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Housing Element

Elkhorn's growth rate for housing units for the period 2000 to 2010 was 34.1%. Slightly over 1,000 housing units were added, a majority of which were detached single-family homes, making it the dominant housing type in the community. Home ownership rates increased between 2000 and 2010, and currently are higher than the rates for Delavan and Lake Geneva, and is now closer to the County's rate. Housing costs have increased relative to income and some residents face the issue of housing affordability in Elkhorn.

HOUSING GOALS:

Provide an adequate and diverse housing supply to meet the needs of Elkhorn's existing and future population, preserve traditional residential neighborhoods, and ensure new residential areas grow as livable, sustainable neighborhoods that are well-connected to the existing community.

HOUSING OBJECTIVES:

1. Maintain predominantly single-family, owner-occupied neighborhoods, supported by other housing such as duplex and multi-family housing, to meet the needs of a diverse residential population of all sizes, incomes, and age levels.
2. Carefully manage the residential growth of Elkhorn to ensure new development is contiguous with and creates connections to the existing city, its neighborhoods, and its transportation network.
3. Require residential developments to incorporate pedestrian and recreational amenities, preserve natural features and incorporate open space in new neighborhoods.
4. Ensure that new residential neighborhoods provide architectural variety and high-quality design as part of their development.

HOUSING GROWTH:

Table 2.1 shows the growth in housing units since 2000. While the number of units added is higher than the number for the previous decade, the growth rate is slightly lower at 34.1%. Figure 2.2 compares the distribution of unit types for the two datasets and shows that the increase in housing units has been predominantly in the form of detached single-family homes. The snapshot of the distribution of housing units in Elkhorn based on unit types (Figure 2.1) shows that detached single-family homes are a majority of the housing stock, with a total of around 27% in the form of multi-family units.

Year	Total Housing Units	Absolute Change from Previous Census	Percent Change from Previous Census
1990	2,202	-	-
2000	3,014	812	36.9%
2010	4,043	1,029	34.1%

Table 2.1: Total housing units in Elkhorn, 1990 - 2010

Source: U.S. Census Bureau, Summary File 1 (SF 1) - 100% Data

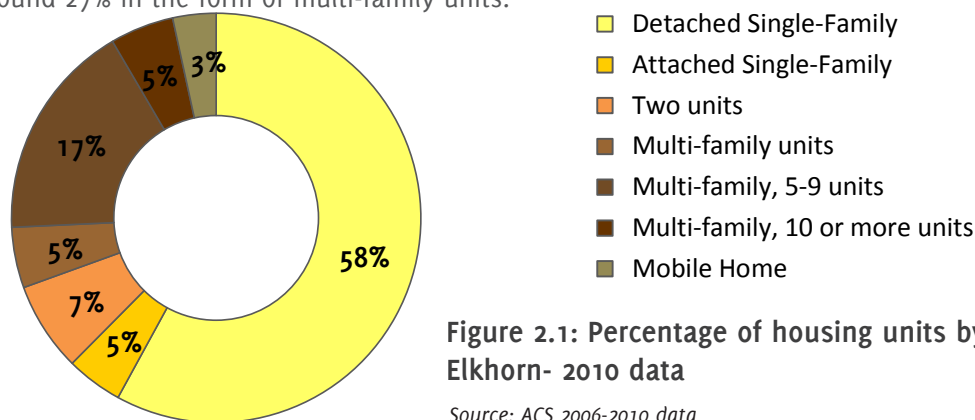


Figure 2.1: Percentage of housing units by type in Elkhorn- 2010 data

Source: ACS 2006-2010 data

The ‘median year structure built’ as defined by the U.S. Census, divides the distribution of housing units into two equal parts. Due to the growth in housing units, the median year of the housing stock in Elkhorn has increased from ‘1972’ in the 2000 Census to ‘1986’ by 2010. Compared to its neighbors and the County (Table 2.2), Elkhorn has the most recent median year of housing as new housing stock in these communities were added at a much slower rate than for Elkhorn. In 2000, the median year of construction for housing units in Elkhorn was 1972, i.e. the median age of units was 28 years old. As per 2009-2013 American Community Survey data, the median year of construction had increased to 1986 for Elkhorn. These figures do not, however, indicate how many of the older homes have been rehabilitated or the quality of housing. The median year structures were built in Elkhorn is comparable to East Troy (Table 2.2) which has seen the second highest population increase after Elkhorn in the 2010 Census.

