

#144646
DAS/ds
5/6/09

SEWRPC Community Assistance Planning Report No. 301

A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY: 2035

APPENDIX II-1

Housing Conditions for Communities in Racine County: 2006

Appendix II-1

#136172 v1
TJJM
3/30/08

Table 1

HOUSING CONDITIONS IN THE CITY OF BURLINGTON: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a
Unsound	2	0.1	0	0	1	0.1	0	0.0	3	0.1
Poor	75	4.5	12	4.5	35	4.5	0	0.0	122	4.5
Average	1,278	76.6	206	76.9	594	76.7	6	75.0	2,084	76.6
Good	313	18.8	50	18.6	145	18.7	2	25.0	510	18.8
Total	1,668	100.0	268	100.0	775	100.0	8	100.0	2,719	100.0

^aPercent of total housing units.

Source: National Appraisal Corporation and SEWRPC.

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Table 2
HOUSING CONDITIONS IN THE CITY OF RACINE: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a
Unsound	1	0.1	0	0.0	3	0.3	0	0.0	4	0.0
Very Poor-Poor	778	4.1	452	12.5	151	13.3	0	0.0	1,381	5.8
Fair	3,094	16.1	1,387	38.5	371	32.8	0	0.0	4,852	20.3
Average	8,048	41.9	1,284	35.6	305	26.9	0	0.0	9,637	40.3
Good-Very Good-Excellent	7,260	37.8	483	13.4	303	26.7	0	0.0	8,046	33.6
Total	19,181	100.0	3,606	100.0	1,133	100.0	0	0.0	23,920	100.0

^aPercent of total housing units.

Source: City of Racine Assessor's Office and SEWRPC.

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4/5/08

Table 3
HOUSING CONDITIONS IN THE VILLAGE OF CALEDONIA: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a
Unsound	4	0.1	0	0.0	0	0.0	0	0.0	4	0.1
Very Poor-Poor	78	0.9	5	3.7	0	0.0	0	0.0	83	0.9
Fair	353	4.1	38	28.1	0	0.0	0	0.0	391	4.4
Average	2,412	27.9	76	56.3	68	95.8	0	0.0	2,556	28.9
Good-Very Good-Excellent	5,791	67.0	16	11.9	3	4.2	0	0.0	5,810	65.7
Total	8,638	100.0	135	100.0	71	100.0	0	0.0	8,844	100.0

^aPercent of total housing units.

Source: Tyler Technologies/CLT Division and SEWRPC.

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Table 4

HOUSING CONDITIONS IN THE VILLAGE OF ELMWOOD PARK: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a
Unsound	0	0	0	0.0	0	0.0	0	0.0	0	0.0
Poor	1	0.5	0	0.0	0	0.0	0	0.0	1	0.5
Fair	6	2.9	0	0.0	0	0.0	0	0.0	6	2.9
Average	167	81.9	1	100	0	0.0	0	0.0	168	82.0
Good	30	14.7	0	0.0	0	0.0	0	0.0	30	14.6
Total	204	100.0	1	100.0	0	0	0	0.0	205	100.0

^aPercent of total housing units.

Source: Raymond Anderson (Assessor) and SEWRPC.

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Table 5
HOUSING CONDITIONS IN THE VILLAGE OF MT PLEASANT: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a
Unsound	3	0.1	0	0.0	0	0.0	0	0.0	3	0.1
Very Poor-Poor	176	1.9	31	15.7	0	0.0	0	0.0	207	2.1
Fair	585	6.2	98	49.8	0	0.0	0	0.0	683	7.0
Average	2,132	22.4	56	28.4	70	100.0	0	0.0	2,258	23.1
Good-Very Good-Excellent	6,586	69.4	12	6.1	0	0.0	0	0.0	6,598	67.7
Total	9,482	100.0	197	100.0	70	100.0	0	0.0	9,749	100.0

^aPercent of total housing units.

Source: Tyler Technologies/CLT Division and SEWRPC.

