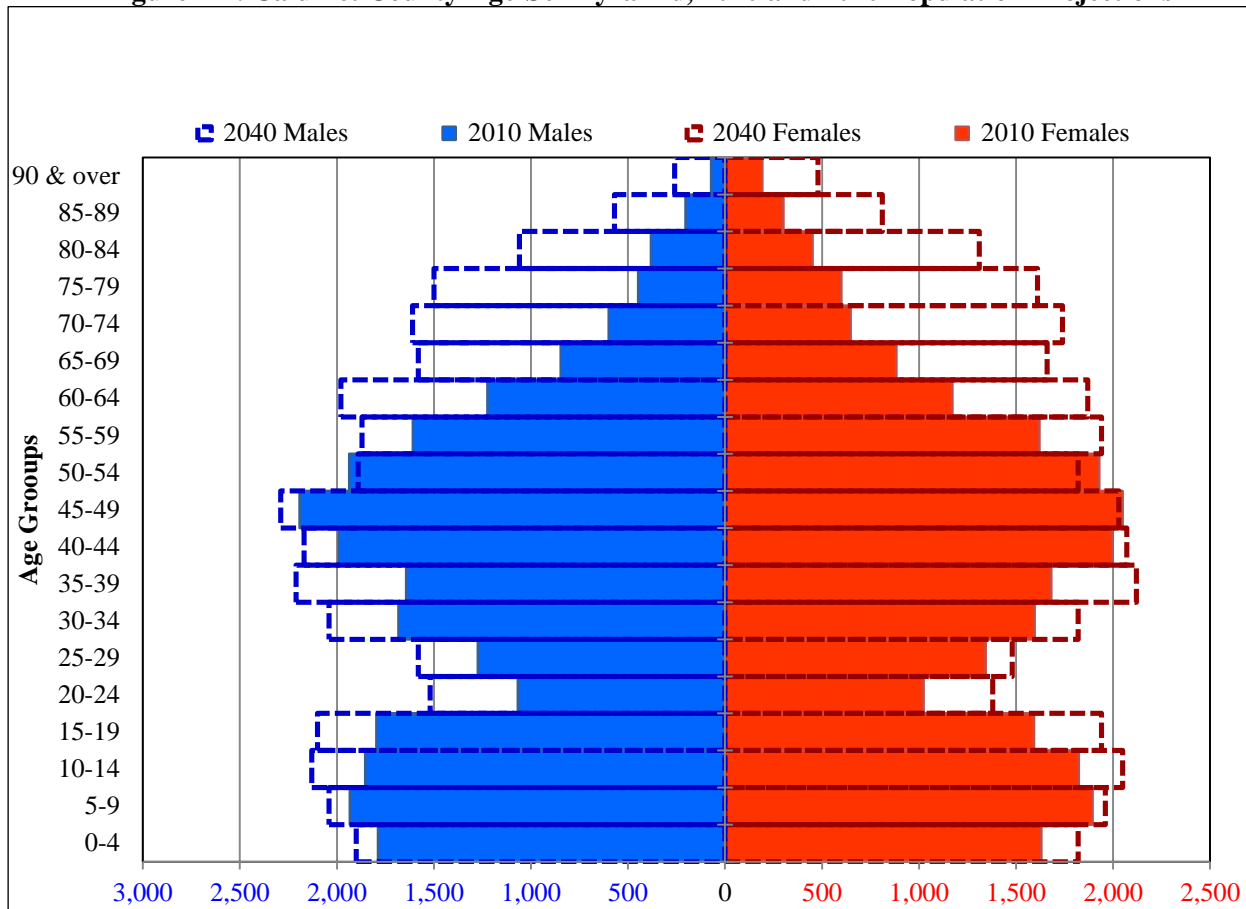
This social dynamic of a community’s age structure has evolved into a significant trend throughout the country, and is evident in Wisconsin and also Calumet County. The baby-boomer generation, which is a large segment of the overall population, is nearing retirement age. Service demands will result from the age distribution. How a community serves the population demands created by the age distribution is as much a factor in defining community character as the location of the community itself. It will become increasingly important to anticipate potential service demands created from the population shift. Figure 2-1 displays population cohorts by the percentage of the total population for 2000 and 2010 in Calumet County.

**Figure 2-1: Percentage of Total Population by Age Cohort, Calumet County, 2000 & 2010**



Source: U.S. Bureau of the Census, SF-1, SF-2 2000-2010.

**Figure 2-2: Calumet County Age-Sex Pyramid, 2010 and 2040 Population Projections**



Source: Wisconsin Department of Administration, Demographic Services Center. Final Population Projections for Wisconsin Municipalities: 2010-2040. January 2013

Figure 2-2 charts the shifting of the population to middle age groups over the 10 year period shown. In 2000, 18.3% of the population was in the 35 to 44 age group, but in 2010 this same group accounted for 14.9% of the population. A reverse trend was found for the 45 to 54 age group. Both age groups have employment demands, are raising families, and are building new homes, which have substantial impact on community facilities, housing, economic development, and land use. Relative to persons 60 and older, the total number of people of retirement age is growing significantly, yet is less as a percentage of the total when compared statistically to the other age categories. Table 2-4 displays population by age cohort for all communities in Calumet County for 2010.

