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## APPENDIX D: HOUSING

### INTRODUCTION

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

The "Smart Growth" legislation requires that the housing element contain objectives, policies, goals, maps and programs to meet current and future housing needs of the Town of Eldorado, by developing and promoting policies that provide a range of housing choices for Town residents which meet the needs of all income levels, age groups, and persons with special needs. An assessment of age, structural, value, and occupancy characteristics of the Town's housing stock is also required. This appendix, along with Chapter 2: Framework Plan and Implementation and Chapter 6: Housing addresses these requirements.

### INVENTORY AND ANALYSIS

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

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

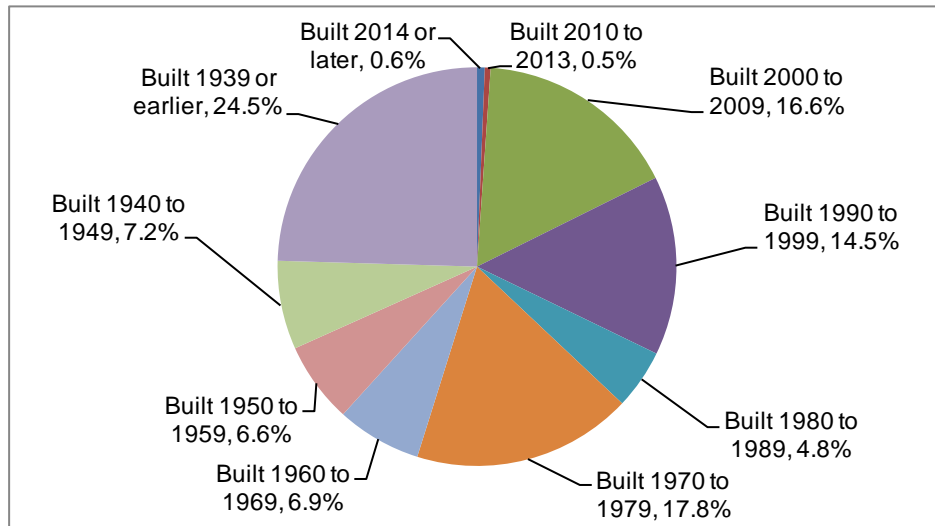
### Housing Stock Characteristics

#### **Age**

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

**Slightly more than half (54.8%) of the existing housing stock in the Town of Eldorado was built after 1970 (Figure D-1, Table DD-1).** The largest increases in new housing stock during this time period occurred from 1970-1979 (17.8%), 1990 and 1999 (14.5%) and 2000 to 2009 (16.6%).

**Figure D-1: Occupied Dwelling Units by Year Built, 2013-2017 ACS 5-Year Estimates**



Source: U.S. Census, 2013-2017 American Community Survey 5-Year Estimates, DP04

Note: This figure does not include margin of error, which for some years is significant and would render this data less reliable.

### Structural Type

Structural type is one indication of the degree of choice in the housing market. Housing choice by structural type includes the ability to choose to live in a single family home, duplex, multi-unit building or mobile home. Availability of units by type is indicative not only of market demand, but also of zoning laws, developer preferences and access to public services. Current state sponsored local planning goals encourage communities to provide a wide range of choice in housing types, as housing is not a 'one size fits all' commodity.

As with most communities in East Central Wisconsin, the dominant housing type in the Town of Eldorado is single family housing. **According to the 2013-2017 ACS 5-Year Estimates, 96.1 percent of the residential structures in the Town were comprised of single family (one) units (Table DD-2).** Single family units comprised a larger share of the housing units in the Town of Eldorado than in Fond du Lac County (74.5%) or the state (70.9%). Mobile Homes comprised the remainder of housing units in the Town of Eldorado (3.9%). Multi-family units comprised the second highest percentage of housing units in Fond du Lac County (17.1%) and the state (19.1%).

**Housing Conditions**

Two census variables often used for determining housing conditions include units that lack complete plumbing facilities, kitchen facilities, telephone service and overcrowded units<sup>1</sup>. Complete plumbing facilities include hot and cold piped water, flush toilet and a bathtub or shower. If any of these facilities is missing, the housing unit is classified as lacking complete plumbing facilities. Complete kitchen facilities for exclusive use include sink, refrigerator, and oven or burners. If any of these facilities is missing, the housing unit is classified as lacking complete kitchen facilities. The census defines overcrowding as more than one person per room in a dwelling unit.

