

# The Foreclosure Crisis...How is it Impacting Richland County?



**LW**  
**Extension**

# Community Indicators

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## Community Indicators

Andy Lewis and Bill Pinkovitz

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Would you like to be able to easily obtain detailed data about your community and others like it? Would you like the data to be in a format that focuses on helping you identify and analyze issues instead of simply providing access to lots of data? Would you like it in a format that is presentation-ready? Would you like it free and easy to use? We thought so.

We have initiated a project to identify several **Community Indicators**. Our intent is to develop and publish online templates that will provide practical thought provoking information and stimulate discussion at the community level. The templates are designed to provide easy access to a variety of data about your community. They will also enable you to obtain similar data about other communities throughout the United States.

Each **Community Indicator** includes an easy-to-use template that will enable even novice users to access, input, and display data in a presentation-ready Excel™ format. Detailed online instructions explaining how to use the templates and how they were developed is included with each **Community Indicator**.

Because we believe that using these templates must be easy, regardless of where you are, we are limiting our indicators to data that is readily available via the WEB.

We invite you to take a look at **Community Indicators**. We'd also like to hear from you. What do you think of **Community Indicators**? How did you use them? What other indicators would you like to see?

**Mobility: A Culture on the Move:** How long have you lived in your community? In the United States, only half the population is living in the same place that they lived in five years ago. According to James M. Jasper, the only group that moves more frequently than Americans are nomadic tribes. What does that mean for your community? How does your community compare? To find out how your community compares, take a look at the following **Community Indicator**.

**Age COHORTS: Lets Compare Apples to Apples:** What happened to all the residents of your community who were age 20 to 29 years old in 1990. By the year 2000, they had all turned 30 to 39 years old. So, why when analyzing communities do people compare the 20 to 29 year olds of 1990 to the 20 to 29 year olds of 2000? Isn't that comparing apples to oranges? If you would like compare apples to apples, take a look at **Age COHORTS**.

**Understanding Worker Flow Data:** While communities can work on becoming more "self-sufficient" and attracting jobs which meet the employment needs of local residents, they can't ignore the need to cooperate regionally on job creation efforts. Recently released "Worker flow data" from the census indicates that 51 Wisconsin counties rely on neighboring counties and states for 20% or more of their workforce employment.

**Location Quotients:** One of the first economic analysis tools learned in any Economic Development 101 course is the **Location Quotient**. Traditionally, **Location Quotients** were used to help identify export and import industries and opportunities within a community. Today, economists are revisiting **Location Quotients** as an easy and inexpensive tool to help identify Industry Clusters. Usually, **Location Quotients** are calculated using national employment data for comparison. In **Community Indicators**, we compare Rhinelander Wisconsin community to several comparable Wisconsin communities. The results may surprise you.

**Philanthropy: Does Charity Begin at Home?:** At an increasing rate, nonprofit organizations rather than government are responding to community needs and individuals are asked to provide charitable donations to support the cause. So, just how charitable are your residents? The results might surprise you.

**Get an Education and Double Your Salary** ( Part 1 of a 2-part series):  
This first part of the 2-part series deals primarily with high school graduates. This issue examines educational attainment rates for Wisconsin communities, the

<http://www.uwex.edu/ces/cced/economies/communityindicators/index.cfm>

# Economic Snapshots

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on your browser to get back to this page after you have installed the software.



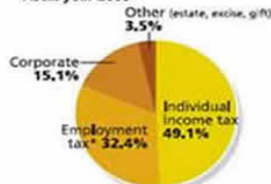
## ECONOMIC SNAPSHOT Individuals pay most of the federal taxes in Wisconsin

It is that time of year again — tax time.

According to the Internal Revenue Service, over 2.6 million individual federal tax returns were filed by Wisconsin residents in 2006. Last year, the IRS collected \$34.9 billion in individual income and employment taxes from Wisconsin residents. Individuals paid 83.4 percent of all federal tax collections from Wisconsin, compared to 81.5% nationally. Corporate income taxes (\$6.1 billion) comprised 14.6 percent of total federal taxes from Wisconsin (15.1 percent nationally). The remainder consisted of estate, gift and excise taxes.