**Table 2-4: Population by Age Cohort, Calumet County, 2010**

Municipality	Under 5	5-19	20-44	45-64	65+	Total	Median Age
T. Brillion	95	334	453	453	151	1,486	36.6
T. Brothertown	68	258	370	444	189	1,329	42.7
T. Charlestown	40	158	196	257	124	775	45.6
T. Chilton	67	249	321	371	135	1,143	41.6
T./V. Harrison	924	2,828	3,633	2,703	751	10,839	35.2
T. New Holstein	99	287	408	491	201	1,486	42.2
T. Rantoul	51	180	230	247	90	798	40.3
T. Stockbridge	74	256	377	546	203	1,456	45.9
T. Woodville	50	244	254	303	129	980	41.6
V. Hilbert	203	724	950	1,102	498	3,477	42.6
V. Potter	13	63	79	59	39	253	38.8
<b>V. Sherwood</b>	<b>221</b>	<b>583</b>	<b>821</b>	<b>811</b>	<b>277</b>	<b>2,713</b>	<b>40</b>
V. Stockbridge	28	96	196	200	116	636	44.8
C. Appleton*	4,996	15,352	25,101	18,945	8,229	72,623	35.3
C. Brillion	224	633	1,019	761	511	3,148	37.8
C. Chilton	275	733	1,216	1,019	690	3,933	40
C. Kiel*	238	825	1,155	935	585	3,738	38.7
C. Menasha*	1,255	3,424	6,094	4,574	2,006	17,353	36
C. New Holstein	159	595	878	883	721	3,236	44.7
Calumet County	3,418	10,894	15,500	13,734	5,425	48,971	38.4
<b>Wisconsin</b>	<b>358,443</b>	<b>1,143,753</b>	<b>1,833,912</b>	<b>1,573,564</b>	<b>777,314</b>	<b>5,686,986</b>	<b>38.5</b>

\*Municipality crosses at least one county line; data provided are for the entire municipality.

Source: U.S. Bureau of the Census, SF-1, 2010.

## 2.3 Population Forecasts

Population forecasts are based on past and current population trends and are not predictions, rather they extend past growth trends into the future and their reliability depends on the continuation of the various factors which contributed to these past growth trends. Forecasts are therefore most accurate in periods of relative socio-economic and cultural stability. Forecasts should be considered as one of many tools used to help anticipate and predict future needs within the community.

### Wisconsin Department of Administration (WDOA) Population Forecasts

The Wisconsin Department of Administration (WDOA), Demographic Services Center develops population forecasts for the State of Wisconsin in accordance with Wisconsin Statute 16.96. Forecasts created by WDOA are deemed the official determinations for the state. WDOA forecasts to the year 2040, for the State of Wisconsin, reveal several important trends that should be noted. These trends are anticipated at the state level, and will therefore have effects on county level and local population characteristics as well. Some relevant statewide trends include:

1. Wisconsin's population in 2040 is projected to be 6.5 million, nearly one million more than the 2010 census count of 5.7 million.



2. The working age population – ages 18 through 64 – will peak in 2025 at 3.67 million and, by 2030 decline slightly to 3.60 million (but still be 300,000 above the 2010 census count).
3. The volume of deaths will increase substantially due to the aging population.
4. The 65-plus population will increase slowly up to 2020, and then grow dramatically as the Baby Boomers join the ranks of the elderly. Senior citizens formed 14.5% of the state’s total population in 2010. Their proportion will rise to 21% in 2030.

Table 2-5 displays the WDOA population forecasts for Calumet County to the year 2040.

**Table 2-5: WDOA Population Forecasts, Calumet County, 2010-2040**

<b>MCD Type and Name</b>	<b>2010 Census</b>	<b>2015 Projection</b>	<b>2020 Projection</b>	<b>2025 Projection</b>	<b>2030 Projection</b>	<b>2035 Projection</b>	<b>2040 Projection</b>	<b># Change 2010-2040</b>	<b>% Change 2010-2040</b>
T Brillion	1,486	1,505	1,590	1,650	1,705	1,720	1,715	229	15.4%
T Brothertown	1,329	1,310	1,340	1,345	1,340	1,310	1,260	- 69	-5.2%
T Charlestown	775	775	795	805	810	795	770	- 5	-0.6%
T Chilton	1,143	1,140	1,195	1,230	1,260	1,260	1,245	102	8.9%
T Harrison	10,839	1,345	1,550	1,740	1,925	2,070	2,185	- 8,654	-79.8%
T New Holstein	1,508	1,525	1,605	1,665	1,715	1,725	1,715	207	13.7%
T Rantoul	798	785	805	805	805	785	755	- 43	-5.4%
T Stockbridge	1,456	1,485	1,575	1,640	1,700	1,720	1,720	264	18.1%
T Woodville	980	965	990	1,000	1,000	980	945	- 35	-3.6%
V Harrison	0	10,200	11,760	13,190	14,600	15,700	16,550	16,550	100.0%
V Hilbert	1,132	1,130	1,170	1,195	1,210	1,200	1,175	43	3.8%
V Potter	253	245	255	255	255	250	240	- 13	-5.1%
<b>V Sherwood</b>	<b>2,713</b>	<b>2,900</b>	<b>3,350</b>	<b>3,755</b>	<b>4,155</b>	<b>4,475</b>	<b>4,715</b>	2,002	73.8%
V Stockbridge	636	625	645	655	660	650	630	- 6	-9.4%
C Appleton*	72,623	73,330	76,370	78,680	80,570	81,165	80,605	7,982	11.0%
C Brillion	3,148	3,220	3,430	3,575	3,715	3,775	3,780	632	20.1%
C Chilton	3,933	3,950	4,170	4,325	4,455	4,505	4,480	547	13.9%
C Kiel*	3,738	3,770	3,935	4,075	4,195	4,260	4,235	497	13.3%
C Menasha*	17,353	17,575	18,170	18,645	19,045	19,180	19,120	1,767	10.2%
C New Holstein	3,236	3,190	3,275	3,305	3,315	3,250	3,145	- 91	-2.8%
<b>Calumet County</b>	<b>129,079</b>	<b>130,970</b>	<b>137,975</b>	<b>143,535</b>	<b>148,435</b>	<b>150,775</b>	<b>150,985</b>	<b>21,906</b>	<b>16.9%</b>

\*Municipality crosses at least one county line; data provided are for the entire municipality.