**Table D-1: Units Lacking Complete Plumbing and Kitchen Facilities and No Available Telephone Service, 2013-2017 ACS 5-Year Estimates**

|                    | Total Occupied Units |        | Units Lacking Complete Plumbing |        |         | Units Lacking Complete Kitchen Facilities |        |         | Units with No Available Telephone Service |        |         |
|--------------------|----------------------|--------|---------------------------------|--------|---------|---|--------|---------|---|--------|---------|
|                    | Est.                 | MOE+/- | Est.                            | MOE+/- | Percent | Est.                                      | MOE+/- | Percent | Est.                                      | MOE+/- | Percent |
| Town of Eldorado   | 604                  | 58     | 0                               | 9      | 0.0%    | 0   | 9      | 0.0%    | 21  | 16     | 3.5%    |
| Fond du Lac County | 41,387               | 479    | 114                             | 81     | 0.3%    | 501                                       | 156    | 1.2%    | 833                                       | 162    | 2.0%    |
| Wisconsin          | 2,328,754            | 6,459  | 10,743                          | 592    | 0.5%    | 21,041                                    | 813    | 0.9%    | 55,537                                    | 1,344  | 2.4%    |

Source: U.S. Census 2013-2017 ACS 5-Year Estimates, DP04

**According to the 2013-2017 ACS 5-Year Estimates, occupied units lacking complete plumbing and kitchen facilities are not an issue in the Town of Eldorado (Table D-1).**

While slightly more common, 3.5 percent of occupied units had no available telephone service. Overall, housing conditions were slightly worse at the county and state level. About two percent of occupied units lacked complete plumbing and kitchen facilities in Fond du Lac County (0.3% and 1.2%, respectively) and the state (0.5% and 0.9%, respectively). Though still uncommon, 2.0 percent of county units and 2.4 percent of state units had no available telephone service.

**Table D-2: Overcrowding, 2013-2017 ACS 5-Year Estimates**

|                    | Total Occupied Units |        | Overcrowding |        |         |
|--------------------|----------------------|--------|--------------|--------|---------|
|                    | Est.                 | MOE+/- | Est.         | MOE+/- | Percent |
| Town of Eldorado   | 604                  | 58     | 0            | 13     | 0.0%    |
| Fond du Lac County | 41,387               | 479    | 642          | 199    | 1.6%    |
| Wisconsin          | 2,328,754            | 6,459  | 39,648       | 1,327  | 1.7%    |

Source: U.S. Census 2013-2017 ACS 5-Year Estimates, DP04

**Overcrowding, per the 2013-2017 ACS 5-Year Estimates, is not an issue in the Town of Eldorado.** No units were identified as overcrowded in the Town of Eldorado (Table D-2).

Though still not an issue slightly more were identified in Fond du Lac County (1.6%) and Wisconsin (1.7%).

<sup>1</sup> U.S. Census Bureau.

### 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 (AFH), Community Based Residential Care Facilities (CBRF) and Residential Care Apartment Complex (RCAC). These facilities specialize in advanced age, developmentally disabled, irreversible dementia/Alzheimer, physically disabled, alcohol/drug dependent, emotionally disturbed/mental illness and traumatic brain injury. **There are no Assisted Living Facilities in the Town of Eldorado (Table D-3).** However, within Fond du Lac County, there are two ADC facilities with a combined capacity of 80, 41 AFH with a combined capacity of 161, 31 CBRF facilities with a combined capacity of 601 and nine RCAC with a total of 398 apartments.

**Table D-3: Assisted Living Options, 2019**

| Assisted Living Option                        | Town of Eldorado |          | Fond du Lac County |                    |
|---|------------------|----------|--------------------|--------------------|
|   | Number           | Capacity | Number             | Capacity/<br>Apts. |
| Adult Day Care (ADC)                          | 0                | 0        | 2                  | 80                 |
| Adult Family Home (AFH)                       | 0                | 0        | 41                 | 161                |
| Community Based Residential Facilities (CBRF) | 0                | 0        | 31                 | 601                |
| Residential Care Apartment Complex (RCAC)     | 0                | 0        | 9                  | 398                |
| Total Units/Capacity                          | 0                | 0        | 83                 | 1,240              |

*Source: Wisconsin Department of Health Services, Consumer Guide to Health Care - Finding and Choosing Health and Residential Care Providers in Wisconsin. ADC directory updated 12/27/18, AFH directory updated 1/25/19, CBRF directory updated 1/24/19 and RCAC directory updated 1/28/19.*

### Occupancy Characteristics

#### Occupancy Status

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

In 2010, the Town of Eldorado’s occupied housing stock was primarily composed of owner-occupied units (Table D-4). **Owner-occupied units accounted for about 92 percent (92.4%) of the occupied housing units in 2010, while rentals made up less than 8 percent (7.6%).** The percent of owner-occupied housing stock was greater than in the state (68.1%) and county (72.3%).

