

CHAPTER 2: POPULATION AND HOUSING

TABLE OF CONTENTS

2.1 Introduction	2-1
2.2 Population Characteristics	2-1
2.2.1 Census	2-1
2.2.2 Population Trends	2-2
2.2.3 Race	2-7
2.3 Housing Characteristics	2-8
2.3.1 Household Size	2-8
2.3.2 Household Composition	2-9
2.3.3 Age of Housing Stock	2-9
2.3.4 Occupancy Status	2-10
2.3.5 Vacancy Status	2-11
2.3.6 Structural Type	2-12
2.3.7 Housing Value	2-12
2.3.8 Housing Affordability	2-14
2.3.9 Subsidized and Special Needs Housing	2-15
2.3.10 Housing Forecasts	2-16
2.4 Population and Housing Trends and Outlook	2-17
2.5 Housing for All Income Levels	2-18
2.6 Housing for All Age Groups and Persons with Special Needs	2-18
2.7 Promoting Availability of Land for Development/Redevelopment of Low-Income and Moderate-Income Housing	2-20
2.8 Maintaining and Rehabilitating the Existing Housing Stock	2-20
2.9 Population and Housing Strategies	2-21
2.10 Population and Housing Goals and Objectives	2-21
2.11 Population and Housing Policies and Recommendations	2-23
2.11 Population and Housing Programs	2-25

FIGURES

Figure 2-1: Historic Population Growth, 1980-2017	2-2
Figure 2-2: Population by Age Cohort, 2010	2-6
Figure 2-3: Occupied Dwelling Units by Year Built, 2012-2016 ACS 5-Year Estimates	2-9
Figure 2-4: City of City of Clintonville Units by Structure, 2012-2016 ACS 5-Year Estimates	2-12
Figure 2-5: Median Value of Owner Occupied Homes, 2000, 2012-2016 ACS 5-Year Estimates	2-13
Figure 2-6: Median Rent of Occupied Housing Rental Units, 2000, 2012-2016 ACS 5-Year Estimates	2-14

TABLES

Table 2-1: Historic Population Growth, 1980-2017	2-3
Table 2-2: Population Estimates, 2010-2040	2-4
Table 2-3: Population Density, 2000 and 2010	2-4

Table 2-4: Percent of Population by Age Cohort, 2000 and 2010	2-5
Table 2-5: Population by Gender, 2010	2-5
Table 2-6: Population by Race and Hispanic Origin, 2000 and 2010	2-8
Table 2-7: Households and Persons per Household, 2000 and 2010	2-8
Table 2-8: Occupancy Characteristics, 2010	2-10
Table 2-9: Occupancy Characteristics, 2000	2-10
Table 2-10: Vacancy Rates, 2010	2-11
Table 2-11: Vacancy Rates, 2000	2-11
Table 2-12: Households Paying a Disproportionate Amount of Income for Housing, 2012-2016 ACS 5-Year Estimates	2-14
Table 2-13: Assisted Living Options, 2017	2-15
Table 2-14: Households Projections, 2010 to 2040	2-17

CHAPTER 2: POPULATION AND HOUSING

2.1 Population and Housing Plan

Population and housing are two key indicators that will help the City of Clintonville plan ahead for future growth and change. Because they are key indicators of potential future conditions, this element of the comprehensive plan provides population and housing data along with projections for the future. The City is planning for an increase of 559 people between 2010 and 2030, before starting a downward trend to the year 2040 (loss of 295 people between 2030 and 2040). Similar to population, the number of housing units is also expected to increase between 2010 and 2030, then fall after 2030. Between 2010 and 2030, the City is expected to see 249 new housing units by 2030, and then suffer a loss of 62 housing units during the next decade. Additionally, as the population ages, the number of persons per household is expected to decrease. This decrease will be seen through the planning period.

As one of the larger cities in Waupaca County, the City of Clintonville offers a range of housing choices including single-family homes, duplexes, multi-family structures, and life care facilities. The surrounding towns also contribute to the regional housing supply by offering options for those who want to live on larger rural lots (i.e., two acres, five acres, 20 acres or more, etc.). The city is in an excellent position to offer a diverse selection of housing that can meet the needs of current and future generations.

During the visioning, some of the population and housing issues identified included the aging of the population, increasing minority populations, population losses, and little sense of community, not welcoming to newcomers, lack of community participation, poorly maintained housing and properties, insufficient housing choice and a high number of rental properties.

The city's plan for population and housing is centered on maintaining the attractiveness and small town character of the community. This will be reflected in the future patterns of residential growth in the city. The city also plans to maintain an adequate supply of housing that meets the needs of current and future residents. This housing stock should provide for a range of housing choices for varied income levels, ages, and those with special needs. The city's preference is to maintain the existing higher density of housing, so that the cost of providing city services can be kept low, resulting in a lower tax burden. A concern is that there may not be adequate suitable lands inside the existing city limits to accommodate the future residential growth. As a result, the city's plan for housing also includes accommodating residential growth in extraterritorial areas that could easily be served by city utilities in a cost effective manner.

2.2 Population Characteristics

2.2.1 Census

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 are two methodologies for data collection employed by the Decennial Census and 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.

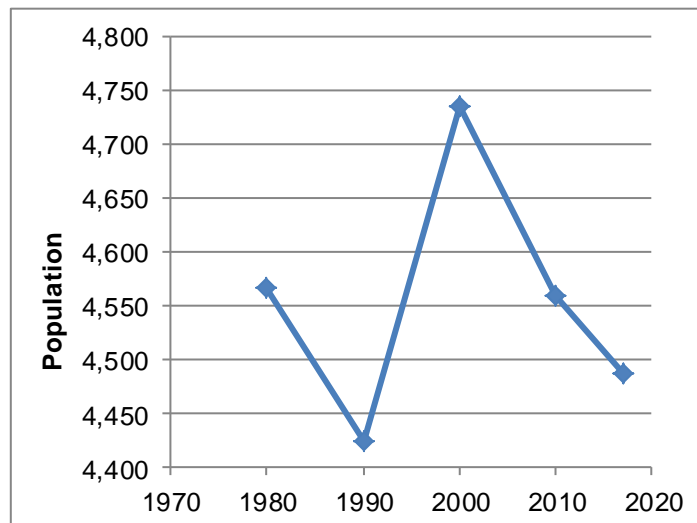
ACS data can be used to draw conclusions, however, due to the limitations of these estimates, patterns can only be inferred through the data and consequently there is a larger margin of error (MOE). Small sample size increases the MOE, indicating inaccuracy and rendering the data unreliable. As a result, 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, some areas and subjects must be compared with caution or not compared at all.

2.2.2 Population Trends

Historic Population

The City of Clintonville experienced a fluctuation in population between 1980 and 2000, followed by a population decline in the last decade (Figure 2-1, Table 2-1). Between 1980 and 1990, the population of the City of Clintonville decreased by 144 people or 3.2 percent. This was followed by a 7.1 percent increase in population (313 people) during the 1990's. Since 2000, the City population has been decreasing. The City's population fell from 4,736 people in 2000 to 4,559 people in 2010. During this same time period (1980 to 2010), Waupaca County's experienced a 22.4 percent population increase, while the state's population grew by 20.9 percent.

Figure 2-1: Historic Population Growth, 1980-2017



Source: U.S. Census, 1980-2010, WDOA 2017 Estimate

Recent estimates from the WDOA indicate that the population of the City is continuing to decline. Between 2010 and 2017, the population in the City of Clintonville is estimated to have decreased by 1.6 percent or 72 people. Similar to the City, WDOA estimates that Waupaca County is also seeing a decline in population (Table 2-1). Between 2010 and 2017, it is estimated that Waupaca County's population has decreased by 0.6 percent. At the same time, while the state's population is estimated to be growing, this growth has slowed from 6.0 percent during the 2000's to only 1.8 percent since 2010.