The total federal taxes from Wisconsin are equivalent to \$7,502 for every resident of the state of Wisconsin and compares to a national average of \$8,379

### Federal taxes collected nationally Fiscal year 2006



\* Employment taxes include Social Security, Medicare, FICA, unemployment, SECA and railroad retirement taxes.

in federal taxes per capita.

In 2006, over 2 million Wisconsin residents received refunds from the IRS. That is equivalent to 79.2 percent of the total individual returns filed from Wisconsin. Refunds to Wisconsin individuals totaled \$3.9 billion or an average of \$1,860 per refund. The national average refund was \$2,246.

Nearly two-thirds of the individual returns filed from Wisconsin were filed electronically. Nationally, approximately half of the individual returns were e-filed in 2006.

Tax data from the 2006 Internal Revenue Data Book can be downloaded free at: <http://www.irs.gov/taxstats/index.html>.

Part 1 of this month's series on taxes  
Next week:  
Where your taxes go

Economic Snapshot is a weekly feature provided by the Center for Community and Economic Development, University of Wisconsin Extension.

QUESTIONS: Contact Bill Pinkowitz, Center for Community and Economic Development, University of Wisconsin Extension at [bill.pinkowitz@uwex.edu](mailto:bill.pinkowitz@uwex.edu).



[How to Develop SNAPSHOTS for your Community](#)

# Localizing Snapshots for Your Area...

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The screenshot shows a web browser window displaying the Cooperative Extension website. The page title is "ECONOMIC SNAPSHOTS" and the subtitle is "Localizing SNAPSHOTS for your community". The main content area lists several snapshots with "select" links. A red arrow points to the "Housing" link. The browser's address bar shows the URL: http://www.uwex.edu/ces/cced/economies/economicsnapshot/ListofRecipes.cfm. The browser's status bar shows "Done" and "Internet" with a 100% zoom level.

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[WhereWorkersLive](#)

## ECONOMIC SNAPSHOTS

### Localizing SNAPSHOTS for your community

We have developed instructions for the following SNAPSHOTS:

**The Economics of Conservation (May 07)**

- 1) Reaping the Rewards of Fuel Economy [select](#)
- 2) Efficient Lightblubs Savings [select](#)

**[Housing \(This is a pdf document with instructions for 12 snapshots on the topic of housing\)](#)** ←

**Other Selected SNAPSHOTS**

- 1) Where Workers Live: Part 1 [select](#)
- 2) Where Workers Live: Part 2 [select](#)
- 3) Working Women with Children [select](#)
- 4) Per Capita Income: More Workers Means More Income [select](#)
- 5) Single Person Households outnumber "traditional" households (married couple with children) [select](#)

If the SNAPSHOT you are looking for is not on the list please [let us know](#). It may already be completed, but not posted. If not, we can move it to the top of the list or talk you

Done Internet 100%

<http://www.uwex.edu/ces/cced/economies/economicsnapshot/ListofRecipes.cfm>

# RealtyTrac Data....

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**madison.com** Marketplace | Jobs | Autos | Homes | Rentals | Obits | W

Thank you for using our printer friendly story page.

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## **Foreclosures Quadruple In 2007**