**Table D-4: Occupancy Characteristics, 2010**

|                    | Occupied Housing Units | Owner Occupied Housing Units | Percent Owner Occupied | Renter Occupied Housing Units | Percent Renter Occupied |
|--------------------|------------------------|------------------------------|------------------------|-------------------------------|-------------------------|
| Town of Eldorado   | 539                    | 498                          | 92.4%                  | 41                            | 7.6%                    |
| Fond du Lac County | 40,697                 | 29,407                       | 72.3%                  | 11,290                        | 27.7%                   |
| Wisconsin          | 2,279,768              | 1,551,558                    | 68.1%                  | 728,210                       | 31.9%                   |

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

The share of owner-occupied housing units in the Town has increased since 2000, when 89.4 percent of the units were owner-occupied, and 10.6 percent were rental occupied (Table D-5). However, the percent of owner-occupied housing stock decreased in the county and state.

**Table D-5: Occupancy Characteristics, 2000**

|                    | Occupied Housing Units | Owner Occupied Housing Units | Percent Owner Occupied | Renter Occupied Housing Units | Percent Renter Occupied |
|--------------------|------------------------|------------------------------|------------------------|-------------------------------|-------------------------|
| Town of Eldorado   | 490                    | 438                          | 89.4%                  | 52                            | 10.6%                   |
| Fond du Lac County | 36,931                 | 26,940                       | 72.9%                  | 9,991                         | 27.1%                   |
| Wisconsin          | 2,084,544              | 1,426,361                    | 68.4%                  | 658,183                       | 31.6%                   |

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

**Vacancy Status**

Vacant housing units are units that are livable, but not currently occupied. For a healthy housing market, communities should have a vacancy rate of 1.5 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.

**Owner-Occupied Housing**

**Homeowner vacancy rates indicate that the Town of Eldorado had a less than adequate supply of owner-occupied units for sale in 2000 (0.5%) and in 2010 (0.8%) (Table D-6).** In

2010, Fond du Lac County (2.0%) and Wisconsin (2.2%), had homeowner vacancy rates that were slightly above than the homeowner vacancy rate standard of 1.5.

**Table D-6: Vacancy Status, 2010**

|                    | Total Housing Units | Occupied Housing Units | Vacant Housing Units | Homeowner Vacancy Rate | Rental Vacancy Rate |
|--------------------|---------------------|------------------------|----------------------|------------------------|---------------------|
| Town of Eldorado   | 566                 | 539                    | 27                   | 0.8%                   | 6.4%                |
| Fond du Lac County | 43,910              | 40,697                 | 3,213                | 2.0%                   | 8.1%                |
| Wisconsin          | 2,624,358           | 2,279,768              | 344,590              | 2.2%                   | 8.0%                |

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

**Table D-7: Vacancy Status, 2000**

|                    | Total Housing Units | Occupied Housing Units | Vacant Housing Units | Homeowner Vacancy Rate | Rental Vacancy Rate |
|--------------------|---------------------|------------------------|----------------------|------------------------|---------------------|
| Town of Eldorado   | 506                 | 490                    | 16                   | 0.5%                   | 0.0%                |
| Fond du Lac County | 39,271              | 36,931                 | 2,340                | 1.3%                   | 7.7%                |
| Wisconsin          | 2,321,144           | 2,084,544              | 236,600              | 1.2%                   | 5.6%                |

