

2. Population and Housing

Population and housing are two key indicators that will help Burnett County and its communities plan ahead for future growth and change. Population and housing should be considered together, as community housing needs vary based on the diversity of age groups, income levels, household sizes, and accessibility needs. This element of the comprehensive plan provides an inventory and analysis of the existing population and housing base and provides population and housing projections for the future of Burnett County.

Population data can aid in the understanding of potential changes in supply and demand with respect to housing, community facilities and services, utilities, transportation, jobs, and associated land development. Understanding housing data helps to identify issues and trends related to something in which everyone in Burnett County holds a stake – the places they live. Housing costs are the single largest expenditure for most Burnett County residents, and for homeowners, their home is likely their most valuable asset. The physical location of housing impacts the quality and cost of providing community services and facilities. The programs and actions of local governments can influence the housing market who chooses to locate in a community, and patterns of land use. Therefore, population and housing should be considered when making decisions concerning the future conservation and development of Burnett County.

2000 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 Census, STF-1 (short form) and STF-3 (long form). STF-1 data was collected through a household by household census and represents responses from every household in the country. To get more detailed information, the U.S. Census Bureau also randomly distributes a long form questionnaire to 1 in 6 households throughout the nation. Tables that use this sample data are indicated as STF-3 data. It should be noted that STF-1 and STF-3 data may differ for similar statistics, due to survey limitations, non-response, or other attributes unique to each form of data collection.

It should also be noted that some STF-3 based statistics represent estimates for a given population, and statistical estimation errors may be readily apparent in data for smaller populations. For example, the total number of housing units will be identical for both STF-1 statistics and STF-3 statistics when looking at the County as a whole – a larger population. However, the total number of housing units may be slightly different between STF-1 statistics and STF-3 statistics when looking at a single community within Burnett County – a smaller population.

2.1 Population Characteristics

Population Counts

Population counts provide information both for examining historic change and for anticipating future community trends. Table 2-1 displays the historic year round population counts for Burnett County according to the U.S. Census. The 2008 census population estimate for Burnett County is 16,791.

Table 2-1
Historic Population Counts, Burnett County, 1900-2008

Year	Burnett County Population	% Change from Previous Census
1900	7,478	-
1910	9,026	20.7
1920	10,735	18.9
1930	10,233	-4.7
1940	11,382	11.2
1950	10,236	-10.1
1960	9,214	-10.0
1970	9,276	0.7
1980	12,340	33.0
1990	13,084	6.0
2000	15,674	19.8
2008	16,791	7.1

Source: US Census Bureau and WDOA

Burnett County has grown by more than 8,000 people in the last 100 years. The 2000 population count of 15,674 is nearly 110% greater than the county's 1900 population count of 7,478. The county had experienced consecutive decades of a declining population from 1940 to 1960 which resulted in a loss of approximately of about 2,000 residents. Even with these decades of population decline the county population more than doubled since 1900. The county experienced its greatest rates of population growth from 1970 to 1980 at 33.0%, and from 1900 to 1910 at 20.7%.

Table 2-2 shows population counts for Burnett County and its communities for the census years 1970 through 2000. All communities in Burnett County have seen growth in population since 1970. The highest rates of growth occurred in the towns of Jackson, Lincoln, Oakland, Scott, Union and Webb Lake, with each of these communities more than doubling its population since 1970. When considering the number increase, the Village of Grantsburg and towns of Meenon and Grantsburg are added to the list of fastest growing communities, each adding more than 400 people since 1970. The towns of Wood River and Roosevelt are the Burnett County communities that experienced the slowest rate of year round population growth since 1970.

Table 2-2
Population Counts, Burnett County and Wisconsin, 1970-2008

	1970	1980	1990	2000	2008	# Change 1970 -1980	% Change 1970 - 1980	# Change 1980 -1990	% Change 1980 - 1990	# Change 1990 - 2000	% Change 1990 - 2000	% Change 2000-2008
T. Anderson	193	265	324	372	402	72	37.3%	59	22.3%	48	14.8%	8.1%
T. Blaine	129	151	172	224	229	22	17.1%	21	13.9%	52	30.2%	2.2%
T. Daniels	532	607	602	665	713	75	14.1%	-5	-0.8%	63	10.5%	7.2%
T. Dewey	419	520	482	565	605	101	24.1%	-38	-7.3%	83	17.2%	7.1%
T. Grantsburg	501	677	860	967	1,139	176	35.1%	183	27.0%	107	12.4%	17.8%
T. Jackson	128	331	457	765	860	203	158.6%	126	38.1%	308	67.4%	12.4%
T. La Follette	269	388	416	511	517	119	44.2%	28	7.2%	95	22.8%	1.2%
T. Lincoln	119	215	228	286	310	96	80.7%	13	6.0%	58	25.4%	8.4%
T. Meenon	596	838	956	1,172	1,257	242	40.6%	118	14.1%	216	22.6%	7.3%
T. Oakland	311	486	480	778	895	175	56.3%	-6	-1.2%	298	62.1%	15.0%
T. Roosevelt	177	178	175	197	204	1	0.6%	-3	-1.7%	22	12.6%	3.6%
T. Rusk	211	349	396	420	405	138	65.4%	47	13.5%	24	6.1%	-3.6%
T. Sand Lake	306	422	439	556	567	116	37.9%	17	4.0%	117	26.7%	2.0%
T. Scott	252	409	419	590	648	157	62.3%	10	2.4%	171	40.8%	9.8%
T. Siren	550	887	910	873	920	337	61.3%	23	2.6%	-37	-4.1%	5.4%
T. Swiss	518	587	645	815	871	69	13.3%	58	9.9%	170	26.4%	6.9%
T. Trade Lake	673	824	831	871	970	151	22.4%	7	0.8%	40	4.8%	11.4%
T. Union	147	199	221	351	346	52	35.4%	22	11.1%	130	58.8%	-1.4%
T. Webb Lake	125	256	200	381	421	131	104.8%	-56	-21.9%	181	90.5%	10.5%
T. West Marshland	173	209	293	331	388	36	20.8%	84	40.2%	38	13.0%	17.2%
T. Wood River	876	883	948	974	1,032	7	0.8%	65	7.4%	26	2.7%	6.0%
V. Grantsburg	930	1,153	1,144	1,369	1,460	223	24.0%	-9	-0.8%	225	19.7%	6.6%
V. Siren	639	896	863	988	947	257	40.2%	-33	-3.7%	125	14.5%	-4.1%
V. Webster	502	610	623	653	685	108	21.5%	13	2.1%	30	4.8%	4.9%
Burnett County	9,276	12,340	13,084	15,674	16,791	3,064	33.0%	744	6.0%	2,590	19.8%	7.1%
Wisconsin	4,417,731	4,705,642	4,891,769	5,363,675	5,648,124	287,911	6.5%	186,127	4.0%	471,906	9.5%	5.3%