**Wisconsin State Journal :: BUSINESS :: C8**

**Wednesday, January 30, 2008**

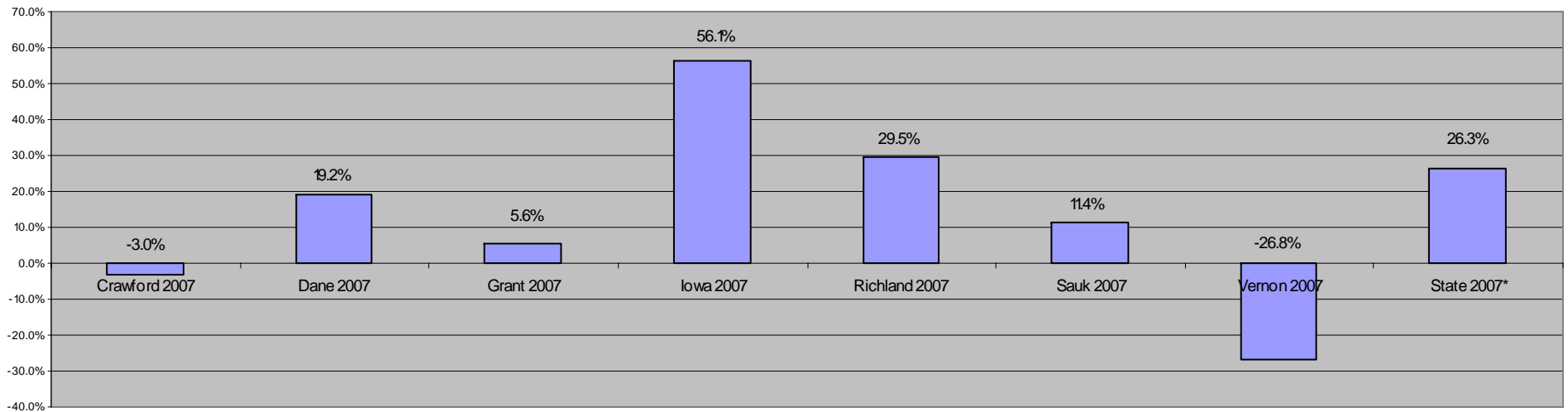
**By MARV BALOUSEK [mbalousek@madison.com](mailto:mbalousek@madison.com) 608-252-6135**

Foreclosures more than quadrupled last year compared with 2006 in Dane County, according to data compiled by RealtyTrac, an online marketer of foreclosure properties.

The county had 1,169 foreclosure filings in 2007 - including default notices, auction sale notices and bank repossessions - up from 284 in 2006. Dane County had one foreclosure filing for every 173 households in 2007, up from one of every 732 households in 2006, according to the data.

In December, the county had 87 foreclosure filings, down from 231 in November but up from 36 in December 2006.

# % Change in foreclosure cases 2006-2007 (unique properties)



# The State Picture

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An analysis of civil court cases involving a home foreclosure indicate that the number of properties facing foreclosure in Wisconsin are up about 26.3% in 2007 over 2006. While that would indicate a dramatic increase, it is substantially less than the 131% increase in foreclosure **filings** reported for the state by RealtyTrac.

1-29-08 RealtyTrac Press Release,

<http://www.realtytrac.com/ContentManagement/pressrelease.aspx?ChannelID=9&ItemID=3988&acct=64847>



# % Increase in Foreclosure Cases (Unique Properties) 2000-2007

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## Top Ten Wisconsin Counties