Table 2-1: Historic Population Growth, 1980-2017

	1980	1990	2000	2010	2017
C. Clintonville	4,567	4,423	4,736	4,559	4,487
Waupaca County	42,831	46,104	51,825	52,410	52,100
Wisconsin	4,705,642	4,891,769	5,363,675	5,686,986	5,788,500
		Percent Change 1980-1990	Percent Change 1990-2000	Percent Change 2000-2010	Percent Change 2010-2017
C. Clintonville		-3.2%	7.1%	-3.7%	-1.6%
Waupaca County		7.6%	12.4%	1.1%	-0.6%
Wisconsin		4.0%	9.6%	6.0%	1.8%

Source: U.S. Census, 1980-2010, WDOA 2017 Estimate

Population Forecasts

Population projections can provide extremely valuable information for community planning but have particular limitations. Population projections are typically based on historical growth patterns and the composition of the current population base. To a large extent the reliability of the projections is dependent on the continuation of past growth trends. Population growth is more difficult to predict in a community such as the Clintonville where the growth is dependent on migration, as migration rates may vary considerably based on various push and pull factors located outside of the community.

Continued population growth will result in an increase in demand for services and land consumption. The density of settlement coupled with the amount and location of land consumed for housing, commercial, and industrial uses may impact the cost of City services.

According to the WDOA, net migration will play a large role in population change during the 2010's, 2020's, 2030's as the population ages and death outpace births in Waupaca County. Table 2-2 presents population estimates through 2040. According to the WDOA, the City of Clintonville is expected to increase in population until 2030, then decline in population to 2040. During this time period, the City is estimated to grow by 3.3% (151 people) by 2030, and then decline by 6.3 percent (295 people). Overall, the City is expected to lose 144 people between 2010 and 2040. Similar to the City, Waupaca County's population is also expected to grow until 2030, and then decline until 2040. Between 2010 and 2030, Waupaca County's population is expected to increase by 9.9 percent, then fall by 3.1 percent by 2040. Wisconsin's population is expected to increase by 14.1 percent between 2010 and 2040.

Table 2-2: Population Estimates, 2010-2040

Municipality	2010	2015	2020	2025	2030	2035	2040	Percent Change 2010-2040
C. Clintonville	4,559	4,595	4,610	4,685	4,710	4,610	4,415	-3.2%
Waupaca County	52,410	53,400	54,475	56,220	57,460	57,120	55,670	6.2%
Wisconsin	5,686,986	5,783,015	6,005,080	6,203,850	6,375,910	6,476,270	6,491,635	14.1%

Source: WDOA, Wisconsin Demographic Services Center, Vintage 2013 Population Projections

Population Density

Population density reflects the degree of urbanization of a community as well as the impacts on demand and cost effectiveness of the provision of urban services. Population density is calculated as the number of people per square mile of land area excluding surface water.

Table 2-3: Population Density, 2000 and 2010

Municipality	2000			2010		
	Land Area Sq. Miles	Pop	People per Sq. Mile	Land Area in Sq. Miles	Pop	People per Sq. Mile
C. Clintonville	4.23	4,736	1,120.7	4.4	4,559	1,036.1
Waupaca County	751.09	51,731	68.9	747.71	52,410	70.1
Wisconsin	54,310.1	5,363,675	98.8	54,157.8	5,686,986	105.0

Source: U.S. Census, 2000, 2010; SF-1, Table GCT-PH1

From 2000 to 2010, the overall population density of the City of Clintonville decreased from 1,102.7 persons per square mile in 2000 to 1,036.1.6 persons per square mile in 2010 (Table 2-3). This occurred because the land area of the City increased from 4.23 square in 2000 to 4.4 square miles in 2010, while at the same time the population of the City decreased from 4,736 people to 4,559 people. Unlike the City, Waupaca County and the state increased in population density over this same time period. Between 2000 and 2010, the county increased in density from 68.9 people to 70.1 people per square mile, while the state increased from 98.8 people per square mile to 105.0.

Age Distribution

The age structure of a population impacts the service, housing, and transportation needs of a community. In 2010, the median age of the residents of the City of Clintonville was 39.3 (Table 2-4). This is younger than Waupaca County’s median age of 43.5 and older than the State of Wisconsin’s median age of 38.5. Reflecting state and national trends, the City of Clintonville’s population has aged slightly since 2000 when the median age was 38.9 years.

Table 2-4: Percent of Population by Age Cohort, 2000 and 2010

2000	Under 5	5 to 19	20 to 24	25 to 44	45 to 64	65 and older	Total	Median Age
	Percent	Percent	Percent	Percent	Percent	Percent		
C. Clintonville	5.9%	21.2%	5.5%	26.4%	19.0%	22.0%	4,736	38.9
Waupaca County	6.0%	22.1%	4.6%	27.8%	22.7%	16.7%	51,731	38.5
Wisconsin	6.4%	22.2%	6.7%	29.5%	22.2%	13.1%	5,363,675	36.0
2010	Under 5	5 to 19	20 to 24	25 to 44	45 to 64	65 and older	Total	Median Age
	Percent	Percent	Percent	Percent	Percent	Percent		
C. Clintonville	6.6%	20.2%	5.7%	24.6%	24.0%	18.9%	4,559	39.3
Waupaca County	5.6%	19.2%	4.5%	22.9%	29.8%	18.1%	52,410	43.5
Wisconsin	6.3%	20.1%	6.8%	25.5%	27.7%	13.7%	5,686,986	38.5

Source: U.S. Census 2000, 2010, DP-1

The childbearing population (25 to 44) comprised the City's largest cohort in both 2000 (26.4%) and 2010 (24.6%). In 2000, the next largest age cohort in the City was the school age population (5 to 19, 21.2%), while in 2010, the next largest age cohort with the baby boomers (45 to 64, 24.0%). Since the median age is not increasing at the same rate as the county and state, and since the elderly component seems to be decreasing at a faster rate would normally be attributed to natural decrease, it is assumed that people are not choosing to age in place (Table 4-4). Unlike the City, reflecting the aging population, the percent of population in the county and state decreased in the under 5, 5 to 19 and 25 to 44 age cohorts and increased in the 45 to 64 and 65 and older age cohorts.

Similar to the City, the child bearing population (25-44) comprised the largest age cohort in Waupaca County (27.8%) and the state (29.5%) in 2000. While the second largest age cohort in County was the baby boomers population (45 to 64, 22.7%). Wisconsin mirrored the City and county; the second largest age cohort was the baby boomer (45 to 64, 22.2%) and the school age population (5 to 19, 22.2%).

Table 2-5: Population by Gender, 2010

	Male			Female			Total	Median Age
	Number	Percent	Median Age	Number	Percent	Median Age		
C. Clintonville	2,171	47.6%	36.9	2,388	52.4%	41.3	4,559	39.3
Waupaca County	26,447	50.5%	42.6	25,963	49.5%	44.3	52,410	43.5
Wisconsin	2,822,400	49.6%	37.3	2,864,586	50.4%	39.6	5,686,986	38.5

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

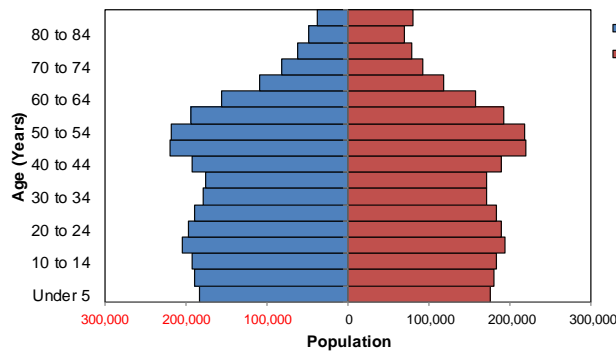
Females outnumbered males in the City of Clintonville and Wisconsin, while males outnumbered females in Waupaca County in 2010 (Table 2-5 and Figure 2-2). Unlike the state or county, within the City of Clintonville the ratio of males to females fluctuated between which gender was in majority, though generally after the 45 to 49 age cohort, females were in the majority. Within the state, males made up the majority population through the 40 to 44 age cohort, and then the majority varied between male and female until the 55 to 59 age cohort, where females dominated. In the county, males tended to dominate until the age 65 to 69 age cohort and females dominated in the 70 to 74 age cohorts and above. The life expectancy of

females is longer than that of males and this is reflected in the higher median age for females in all jurisdictions.

Figure 2-2: Population by Age Cohort, 2010



Wisconsin, Age Cohort, 2010



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

2.2.3 Race

Population by race provides information regarding the social and cultural characteristics of an area. It also provides information regarding population dynamics. Access to education and economic opportunities differ by race. Differences also exist in age structure, language barriers and risks for various diseases and health conditions.