Source: Demographic Services Center, Wisconsin Department of Administration.

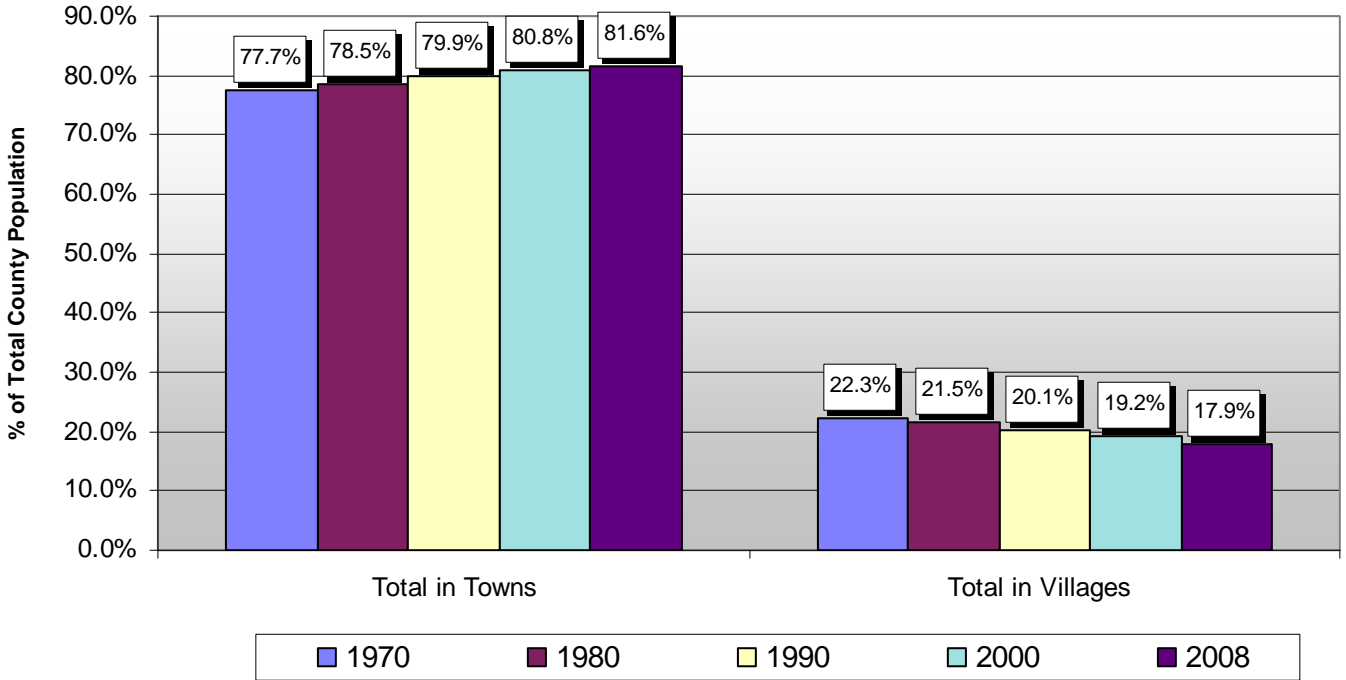
Table 2-3 and Figure 2-1 summarize the location of the county's population by town and Village for the census years 1970 through 2000. A final population estimate from the Wisconsin Department of Administration is also included for 2008.

Table 2-3
Town and Village Population, Burnett County, 1970-2008

	1970	% of Total	1980	% of Total	1990	% of Total	2000	% of Total	2008	% of Total
Total in Towns	7,205	77.7%	9,681	78.5%	10,454	79.9%	12,664	80.8%	13,699	81.6%
Total in Villages	2,071	22.3%	2,659	21.5%	2,630	20.1%	3,010	19.2%	3,010	17.9%
Burnett County	9,276	100.0%	12,340	100.0%	13,084	100.0%	15,674	100.0%	16,791	100.0%

Source: Demographic Services Center, Wisconsin Department of Administration.