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

### Rental Housing

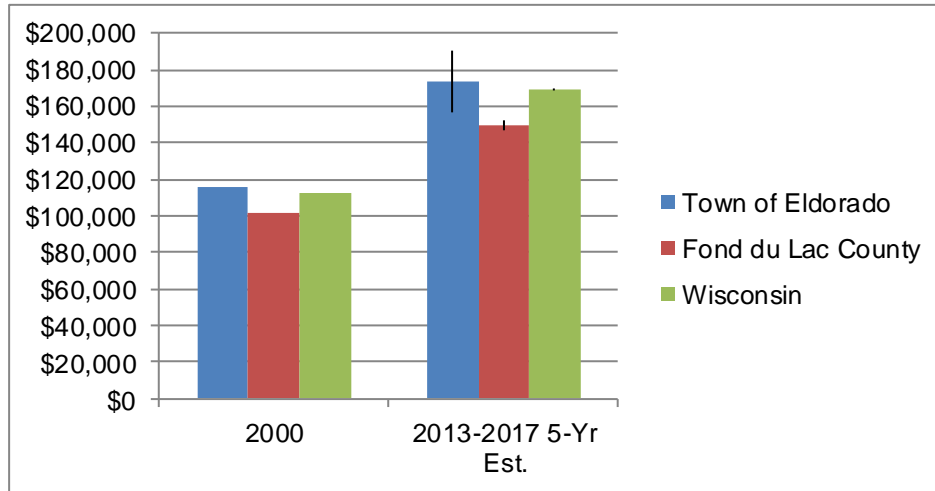
In 2000, there were no rental units available in the Town of Eldorado and therefore the rental vacancy rate was zero (Table D-7). **By 2010, the rental vacancy rate had risen to 6.4 percent, which was above the standard vacancy rate of 5.0 percent** (Table A-6). Even though the vacancy rate was at the above the standard in 2010, it should be noted that municipalities with smaller rental unit pools may actually need a higher rental vacancy rate than the standard in order to accommodate people seeking rental units. In comparison, the rental vacancy rate for Fond du Lac County was higher than the Town of Eldorado in 2000 (7.7%) and 2010 (8.1%). Overall, the rental vacancy rate in the state was near the standard in 2000 (5.6%) and above the standard in 2010 (8.0%).

### Housing Stock Value

#### Historical Trends

Owner-occupied housing stock values can provide information about trends in property values, housing demand and choice within the housing market. The Town of Eldorado, Fond du Lac County and the state all saw substantial increases in the median value of owner-occupied homes between 2000 and the 2013-2017 ACS 5-Year Estimates (Figure D-2). **Between 2000 and the 2013-2017 ACS 5-Year Estimates, median value owner-occupied housing prices in the Town rose by 49.4 percent from \$116,200 to \$173,600.** At the same time, the median value of owner-occupied homes rose by 48 percent (47.9%) in Fond du Lac County and 51 percent (50.9%) in the state. Median owner-occupied housing values in the Town continued to outpace those in the county and the state.

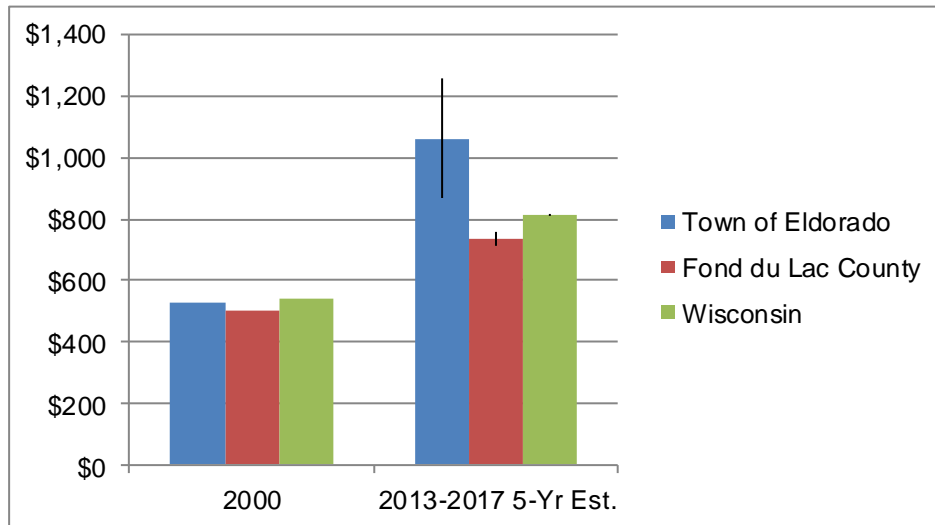
**Figure D-2: Median Value of Owner Occupied Homes, 2000, 2013-2017 ACS 5-Year Estimates**



Source: U.S. Census 2000, 2013-2017 ACS 5-Year Estimates, DP04

Likewise the median value of contract rents has increased over the same time period. **The U.S. Census indicates that the median gross rent between 2000 and the 2013-2017 ACS 5-Year Estimates in the Town increased by 102.5 percent from \$525 to \$1,063 in the Town of Eldorado (Figure D-3).** As a result, median gross rents, according to the 2013-2017 ACS 5-Year Estimates, were about 44.8 percent higher in the Town of Eldorado (\$1,063) than in Fond du Lac County (\$734).