Source: Wisconsin Department of Administration, Demographic Services Center, Final Population Projections for Wisconsin Municipalities: 2000-2040, 2013.

According to WDOA population forecasts, the Village of Sherwood is estimated to experience population growth of 2,002 (73%) additional persons from 2000 to 2040. Only the Village of Harrison is forecasted to experience more growth than the village. This figure is significant from a land use perspective as the Village has a limited and known quantity of vacant lands within its borders to accommodate this population increase as well as any other associated land uses.

## **2.4 Housing Characteristics**

### **Housing Supply**

Table 2-6 details the number of housing units in Calumet County, its municipalities, and the State of Wisconsin.

The following tables frequently use U.S. Bureau of the Census terms “Units” and “Structures”. They classify 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. A structure is a separate building which either has open space on all four sides or is separated from other structures by dividing walls that extend from ground to roof. In double houses, row houses, and houses attached to nonresidential structures, each building is a structure if the common wall between them goes from ground to roof. Sheds and private garages which adjoin houses are not counted as separate structures. In apartment developments, each building with open space on all sides is considered a separate structure. The count of housing units in a structure is the total number of units in the structure, both occupied and vacant units. In the tabulations, occupied mobile homes or trailers, tents, and boats are included in the category one housing unit in structure.

**Table 2-6: Housing Units, Calumet County, 2010-2040**

Municipality	2000	2010	Numeric Change 2000-2010	Percent Change 2000-2010
T. Brillion	521	659	138	26.5%
T. Brothertown	627	684	57	9.1%
T. Charlestown	300	329	29	9.7%
T. Chilton	371	432	61	16.4%
T./V. Harrison	2,139	1515	(624)	-29.2%
T. New Holstein	558	607	49	8.8%
T. Rantoul	267	296	29	10.9%
T. Stockbridge	614	666	52	8.5%
T. Woodville	337	329	(8)	-2.4%
V. Hilbert	458	503	45	9.8%
V. Potter	80	107	27	33.8%
<b>V. Sherwood</b>	<b>593</b>	<b>1,026</b>	<b>433</b>	<b>73.0%</b>
V. Stockbridge	299	384	85	28.4%
C. Appleton*	27,736	30,161	2,425	8.7%
C. Brillion	1,230	1,256	26	2.1%
C. Chilton	1,606	1,897	291	18.1%
C. Kiel*	1,498	1,674	176	11.6%
C. Menasha*	7,271	7,669	398	5.5%
C. New Holstein	1,394	1,582	188	13.5%
Calumet County	15,758	19,898	4,140	26.3%
<b>Wisconsin</b>	<b>2,321,144</b>	<b>2,641,627</b>	<b>320,483</b>	<b>13.8%</b>

\*Municipality crosses at least one county line; data provided are for the entire municipality.

Source: U.S. Bureau of the Census, SF-1, 2000-2010.

The Village of Sherwood has experienced a significant increase in housing units from 2000 to 2010. The total number of housing units in the village increased by 268, or 82.5% during this time period.

### Housing Occupancy and Tenure

Tables 2-7 and 2-8 display the occupancy and tenure characteristics of housing units for Calumet County and the Village of Sherwood in 2000 and 2010.

**Table 2-7: Housing Occupancy and Tenure, Calumet County, 2000 and 2010**

	<b>Year 2000</b>	<b>Percent of Total</b>	<b>Year 2010</b>	<b>Percent of Total</b>	<b>Numeric Change 2000-2010</b>	<b>Percent Change 2000-2010</b>
Total housing units	15,758	100.0%	19,695	100.0%	3,937	25.0%
Occupied housing units	14,910	94.6%	18,575	94.3%	3,665	24.6%
Owner-occupied	11,994	76.1%	15,066	76.5%	3,072	25.6%
Renter-occupied	2,916	18.5%	3,509	17.8%	593	20.3%
Vacant housing units	848	5.4%	1,120	5.7%	272	32.1%
Seasonal units	287	1.8%	326	1.7%	39	13.6%

Source: U.S. Bureau of the Census, American Fact Finder SF-1, 2000-2010.

**Table 2-8: Housing Occupancy and Tenure, Village of Sherwood, 2000 and 2010**

	<b>Year 2000</b>	<b>Percent of Total</b>	<b>Year 2010</b>	<b>Percent of Total</b>	<b>Numeric Change 2000-2010</b>	<b>Percent Change 2000-2010</b>
Total housing units	593	100.0%	987	100.0%	394	66.4%
Occupied housing units	572	96.5%	950	96.3%	378	66.1%
Owner-occupied	503	84.8%	892	93.9%	389	77.0%
Renter-occupied	69	11.6%	58	6.5%	-11	-
Vacant housing units	21	3.5%	37	63.8%	16	76.2%
Seasonal units	6	1.0%	10	27.0%	4	66.7%

Source: U.S. Bureau of the Census, American Fact Finder SF-1, 2000-2010.

Virtually all of the villages housing growth from 2000 to 2010 can be attributed to increases in owner-occupied housing. There was only an increase of 389 units attributed to owner-occupied housing in the village.

### Units in Structure

Table 2-9 displays the number of units in structure for Calumet County and its municipalities in 2010.