Figure 2-1
 Town and Village Population as a Percentage of Total Burnett County
 Population, Burnett County, 1970-2008

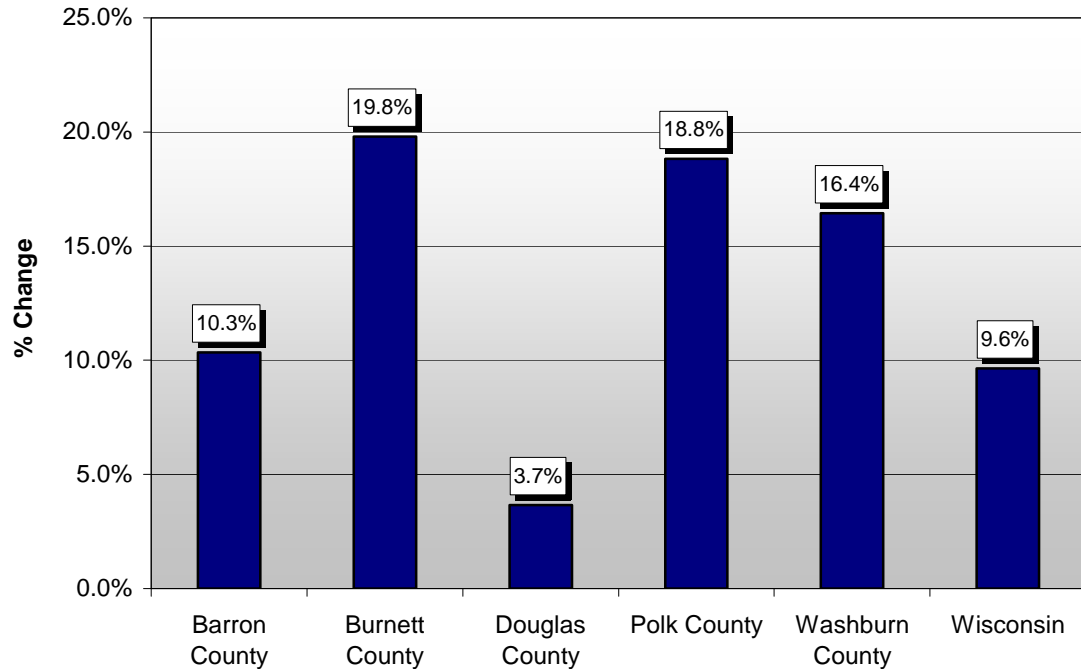


Source: Demographic Services Center, Wisconsin Department of Administration.

These data show that more than 80% of the county’s population is located in unincorporated towns, while slightly less than 20% reside in incorporated villages. The percentage of total population in the towns and villages has remained fairly constant from 1970 through 2000. However, it is also apparent that the proportion of the population living in the unincorporated towns has been rising slowly since 1970, showing that the rural areas of the county have experienced a higher rate of population growth than the urban areas.

Figure 2-2 displays population change from 1990 to 2000 for Burnett County as well as neighboring counties.

Figure 2-2
 Comparative Percent Population Change, Burnett County and Selected
 Areas, 1990-2000



Source: Demographic Services Center, Wisconsin Department of Administration.

Burnett County experienced a 19.8% population increase from 1990 to 2000. In comparison, Burnett County grew faster than Barron, Douglas, Polk, and Washburn Counties which it shares a common boundary. Burnett County also experienced about a 10% greater population growth than the state as whole since 1990.

Population Estimates

Every year the Wisconsin Department of Administration (WDOA), Demographics Services Center develops population estimates for every municipality and county in the state. Table 2-4 displays 2000 Census counts, final 2008 population estimates, and preliminary 2009 population estimates for Burnett County. WDOA population estimates should be utilized as the official source for population information, except when Census population counts for a given year are available.

Table 2-4
Population Estimates, Burnett County, 2000-2008

	2000 Census	2008 Final Estimate	2009 Preliminary Estimate	# Change 2000 - 09	% Change 2000 - 09
T. Anderson	372	402	403	31	8.3%
T. Blaine	224	229	231	7	3.1%
T. Daniels	665	713	713	48	7.2%
T. Dewey	565	605	605	40	7.1%
T. Grantsburg	967	1,139	1,144	177	18.3%
T. Jackson	765	860	875	110	14.4%
T. La Follette	511	517	522	11	2.2%
T. Lincoln	286	310	320	34	11.9%
T. Meenon	1,172	1,257	1,273	101	8.6%
T. Oakland	778	895	904	126	16.2%
T. Roosevelt	197	204	215	18	9.1%
T. Rusk	420	405	409	-11	-2.6%
T. Sand Lake	556	567	582	26	4.7%
T. Scott	590	648	653	63	10.7%
T. Siren	873	920	933	60	6.9%
T. Swiss	815	871	876	61	7.5%
T. Trade Lake	871	970	977	106	12.2%
T. Union	351	346	349	-2	-0.6%
T. Webb Lake	381	421	412	31	8.1%
T. West Marshland	331	388	393	62	18.7%
T. Wood River	974	1,032	1,036	62	6.4%
V. Grantsburg	1,369	1,460	1,458	89	6.5%
V. Siren	988	947	941	-47	-4.8%
V. Webster	653	685	687	34	5.2%
Burnett County	15,674	16,791	16,911	1,237	7.9%