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Table 6
HOUSING CONDITIONS IN THE VILLAGE OF NORTH BAY: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a
Unsound	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Poor	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Average	30	30.9	0	0.0	0	0.0	0	0.0	30	30.9
Good	67	69.1	0	0.0	0	0.0	0	0.0	67	69.1
Total	97	100.0	0	0.0	0	0.0	0	0.0	97	100.0

^aPercent of total housing units.

Source: DH Assessment, LLC and SEWRPC.

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Table 7

HOUSING CONDITIONS IN THE VILLAGE OF ROCHESTER: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a
Unsound	0	0	0	0.0	0	0.0	0	0.0	0	0.0
Poor	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Average	102	30.2	18	100.0	1	100.0	0	0.0	121	33.9
Good	236	69.8	0	0.0	0	0.0	0	0.0	236	66.1
Total	338	100.0	18	100.0	1	100.0	0	0.0	357	100.0

^aPercent of total housing units.

NOTE: The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008. The data presented in this table is for the original Village of Rochester.

Source: Kathy Romanak (Assessor) and SEWRPC.

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Table 8
HOUSING CONDITIONS IN THE VILLAGE OF STURTEVANT: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a
Unsound	1	0.1	0	0.0	0	0.0	0	0.0	1	0.1
Poor	53	4.2	1	1.5	0	0.0	0	0.0	54	3.0
Average	1,125	89.7	66	98.5	50	96.2	318 ^b	76.8	1,559	87.2
Good	75	6.0	0	0.0	2	3.8	96 ^b	23.2	173	9.7
Total	1,254	100.0	67	100.0	52	100.0	414	100.0	1,787	100.0

^aPercent of total housing units.

^bIncludes condominium units.

Source: DH Assessment, LLC and SEWRPC.

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Table 9
HOUSING CONDITIONS IN THE VILLAGE OF UNION GROVE: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a
Unsound	1	0.1	0	0.0	0	0.0	0	0.0	1	0.1
Poor	17	1.5	1	1.5	0	0.0	0	0.0	18	1.4
Average	1,031	92.8	64	97.0	18	100.0	0	0.0	1,113	88.0
Good	62	5.6	1	1.5	0	0.0	70 ^b	100.0	133	10.5
Total	1,111	100.0	66	100.0	18	100.0	70	100.0	1,265	100.0

^aPercent of total housing units.

^bIncludes condominium units.

Source: DH Assessment, LLC and SEWRPC.

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Table 10
HOUSING CONDITIONS IN THE VILLAGE OF WATERFORD: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a
Unsound	0	0	0	0.0	0	0.0	0	0.0	0	0.0
Poor	4	0.5	0	0.0	0	0.0	0	0.0	4	0.2
Average	379	25.0	29	37.7	21	100.0	130 ^b	100.0	559	32.0
Good	1,137	75.0	48	62.3	0	0	0	0.0	1,185	67.8
Total	1,516	100.0	77	100.0	21	100.0	130	100.0	1,748	100.0

^aPercent of total housing units.

^bIncludes one mobile home park development.

Source: Kathy Romanak (Assessor) and SEWRPC.

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Table 11
HOUSING CONDITIONS IN THE VILLAGE OF WIND POINT: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a
Unsound	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Poor	2	0.3	0	0.0	0	0.0	0	0.0	2	0.3
Average	220	28.6	1	20.0	1	20.0	0	0.0	222	28.5
Good	547	71.1	4	80.0	4	80.0	0	0.0	555	71.2
Total	769	100.0	5	100.0	5	100.0	0	0.0	779	100.0

^aPercent of total housing units.

Source: National Appraisal Corporation and SEWRPC.

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Table 12
HOUSING CONDITIONS IN THE TOWN OF BURLINGTON: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a
Unsound	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Poor	35	1.4	1	1.3	2	1.2	2	1.8	40	1.4
Average	1,494	62.0	46	61.3	107	62.2	69	61.6	1,716	62.0
Good	881	36.6	28	37.4	63	36.6	41	36.6	1,013	36.6
Total	2,410	100.0	75	100.0	172	100.0	112	100.0	2,769	100.0

^aPercent of total housing units.

Source: Associated Appraisal Consultants and SEWRPC.