Since new immigrants are more likely to settle in areas with existing populations from their country of origin, race and ethnicity, existing populations may also influence migration patterns. National population trends indicate that persons of color (includes African Americans, Native Americans, Alaskan Natives, Pacific Islanders, Asians and persons declaring two or more races) and persons of Hispanic Origin are growing faster than non-Hispanic whites.¹ As the population of the City of Clintonville, Waupaca County and Wisconsin continues to grow, it is likely that the minority proportion of the population (persons of color and whites of Hispanic Origin) will also continue to grow. If this occurs, communities may need to compensate for the changing demographic composition. Communities may also find it beneficial to promote opportunities for positive interaction between cultures. An increase in understanding of differences and similarities in expectations and cultural values may help reduce friction between groups.

Racial Distribution

The population in the City is slightly more diverse than that of the county and slightly less diverse than the state. Between 2000 and 2010, the City experienced a slight increase in the share and number of minority persons of non-white race during this time period (Table 2-6). In 2010, whites comprised 95.6 percent of the City of Clintonville's population compared to 97.1 percent in the county and 86.2 percent of the state's population.

Although Hispanics are the fastest growing ethnic group in the United States, they currently comprise less than three percent of the county's and less than six percent of the state's population. However, like the nation, this segment of the population is one of the fastest growing segments in the area. Between 2000 and 2010, the Hispanic population within Waupaca County nearly doubled, increasing from 1.4 percent in 2000 to 2.5 percent in 2010. At the state level the Hispanic population increased from 3.6% in 2000 to 5.9% in 2010.

The share and number of Hispanics also increased in the City of Clintonville between 2000 and 2010. In 2010, Hispanics comprised 3.3 percent of the population, up from 2.2 percent. Other races experiencing population gains include the American Indian-Alaskan Native (0.5% to 1.1%) and Two or More Races (1.0% to 1.7%). If the City is going to grow through migration, it is likely that the number and percentage of Hispanics and other races in the area will also increase as the nation, state and county is becoming more diverse.

¹ U.S. Census.

Table 2-6: Population by Race and Hispanic Origin, 2000 and 2010

	C. Clintonville				Waupaca County				Wisconsin			
	2000		2010		2000		2010		2000		2010	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent	No.	Percent
White	4,594	97.0%	4,360	95.6%	50,660	97.9%	50,916	97.1%	4,769,857	88.9%	4,902,067	86.2%
African American	11	0.2%	13	0.3%	87	0.2%	154	0.3%	304,460	5.7%	359,148	6.3%
American Indian - Alaskan Native	25	0.5%	49	1.1%	217	0.4%	258	0.5%	47,228	0.9%	54,526	1.0%
Asian or Pacific Islander	12	0.3%	17	0.4%	146	0.3%	200	0.4%	90,393	1.7%	131,061	2.3%
Other Race	47	1.0%	43	0.9%	280	0.5%	425	0.8%	84,842	1.6%	135,867	2.4%
Two or More Races	47	1.0%	77	1.7%	341	0.7%	457	0.9%	66,895	1.2%	104,317	1.8%
Total Persons	4,736	100%	4,559	100%	51,731	100%	52,410	100%	5,363,675	100%	5,686,986	100%
Hispanic or Latino	102	2.2%	149	3.3%	714	1.4%	1,307	2.5%	192,921	3.6%	336,056	5.9%

Source: U.S. Census 2000, 2010, DP01

2.3 Housing Characteristics

2.3.1 Household Size

Household size and alterations in household structure provide a method to analyze the potential demand for housing units. The composition of a household coupled with the level of education, training, and age also impacts the income potential for the particular household. These characteristics can also determine the need for services such as child care, transportation, and other personal services. Decreases in household size create a need for additional housing units and accommodating infrastructure, even if there is not an increase in the overall population.

Household size in the City of Clintonville remained relatively constant between 2000 (2.3 persons per household) and 2010 (2.24 persons per household) (Table 2-7). At the same time, a decrease in the average household size occurred at the state and county levels. In Waupaca County the average household size decreased from 2.51 persons per household in 2000 to 2.37 persons per household in 2010. The state saw a similar decrease, falling from 2.5 persons per household in 2000 to 2.43 persons per household in 2010.

The City of Clintonville’s average household size has remained slightly lower than both the county and the State of Wisconsin, reflecting the City’s lower percentage of family households, and a larger share of the households living alone (Table 4-6; Appendix F, Table F-2).

Table 2-7: Households and Persons per Household, 2000 and 2010

	2000		2010	
	No. HH	Persons per HH	No. HH	Persons per HH
C. Clintonville	2,010	2.3	2,002	2.24
Waupaca County	19,863	2.51	21,387	2.37
Wisconsin	2,084,544	2.5	2,279,768	2.43

Source: U.S. Census: 2000 & 2010, DP-1

2.3.2 Household Composition

In 2000 (61.1%) and 2010 (57.6%), over half of the households in the City of Clintonville were family households (Table F-1, Appendix F). During both years, the City had a lower percentage of family households in comparison to the county (69.9%, 66.7%) and the state (66.5%, 64.4%). Individuals' age 65 years old and older made up about a third percent of the households in the City in 2000 (34.9%) and in 2010 (31.2%). This was a larger share of the total households than the county (26.4%, 28.6%) and the state (23%, 24%) during both time periods. By 2010, while the portion of households with individuals 65 years old and older increased in the county and state, this did not happen in the City of Clintonville.

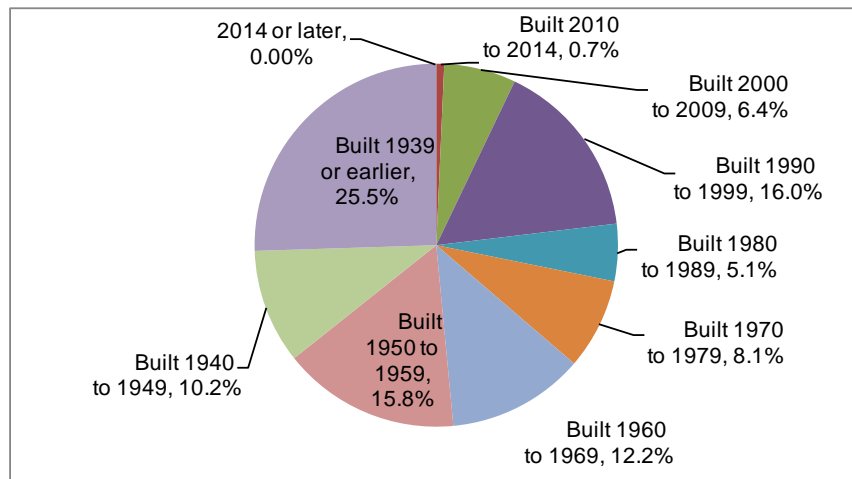
Households are composed of family households (married couple and male or female, no spouse present) and nonfamily households (Appendix F, Table F-2.). In 2000, the percentage of married couple families was lower in the City (47.4%) than in the county (58.4%) and the state (53.2%). Between 2000 and 2010, the percentage of married couples decreased in the City of Clintonville (6.0%), Waupaca County (4.5%) and Wisconsin (3.6), as the percentage of single parent families increased. Married couple families (husband and wife) made up about 41.4 percent of all households in the City of Clintonville in 2010, compared to 53.9 percent in Waupaca County and 49.6 percent in the state.

2.3.3 Age of Housing Stock

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.

About two-thirds (63.7%) of the existing housing stock in the City of Clintonville was built before 1970 (Figure 2-3, Appendix F, Table F-2). In comparison, less than half of the housing stock in Waupaca County (45.5%) and the state (46.6%) is of similar age.

Figure 2-3: Occupied Dwelling Units by Year Built, 2012-2016 ACS 5-Year Estimates



Source: U.S. Census 2012-2016 ACS 5-Year Estimate, DP04

Since 1969, the largest increase in new housing stock in the City occurred during the 1990's (16.0%). The 1990's was also the decade seeing the largest increase in housing in Waupaca County. With the exception of the 1980's, the percent of housing built was relatively consistent for each decade starting with the 1970's and going through the 2000's for both Waupaca County and the state.