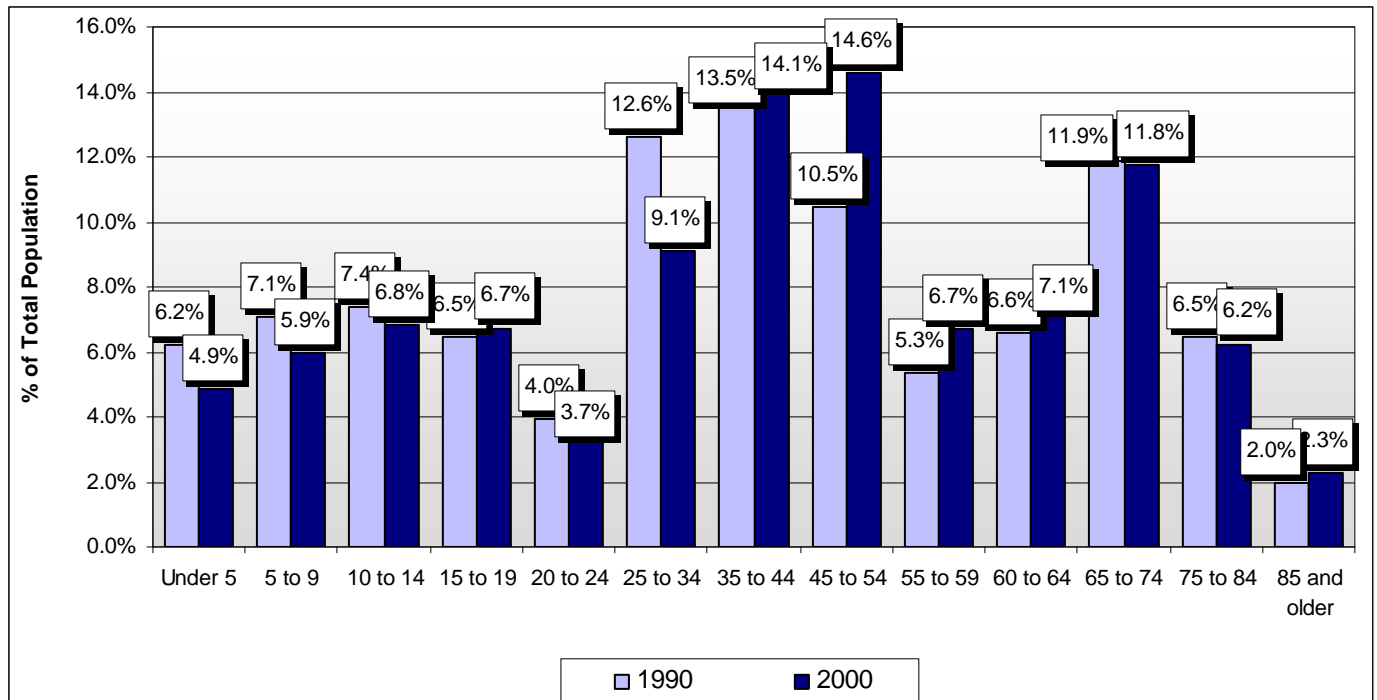
Source: U.S. Bureau of the Census, 2000. Wisconsin Department of Administration, Demographic Services Center, Final Population Estimates, 2008 and Preliminary Population Estimates, 2009.

Age Distribution

The age distribution of the population affects housing, transportation, community service, and various other community needs. A major shift in age distribution is a trend that is taking place nationwide, and is also evident in the State of Wisconsin and Burnett County. The Baby Boom generation, which is a large segment of the overall population, is nearing retirement age. As this age group gets older, the demand for services such as health care will increase. It will become increasingly important during the planning period to recognize whether these trends are occurring locally and to plan accordingly.

Figure 2-3 displays population cohorts by the percentage of the total population for 1990 and 2000 in Burnett County. Table 2-5 displays population by age cohort for all communities in Burnett County for 2000.

Figure 2-3
 Percentage of Population by Age Cohort, Burnett County, 1990-2000



Source: U.S. Bureau of the Census, 1990-2000, STF-1.

While a few of the age cohorts remained fairly consistent from 1990 to 2000, there were some substantial changes. In general the percentage of the total Burnett County population comprised of the younger age groups, with few exceptions, has decreased from 1990 to 2000. While the percentage of the total population made up of the older age cohorts has shown increases with the exception of the 75 to 84 age group. The most significant changes were in the 25 to 54 age groups. It appears that a large segment of the county population is moving from the 25 to 34 age cohort into the 35 to 44 and 45 to 54 age cohort. This trend is typical for most areas of the state as the Baby Boom generation ages.

Table 2-5
Population by Age Cohort, Burnett County and Wisconsin, 2000

	Under 5	5 - 19	20 - 44	45 - 64	65 and older	Total	Median Age
T. Anderson	20	82	116	102	52	372	41
T. Blaine	9	38	52	60	65	224	51
T. Daniels	30	127	233	153	122	665	45
T. Dewey	44	129	155	160	77	565	40
T. Grantsburg	50	251	392	204	70	967	38
T. Jackson	22	116	251	245	131	765	54
T. La Follette	20	98	140	160	93	511	45
T. Lincoln	6	59	80	109	39	293	44
T. Meenon	59	221	355	322	215	1,172	42
T. Oakland	25	107	179	283	184	778	50
T. Roosevelt	7	40	47	69	34	197	47
T. Rusk	22	79	114	138	67	420	44
T. Sand Lake	30	132	148	145	101	556	40
T. Scott	12	66	94	226	192	590	59
T. Siren	40	164	228	261	180	873	45
T. Swiss	38	167	230	221	159	815	43
T. Trade Lake	46	173	224	264	164	871	44
T. Union	10	36	71	145	89	351	56
T. Webb Lake	12	54	79	124	112	381	55
T. West Marshland	19	83	109	93	27	331	36
T. Wood River	58	220	289	272	135	974	40
V. Grantsburg	81	322	393	285	288	1,369	39
V. Siren	64	171	293	194	266	988	42
V. Webster	41	141	180	112	179	653	40
Burnett County	765	3,076	4,452	4,347	3,041	15,681	44
Wisconsin	342,340	1,189,753	1,938,982	1,190,047	702,553	5,363,675	36

Source: U.S. Bureau of the Census, 2000, STF-1.