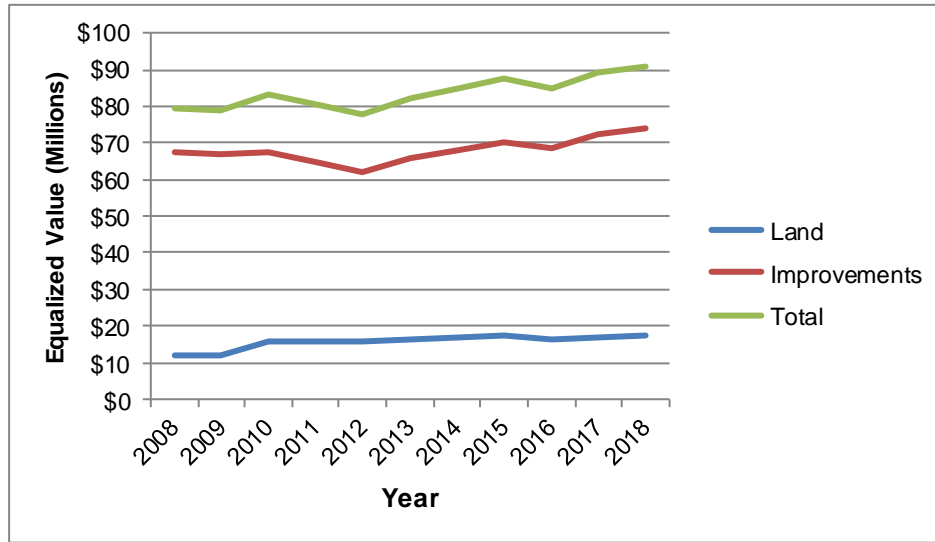
**Figure D-3: Median Rent of Occupied Rental Units, 2000, 2013-2017 ACS 5-Year Estimates**



Source: U.S. Census 2000, 2013-2017 ACS 5-Year Estimates, DP04

The Wisconsin Department of Revenue releases yearly equalized value reports. Equalized value is the total value of all real estate at full-market prices. Although these values are reported as a total value for the entire Town, they can be used as a way to gauge the pricing trends for different sectors of real estate, such as residential, commercial and agriculture.

**Figure D-4: Town of Eldorado Residential Equalized Values, 2008-2018**



Source: WisDOR, Statement of Equalized Value, 2008-2018

**The value of residential property (land plus improvements) has been fluctuating since 2008 (Figure D-4).** This time period includes the economic recession that began in 2008, and the subsequent recovery. Overall, the value of residential property increased since 2008. Since 2008, the total value of residential property in the Town has increased by 14.3 percent to \$ 90,918,500 in 2018. The price of land in the town increase faster than the cost of improvements. Land has increased in value by 43.6 percent, while improvements have increase at only 9.2 percent.

### **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.

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.



**Table D-8: Households Paying a Disproportionate Amount of Income for Housing, 2013-2017 ACS 5-Year Estimates**

|                    | Households with Mortgage for Which Owner Costs Are Not Affordable |         |         | Households without Mortgage for Which Owner Costs Are Not Affordable |         |         | Households for Which Renter Costs Are Not Affordable |         |         |
|--------------------|---|---------|---------|--|---------|---------|--|---------|---------|
|                    | Number  | Percent | MOE +/- | Number   | Percent | MOE +/- | Number   | Percent | MOE +/- |
| Town of Eldorado   | 101   | 26.2%   | 26      | 19   | 11.4%   | 11      | 18   | 66.7%   | 26      |
| Fond du Lac County | 4,319   | 23.5%   | 308     | 1,350  | 12.3%   | 213     | 4,841  | 43.1%   | 417     |
| Wisconsin          | 257,430   | 25.6%   | 2,729   | 77,825   | 14.3%   | 1,388   | 330,136  | 45.7%   | 3,523   |