**Richland 533.30%**

St. Croix 519.00%

Calumet 485.00%

Pierce 478.80%

Lafayette 360.00%

Brown 354.10%

Polk 349.20%

Washburn 347.40%

Green 346.20%

Iowa 345.00%

## Bottom Ten Wisconsin Counties

Price 95.50%

Marquette 94.60%

Bayfield 87.50%

Washington 86.20%

Sauk 78.90%

Iron 71.40%

Vernon 70.80%

Forest 56.30%

Ashland 52.00%

Florence 50.00%

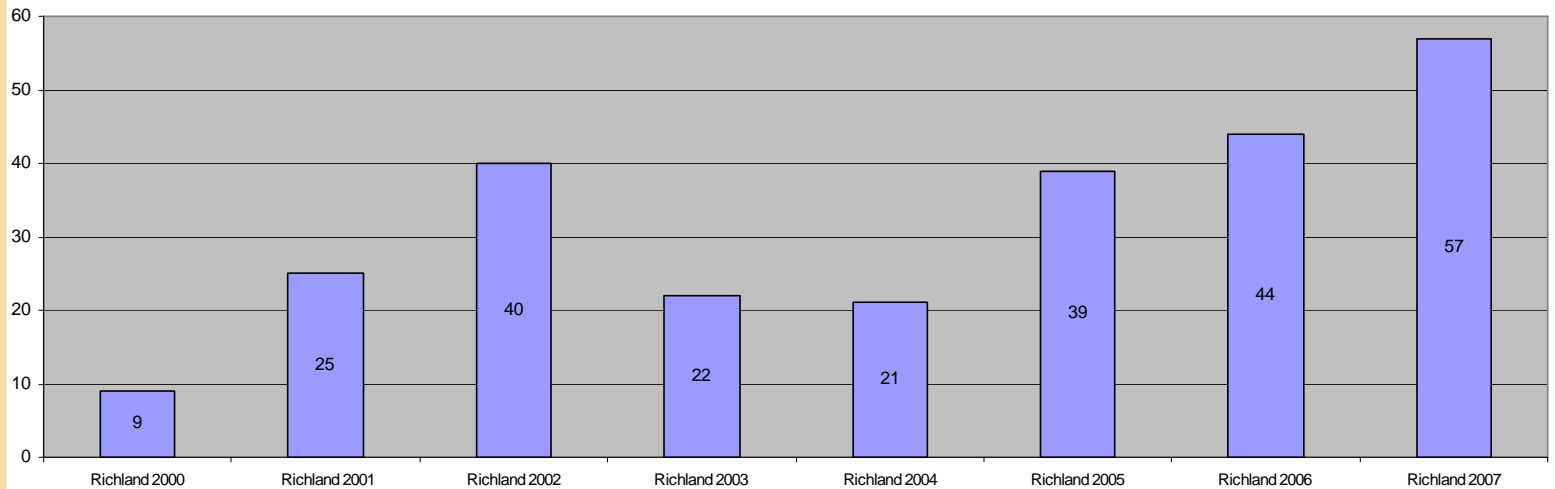
+533%???

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# Richland County Civil Cases

## 2000-2007

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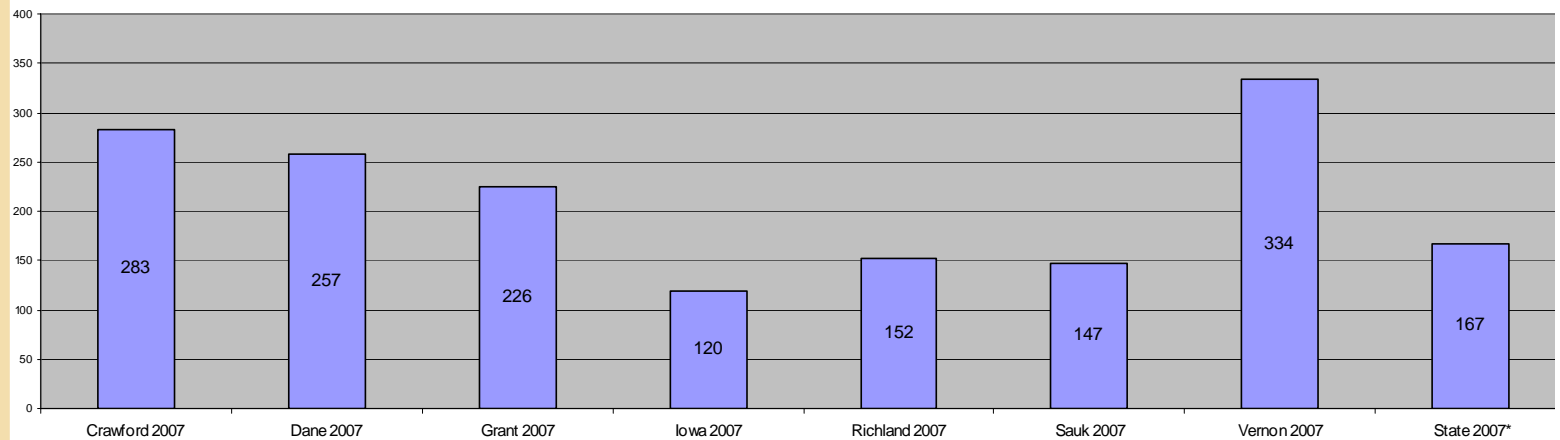