Population Forecasts

Population forecasts are based on past and current population trends. They are not predictions, but rather they extend past trends into the future, and their reliability depends on the continuation of these trends. Projections are therefore most accurate in periods of relative socio-economic and cultural stability. Projections should be considered as one of many tools used to help anticipate future needs in Burnett County and its communities.

Three sources have been utilized to provide population projections for Burnett County. The first projection is produced by the Applied Population Lab and the Wisconsin Department of Administration (which is the official state projection through 2025). The second projection is a linear trend based on census data going back to 1970.

Wisconsin Department of Administration Forecasts

The Wisconsin Department of Administration (WDOA), Demographics Services Center develops population projections for the State of Wisconsin in accordance with Wisconsin Statutes, Section 16.96. Projections created by WDOA are deemed the official projections for the state. WDOA projections reveal several important trends that should be noted. These trends are anticipated at the state level, and are likely to have similar effects on Burnett County.

1. Wisconsin's population in 2030 is projected to be 6.35 million, nearly one million more than the 2000 census count of 5.36 million.
2. The working age population – ages 18 through 64 – will peak in 2015 at 3.67 million and then decline slightly by 2030 to 3.60 million (but remains 300,000 above the 2000 census count).
3. The volume of deaths will increase substantially due to the aging population.
4. The 65-plus age population will increase slowly up to 2010, and then grow dramatically as the Baby Boomers reach this age group. Senior citizens accounted for 13% of the state's total population in 2000. Their proportion will rise to 21% state wide and 23% in Burnett County by 2030.

Linear Trend Forecasts

Linear projections were created by using the 1970, 1980, 1990, and 2000 census counts. Increasing and decreasing population counts were used to calculate a constant value that is based on this 30 year history. These constant values were used to project the population to the year 2030 using a linear trend. Therefore, linear trends are based directly on historical population trends.

Table 2-6 displays both the WDOA and linear population projections for communities in Burnett County to the year 2030. These projections were updated in September of 2009.

Table 2-6
Comparative Population Projections, Burnett County, 2000 – 2030

	Data Source	Census Data		Estimates		Projection				
		1990	2000	2005	2008	2010	2015	2020	2025	2030
T. Anderson	Census	324	372							
	WisDOA			404	402	423	444	463	477	486
	Linear				402	413	441	468	496	523
T. Daniels	Census	602	665							
	WisDOA			697	713	707	722	735	741	739
	Linear				713	723	746	770	794	818
T. Dewey	Census	482	565							
	WisDOA			601	605	617	637	654	665	669
	Linear				605	615	639	664	688	713
T. Jackson	Census	457	765							
	WisDOA			822	860	889	962	1,028	1,083	1,124
	Linear				860	899	995	1,091	1,187	1,284
T. Oakland	Census	480	778							
	WisDOA			873	895	945	1,021	1,092	1,150	1,194
	Linear				895	926	1,003	1,079	1,156	1,233
T. Sand Lake	Census	439	556							
	WisDOA			570	567	585	604	620	631	634
	Linear				567	581	615	649	684	718
T. Siren	Census	910	873							
	WisDOA			898	920	888	883	874	860	837
	Linear				920	939	988	1,037	1,086	1,134
T. Trade Lake	Census	831	871							
	WisDOA			932	970	948	971	989	999	999
	Linear				970	986	1,025	1,064	1,103	1,142
T. Union	Census	221	351							
	WisDOA			347	346	361	377	392	402	408
	Linear				346	356	383	409	435	461
T. Webb Lake	Census	200	381							
	WisDOA			414	421	448	485	518	545	566
	Linear				421	437	476	514	553	592
T. Wood River	Census	948	974							
	WisDOA			1,032	1,032	1,046	1,066	1,084	1,091	1,087
	Linear				1,032	1,040	1,061	1,081	1,102	1,122
V. Grantsburg	Census	1,144	1,369							
	WisDOA			1,428	1,460	1,463	1,504	1,544	1,567	1,576
	Linear				1,460	1,488	1,558	1,627	1,697	1,767
V. Webster	Census	623	653							
	WisDOA			680	685	682	691	699	699	692
	Linear				685	695	719	743	767	791
Burnett County	Census	13,084	15,674							
	WisDOA			16,749	16,791	17,098	17,754	18,329	18,727	18,918
	Linear				16,791	17,187	18,175	19,164	20,153	21,142