Source: U.S. Census, 2013-2017 ACS 5-Year Estimate, DP-4

**Per the 2013-2017 ACS 5-Year Estimates, just over a quarter (26.2%) of homeowners with a mortgage and about two-thirds (66.7%) of renters were paying a disproportionate amount of their income for housing in the Town of Eldorado (Table D-8<sup>2</sup>).** There were 19 homeowners (11.4%) without a mortgage in the Town spending more than 30 percent of their income on housing. With the exception of households without a mortgage, a smaller share of county and state residents was paying a disproportionate amount of their income on housing than Town residents. Housing was not affordable for about a quarter of Fond du Lac County (23.5%) and Wisconsin (25.6%) homeowners with mortgages. However, for homeowners without a mortgage, only 12 percent (12.3%) of county and 14 percent (14.3%) of state residents found themselves in a similar situation. Similar to the Town of Eldorado, a higher share of renters in Fond du Lac County (43.1%) and the state (45.7%) were paying a disproportionate amount of their income on housing than homeowners. The change in housing affordability likely resulted from housing prices and values rising faster than incomes.

**Household Characteristics**

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

**When compared to Fond du Lac County, the Town had larger average household size in 2000 and 2010 for both owner-occupied and renter-occupied housing units (Table D-9 and Table D-10).** In 2000, the average household size for an owner-occupied housing unit was 2.93 persons per household for the Town of Eldorado compared to 2.63 in the county. Similar to owner-occupied units, the persons per household for renter occupied units was significantly higher in the Town when compared to the county. By 2010, the average household size for owner-occupied housing units fell to 2.63 persons per unit in the Town and 2.54 persons per unit in the county. While renter-occupied housing fell to 2.63 persons per household in the Town and 2.08 persons per household in the county. Consequently, the Town had a higher percentage of 2 or more persons per household in 2010, while the county had a larger share of 1 person households.

<sup>2</sup> The large margin of error for Town households renders this information less reliable.

**Table D-9: Average Household Size, Owner-Occupied and Rental Occupied Units, 2000 and 2010**

|                               | T. Eldorado    |      | Fond du Lac County |      |
|-------------------------------|----------------|------|--------------------|------|
|                               | Persons Per HH |      | Persons Per HH     |      |
|                               | 2000           | 2010 | 2000               | 2010 |
| Owner-occupied housing units  | 2.93           | 2.71 | 2.63               | 2.54 |
| Renter-occupied housing units | 3.15           | 2.63 | 2.08               | 2.07 |

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

Similar to 2000, in 2010, the Town generally had a larger share of 2 or more person households, while the county had a larger share of 1 person households.

**Table D-10: Persons per Household, 2000 and 2010**

|                               | T. Eldorado |         |        |         | Fond du Lac County |         |        |         |
|-------------------------------|-------------|---------|--------|---------|--------------------|---------|--------|---------|
|                               | 2000        |         | 2010   |         | 2000               |         | 2010   |         |
|                               | Number      | Percent | Number | Percent | Number             | Percent | Number | Percent |
| <b>TENURE</b>                 |             |         |        |         |                    |         |        |         |
| Occupied housing units        | 490         | 100.0%  | 539    | 100.0%  | 36,931             | 100.0%  | 40,697 | 100.0%  |
| Owner-occupied housing units  | 438         | 89.4%   | 498    | 92.4%   | 26,940             | 72.9%   | 29,407 | 72.3%   |
| Renter-occupied housing units | 52          | 10.6%   | 41     | 7.6%    | 9,991              | 27.1%   | 11,290 | 27.7%   |
| Owner-occupied housing units  | 438         | 100.0%  | 498    | 100.0%  | 26,940             | 100.0%  | 29,407 | 100.0%  |
| 1-person household            | 50          | 11.4%   | 66     | 13.3%   | 4,869              | 18.1%   | 5,908  | 20.1%   |
| 2-person household            | 159         | 36.3%   | 210    | 42.2%   | 10,251             | 38.1%   | 12,271 | 41.7%   |
| 3-person household            | 86          | 19.6%   | 95     | 19.1%   | 4,514              | 16.8%   | 4,500  | 15.3%   |
| 4-person household            | 80          | 18.3%   | 72     | 14.5%   | 4,497              | 16.7%   | 4,173  | 14.2%   |
| 5-person household            | 44          | 10.0%   | 42     | 8.4%    | 1,973              | 7.3%    | 1,746  | 5.9%    |
| 6-person household            | 16          | 3.7%    | 9      | 1.8%    | 588                | 2.2%    | 546    | 1.9%    |
| 7-or-more-person household    | 3           | 0.7%    | 4      | 0.8%    | 248                | 0.9%    | 263    | 0.9%    |
| Renter-occupied housing units | 52          | 100.0%  | 41     | 100.0%  | 9,991              | 100.0%  | 11,290 | 100.0%  |
| 1-person household            | 10          | 19.2%   | 13     | 31.7%   | 4,508              | 45.1%   | 5,323  | 47.1%   |
| 2-person household            | 13          | 25.0%   | 11     | 26.8%   | 2,748              | 27.5%   | 2,778  | 24.6%   |
| 3-person household            | 5           | 9.6%    | 4      | 9.8%    | 1,242              | 12.4%   | 1,505  | 13.3%   |
| 4-person household            | 11          | 21.2%   | 6      | 14.6%   | 832                | 8.3%    | 923    | 8.2%    |
| 5-person household            | 11          | 21.2%   | 5      | 12.2%   | 404                | 4.0%    | 463    | 4.1%    |
| 6-person household            | 1           | 1.9%    | 2      | 4.9%    | 175                | 1.8%    | 195    | 1.7%    |
| 7-or-more-person household    | 1           | 1.9%    | 0      | 0.0%    | 82                 | 0.8%    | 103    | 0.9%    |