Attached housing units are defined as one-unit structures which have one or more walls extending from ground to roof separating them from adjoining structures, for example, row houses. Detached housing units are 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 2-9: Units in Structure, Calumet County, 2015 Estimates**

Municipality	1-unit detached	1-unit attached	2 units	3 or 4 units	5 to 9 units	10 to 19 units	20 or more units	Mobile Home	Boat, RV, Van, Etc.	Totals
T. Brillion	511	0	18	7	68	0	0	55	0	659
T. Brothertown	634	6	6	0	0	0	0	38	0	684
T. Charlestown	301	4	14	2	0	2	0	6	0	329
T. Chilton	391	4	29	0	0	0	0	8	0	432
T./V. Harrison	1,362	45	50	0	0	37	13	8	0	1515
T. New Holstein	521	2	2	2	21	0	0	59	0	607
T. Rantoul	290	0	2	0	0	0	0	4	0	296
T. Stockbridge	647	0	4	0	0	0	0	15	0	666
T. Woodville	302	2	0	0	0	0	0	25	0	329
V. Hilbert	312	8	28	28	45	17	0	65	0	503
V. Potter	91	1	7	8	0	0	0	0	0	107
<b>V. Sherwood</b>	<b>905</b>	<b>83</b>	<b>16</b>	<b>0</b>	<b>9</b>	<b>4</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>1026</b>
V. Stockbridge	321	11	24	9	7	12	0	0	0	384
C. Appleton*	20,445	1,409	2,278	982	1,841	1,338	1,711	139	18	30,161
C. Brillion	850	16	113	58	76	8	109	26	0	1,256
C. Chilton	1,122	152	152	127	141	25	167	11	0	1,897
C. Kiel*	1,199	106	123	19	102	30	43	52	0	1,674
C. Menasha*	4,740	302	750	349	432	363	455	278	0	7,669
C. New Holstein	1,082	55	188	106	68	9	74	0	0	1,582
Calumet County	15,612	707	949	457	828	416	478	433	18	19,898
<b>Wisconsin</b>	<b>1,761,206</b>	<b>113,940</b>	<b>173,234</b>	<b>99,724</b>	<b>129,236</b>	<b>89,625</b>	<b>179,061</b>	<b>95,128</b>	<b>473</b>	<b>2,641,627</b>

Source: U.S. Bureau of the Census, SF-3, 2015.

### Age of Housing Units

The age of the housing stock is an important element to be analyzed when planning for the future. If there is a significant amount of older housing units within the housing supply they will most likely need to be replaced or rehabilitated for new development within the planning period. The age status may lead to a need for county or community housing assistance or redevelopment programs. Allowing for a newer housing supply also requires community planning regarding infrastructure, land availability, community utilities, transportation routes, and a variety of other items which are affected by new housing development. Table 2-10 describes the year that structures were built in Calumet County, its municipalities, and the State of Wisconsin based on the 2010 Census.

**Table 2-10: Year Structures Were Built, Calumet County, 2014-1939**

Municipality	2014-2015	2010-2013	2000-2009	1990-1999	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949	1939 or earlier	Totals
T. Brillion	3	28	88	105	40	71	71	25	36	195	659
T. Brothertown	0	5	71	78	18	111	55	48	56	242	684
T. Charlestown	0	0	14	29	38	73	26	2	23	124	329
T. Chilton	0	3	68	55	42	23	28	24	10	179	432
T./V. Harrison	0	44	306	420	61	60	185	137	12	290	1,515
T. New Holstein	0	5	73	100	67	76	37	27	26	196	607
T. Rantoul	0	4	43	18	15	35	0	9	5	167	296
T. Stockbridge	0	3	139	102	76	67	48	61	10	160	666
T. Woodville	3	2	23	46	41	45	27	9	21	112	329
V. Hilbert	0	0	35	78	60	97	63	57	30	83	503
V. Potter	0	0	2	10	2	8	20	3	9	53	107
<b>V. Sherwood</b>	<b>0</b>	<b>11</b>	<b>446</b>	<b>270</b>	<b>96</b>	<b>126</b>	<b>30</b>	<b>10</b>	<b>3</b>	<b>34</b>	<b>1,026</b>
V. Stockbridge	0	0	49	74	38	41	48	29	28	77	384
C. Appleton*	0	348	2,433	3,137	3,772	4,419	3,793	4,260	1,752	6,247	30,161
C. Brillion	0	26	118	148	44	258	208	204	38	212	1,256
C. Chilton	0	0	236	378	162	198	132	198	109	484	1,897
C. Kiel*	0	16	204	267	164	196	101	218	79	429	1,674
C. Menasha*	0	109	908	1,048	771	880	785	1,000	459	1,709	7,669
C. New Holstein	0	0	66	158	127	229	264	205	50	483	1,582
Calumet County	3	262	3,960	3,785	2,311	2,483	1,789	1,364	516	3,425	19,898
<b>Wisconsin</b>	<b>1,658</b>	<b>28,192</b>	<b>346,082</b>	<b>369,677</b>	<b>261,129</b>	<b>392,952</b>	<b>256,919</b>	<b>298,364</b>	<b>155,203</b>	<b>531,451</b>	<b>2,641,627</b>

\*Municipality crosses at least one county line; data provided are for the entire municipality.

Source: U.S. Bureau of the Census, SF-3, 2015.

The Village of Sherwood has a very new housing stock when compared to most communities in Wisconsin. Approximately 79% of the villages housing stock were built after 1980.

### Housing Value

Table 2-11 provides year 2010 housing values of specified owner-occupied units in Calumet County. 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 respondent's 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 2-11: Estimated Housing Values, Calumet County, 2015**