Municipality	Year
Elkhorn	1986
Whitewater	1973
Delavan	1970
Lake Geneva	1975
East Troy	1982
Walworth County	1975

Table 2.2: Median year structures were built

Source: 2009-2013 American Community Survey 5-Year Estimates

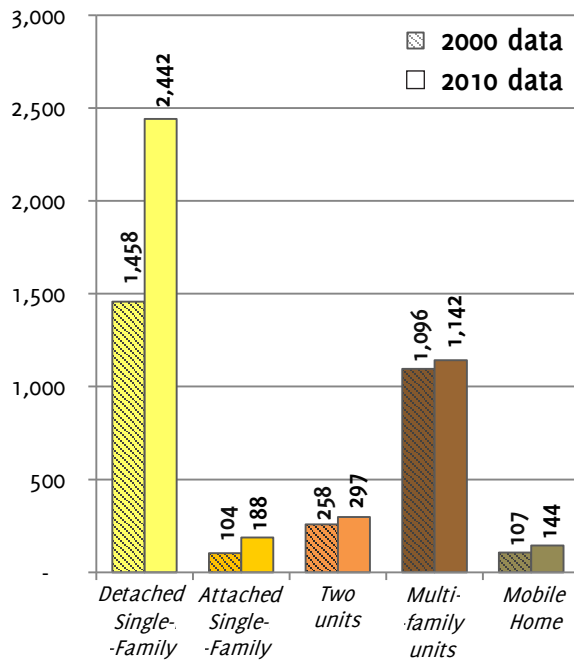


Figure 2.2: Distribution of housing units by type, Elkhorn-2000 and 2010

Source: U.S. Census Bureau, 2000 and 2010 data

Although the median year built may be fairly recent, due to new homes constructed as a proportion of the total housing stock, a significant percentage of Elkhorn’s existing units were built prior to World War II (See Figure 2.3). This might indicate that many vintage homes have been maintained and remain desirable for a wide range of income groups. Of the existing units in Elkhorn, construction was leanest between 1940 and 1950. This period includes the World War II years, when housing construction came to a standstill. But it also includes the 15 years following the war when the nation experienced a housing boom, primarily in suburban metropolitan expansion.