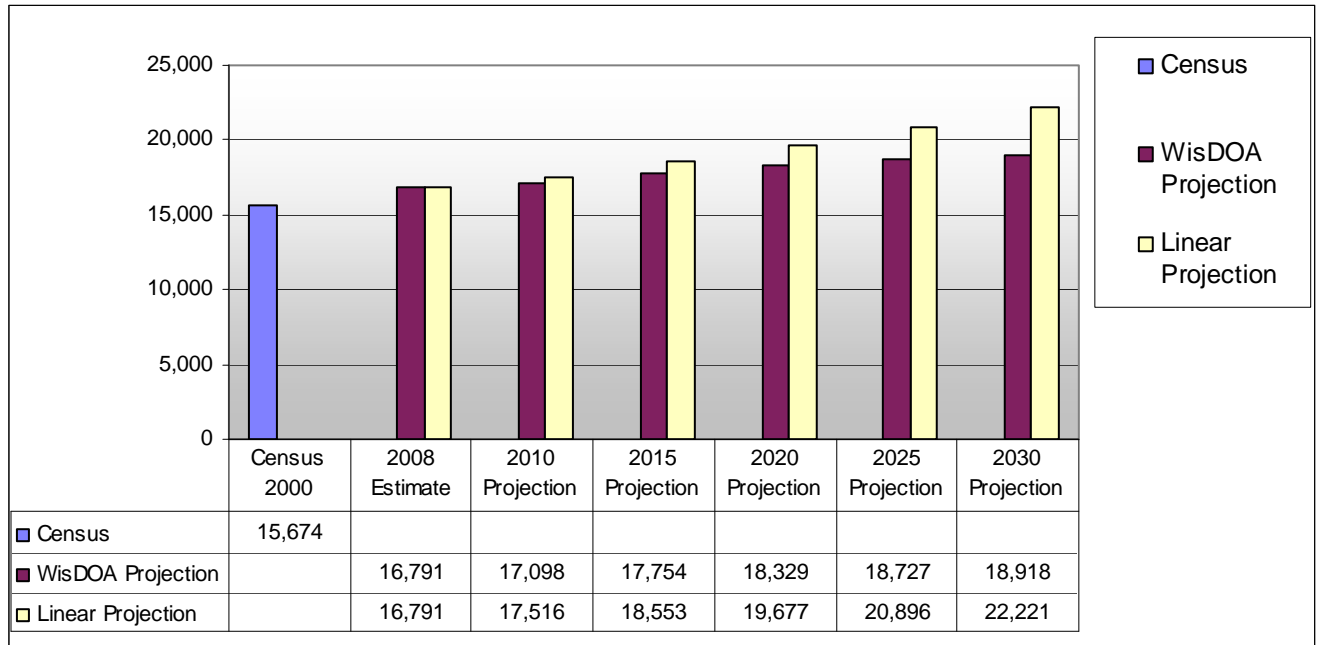
Note: The comparative population totals included in this table include totals from all Burnett County communities, not just those for the participating communities listed.

Source: Wisconsin Department of Administration; U.S. Bureau of the Census, 2000, STF-1; Foth, Infrastructure & Environment, LLC, 2009

Comparative Population Forecasts

Figure 2-4 comparatively displays the two population forecasts that were completed for Burnett County.

Figure 2-4
Comparative Population Projection, Burnett County, 2000-2030



Note: The Foth Infrastructure & Environment LLC linear projection, utilizes a 2005 county population of 16,791.

Source: Wisconsin Department of Administration, Demographic Services Center, Final Population Projections for Wisconsin Municipalities: 2000-2030, May 2008. Foth Infrastructure & Environment LLC linear projections 2008-2030.

Figure 2-4 indicates that Burnett County's population is likely to continue growing to the year 2030, but may fall within a range of possibilities. If population continues at the same rate that has occurred since 1970, then the population might grow by as much as 41% from 2000 to 2030. In contrast, the WDOA projections are substantially lower, indicating population growth of approximately 20.7% by 2030. Regardless of which projection holds true, the county is likely to experience a continued moderate level of growth. No major trends or indicators suggest that the population will experience a dramatic increase or decrease over the planning period. It is anticipated that the older age groups will grow faster than other segments of the population.

2.2 Housing Characteristics

General State of Housing

Burnett County's housing stock is growing, with the number of housing units increasing by almost 7% from 1990-2000. The number of housing units in the state of Wisconsin grew approximately 13% over that same time period. The majority of structures in the county are 1-unit detached structures at 85.6% of the housing stock. Duplex and multi-family dwellings compose another 3.3% of the total housing stock, and mobile homes make up 9.5%. The median year structure built for the county is 1974. Average monthly owner costs for a mortgaged house as well as median rent prices in Burnett County are lower than those for the State of Wisconsin; however, the 2000 Census indicated that just over 30% of Burnett County households that are renting spend more than 30% of their household income on rent. Concurrently, nearly 18% of those who have a mortgage or are without a mortgage spend more than 30 percent on housing; meaning housing costs are a significant burden to a substantial portion of the households in Burnett County.

Senior housing is a growing and significant part of the county's housing stock. From senior villages to full nursing care facilities, a variety of new housing units are being provided. Big Gust Terrace, Courtyard Square, and Crexway Court, all located in Grantsburg, are examples of apartment buildings specifically designed for seniors. The Sandy Knoll, offering long-term and short-term care in Grantsburg, is an example of a community-based residential facility that serves seniors. Additionally, the Burnett County Housing Authority has developed approximately 50 housing units in Webster and Siren to help affordably meet the needs of elderly residents. The need for senior housing is likely to increase as the Baby Boom generation gets older. This may lead to an increased demand for condominium units, but may also result in an overabundance of single-family detached homes.

Housing Supply

The U.S. Bureau of the Census classifies a housing unit as a house, apartment, mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. Table 2-7 details the number of housing units in Burnett County, its communities, and the State of Wisconsin.

Housing Growth Versus Population Growth

Housing growth does not always correspond with population growth. The communities with the most population growth are not always the communities with the most housing growth. The reason for this is that the number of persons per household is on the decline. On average, fewer people live in one housing unit than did 10 years ago. More homes are being used to house fewer people, so housing often grows faster than the population in some communities. Refer to *Persons Per Household* for more details.

Table 2-7
Housing Units, Burnett County and Wisconsin, 1990-2000

	1990	2000	# Change 1990 - 2000	% Change 1990 - 2000
T. Anderson	262	265	3	1.1%
T. Blaine	243	238	-5	-2.1%
T. Daniels	446	429	-17	-3.8%
T. Dewey	241	303	62	25.7%
T. Grantsburg	411	445	34	8.3%
T. Jackson	904	1,031	127	14.0%
T. La Follette	409	490	81	19.8%
T. Lincoln	176	182	6	3.4%
T. Meenon	749	836	87	11.6%
T. Oakland	918	1,045	127	13.8%
T. Roosevelt	153	145	-8	-5.2%
T. Rusk	325	338	13	4.0%
T. Sand Lake	419	445	26	6.2%
T. Scott	783	916	133	17.0%
T. Siren	703	717	14	2.0%
T. Swiss	794	833	39	4.9%
T. Trade Lake	579	625	46	7.9%
T. Union	390	422	32	8.2%
T. Webb Lake	771	730	-41	-5.3%
T. West Marshland	252	185	-67	-26.6%
T. Wood River	550	546	-4	-0.7%
V. Grantsburg	508	590	82	16.1%
V. Siren	456	499	43	9.4%
V. Webster	301	327	26	8.6%
Burnett County	11,743	12,582	839	7.1%
Wisconsin	2,055,774	2,321,144	265,370	12.9%

Source: U.S. Bureau of the Census, 1990-2000, STF-1.