Municipality	Less than \$50,000	\$50,000-\$99,999	\$100,000-\$149,000	\$150,000-\$199,999	\$200,000-\$299,999	\$300,000-\$499,999	\$500,000-\$999,999	\$1,000,000 or more	Median Dollars
T. Brillion	53	51	183	136	51	21	3	-	\$141,500
T. Brothertown	41	51	88	106	146	64	9	3	\$186,900
T. Charlestown	11	23	75	75	59	26	2	-	\$178,000
T. Chilton	2	33	59	101	110	46	5	-	\$191,700
T./V. Harrison	23	112	216	323	397	189	83	-	\$199,700
T. New Holstein	48	46	116	92	176	43	8	-	\$178,200
T. Rantoul	7	28	60	54	69	25	9	2	\$178,000
T. Stockbridge	16	25	90	103	196	117	11	-	\$220,600
T. Woodville	20	28	49	88	56	24	6	-	\$168,900
V. Hilbert	75	92	83	87	18	9	-	-	\$107,800
V. Potter	3	18	32	15	10	1	-	-	\$131,300
<b>V. Sherwood</b>	<b>7</b>	<b>34</b>	<b>75</b>	<b>230</b>	<b>450</b>	<b>152</b>	<b>8</b>	<b>-</b>	<b>\$233,800</b>
V. Stockbridge	8	23	95	48	44	40	14	1	\$158,000
C. Appleton*	448	3,124	8,276	3,505	2,326	1,101	233	134	\$137,500
C. Brillion	26	255	356	146	69	34	-	-	\$120,600
C. Chilton	48	147	538	179	64	25	-	-	\$133,500
C. Kiel*	59	398	371	304	136	10	-	-	\$121,700
C. Menasha*	252	1,258	1,594	770	503	199	4	9	\$118,400
C. New Holstein	21	316	389	169	55	20	-	-	\$114,600
Calumet County	575	1,575	4,024	3,884	3,555	1,236	170	59	\$165,200
<b>Wisconsin</b>	<b>86,903</b>	<b>224,900</b>	<b>341,329</b>	<b>325,457</b>	<b>341,329</b>	<b>170,480</b>	<b>46,512</b>	<b>10,233</b>	<b>\$165,800</b>

\*Municipality crosses at least one county line; data provided are for the entire municipality.

Source: U.S. Bureau of the Census, American Fact Finder SF-3, 2015.



The median value of homes in the Village of Sherwood was \$233,800 according to 2015 estimates. The village had the highest median value when compared to other communities in the county. The majority of homes in the village were valued between \$200,000 and \$299,999.

### Persons Per Household

Table 2-12 displays the number of persons per household for Calumet County in 2000 and 2015.

**Table 2-12: Persons per Household, 2000 and 2015**

Municipality	2000	2010	2015
T. Brillion	2.9	2.7	2.7
T. Brothertown	2.7	2.8	2.5
T. Charlestown	2.7	2.6	2.6
T. Chilton	3.1	2.8	2.8
T./V. Harrison	2.9	2.8	3.0
T. New Holstein	2.7	2.6	2.6
T. Rantoul	3.2	2.9	2.9
T. Stockbridge	2.7	2.8	2.5
T. Woodville	3.0	2.9	2.9
V. Hilbert	2.5	2.5	2.5
V. Potter	2.9	2.6	2.6
<b>V. Sherwood</b>	<b>2.7</b>	<b>2.8</b>	<b>2.8</b>
V. Stockbridge	2.5	2.2	2.2
C. Appleton*	2.5	2.4	2.6
C. Brillion	2.5	2.4	2.4
C. Chilton	2.4	2.3	2.3
C. Kiel*	2.4	2.4	2.4
C. Menasha*	2.4	2.3	2.8
C. New Holstein	2.4	2.3	2.3
Calumet County	2.7	2.6	2.6
<b>Wisconsin</b>	<b>2.5</b>	<b>2.4</b>	<b>2.4</b>

\*Data provided for the entire municipality.

Source: U.S. Bureau of the Census, STF-1, 2000, DOA Housing Data, 2015.

The Village of Sherwood had an average total number of persons per household of 2.8 in 2015 and 2010, and 2.70 in 2000. It is one of few communities to show an increase in average total number of persons per household.

### Community Based Residential Facilities (CBRF)

A Community Based Residential Facility (CBRF) is a home or apartment type setting where five or more unrelated adults live together. The goal of the CBRF is to assist individuals in achieving the highest level of independence of which they are capable. Different populations are targeted by the CBRF and some of these populations include elderly, Alzheimer's, emotionally and mentally disturbed, developmentally and physically

disabled, and veterans. A CBRF is required to provide assistance with bathing, dressing, grooming, medication, community and in-house activities, information and referral services, health monitoring, and meals. They are not required to have professional nurses on duty 24 hours a day but do have staff available at all times. At this time there are no CBRF facilities located in Sherwood.

CBRF facilities in Calumet County include:

1. Roads to Freedom Brillion, 610 S Main Street, Brillion
2. Century Ridge, Inc., 533 E. Calumet St., Chilton
3. Gardens of Fountain Way, 1050 Fountain Way, Menasha
4. Garrow Villa, 210 S. Parkway Dr., Brillion
5. Willowpark Residence, 1706 Hoover Street, New Holstein
6. Libbys House of Chilton, 323 Field Lane, Chilton
7. Oak Creek Assisted Living - Kiel, 1237 Tekla Place, Kiel
8. ACS Clinical Services LLC Appleton, 2 Brighton Circle, Appleton
9. Darboy Assisted Living, N9520 Silver Court, Appleton
10. Oak Park Place of Menasha, 2205 Midway Road, Menasha
11. Fieldlane, 335 Fieldlane, Chilton
12. Caring Hands Assisted Living, 2514 Wisconsin Avenue, New Holstein
13. Century Ridge I, 533 E Calumet Street, Chilton
14. Century Ridge II, 133 W Elm Street, Chilton

## **2.5 Housing Trends and Forecasts**

### **Building Permit Housing Forecast**

Using available information on the number of building permits issued by municipalities and the county, the following forecast was completed. Table 2-13 displays the forecasts.