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

**Table D-11** illustrates the household longevity of the populations in the Town of Eldorado and Fond du Lac County. **Slightly less than half of households in the Town of Eldorado (48.8%) were living in their place of current residence prior to 2000.** Within the county, about two-thirds of the householders moved in after 2000 (65.7%).

**Table D-11: Year Householder Moved into Unit, 2013 – 2017 ACS 5-Year Estimates**

|                          | Town of Eldorado |         |         | Fond du Lac County |         |         |
|--------------------------|------------------|---------|---------|--------------------|---------|---------|
|                          | Estimate         | MOE +/- | Percent | Estimate           | MOE +/- | Percent |
| Occupied housing units   | 604              | 58      | -       | 41,387             | 479     | -       |
| Moved in 2015 or later   | 16               | 8       | 2.6%    | 3,868              | 436     | 9.3%    |
| Moved in 2010 to 2014    | 80               | 31      | 13.2%   | 11,415             | 538     | 27.6%   |
| Moved in 2000 to 2009    | 213              | 50      | 35.3%   | 11,902             | 511     | 28.8%   |
| Moved in 1990 to 1999    | 129              | 35      | 21.4%   | 6,452              | 369     | 15.6%   |
| Moved in 1980 to 1989    | 43               | 17      | 7.1%    | 3,070              | 244     | 7.4%    |
| Moved in 1979 or earlier | 123              | 26      | 20.4%   | 4,680              | 285     | 11.3%   |

Source: U.S. Census 2013-2017 ACS 5-Year Estimates, DP04

## **GOALS, OBJECTIVES, POLICES AND RECOMMENDATIONS**

The goals, objectives, policies and recommendations for transportation are provided in Chapter 2: Plan Framework and Implementation.

## **POLICIES AND PROGRAMS**

Policies and programs related to the Housing Element can be found in Appendix J.

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**ADDITIONAL TABLES AND FIGURES**
**Table DD-1: Age of Structure by Year Built, 2013-2017 ACS 5-Yr Estimate**

| Year Structure Built  | Town of Eldorado |        |         | Fond du Lac County |        |         | Wisconsin |        |         |
|-----------------------|------------------|--------|---------|--------------------|--------|---------|-----------|--------|---------|
|                       | Estimate         | MOE+/- | Percent | Estimate           | MOE+/- | Percent | Estimate  | MOE+/- | Percent |
| Built 2014 or later   | 4                | 5      | 0.6%    | 218                | 154    | 0.5%    | 16,160    | 2,383  | 0.6%    |
| Built 2010 to 2013    | 3                | 4      | 0.5%    | 1,111              | 65     | 2.5%    | 44,377    | 716    | 1.7%    |
| Built 2000 to 2009    | 106              | 35     | 16.6%   | 5,458              | 221    | 12.2%   | 344,660   | 1,185  | 12.9%   |
| Built 1990 to 1999    | 93               | 31     | 14.5%   | 6,262              | 426    | 14.0%   | 371,125   | 2,809  | 13.9%   |
| Built 1980 to 1989    | 31               | 18     | 4.8%    | 3,466              | 423    | 7.7%    | 265,382   | 3,600  | 9.9%    |
| Built 1970 to 1979    | 114              | 26     | 17.8%   | 6,204              | 406    | 13.8%   | 393,850   | 3,257  | 14.8%   |
| Built 1960 to 1969    | 44               | 21     | 6.9%    | 4,029              | 429    | 9.0%    | 261,254   | 2,939  | 9.8%    |
| Built 1950 to 1959    | 42               | 21     | 6.6%    | 4,518              | 388    | 10.1%   | 297,380   | 2,934  | 11.1%   |
| Built 1940 to 1949    | 46               | 35     | 7.2%    | 2,274              | 374    | 5.1%    | 151,579   | 2,850  | 5.7%    |
| Built 1939 or earlier | 157              | 33     | 24.5%   | 11,280             | 229    | 25.2%   | 522,925   | 2,036  | 19.6%   |
| Total Housing Units   | 640              | 59     | 100%    | 44,820             | 364    | 100%    | 2,668,692 | 3,508  | 100%    |