2.3.4 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, about ninety percent (89.9%) of the total housing units were occupied and about two-thirds of Clintonville's occupied housing stock was composed of owner-occupied units (Table 2-8). Owner-occupied units accounted for almost 63.6 percent of the occupied housing units in 2010, while rentals made up the remaining 36.4 percent. The percent of owner-occupied housing stock was greater in the County (75.6%) and the state (68.1%), though the percent of occupied units was lower.

Table 2-8: Occupancy Characteristics, 2010

	Total Housing Units	Occupied Housing Units	Percent Occupied	Owner Occupied		Renter Occupied	
				Housing Units	Percent Occupied	Housing Units	Percent Occupied
C. Clintonville	2,227	2,002	89.9%	1,274	63.6%	728	36.4%
Waupaca County	25,396	21,387	84.2%	16,160	75.6%	5,227	24.4%
Wisconsin	2,624,358	2,279,768	86.9%	1,551,558	68.1%	728,210	31.9%

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

Between 2000 and 2010, the percent of units that were occupied and the share of owner occupied housing units decreased in all jurisdictions (Table 2-9).² In 2000, 93.6 percent of the housing units in Clintonville were occupied, and 66.7% were owner occupied.

Table 2-9: Occupancy Characteristics, 2000

	Total Housing Units	Occupied Housing Units	Percent Occupied	Owner Occupied		Renter Occupied	
				Housing Units	Percent Occupied	Housing Units	Percent Occupied
C. Clintonville	2,147	2,010	93.6%	1,340	66.7%	670	33.3%
Waupaca County	22,508	19,863	88.2%	15,287	77.0%	4,576	23.0%
Wisconsin	2,321,144	2,084,544	89.8%	1,426,361	68.4%	658,183	31.6%

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

In comparison, 88.2 percent of county housing units and 89.8% of state housing units were occupied, and 75.6% of county housing units and 68.1 percent of state housing units were owner occupied.

² See vacancy discussion below for more information.

2.3.5 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 percent for owner-occupied units and 5 percent 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 or may not have an adequate number of units for rent or sale. 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.

Homeowner vacancy rates indicate that the City of Clintonville had a more than adequate supply of owner-occupied units for sale in 2000 (1.9%) and in 2010 (5.2%) (Table 2-10 and 2-11). However, at the county and state, homeowner vacancy rates were at or less than standard (1.5) in 2000 and adequate in 2010. In 2010, homeowner vacancy rates in the City were two times the vacancy rate in the county and state.

Table 2-10: Vacancy Rates, 2010

	Total Housing Units	Occupied Housing Units	Vacant Housing Units		Homeowner Vacancy Rate	Rental Vacancy Rate
			Total	Seasonal		
C. Clintonville	2,227	2,002	225	21	5.2%	9.5%
Waupaca County	25,396	21,387	4,009	2,387	2.7%	10.8%
Wisconsin	2,624,358	2,279,768	344,590	193,046	2.2%	8.0%

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

Table 2-11: Vacancy Rates, 2000

	Total Housing Units	Occupied Housing Units	Vacant Housing Units		Homeowner Vacancy Rate	Rental Vacancy Rate
			Total	Seasonal		
C. Clintonville	2,147	2,010	137	19	1.9%	7.3%
Waupaca County	22,508	19,863	2,645	1,681	1.5%	6.6%
Wisconsin	2,321,144	2,084,544	236,600	142,313	1.2%	5.6%

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

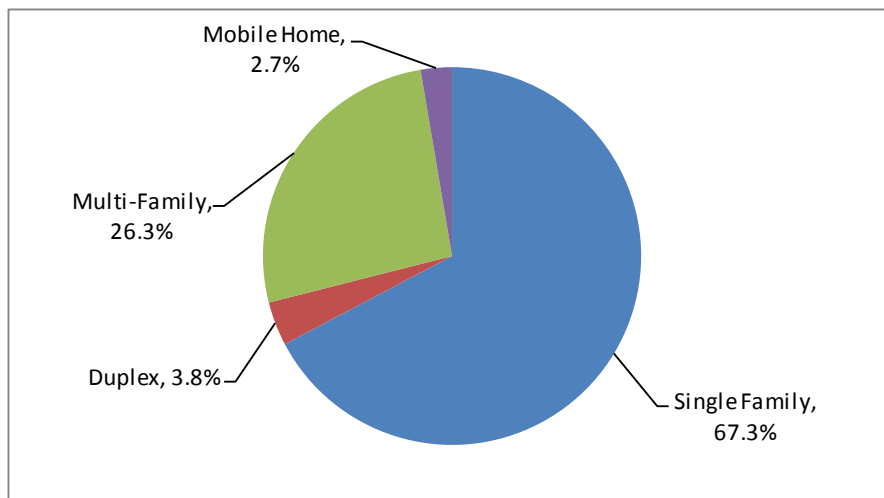
Rental vacancy rates for all jurisdictions were above the vacancy standard of 5.0 in both 2000 and 2010. This indicates that all jurisdictions had an adequate supply of housing for rent. Rental vacancy rates were higher in 2010, than in 2000.

Between 2000 and 2010, the number of occupied units and the number of owner occupied housing units decreased in the City (Table 2-8 and 2-9). A further review of the vacancy information between the two time periods reveals that the number of vacant units in the City increased from 137 to 225 (64%), while the number of units for sale increased from 26 to 72 (177%) and the number of units for rent increased from 53 to 77 (45%).

2.3.6 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.

Figure 2-4: City of Clintonville Units by Structure, 2012-2016 ACS 5-Year Estimates



Source: 2012-2016 ACS 5-Yr Estimates, DP04

As with most communities in East Central Wisconsin, the dominant housing type in the City of Clintonville is single family housing. According to the 2012-2016 ACS 5-Year Estimates, 67.3% of the residential structures in the City were comprised of single family (one) units (Figure 2-4, Table F-5, Appendix F). Single family units comprised a smaller share of the housing units in the City than in Waupaca County (79.9%) or the state (70.9%). Multi-family units made up the second highest percentage of housing units in the City of Clintonville (26.3%). Although multi-family units comprised the second highest percentage of housing units in Waupaca County and the state, the share of multi-family units in the City were much greater than in the county (11.8%) or the state (19%). Therefore for a city of this size, the housing stock is fairly diverse and offers a variety of options.

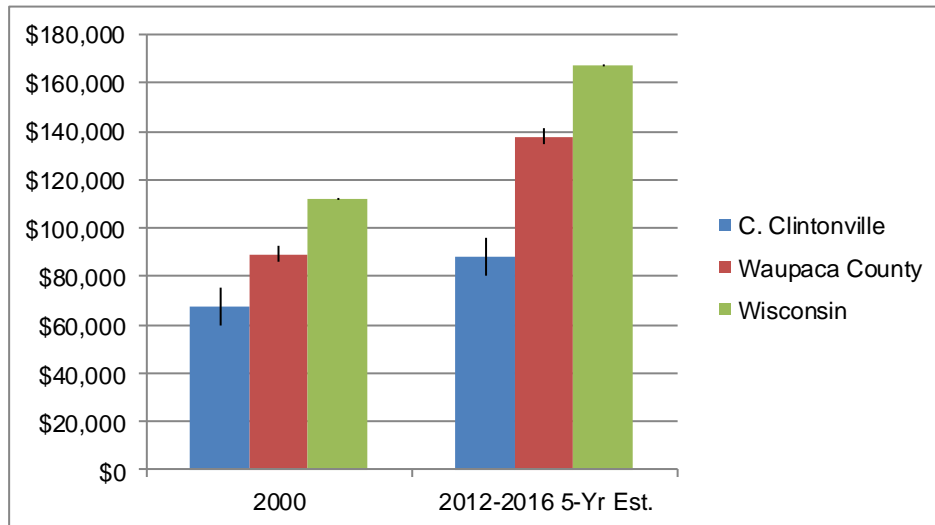
2.3.7 Housing Value

Owner-occupied housing stock values can provide information about trends in property values, housing demand and choice within the housing market. Housing stock values can also help provide prospective new businesses with information regarding how accessible housing will be for their employees.

The City of Clintonville, Waupaca County and the state all saw substantial increases in the median value of owner-occupied homes between 2000 and 2012-2016 ACS 5-Year Estimates (Figure 2-5). The largest growth in housing values occurred in Waupaca County during this time period. Between 2000 and 2012-2016 ACS 5-Year Estimates, the median value of owner-occupied housing prices in the City rose by 30.8 percent from \$67,300 to \$88,000 (+/- \$7,619).