**Table 2-13: Building Permit Forecast, Calumet County Municipalities, 2000-2030 Municipality**

Municipality	Census 2000	Projections						Numeric Change 2000-2030	Percent Change 2000-2030
		2005	2010	2015	2020	2025	2030		
T. Brillion	521	579	637	696	754	812	870	349	67.0%
T. Brothertown	627	665	702	740	778	816	853	226	36.1%
T. Charlestown	300	310	321	331	342	352	363	63	20.9%
T. Chilton (2)	371	407	443	479	515	551	587	216	58.2%
T./V. Harrison	2,139	3,009	3,878	4,748	5,617	6,487	7,356	5,217	243.9%
T. New Holstein	558	608	659	709	760	810	861	303	54.3%
T. Rantoul	267	283	299	315	331	347	362	95	35.8%
T. Stockbridge (3)	614	666	718	769	821	873	925	311	50.6%
T. Woodville	337	359	382	404	426	448	471	134	39.7%
V. Hilbert	458	473	487	502	516	531	545	87	19.1%
V. Potter	80	86	93	99	105	112	118	38	47.7%
<b>V. Sherwood</b>	<b>593</b>	<b>821</b>	<b>1,049</b>	<b>1,278</b>	<b>1,506</b>	<b>1,734</b>	<b>1,962</b>	<b>1,369</b>	<b>230.9%</b>
V. Stockbridge (3)	299	328	356	385	414	442	471	172	57.5%
C. Appleton (1)	3,952	4,175	4,397	4,620	4,843	5,066	5,288	1,336	33.8%
C. Brillion	1,230	1,276	1,322	1,368	1,414	1,460	1,505	275	22.4%
C. Chilton	1,606	1,668	1,731	1,793	1,855	1,917	1,980	374	23.3%
C. Kiel (1,4)	149	150	151	152	153	154	154	5	3.7%
C. Menasha (1,5)	263	412	561	710	859	1,008	1,158	895	340.3%
C. New Holstein	1,394	1,436	1,478	1,519	1,561	1,603	1,645	251	18.0%
Calumet County	15,758	17,711	19,664	21,616	23,569	25,522	27,475	11717	74.4%

<sup>1</sup> Data are for portion of community in Calumet County only.

<sup>2</sup> Includes new homes in shoreland and data obtained from Village Clerk. Clerk data only available for 2000 through 2004. Projections based on five-year average.

<sup>3</sup> No data available for 1995.

<sup>4</sup> No data available for 1995 and 1996.

<sup>5</sup> No data available for 1994, 1995, or 2001.

Source: U.S. Bureau of the Census, STF-1, 2000. Calumet County Planning Department, 2004

According to the building permit forecast for the village, the number of housing units are estimated to increase by 1,369 from 2000 to 2030. This forecast is nearly double that estimated by the linear projection.

### WDOA Household Forecasts

The Demographics Services Center of the Wisconsin Department of Administration also develops household forecasts, similar to population forecasts. A household is defined as an occupied housing unit. For example, in 2000 the county had 15,758 housing units and 848 vacant housing units resulting in a total of 14,910 households for the county in 2000. Table 2-14 details the WDOA household forecast for Calumet County and its municipalities.

**Table 2-14: WDOA Household Forecast, Calumet County, 2010-2040**

Municipality	2010 Census	2015 Projection	2020 Projection	2025 Projection	2030 Projection	2035 Projection	2040 Projection	# Change 2010-2040	% Change 2010-2040
T Brillion	546	567	610	646	681	700	708	162	29.67%
T Brothertown	538	544	567	580	590	588	573	35	6.51%
T Charlestown	296	304	317	327	336	336	330	34	11.49%
T Chilton	416	425	454	477	499	508	509	93	22.35%
T Harrison*	462	504	592	677	765	838	897	435	94.15%
T New Holstein	581	603	646	683	718	736	742	161	27.71%
T Rantoul	272	274	287	292	298	296	289	17	6.25%
T Stockbridge	581	608	657	697	738	760	771	190	32.70%
T Woodville	337	340	356	366	374	373	365	28	8.31%
V Harrison*	3,182	3,476	4,083	4,667	5,275	5,781	6,178	2,996	94.15%
V Hilbert	462	473	499	519	537	543	539	77	16.67%
V Potter	98	97	103	105	107	107	104	6	6.12%
<b>V Sherwood</b>	986	1,081	1,272	1,453	1,642	1,802	1,925	939	95.23%
V Stockbridge	292	294	309	320	329	331	325	33	11.30%
C Appleton*	4,225	4,392	4,733	5,015	5,291	5,451	5,504	1,279	30.27%
C Brillion	1,298	1,361	1,477	1,569	1,664	1,722	1,747	449	34.59%
C Chilton	1,687	1,735	1,862	1,962	2,054	2,103	2,101	414	24.54%
C Kiel*	129	135	142	147	152	153	152	23	17.83%
C Menasha*	793	907	1,065	1,217	1,376	1,512	1,613	820	103.40%
C New Holstein	1,394	1,406	1,467	1,503	1,530	1,516	1,471	77	5.52%

\*Municipality crosses at least one county line; data provided are for the entire municipality.

Source: Wisconsin Department of Administration, Demographic Services Center. Final Household Projections for Wisconsin Municipalities: 2010-2040. January 2013.

The WDOA household forecast for the village shows a rate of growth most similar to the Village of Harrison with the City of Menasha exhibiting the most growth change at over 100%. WDOA estimates a household growth of 939, or 95.23% from 2010 to 2040 for the Village of Sherwood.

### Comparative Housing Forecasts

While the housing unit and household forecasts for the village did vary, they were similarly consistent in estimating that the village will likely continue to experience a high rate of growth. The village should be prepared for this significant growth and anticipate the needs and demands this growth will have on village land uses and facilities.

### 2.6 Housing for All Income Levels

Traditionally, most rural towns and small villages and cities have a high percentage of single-family homes, with few other housing types available. Larger communities generally can support and provide a greater variety of

housing types, particularly for different income levels. Every community should assess whether the cost of housing in the community matches the ability of residents to pay for it. This is the fundamental question to answer when determining housing affordability and the ability to provide a variety of housing types for various income levels.