As indicated by Table 2-8, the total number of housing units has been increasing since 1990 for Burnett County as a whole and for most of its communities. Communities that experienced the highest rates of housing growth between 1990 and 2000 include the towns of Dewey, LaFollette, and Scott, and the Village of Grantsburg. When considering the number of new housing units, the fastest growing communities were the towns of Oakland, Jackson and Scott. Six towns experienced a decrease in housing units between 1990 and 2000: Blaine, Daniels, Roosevelt, Webb Lake, West Marshland, and Wood River. Decreases in housing units may be accounted for as older homes that were razed but not rebuilt, town areas that were subject to annexation by a village, or errors in the census data.

Table 2-9 details the number of housing units in Burnett County by type of municipality.

Table 2-8
Housing Units – Towns and Villages Burnett
County and Wisconsin, 1990-2000

	1990	2000	# Change 1990 - 2000	% Change 1990 - 2000
Total in Towns	10,478	11,166	688	6.6%
Total in Villages	1,265	1,416	151	11.9%
Burnett County	11,743	12,582	839	7.1%
Wisconsin	2,055,774	2,321,144	265,370	12.9%

Source: U.S. Bureau of the Census, 1990-2000, STF-1.

In 2000, the greatest amount of housing units in Burnett County was found in towns. Villages experienced the greatest percentage change in the number of housing units from 1990 to 2000; however, towns had the greatest change based on the number of housing units.

Housing Occupancy and Tenure

Table 2-10 and Figure 2-5 display the occupancy and tenure characteristics of housing units for Burnett County in 1990 and 2000.

Table 2-9
Housing Occupancy and Tenure, Burnett County, 1990-2000

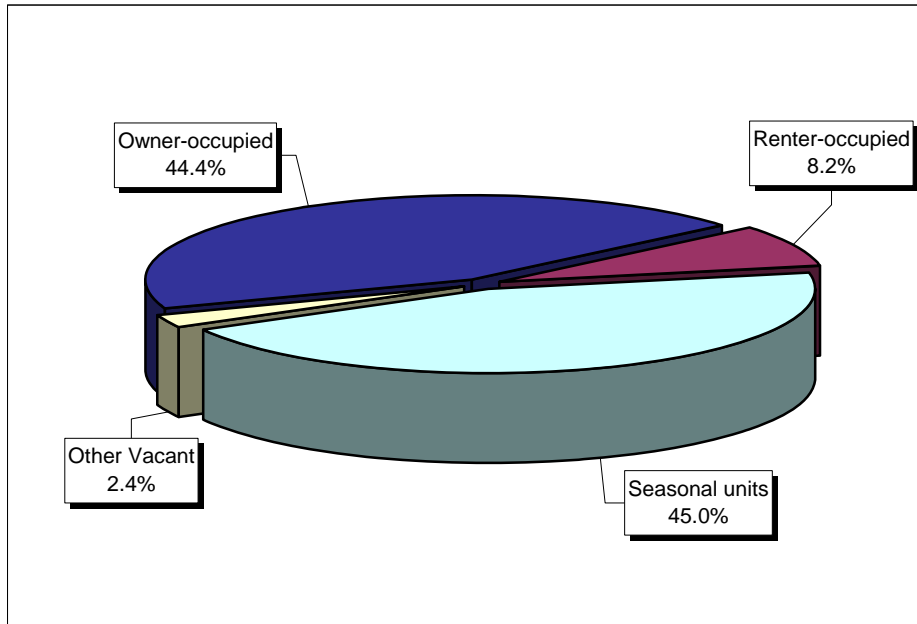
	1990	% of Total	2000	% of Total	# Change 1990 - 2000	% Change 1990 - 2000
Total housing units	11,743	100.0%	12,582	100.0%	839	7.1%
Occupied housing units	5,242	44.6%	6,613	52.6%	1,371	26.2%
Owner-occupied	4,232	36.0%	5,587	44.4%	1,355	32.0%
Renter-occupied	1,010	8.6%	1,026	8.2%	16	1.6%
Vacant housing units	6,501	55.4%	5,969	47.4%	-532	-8.2%
Seasonal units	5,870	50.0%	5,664	45.0%	-206	-3.5%

Source: U.S. Bureau of the Census, 1990-2000, STF-1.

In 2000, approximately 53% of housing units were occupied and approximately 44% of the total units were owner occupied. The 2000 proportion of owner occupied units is lower than that of the State of Wisconsin as a whole at 68%, because seasonal units are not included. The share of seasonal units in Burnett County is significantly higher than the state average of 6.3%. This is primarily a result of the large amount of second homes people have in Burnett County to take advantage of the outdoor recreational and tourism opportunities and the proximity to the Twin Cities. From 1990 to 2000, the most significant change was the number of owner-occupied housing units, which increased by 1,355 in the 10 year span. Seasonal units decreased by over 200 from 1990 to 2000. This change is often an indicator of the conversion of seasonal homes to full-time residences. This trend may also be associated with the aging of the population, more

people reaching retirement age, and the resulting conversion of seasonal homes into year round retirement homes.