At the same time, the median value of owner-occupied homes rose by 54.2 percent (\$89,300 to \$137,700 +/- \$3,344) in Waupaca County and 48.8 percent (\$112,200 to \$167,000 +/- \$359) in the state. Median owner-occupied housing values in the City continue to lag behind those in the county and the state.

Figure 2-5: Median Value of Owner Occupied Homes, 2000, 2012-2016 ACS 5-Year Estimates

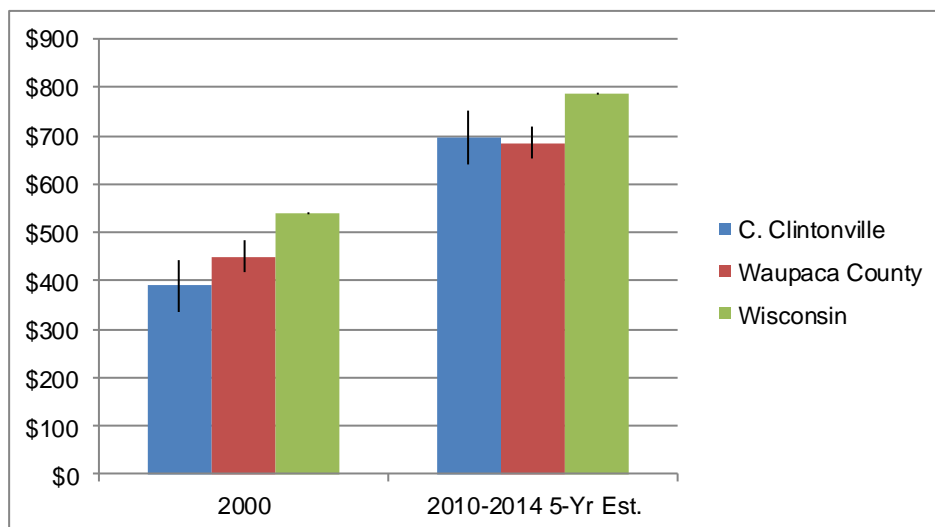


Source: U.S. Census 2000, 2012-2016 ACS 5-Year Estimates, DP04

A future examination of owner-occupied housing stock in Clintonville reveals that over 60 percent (61.3%) was valued at less than \$100,000 and about 85 percent (85.5%) was valued at less than \$150,000 according to the 2012-2016 ACS 5-Year Estimates (Table B-6 and Figure B-1, Appendix B). In comparison, 30.6 percent of owner-occupied housing stock in Waupaca County and 20.1 percent in the state were valued at less than \$100,000.

The median value of contract rents has increased between 2000 and 2012-2016 ACS 5-Year Estimates (Figure 2-6). The largest increase occurred in the City during this time period, rents increased by 78.9 percent in the City (\$389 to \$696), compared to 52.2% in Waupaca County (\$450 to \$685) and 46.1 percent in the state (\$540 to \$789).

Figure 2-6: Median Rent of Occupied Housing Rental Units, 2000, 2012-2016 ACS 5-Year Estimates



2.3.8 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 percent of gross household income. Households spending more than 30 percent of their income for housing may be at risk of losing their housing should they be confronted with unexpected bills or unemployment of one of 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 2-12: Households Paying a Disproportionate Amount of Income for Housing, 2012-2016 ACS 5-Year Estimates

	Households with Mortgage for Which Owner Costs Are Not			Households without Mortgage for Which Owner Costs Are Not			Households for Which Renter Costs Are Not Affordable		
	Number	Percent	MOE +/-	Number	Percent	MOE +/-	Number	Percent	MOE +/-
C. Clintonville	227	27.1%	139	72	15.6%	48	366	58.5%	125
Waupaca County	2,544	24.9%	212	977	16.9%	121	1,948	39.6%	250
Wisconsin	271,642	27.0%	2,986	79,713	14.9%	636	334,347	46.7%	1,530

Source: U.S. Census, 2012-2016 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.

Per the 2012-2016 ACS 5-Year Estimates, less than 30 percent (27.1%) of homeowners with a mortgage and about 60 percent (58.5%) of renters were paying a disproportionate amount of their income for housing in the City of Clintonville (Table 2-12)³. There were 72 homeowners (15.6%) without a mortgage in the City spending more than 30 percent of their income on housing. In all three jurisdictions, the share of homeowners with and without a mortgage paying a disproportionate amount of their income on housing was comparable. Significant differences were seen in the percentage of renters paying a disproportionate amount of their income on housing. Almost 60 percent (58.5%) of renters in the City were paying a disproportionate amount on housing compared to just fewer than 40 percent (39.6%) in Waupaca County and less than half of state residents (46.7%) were in a similar situation.

2.3.9 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.

Table 2-13: Assisted Living Options, 2017

Assisted Living Option	C. Clintonville		Waupaca County	
	Units	Capacity	Units	Capacity
Adult Day Care	0	0	1	20
Adult Family Home	1	4	10	38
Community Based Residential Facilities	3	45	12	185
Residential Care Apartment Complexes	1	63	5	248
Total Units/Capacity	5	112	28	491

Consumer Guide to Health Care - Finding and Choosing Health and Residential Care Providers in Wisconsin

Note: ADC, 12/27/17; AFH, 12/26/17; CBRF, 12/26/17; RCAC, 11/22/17. Data compiled January 15, 2018

³ The larger margin of error for City households renders this information more unreliable.

There are 5 Assisted Living Facilities in the City of Clintonville with a combined capacity of 112 (Table 2-13). This includes no ADC, one AFH facilities with a capacity of four; three CBRF with a combined capacity of 45; and one RCAC with a combined capacity of 63. Within Waupaca County, there are 28 Assisted Living Facilities with a combined capacity of 491. This includes one ADC facilities with a capacity of 20; 10 AFH with a combined capacity of 38; 12 CBRF facilities with a combined capacity of 185 and 5 RCAC with a total of 248 apartments.

2.3.10 Housing Forecasts

Total population figures include not only persons in households, but also persons in group quarters⁴. As the population ages during the projection period, it is likely that the persons in group quarters will increase over time. This increase will come from not only the elderly component of the population, but also from the disabled component of the population as aging parents will no longer be able to care for disabled offspring. It is important to remember that the actual growth rate and the amount of future growth a community will experience will be determined by local policies which can affect the rate of growth within the context of county, state, and national population growth trends. Migration is expected to play a part in the City of Clintonville's and Waupaca County's growth patterns in the coming decades. Therefore growth rates and trends outside the county will influence the pool of potential residents the county can attract.

Based on anticipated growth trends, the City of Clintonville's population is expected to continue to increase through 2030 (Table 2-14). During this same time period, the number of households is expected to increase by about 12.4 percent (249) from 2,002 in 2010 to 2,251 in 2030 (Table 4-7). After 2030, the number of households is expected to decrease households) by about 2.8 percent or by 62 households. The increase in the number of households is expected to result a decrease in household size and an increase in population. Between 2010 and 2040 it is anticipated that the household size will decrease from 2.24 persons per household to 1.96.

During this same time period, Waupaca County and Wisconsin are expected to experience a larger increase in the number of households. It is anticipated that the number of households in Waupaca County will increase by about 19 percent between 2010 and 2035, and decrease between 2035 and 2040 as its population decreases by 1,790 people (population will decrease between 2030 and 2040). The number of households within the state is projected to increase by about 22.4 percent during this time period (2010 to 2040).

⁴ Group Quarters, as defined by the 2010 U.S. Census, "is a place where people live or stay, in a group living arrangement, that is owned or managed by an entity or organization providing housing and/or services for the residents. This is not a typical household-type living arrangement. These services may include custodial or medical care as well as other types of assistance, and residency is commonly restricted to those receiving these services. People living in group quarters are usually not related to each other. Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, and workers' dormitories."