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3/28/08

Table 13
HOUSING CONDITIONS IN THE TOWN OF DOVER: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a
Unsound	2	0.2	0	0.0	0	0.0	0	0.0	1	0.2
Poor	8	0.8	0	0.0	1	1.6	1	1.0	54	0.9
Fair	146	15.4	6	15.0	10	15.9	16	15.5	1,559	15.4
Average	596	63.0	26	65.0	39	61.9	65	63.1	1,559	62.9
Good	195	20.6	8	20.0	13	20.6	21	20.4	173	20.6
Total	947	100.0	40	100.0	63	100.0	103	100.0	1,787	100.0

^aPercent of total housing units.

Source: Gardiner Appraisal Service and SEWRPC.

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4/8/08

Table 14
HOUSING CONDITIONS IN THE TOWN OF NORWAY: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a
Unsound	6 ^b	0.2	0	0.0	0	0.0	0	0.0	6 ^b	0.2
Poor	10	0.4	0	0.0	2	2.6	0	0.0	12	0.4
Fair	35	1.2	0	0.0	0	0.0	0	0.0	35	1.2
Average	2,343	82.5	0	0.0	72	93.5	0	0.0	2,415	82.8
Good	447	15.7	0	0.0	3	3.9	0	0.0	450	15.4
Total	2,841	100.0	0	0.0	77	100.0	0	0.0	2,918	100.0

^aPercent of total housing units.

^bIncludes six unlivable units.

Source: Magnan Assessment Services and SEWRPC.

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Table 15
HOUSING CONDITIONS IN THE TOWN OF RAYMOND: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a
Unsound	1 ^b	0.1	0	0.0	0	0.0	0	0.0	1 ^b	0.1
Poor	22	1.6	0	0.0	0	0.0	0	0.0	22	1.6
Fair	9	0.7	0	0.0	1	1.6	0	0.0	10	0.1
Average	1,269	94.3	0	0.0	60	98.4	0	0.0	1,329	95.0
Good	45	3.3	0	0.0	0	0.0	0	0.0	45	3.2
Total	1,346	100.0	0	0.0	61	100.0	0	0.0	1,407	100.0

^aPercent of total housing units.

^bIncludes six unlivable units.

Source: Magnan Assessment Services and SEWRPC.

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Table 16
HOUSING CONDITIONS IN THE TOWN OF ROCHESTER: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a
Unsound	0	0	0	0.0	0	0.0	0	0.0	0	0.0
Poor	4	0.5	0	0.0	0	0.0	0	0.0	4	0.5
Average	259	29.5	9	100.0	0	0.0	0	0.0	268	29.2
Good	615	70.5	0	0.0	3	100.0	0	0.0	618	69.4
Total	878	100.0	9	100.0	3	100.0	0	0.0	890	100.0

^aPercent of total housing units.

NOTE: The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.

Source: Kathy Romanak (Assessor) and SEWRPC.

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Table 17

HOUSING CONDITIONS IN THE TOWN OF WATERFORD: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a
Unsound	0	0	0	0.0	0	0.0	0	0.0	0	0.0
Poor	124	0.5	0	0.0	0	0.0	0	0.0	124	5.0
Average	496	20.0	5	62.5	1	100.0	0	0	502	20.2
Good	1,860	75.0	3	37.5	0	0.0	0	0.0	1,863	74.8
Total	2,480	100.0	8	100.0	1	100.0	0	0.0	2,489	100.0

^aPercent of total housing units.

Source: Kathy Romanak (Assessor) and SEWRPC.

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Table 18
HOUSING CONDITIONS IN THE TOWN OF YORKVILLE: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a	Number	Percent ^a
Unsound	3	0.3	0	0.0	0	0.0	0	0.0	3	0.3
Poor	56	5.8	1	6.7	0	0.0	0	0.0	57	5.7
Average	705	73.3	12	80.0	16	100.0	0	0.0	733	73.8
Good	198	20.6	2	13.3	0	0.0	0	0.0	200	20.2
Total	962	100.0	15	100.0	16	100.0	0	0.0	993	100.0

^aPercent of total housing units.

Source: DH Assessment, LLC and SEWRPC.