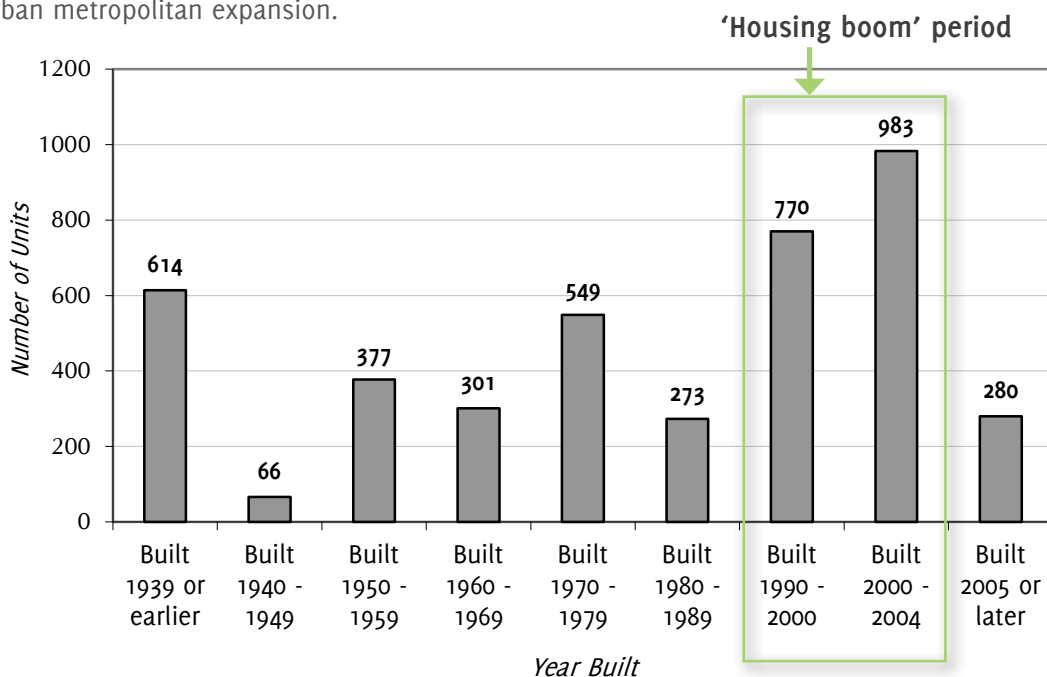


Figure 2.3: Housing construction history, Elkhorn

Source: U.S. Census Bureau, ACS 2006-2010 data

Neighborhood change, i.e. deterioration, is generally attributed to the interaction between the aging of the housing stock and a shift in population. Upon aging to 40 or 50 years, houses are normally in need of considerable major structural repairs or renovation of major systems such as roofing, plumbing, and heating. Approximately 1/3rd of the housing in Elkhorn is 40 years old. Moreover, many of the homes built during this post-war construction boom were of a relatively small size. Nationally, the median size of a home built in 1950 was 1,100 square feet. Today these post-war boom houses do not meet home-buyer expectations for spaciousness and amenities. Those already living in such units, if they can afford to, often move to newer, larger units. The older housing units may fall further into disrepair. The opportunity to support or encourage home maintenance or additions is an opportunity to support the City’s housing stock. Figure 2.3 illustrates a significant jump in the number of housing units built between 2000 and 2005 or later. This growth parallels population growth for the same time period and, like population growth, signals an increased need for services and community facilities.

VALUE OF HOUSING

Housing values of owner-occupied units in Elkhorn are concentrated in the \$150,000 - \$199,999 range according to the ‘2006-2010 American Community Survey 5-Year Estimates’ and account for approximately half of the total owner-occupied housing units. This is an increase in the value of the units from the 2000 Census which had over 50% of the units valued in the \$100,000 to \$149,999 range. The distribution of Elkhorn’s housing values for 2010 has a trend similar to the County and State, but with a significantly higher proportion of homes falling in the mid-range of \$150,000 to \$299,999. A lower percentage of Elkhorn’s housing stock falls in the higher value side of the housing stock compared to the County and State.

Table 2.3 shows that the home ownership rate for occupied housing in Elkhorn has increased since the 2000