Table 2-14: Household Projections, 2010 – 2040

Year	C. Clintonville		Waupaca County		Wisconsin	
	No. HH	Person/HH	No. HH	Person/HH	No. HH	Person/HH
2010	2,002	2.24	21,387	2.37	2,279,768	2.43
2015	2,093	2.16	22,543	2.29	2,371,815	2.38
2020	2,136	2.12	23,365	2.25	2,491,982	2.35
2025	2,203	2.09	24,410	2.21	2,600,538	2.32
2030	2,251	2.05	25,277	2.17	2,697,884	2.30
2035	2,243	2.01	25,460	2.13	2,764,498	2.28
2040	2,189	1.96	25,133	2.08	2,790,322	2.26
Percent Change						
2010 to 2015	4.5%	-3.8%	5.4%	-3.4%	4.0%	-2.2%
2015 to 2020	2.1%	-1.8%	3.6%	-1.7%	5.1%	-1.2%
2020 to 2025	3.1%	-1.6%	4.5%	-1.8%	4.4%	-1.0%
2025 to 2030	2.2%	-1.9%	3.6%	-1.8%	3.7%	-1.0%
2030 to 2035	-0.4%	-2.1%	0.7%	-1.8%	2.5%	-1.0%
2035 to 2040	-2.4%	-2.3%	-1.3%	-2.3%	0.9%	-0.8%

Source: WDOA, Wisconsin Demographic Services Center, Vintage 2013 Population Projections

2.4 Population and Housing Trends and Outlook

The following population and housing trends are likely to be experienced in the City of Clintonville over the next 20 to 25 years.

- The aging population is growing, and people over 65 are projected to comprise a significant portion of the total population by 2040.
- Net migration will play a large role in population change during the 2010's, 2020's, 2030's as the population ages and death outpace births in Waupaca County and the City.
- The population in the City is expected to increase until 2030, then decline to 2040.
- If the City is going to grow through migration, it is likely that the number and percentage of Hispanics and other races in the area will also increase as the nation, state and county is becoming more diverse.
- The need for elderly housing will increase as the population ages.
- The share of family households will continue to decrease, as more people including elderly are living alone.

- Population growth is anticipated to be somewhat influenced by highway 15 improvements in Outagamie County.
- Condominiums will increase as an option for seniors and first time home buyers.
- Interest in modular, mobile home and innovative housing options will continue as driven by need for affordable housing.
- Finding quality, affordable housing may continue to be increasingly difficult.
- The share of renters and homeowners paying a disproportionate amount of their income on housing may continue as housing costs rise faster than income.
- As the population decreases, the number of households and persons per household is also expected to decrease after 2030.

2.5 Housing for All Income Levels

The housing stock in rural Wisconsin communities typically has a high proportion of single family homes, with few other housing types available. While a range of housing costs can be found in single-family homes, larger communities are generally relied upon to provide a greater variety of housing types and a larger range of costs. It is a benefit to a community to have a housing stock that matches the ability of residents to afford the associated costs. This is the fundamental issue when determining housing affordability and the ability to provide a variety of housing types for various income levels.

As discussed above, housing costs for 27.1 percent of households with a mortgage, 15.6 percent of households without a mortgage are not affordable. While close to 60 percent (58.5%) of renters households are in a similar situation. In addition, 23.2 percent of homeowners with a mortgage, 15.6 percent of homeowners without a mortgage and 48.6 percent of renters are paying more than 35 percent of their income on housing.

The City of Clintonville has addressed the issue of housing for all income levels. Refer to the following goals, objectives, policies, and recommendations for the city's approach to this issue.

- Goal H1 and related objectives 1a, 1c, 1d, 1e, 1f
- Policies H2, H3, H6 and H7
- Housing element recommendations

2.6 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. Regardless of age, many of these issues are also 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 includes long-time residents with a desire to remain in the area during their retirement years.

The Wisconsin Department of Administration has projected that a significant shift in Waupaca County's age structure will take place by 2040. More than 20,630 Waupaca County residents are expected to be age 65 and older by that time, growing from 18 percent of the 2010 population to 37 percent of the projected 2040 population. As this shift in the age structure takes place, communities may find it necessary to further assess the availability of housing for all age groups and persons with special needs.

As discussed above, there are five assisted living facilities with a combined capacity of 112 in the City of Clintonville according to directories maintained by the Wisconsin Department of Health Services. Facilities within Clintonville include:

- Park Lane, 207 Park Lane (AFH)
- Care Partners Clintonville, 59 Industrial Ave. (CBRF)
- Kindred Hearts Clintonville, 76 Green Tree Road (CBRF)
- McKinley House, 75 N. Park St. (CBRF)
- Aster Assisted Living of Clintonville, 38 N. Main St. (RCAC)

In addition there is one senior housing facility:

- Olen Park Senior Village⁵ (Low income/senior housing) (24 units)

According to Affordable Housing Online, there are 7 low income housing apartment complexes, which contain 176 affordable apartments for rent in the City. Many apartments are income based housing with about 85 units in which the rent is set based on income (Project-Based Rental Assistance). There are 24 Project-Based Section 8 subsidized apartments. Affordable units include:

- Virginia Wanta Apartments, 151 Morning Glory Drive.
24 units – Project-Based Section 8 and Project-Based Rental Assistance
- Robert Olen Apartments, 20 Wilson Street.
- Sun Valley Manor, 25 N. 12th Street.
61 Units - Project-Based Section 8, Clintonville Public Housing Authority
- Memorial Circle Apartments, 151 Memorial Circle
13 Units – Low Income Housing Tax Credit/Accepts Housing Choice Vouchers
- Honey Creek Apartments, 89 6th Street.
14 Units - Low Income Housing Tax Credit/Accepts Housing Choice Vouchers

Clintonville Housing Authority has one Public Housing program with 61 units for senior/disabled households, ranging in size from 1 to 2 bedrooms (Sun Valley Manor). CAP Services, a private non-profit organization offers nearly 3 dozen programs in housing and transportation, job skills and economic security, community and real estate development, child and family development, health and welfare and safety and advocacy and community engagement. CAP Services has on facility in Clintonville (Olen Park Senior Village).

⁵ Low Income Housing Tax Credit/Accepts Housing Choice Vouchers

The City of Clintonville has addressed the issue of housing for all age groups and persons with special needs. Refer to the following goals and objectives for the city's approach to this issue.

- Goal H1 and H2 and related objectives 1.a., 1.b,1.e and 2.a
- Policies H2 and H3.
- Housing element recommendations

2.7 Promoting Availability of Land 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. One way to accomplish this is to plan for an adequate supply of land that will be zoned for housing at higher densities or for multi-family housing. Another option is to adopt housing policies requiring that a proportion of units in new housing developments or lots in new subdivisions meet a standard for affordability. Two elements of comprehensive planning are important in this equation. In the Housing element, a community can set its goals, objectives, and policies for affordable housing. In the Land Use element, a community can identify potential development and redevelopment areas.

The City of Clintonville proposed future land use map provides some land for the development or redevelopment of low-income and moderate-income housing. The preferred land use classifications include neighborhood investment area, high density residential district, medium density residential district and mixed use residential district.

Also refer to the following goals, objectives, policies, and recommendations for the city's approach to the issue of availability of land for the development and redevelopment of low- to moderate-income housing.

- Goal H1 and Goal H3 related objectives 1.a, 1.c, 1.d, 1.e, 1.f, 3.d
- Policies H3, H6, and H7
- Housing element recommendations

2.8 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 without sacrificing land to new development. To manage housing stock maintenance and rehabilitation, a community can monitor characteristics including, price, aesthetics, safety, cleanliness, and overall suitability with community character. The goal of ongoing monitoring is to preserve the quality of the current housing supply with the hope of reducing the need for new development, which has far greater impacts on community resources.

The City of Clintonville has addressed the issue of housing stock maintenance and rehabilitation. Refer to the following goals, objectives, and policies for the city's approach to this issue.

- Goal H3 and related objectives 3.a, 3.b, 3.c, and 3.d
- Policy H1, H4 and H5

- Housing element recommendations

2.9 Population and Housing Strategies

While this comprehensive plan is divided into nine elements, in reality, community planning issues are not confined to these divisions. Planning issues will cross these element boundaries. Because this is the case, the policies and recommendations of this plan were considered by the City of Clintonville in the light of overall implementation strategies. These strategies are cited as sources for many of the policies and recommendations found within the elements. The following implementation strategies were identified during the planning process for population and housing.