Although there are many ways to answer this question, the Department of Housing and Urban Development (HUD) offers a common technique, which involves comparing income to housing costs. According to HUD, housing is considered affordable when it costs no more than 30% of total household income (including utilities). Per HUD standards, people should have the choice of having decent and safe housing for no more than 30% of their household income. In the Village of Sherwood, approximately 16.4% of those with a household mortgage paid 30% or more in monthly owner costs from their household income. For renters in the village, 30.6% paid 30% or more in gross rent as a percentage of their household income.

## **2.7 Housing for All Age Groups and Persons with Special Needs**

As the general population ages, affordability, security, accessibility, proximity to services, transportation, and medical facilities will all become increasingly important. Many of these issues are already important to those with disabilities or other special needs. As new residents move into the area and the population ages, other types of housing must be considered to meet all resident needs. This is particularly true in communities where a large proportion of the population has been long-time residents and there is a desire for these residents to remain in the area during their retirement years.

The age structure of the Village of Sherwood is shifting to older age groups. The majority of the population was in the 20 to 44 age group in 2000. It is anticipated that there will be a shift to the next older age group for the majority of the population during the planning period, requiring the community to further assess its ability to provide housing for all age groups and persons with special needs. **There are currently no assisted living facilities in the village.**

## **2.8 Promoting Availability of Land and Housing Stock for Development/Redevelopment of Low-Income and Moderate- Income Housing**

Promoting the availability of underdeveloped or underused land is one way to meet the needs of low and moderate income individuals. The community needs to ensure there is an adequate supply of land that is planned or zoned for housing at higher density or for multi-family housing should demand warrant the need for such housing in the future. The community should also use this plan in coordination with developed policies, goals, and objectives to promote the availability of such housing if a need is present.

One strategy to promoting the development of affordable housing is to encourage infill development. Infill development is the process of developing vacant or underused parcels within existing urban or developed areas. Infill development contributes to a more compact form of development which is less consumptive of land and resources. Many developers are bypassing vacant urban area land for less expensive land beyond cities or villages edges. A pattern of lower-density development at the urban fringe consumes land (including farmlands, wetlands, and other resource lands) at a much faster rate than redevelopment and infill areas, and typically carries a higher infrastructure cost. Infill housing development promotes utilization of existing utilities and community facilities, conservation of environmental resources, compact transportation patterns, and overall lower cost housing development.

## **2.9 Maintaining and Rehabilitating the Existing Housing Stock**

The maintenance and rehabilitation of the existing housing stock within the community is one of the most effective ways to ensure safe and generally affordable housing while not sacrificing land to development. Over the course of the planning period, the community should continually monitor local housing stock characteristics including, but not limited to, price, aesthetics, safety, cleanliness, and overall suitability with community character. The monitoring process will become important to ensure that steps are taken to preserve the current housing supply before allowing for new development, which has far greater impacts on community resources.

## **2.10 Housing Goals and Objectives**

The following are the goals and objectives developed by the Village of Sherwood regarding housing.

***Goal H1: Provide an adequate housing supply that will meet the needs of current and future residents and promote a range of housing choices for anticipated income levels, age groups, and special housing needs.***

### ***Objectives***

1. Encourage residential development that provides a balance of low-income, moderate-income, and high-income housing, and an appropriate mix of single-family, two-family, multi-family, and senior housing.
2. Promote the availability of assisted living and elder care facilities while continually monitoring the housing needs of the aging population.
3. Control opportunities for multi-family, group housing, and other high-density residential development within existing neighborhoods with established sewer, water, parks, sidewalks, and other public infrastructure and facilities.
4. Monitor the availability of state or federal programs for the development or redevelopment of low to moderate-income housing.
5. Monitor local and regional efforts to create quality housing with rents affordable to working families, the elderly and special-need individuals.
6. Consider development of residential housing above street level of multi-story commercial structures.
7. Continue to include trails to connect neighborhoods and subdivisions.

***Goal H2: Provide for housing development that maintains the attractiveness and characteristics of the community.***

### ***Objectives***

1. Manage the development of low to moderate-income housing that is consistent in quality, character, and location with the community.
2. Direct new residential subdivision development to planned growth areas.

3. Encourage the use of creative development designs that preserve community character and natural resources.
4. Explore the creation of design guidelines for residential zoning districts.

**Goal H3: Support the maintenance and rehabilitation of the village's existing housing stock. Objectives**

1. Increase citizen education about unsafe or unsanitary housing conditions including lead paint, radon, improperly installed heating systems, lead water laterals, faulty wiring, and broken or missing smoke detectors.
2. Encourage the preservation, maintenance, and rehabilitation of historically significant homes.
3. Enforce zoning, nuisance abatement, and building code requirements in blighted residential areas.
4. Monitor the availability of state or federal programs for housing rehabilitation.

## **2.11 Housing Policies and Recommendations**

Policies and recommendations build on goals and objectives by providing more focused responses and actions to the goals and objectives. Policies and recommendations become the tools that the community should use to aid in making land use decisions. Policies and recommendations that direct action using the words “will” or “shall” are advised to be mandatory and regulatory aspects of the implementation of the comprehensive plan. In contrast, those policies and recommendations that direct action using the word “should” are advisory and intended to serve as a guide.

1. The community may allow the transfer of residential density on a parcel to promote flexibility in site design (e.g., lot size) that is consistent with other provisions of the comprehensive plan.
2. Annually assess the availability of developable land for residential development.
3. Plan for a sufficient supply of developable land that allows for a variety of housing types.
4. Modular or prefabricated homes shall meet feature designs similar to “stick-built” homes.
5. Establish development standards for housing other than single family housing.
6. Over the planning period, the community will evaluate its preparedness for an increasing demand for elderly housing and assisted living facilities through the development of a senior housing market study (prepared by ECWRPC in 2017).
7. Housing ordinances, policies, standards and ideals shall be made available to new homeowners to ensure their knowledge of local housing regulations.
8. An inventory of historically significant homes will be maintained throughout the planning period to ensure that these homes are accurately identified and to promote and target preservation and/or rehabilitation efforts.