57 Cases ranked 57'th out of 71 counties

# Number Of Housing Units Per Foreclosure (2007)

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# Mortgage Foreclosure Cases, Jan 1 – Mar 13, 2008

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- Another 27 cases in 73 days = .37 cases per day
- There were 18 cases from 1-1-07 to 3-13-07 (50% increase '07-'08) = .25 cases per day (You didn't have 90 cases in 2007)
- 135 new cases in 2008 (compared to 57 in 2007)?? Probably more like 86 (+50%)

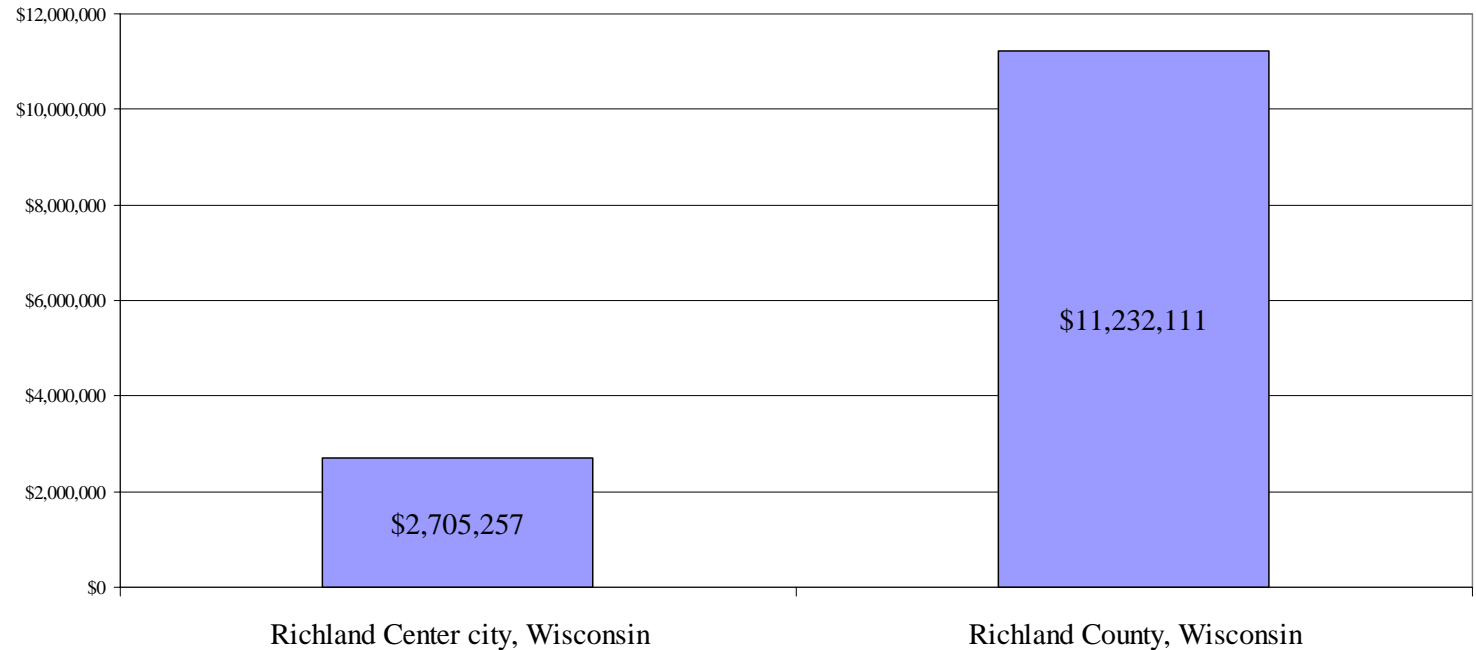
Ten minute video tutorial on how to obtain this information:

[http://www.uwex.edu/li/camtasia/foreclosures/foreclosure\\_filings.html](http://www.uwex.edu/li/camtasia/foreclosures/foreclosure_filings.html)

# Estimated Increase in Annual Expenditures for Gas (Total, 2003-2005)

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# Impact of a \$.50 increase in gas....