- H1. Create a range of housing options
- H2. Create opportunities for quality affordable housing
- H3. Change the treatment of mobile and manufactured homes
- H4. Create opportunities to rehabilitate the existing housing stock
- H5. Create a positive image and “sense of place”

2.10 Population and Housing Goals and Objectives

Community goals are broad, value-based statements expressing public preferences for the long term (20 years or more). They specifically address key issues, opportunities, and problems that affect the community. Objectives are more specific than goals and are more measurable statements usually attainable through direct action and implementation of plan recommendations.

The accomplishment of objectives contributes to fulfillment of the goal.

Goal 1 Maintain 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.a. Encourage residential development that provides a balance of workforce, moderate-income, and high-income housing, and an appropriate mix of single family, two-family, multi-family, and senior housing.
- 1.b. Promote the availability of assisted living and elder care facilities while continually monitoring the housing needs of the aging population.
- 1.c. Support 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.
- 1.d. Monitor the availability of state or federal programs for the development or redevelopment of low to moderate-income housing.

- 1.e. Improve local and regional efforts to create quality housing with rents affordable to working families, the elderly and special-need individuals.
- 1.f. Increase efforts to work with the local developers and businesses in monitoring and creating solutions to housing affordability.

Goal 2 Provide for housing development that maintains the attractiveness and small town character of the community.

Objectives

- 2.a. Promote the development of a variety of housing types for all income levels and ages that is consistent in quality, character, and location with the community's comprehensive plan.
- 2.b. Direct residential subdivision development to planned growth areas.
- 2.c. Encourage the use of creative development designs that preserve community character and natural resources.
- 2.d. Encourage well designed residential in-fill development.

Goal 3 Support the maintenance and rehabilitation of the community's existing housing stock.

Objectives

- 3.a. Increase citizen education about unsafe or unsanitary housing conditions including lead paint, radon, improperly installed heating systems, faulty wiring, and broken or missing smoke detectors.
- 3.b. Encourage the preservation, maintenance, and rehabilitation of historically significant homes.
- 3.c. Enforce zoning, nuisance abatement, and building code requirements in blighted residential areas.
- 3.d. Strive to obtain state or federal programs for housing rehabilitation.

Goal 4 Create a positive image and City identity for those that live, work and visit.

Objective

- 4.a. Encourage activities and land use patterns that strengthen and promotes community interaction and sense of community.
- 4.b. Enhance and strengthen neighborhoods to increase a sense of place and belonging.
- 4.c. Increase communication within the City.
- 4.d. Increase community involvement on City committees and volunteer opportunities.

- 4.e. Respond to changing demographics in terms of services, housing and facilities.
- 4.f. Strengthen opportunities for youth in the community including youth oriented activities and facilities.
- 4.g. Encourage the involvement of youth in community decision making.

2.11 Population and Housing Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses to the issues that the city is concerned about. Policies and recommendations become primary tools the city can use in making land use decisions. Many of the policies and recommendations cross element boundaries and work together toward overall implementation strategies. Refer to Section 2.9 for an explanation of the strategies cited as sources for many of the policies and recommendations.

Policies identify the way in which activities are conducted in order to fulfill the goals and objectives. Policies that direct action using the word “shall” are advised to be mandatory and regulatory aspects of the implementation of the comprehensive plan. In contrast, those policies that direct action using the words “will” or “should” are advisory and intended to serve as a guide. “Will” statements are considered to be strong guidelines, while “should” statements are considered loose guidelines. The city’s policies are stated in the form of position statements (City Position), directives to the city (City Directive), or as criteria for the review of proposed development (Development Review Criteria).

Recommendations are specific actions or projects that the city should be prepared to complete. The completion of these actions and projects is consistent with the city’s policies, and therefore will help the city fulfill the comprehensive plan goals and objectives.

Policies: City Directive

- H1. Use the building code to ensure that homes are built to compliance (Source: Strategy H2).
- H2. The city should consider adaptive reuse or conversion of surplus or outmoded buildings (such as old schools, hospitals, warehouses, etc.) to economically viable new housing (Source: Strategy H2).
- H3. Support proposals for senior type housing that would include smaller homes, low maintenance and close proximity to amenities (Source: Strategy H1).
- H4. Address the needs of the growing elderly population through both supportive in-home care programs and the development of additional special needs facilities including locked nursing home units (Source: Strategy H1).
- H5. Encourage neighborhood/housing improvement activities (Source: Strategy H3).

H6. Maintain and improve public infrastructure in existing neighborhoods to ensure reliable service and to encourage private investment and pride in ownership (Source: Strategy H3).

Recommendations

- Periodically assess the availability of developable land for residential development. (Source: Strategy H1)
- Periodically review applicable ordinances and fees for their impacts on opportunities to create affordable housing (Source: Strategy H2).
- Investigate new emerging trends in housing such as tiny houses, granny flats, and cohousing (Source: Strategy H2).
- Develop a Housing Market Analysis to determine housing needs in the City (Source: Strategy H1).
- Support the creation of neighborhood organizations and provide a framework to partner with neighborhoods on planning efforts to help neighborhoods develop tools to address maintenance and other issues (Source: Strategy H4, H5).
- Strengthen Housing Code enforcement practices to ensure safe and sanitary housing conditions for all (Source: Strategy H4).
- Strengthen Housing and Fair Housing Code (Chapter 22) to ensure safe and sanitary housing conditions for all (Source: Strategy H4).
- Develop a property maintenance ordinance (Source: Strategy H4).
- Work with others to provide educational opportunities for renters and landlords on property maintenance (Source: Strategy H4).
- Consider a rental housing inspection program (Source: Strategy H4).
- Work with local businesses to create incentives to promote residential development within areas with existing infrastructure (Source: Strategy H1).
- Identify key areas and utilize “Placemaking” to create temporary and permanent public and quasi-public spaces for the community to come together. Utilize empty parking lots, public parks, etc. for community gatherings (Source: Strategy H5).
- Partner and work with local organizations and businesses to provide quality community events (Source: Strategy H5, ANC7).
- Conduct a community character inventory that identifies the unique places and positive characteristics of the community (Source: Strategy H5).

2.12 Population and Housing Programs

For descriptions of housing programs potentially available to the community, refer Appendix E.



APPENDIX #F

POPULATION AND HOUSING

APPENDIX F: POPULATION AND HOUSING

TABLE OF CONTENTS

FIGURES

Figure F-1: Owner Occupied Housing Stock Value, 2012-2016 ACS 5-Yr Estimate F-5

TABLES

Table F-1: Household Type Characteristics, 2000 and 2010 F-1
Table F-2: Age of Structure by Year Built, 2012-2016 ACS 5-Yr Estimate..... F-2
Table F-3: City of Clintonville Vacancy Status, 2000 F-2
Table F-4: City of Clintonville Vacancy Status, 2010 F-3
Table F-5: Housing Units by Structure, 2012-2016 ACS 5-Yr Estimates F-4
Table F-6: Owner Occupied Housing Stock Value, 2012-2016 ACS 5-Yr Estimate F-5

Table F-1: Household Type Characteristics, 2000 and 2010

	Total Households	Family Households				Non-Family Household			Households with Individuals 65+	Average Household Size	
		Total Family Housholds	Married-couple Family	Male Householder, no wife present	Female Householder, no husband present	Total Nonfamily Households	Householder Living Alone	Households Age 65+ Living Alone			
2000											
C. Clintonville	#	2,010	1,229	953	79	197	781	688	378	701	2.30
	%	100.0%	61.1%	47.4%	3.9%	9.8%	38.9%	34.2%	18.8%	34.9%	(X)
Waupaca County	#	19,863	13,877	11,593	809	1,475	5,986	5,001	2,317	5,246	2.51
	%	100.0%	69.9%	58.4%	4.1%	7.4%	30.1%	25.2%	11.7%	26.4%	(X)
Wisconsin	#	2,084,544	1,386,815	1,108,597	77,918	200,300	697,729	557,875	207,206	479,787	2.50
	%	100.0%	66.5%	53.2%	3.7%	9.6%	33.5%	26.8%	9.9%	23.0%	(X)
2010											
	Total Households	Total Family Housholds	Husband-Wife Family	Male Householder, no wife present	Female Householder, no husband present	Total Nonfamily Households	Householder Living Alone	Households Age 65+ Living Alone	Households with Individuals 65+	Average Household Size	
C. Clintonville	#	2,002	1,154	829	125	200	848	738	354	624	2.24
	%	100.0%	57.6%	41.4%	6.2%	10.0%	42.4%	36.9%	17.7%	31.2%	(X)
Waupaca County	#	21,387	14,274	11,520	1,014	1,740	7,113	5,983	2,683	6,106	2.37
	%	100.0%	66.7%	53.9%	4.7%	8.1%	33.3%	28.0%	12.5%	28.6%	(X)
Wisconsin	#	2,279,768	1,468,917	1,131,344	103,625	233,948	810,851	642,507	232,251	547,650	2.43
	%	100.0%	64.4%	49.6%	4.5%	10.3%	35.6%	28.2%	10.2%	24.0%	(X)