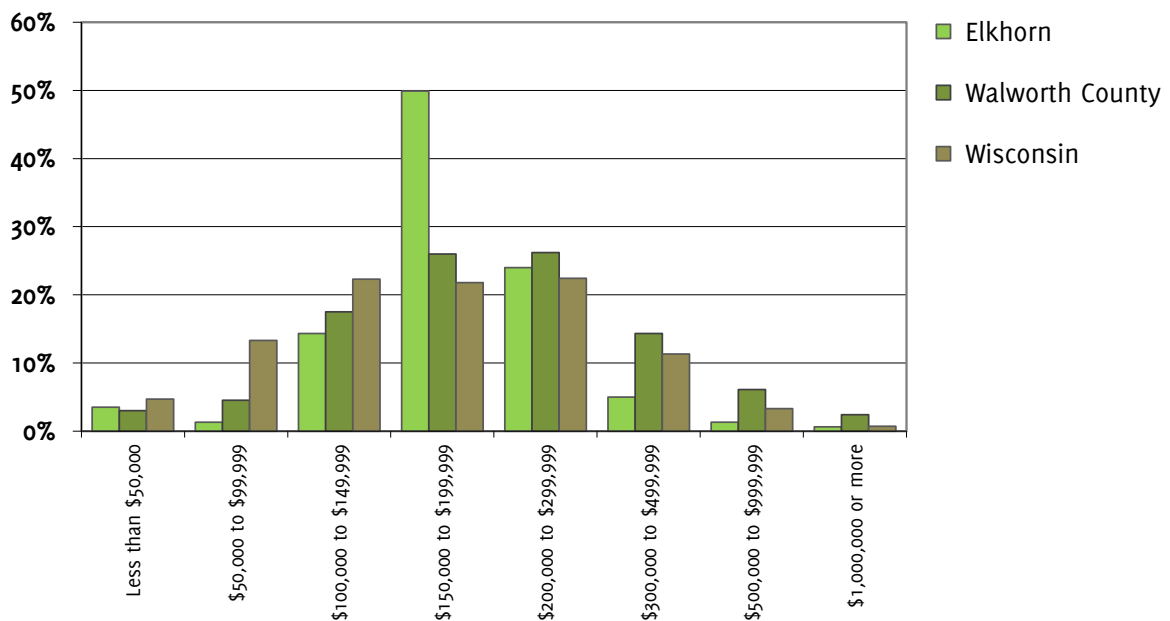


Figure 2.4: Value of owner-occupied housing

Source: U.S. Census Bureau 2000 data, ACS 2006-2010 data

Census and is greater than Delavan and Lake Geneva, and similar to Walworth County as a whole. Whitewater’s home ownership rates are historically lower than the other communities as it has a large student population due to the University of Wisconsin. Of Elkhorn’s neighboring communities, the trends of East Troy are most similar to Elkhorn due to its increase in population, housing units and home values.

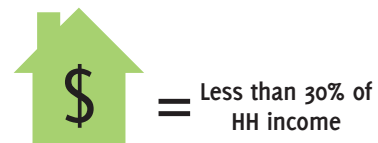
HOUSING AFFORDABILITY

As per the most recent 2009-2013 American Community Survey data, detached single-family homes are the dominant housing type at 54% of the housing stock, with multi-family units at 37%, attached single-family homes at 7% and other units at 2%. While each of these housing types have a percentage of renter occupied units, multi-family units have the most renter occupied units at 86% (Figure 2.6).

Municipality	2000	2010
Elkhorn	52.0%	67.4%
Whitewater	36.2%	40.2%
Delavan	55.2%	53.2%
Lake Geneva	54.6%	48.2%
East Troy	71.3%	78.5%
Walworth County	69.0%	71.2%

Table 2.3: Home Ownership Rates (Occupied units)

Source: U.S. Census Bureau 2000 data, ACS 2006-2010 data



What is Affordability?

The Department of Housing and Urban Development defines housing affordability as paying no more than 30% of household income for costs related to housing. These costs include payments for: mortgage or rent, real estate taxes, fire, hazard, and flood insurance on the property; utilities and fuels. These costs also include condominium fees or mobile home costs.