9. New residential development will only be allowed within in-fill areas and in planned growth areas.
10. Increase investment in public infrastructure for existing residential areas to maintain property values. Investments could include sidewalks, street repair, tree and flower planting, neighborhood park development, etc.
11. The community will consider adaptive reuse, conversion of surplus and/or outmoded buildings to economically viable new uses including housing
12. Housing development which accommodates senior citizens or the elderly shall be located near public facilities including grocery stores, post office, churches, medical facilities, and public buildings.
13. Any multi-family residential development that abuts established low-density residential areas should be very carefully designed to minimize potential negative impacts on existing residents.
14. Residential in-fill development will be encouraged prior to the development of housing in areas currently not occupied by residential structures.
15. Multi-family residential projects shall be required to meet the following minimum standards:
  - a. The project will not have an adverse impact on the character of the surrounding neighborhood nor result in large pockets of high-density housing.
  - b. The Village shall communicate regularly with affected school districts to ensure sufficient capacity to accommodate new students.
  - c. The transportation system in the neighborhood can handle the increased amount of traffic that the project will generate.
  - d. The area is adequately served by parks, open spaces, and civic facilities.
  - e. The existing utility system has sufficient capacity to serve the project.
  - f. All multi-family projects shall provide on-site open space areas that serve the needs of the project's residents, in addition to being responsible for applicable impact fees.

## **2.12 Housing Programs**

The following programs are currently utilized by the community or are available for use by the community to implement the goals, objectives, policies, and recommendations identified.

### Calumet County Homebuyer Program

Calumet County has two housing programs. The first is administered by the Appleton Housing Authority; the second is through Brown County. Applicants must be income eligible to qualify for homebuyer services and to get financial assistance through the Calumet County Homebuyer Program which is administered by the Appleton Housing Authority. County Median Income (CMI) for Calumet County based on family size determines income eligibility. The household's gross income cannot exceed 80% of CMI.

### CAP (Community Action Program) Services, Inc.

CAP has been on the frontline of the war on poverty since 1966. As a private, non-profit corporation, CAP offers programs in Marquette, Outagamie, Portage, Waupaca, and Waushara counties as well as in parts of Calumet and Wood counties. CAP Services, Inc. is a member of the Wisconsin Community Action Program Association (WISCAP). CAP offers a number of housing related programs including home buyer's assistance,



weatherization, housing rehabilitation, rental housing assistance, and a lease/purchase program. For more information about CAP Services, Inc. visit their web-site at [www.capserv.org](http://www.capserv.org).

#### Outagamie Weatherization

The weatherization program may help with home weatherization repair and rehab. Outagamie Weatherization manages this program on behalf of Calumet County. For more information on this program call Outagamie Weatherization at (920) 731-7566.

#### Community Development Block Grant (CDBG) – Housing Program

The Wisconsin Community Development Block Grant (CDBG) program for housing, administered by the Wisconsin Department of Commerce, provides grants to general purpose units of local government for housing programs which principally benefit low- and moderate- income (LMI) households. The CDBG program is a federal program funded through the Department of Housing and Urban Development's Small Cities CDBG Program. CDBG funds can be used for various housing and neighborhood revitalization activities including housing rehabilitation, acquisition, relocation, demolition of dilapidated structures, and handicap accessibility improvements. The maximum grant to an applicant is \$500,000. Approximately 15 communities are awarded funds yearly in Wisconsin. For more information on this program contact the Wisconsin Department of Commerce, Bureau of Housing.

#### Wisconsin Rural Development, Rural Housing Service

The mission of the Rural Housing Service is to enhance the quality of life of rural people through the creation of safe, affordable housing where people can live, work, and prosper as part of a community. The Wisconsin Rural Housing Service offers housing preservation grants, loans and grants for farm labor housing, loans and grants for home improvement and repair, loans for financing housing site development, loans for home purchase or construction, loans on apartment buildings, and self-help technical assistance grants. For further information visit the web-site at [www.rurdev.usda.gov/wi/index.html](http://www.rurdev.usda.gov/wi/index.html).

#### Local Housing Organization Grants (LHOG)

LHOGs enable community-based organizations and public housing authorities to provide affordable housing opportunities. The program is funded from state general purpose revenue funds. It is administered by the Wisconsin Division of Housing and Intergovernmental Relations (DHIR) and is distributed statewide in response to RFPs on a competitive basis.

#### Habitat for Humanity

The goal of this program is to eliminate inadequate housing and poverty housing throughout the world. Local affiliates, including dozens in Wisconsin, are responsible for raising funds, recruiting volunteers, identifying project sites, and constructing owner-occupied housing for the benefit of participating low-income families. Visit [www.habitat.org](http://www.habitat.org).

#### Wisconsin Housing and Economic Development Authority (WHEDA)

The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by working with others to provide creative financing resources and information to stimulate and preserve affordable housing, small business, and agribusiness. Visit the web-page at [www.wheda.com](http://www.wheda.com)

#### Wisconsin Home Energy Assistance Program (WHEAP/LIHEAP)

The Energy Services Bureau oversees Wisconsin's Home Energy Assistance Program. This includes the federally funded Low Income Home Energy Assistance Program (LIHEAP) and other related programs. Households with incomes at or below 150% of the federal poverty level may be eligible for assistance. Many

households with income from farms, offices, factories, and other work places receive LIHEAP assistance. Visit the web-site for further information, [www.heat.doa.state.wi.us/liheap/default.asp](http://www.heat.doa.state.wi.us/liheap/default.asp)

Historic Home Owner's Tax Credits

A 25% Wisconsin investment tax credit is available for people who rehabilitate historic non- income producing, personal residences, and who apply for and receive project approval before beginning physical work on their projects. For more information contact the Wisconsin Historical Society.