Source: U.S. Census 2000 & 2010, DP-1

Table F-2: Age of Structure by Year Built, 2012-2016 ACS 5-Yr Estimate

Year	C. Clintonville				Waupaca County				Wisconsin			
	Number	MOE+/-	Percent	MOE +/-	Number	MOE+/-	Percent	MOE +/-	Number	MOE+/-	Percent	MOE +/-
2014 or later	0	9	0	0.8	36	24	0.10%	0.1%	6516	474	0.2%	0.1%
2010 to 2013	14	21	0.7%	1.0%	408	86	1.60%	0.3%	37,368	915	1.4%	0.1%
2000 to 2009	135	99	6.4%	4.7%	3,053	253	12.0%	1.0%	344,300	2,868	13.0%	0.1%
1990 to 1999	335	158	16.0%	7.2%	4,155	352	16.3%	1.4%	372,022	2,992	14.0%	0.1%
1980 to 1989	108	69	5.1%	3.3%	2,603	248	10.2%	1.0%	263,304	3,049	9.9%	0.1%
1970 to 1979	169	76	8.1%	3.6%	3,619	303	14.2%	1.2%	392,006	3,291	14.8%	0.1%
1960 to 1969	256	86	12.2%	3.9%	2,284	211	9.0%	0.8%	259,547	2,878	9.8%	0.1%
1950 to 1959	331	124	15.8%	6.0%	2,216	228	8.7%	0.9%	297,525	2,235	11.2%	0.1%
1940 to 1949	215	90	10.2%	4.2%	1,360	179	5.3%	0.7%	153,101	2,251	5.8%	0.1%
1939 or earlier	536	164	25.5%	7.6%	5,722	355	22.5%	1.4%	523,908	3,148	19.8%	0.1%
Total	2,099	151	100%		25,456	148	100%		2,649,597	606	100%	

Source: U.S. Census 2012-2016 ACS 5-Year Estimate, DP04

Table F-3. City of Clintonville Vacancy Status, 2000

	Number	Percent
Total housing units	2,147	100.0%
Occupied housing units	2,010	93.6%
Vacant housing units	137	6.4%
For rent	53	2.5%
For sale only	26	1.2%
Rented or sold, not occupied	20	0.9%
For seasonal, recreational, or occasional use	19	0.9%
For migrant workers	0	0.0%
Other vacant	19	0.9%

Source: U.S. Census 2000 SF-1

Table F-4. City of Clintonville Vacancy Status, 2010

	Number	Percent
Total housing units	2,227	100.0%
Occupied housing units	2,002	89.9%
Vacant housing units	225	10.1%
For rent	77	3.5%
Rented, not occupied	6	0.3%
For sale only	72	3.2%
Sold, not occupied	34	1.5%
For seasonal, recreational, or occasional use	21	0.9%
All other vacants	15	0.7%

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

Table F-5: Housing Units by Structure, 2012-2016 ACS 5-Yr Estimates

Units	C. Clintonville			Waupaca County			Wisconsin		
	Est.	MOE+/-	%	Est.	MOE+/-	%	Est.	MOE+/-	%
Total Units	2,099	151	100%	25,456	148	100%	2,649,597	606	100%
1-unit, detached	1,398	159	66.6%	19,792	337	77.7%	1,763,711	4201	66.6%
1-unit attached	14	21	0.7%	552	134	2.2%	114,870	2061	4.3%
2 units	79	68	3.8%	781	187	3.1%	172,510	2560	6.5%
3 or 4 units	133	99	6.3%	422	133	1.7%	99,520	2068	3.8%
5 to 9 units	214	108	10.2%	1040	204	4.1%	130,486	2206	4.9%
10 to 19 units	62	63	3.0%	786	180	3.1%	89,778	1759	3.4%
20 or more units	143	92	6.8%	736	151	2.9%	183,978	2086	6.9%
Mobile home	56	39	2.7%	1339	169	5.3%	94,171	1571	3.6%
Boat, RV, van, etc.	0	9	0.0%	8	10	0.0%	573	126	0.0%

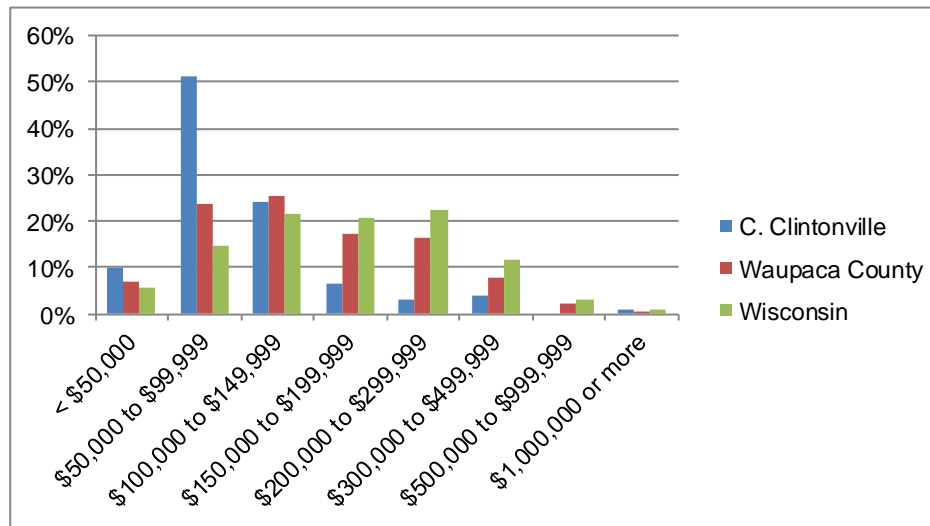
Source: 2012-2016 ACS 5-Yr Estimates, DP04

Table F-6: Owner Occupied Housing Stock Value, 2012-2016 ACS 5-Yr Estimate

Value	C. Clintonville				Waupaca County				Wisconsin			
	Estimate	MOE+/-	Percent	MOE+/-	Estimate	MOE+/-	Percent	MOE+/-	Estimate	MOE+/-	Percent	MOE+/-
Owner-Occupied Units	1,300	170			16,073	421			1,547,633	6,877		
< \$50,000	127	62	9.8%	4.7	1,120	171	7.0%	1.0	86,375	1,718	5.6%	0.1
\$50,000 to \$99,999	669	156	51.5%	9.3	3,787	283	23.6%	1.6	223,636	2,240	14.5%	0.1
\$100,000 to \$149,999	315	115	24.2%	8.8	4,079	282	25.4%	1.6	336,079	3,363	21.7%	0.2
\$150,000 to \$199,999	87	75	6.7%	5.6	2,798	231	17.4%	1.4	319,874	3,312	20.7%	0.2
\$200,000 to \$299,999	41	50	3.2%	3.7	2,661	223	16.6%	1.3	343,677	2,688	22.2%	0.2
\$300,000 to \$499,999	50	65	3.8%	4.9	1,217	149	7.6%	0.9	178,229	1,623	11.5%	0.1
\$500,000 to \$999,999	0	9	0.0%	1.3	321	71	2.0%	0.4	49,351	938	3.2%	0.1
\$1,000,000 or more	11	19	0.8%	1.4	90	37	0.6%	0.2	10,412	457	0.7%	0.1
Median (\$)	\$88,000	\$7,619			\$137,700	\$3,344			\$167,000	\$359		

Source: U.S. Census 2012-2016 ACS 5-Year Estimates, DP04

Figure F-1: Owner Occupied Housing Stock Value, 2012-2016 ACS 5-Yr Estimate



Source: U.S. Census 2012-2016 ACS 5-Year Estimates, DP04