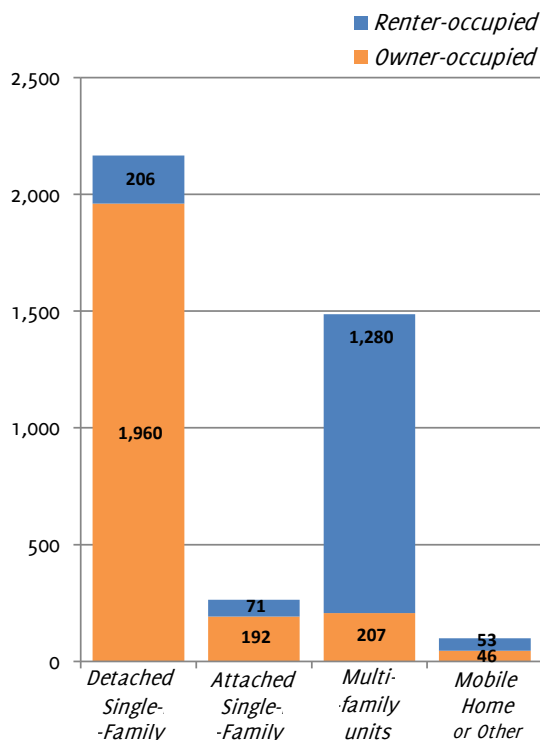


Figure 2.5: Tenure by type of units in structure, Elkhorn

Source: ACS 2009-2013 data

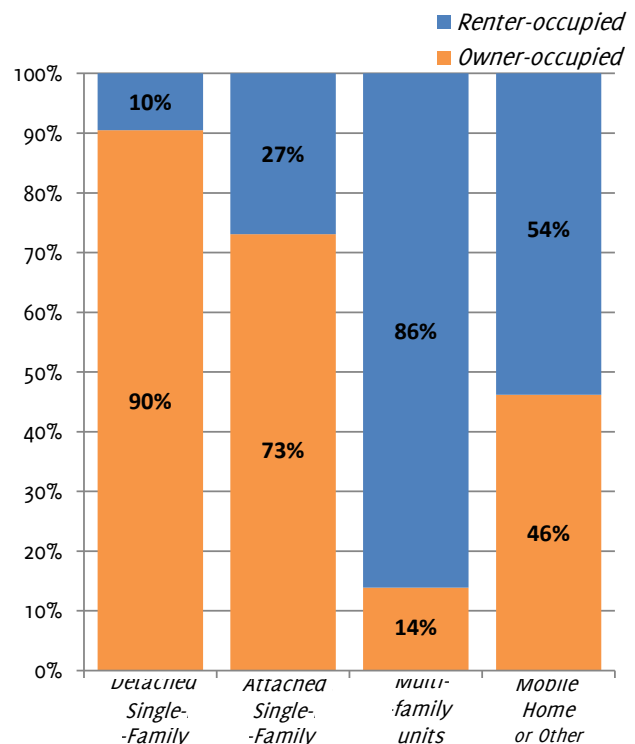


Figure 2.6: Percentage of owned and rented occupied units, Elkhorn

Source: ACS 2009-2013 data

	Percentage that spends less than 30% of household income on housing costs		Percentage that spends more than 30% of household income on housing costs	
	Elkhorn	Walworth County	Elkhorn	Walworth County
Owned units with a mortgage	59.1%	60.6%	40.9%	39.4%
Owned units without a mortgage	77.5%	81%	22.5%	19%
Rented units	51.4%	47.5%	48.6%	52.5%

Table 2.4: Housing affordability in Elkhorn and Walworth County

Source: U.S. Census Bureau, ACS 2006-2010 data

Approximately 40% of occupied unit owners with a mortgage and 20% of those without a mortgage spend more than 30% of their income on housing costs. This number is higher for rented units and is closer to 50%. While these numbers are consistent with Walworth County, the owner and renter costs have increased from 24% and 36% respectively since 2000. Such figures generally indicate that a place is desirable to live in in spite of financial constraints -- households are willing to spend a larger portion of their income in order to live in a specific place due to various locational attributes (e.g. access to jobs, cultural amenities, open space, low crime rates).

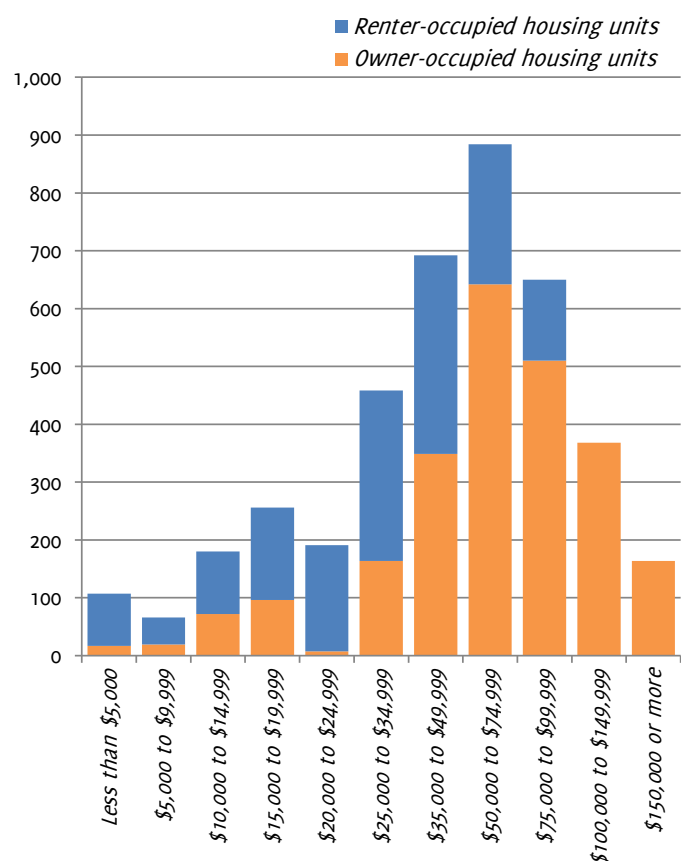


Table 2.5: Tenure by household income, Elkhorn

Source: ACS 2009-2013 data