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Richland Center city, Wisconsin	\$946,555.86
Richland County, Wisconsin	\$3,930,059.91

Source: Increased Fuel Expenditures Flowing Out of State, 9-2-05, Andy Lewis,  
[http://www.uwex.edu/ces/cced/economies/communityindicators/Indicators\\_Links.cfm#fuel05](http://www.uwex.edu/ces/cced/economies/communityindicators/Indicators_Links.cfm#fuel05)



# Consumer Expenditure Survey (2006) Vs. 2003

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	2006	2003	Change	% Change
	All	All		
	consumer	consumer		
	units	units		
Income before taxes .....	\$60,533	\$51,128	\$9,405	18.4%
Income after taxes .....	58,101	48,596	\$9,505	19.6%
Housing .....	16,366	13,653	\$2,713	19.9%
Shelter .....	9,673	7,921	\$1,752	22.1%
Owned dwellings .....	6,516	5,247	\$1,269	24.2%
Mortgage interest and charges .....	3,753	2,947	\$806	27.3%
Property taxes .....	1,649	1,310	\$339	25.9%
Maintenance, repairs, insurance, other expenses .....	1,115	989	\$126	12.7%
Rented dwellings .....	2,590	2,220	\$370	16.7%
Other lodging .....	567	455	\$112	24.6%
Utilities, fuels, and public services .....	3,397	2,820	\$577	20.5%
Natural gas .....	509	387	\$122	31.5%
Electricity .....	1,266	1,021	\$245	24.0%
Fuel oil and other fuels .....	138	112	\$26	23.2%
Telephone services .....	1,087	970	\$117	12.1%
Water and other public services .....	397	330	\$67	20.3%
Household operations .....	948	730	\$218	29.9%
Other household expenses .....	555	427	\$128	30.0%
Housekeeping supplies .....	640	582	\$58	10.0%
Laundry and cleaning supplies .....	151	145	\$6	4.1%
Other household products .....	330	287	\$43	15.0%
Postage and stationery .....	159	149	\$10	6.7%
Household furnishings and equipment .....	1,708	1,600	\$108	6.8%
Household textiles .....	154	126	\$28	22.2%
Furniture .....	463	419	\$44	10.5%
Floor coverings .....	48	54	(\$6)	-11.1%
Major appliances .....	241	205	\$36	17.6%
Transportation .....	8,508	8,041	\$467	5.8%
Vehicle purchases (net outlay) .....	3,421	3,871	(\$450)	-11.6%
Cars and trucks, used .....	1,568	1,649	(\$81)	-4.9%
Other vehicles .....	54	68	(\$14)	-20.6%
Gasoline and motor oil .....	2,227	1,353	\$874	64.6%
	70,198	60,088	\$10,110	16.8%



# For a copy of today's presentation...

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<http://www.uwex.edu/ces/cced/andylewis.html>

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# Andy Lewis



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<http://www.uwex.edu/ces/cced/andylewis.html>

For a copy of today's presentation:

<http://www.uwex.edu/ces/cced/andylewis.cfm>

# Additional Resources:

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- The Center for Community and Economic Development: [www.uwex.edu/ces/cced](http://www.uwex.edu/ces/cced)
- Community Indicators: <http://www.uwex.edu/ces/cced/economies/communityindicators/index.cfm>
- Economic Snapshots: [http://www.uwex.edu/ces/cced/economies/economic\\_snapshot/index.cfm](http://www.uwex.edu/ces/cced/economies/economic_snapshot/index.cfm)