Source: U.S. Census, 2013-2017 American Community Survey 5-Year Estimates, DP04

**Table DD-2: Housing Units by Structure, 2013-2017 ACS 5-Yr Estimates**

|                     | Town of Eldorado |       |                     |        |       | Fond du Lac County |       |                     |        |       | Wisconsin |       |                     |        |       |
|---------------------|------------------|-------|---------------------|--------|-------|--------------------|-------|---------------------|--------|-------|-----------|-------|---------------------|--------|-------|
|                     | 2000             |       | 2017-2017 5-Yr Est. |        |       | 2000               |       | 2017-2017 5-Yr Est. |        |       | 2000      |       | 2017-2017 5-Yr Est. |        |       |
|                     | No.              | %     | Est.                | MOE+/- | %     | No.                | %     | Est.                | MOE+/- | %     | No.       | %     | Est.                | MOE+/- | %     |
| Total Units         | 504              | 100%  | 640                 | 59     | 100%  | 36,931             | 100%  | 44,820              | 154    | 100%  | 2,321,144 | 100%  | 2,668,692           | 2,383  | 100%  |
| 1-unit, detached    | 447              | 88.7% | 612                 | 59     | 95.6% | 26,613             | 72.1% | 32,058              | 555    | 71.5% | 1,531,612 | 66.0% | 1,776,970           | 5,570  | 66.6% |
| 1-unit attached     | 0                | 0.0%  | 3                   | 4      | 0.5%  | 660                | 1.8%  | 1,343               | 248    | 3.0%  | 77,795    | 3.4%  | 114,444             | 1,603  | 4.3%  |
| 2 units             | 6                | 1.2%  | 0                   | 9      | 0.0%  | 2,565              | 6.9%  | 2,162               | 315    | 4.8%  | 190,889   | 8.2%  | 173,245             | 2,406  | 6.5%  |
| 3 or 4 units        | 0                | 0.0%  | 0                   | 9      | 0.0%  | 1,092              | 3.0%  | 1,347               | 257    | 3.0%  | 91,047    | 3.9%  | 99,396              | 1,649  | 3.7%  |
| 5 to 9 units        | 0                | 0.0%  | 0                   | 9      | 0.0%  | 1,695              | 4.6%  | 2,360               | 358    | 5.3%  | 106,680   | 4.6%  | 130,296             | 1,841  | 4.9%  |
| 10 to 19 units      | 0                | 0.0%  | 0                   | 9      | 0.0%  | 1,106              | 3.0%  | 1,744               | 301    | 3.9%  | 75,456    | 3.3%  | 91,393              | 1,747  | 3.4%  |
| 20 or more units    | 0                | 0.0%  | 0                   | 9      | 0.0%  | 1,396              | 3.8%  | 2,203               | 319    | 4.9%  | 143,497   | 6.2%  | 188,319             | 1,991  | 7.1%  |
| Mobile home         | 49               | 9.7%  | 25                  | 17     | 3.9%  | 1,796              | 4.9%  | 1,603               | 162    | 3.6%  | 101,465   | 4.4%  | 94,013              | 1,358  | 3.5%  |
| Boat, RV, van, etc. | 2                | 0.4%  | 0                   | 9      | 0.0%  | 8                  | 0.0%  | 0                   | 20     | 0.0%  | 2,703     | 0.1%  | 616                 | 125    | 0.0%  |

Source: U.S. Census 2000 DP-4, 2013-2017 ACS 5-Yr Estimates, DP04