Figure 2-5
Housing Occupancy and Tenure, Burnett County, 2000



Source: U.S. Bureau of the Census, 2000, STF-1.

Units in Structure

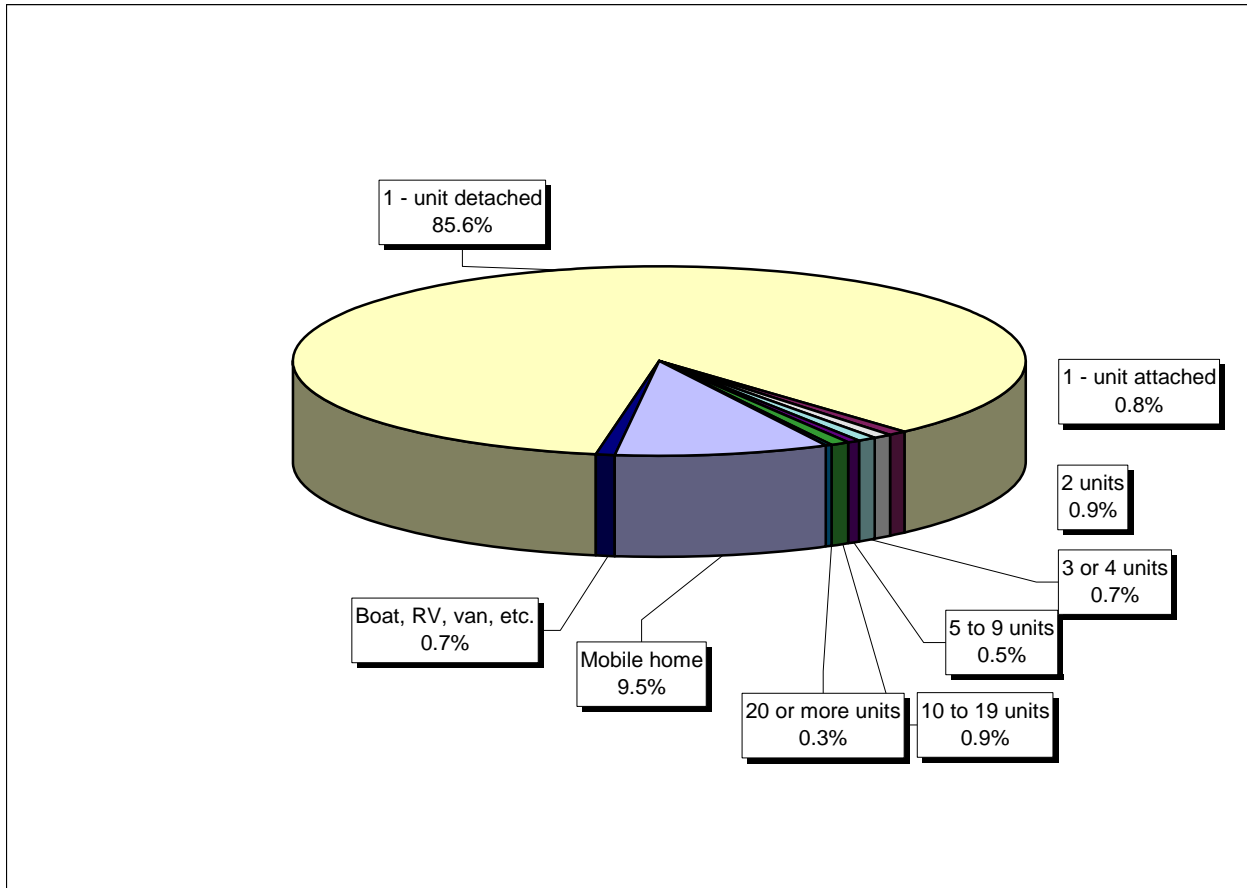
Table 2-10 displays the number of units in structures for Burnett County and its communities in 2000. The majority of housing units in the county are one-unit detached structures. The various forms of multi-family and duplexes are the second most common type of structure in the county, and mobile homes represent 9.5% of the total housing units. Figure 2-6 details the units in structure for the county based on percentage of total housing units.

Table 2-10
Units in Structure, Burnett County, 2000

	1 - unit detached	1 - unit attached	2 units	3 or 4 units	5 to 9 units	10 to 19 units	20 or more units	Mobile home	Boat, RV, van, etc.	Total units
T. Anderson	219	0	3	0	0	0	0	50	0	272
T. Blaine	181	0	2	0	0	0	0	7	0	190
T. Daniels	391	2	7	2	0	0	0	45	2	449
T. Dewey	281	0	0	0	0	2	0	39	0	322
T. Grantsburg	347	2	0	0	0	0	0	102	0	451
T. Jackson	905	0	0	0	0	0	3	63	13	984
T. La Follette	283	0	4	0	0	0	0	43	25	355
T. Lincoln	130	0	0	0	0	0	0	45	0	175
T. Meenon	775	2	2	0	0	0	0	141	12	932
T. Oakland	811	5	4	4	0	0	0	120	12	956
T. Roosevelt	100	2	0	0	0	0	0	24	3	129
T. Rusk	307	3	2	0	0	0	0	13	5	330
T. Sand Lake	428	6	0	3	3	0	0	39	4	483
T. Scott	899	4	0	0	0	0	0	19	6	928
T. Siren	618	5	6	0	3	0	0	103	0	735
T. Swiss	851	9	4	0	8	0	0	36	0	908
T. Trade Lake	559	3	4	4	0	0	0	38	4	612
T. Union	371	7	1	0	0	17	0	33	0	429
T. Webb Lake	730	3	3	0	2	0	0	34	6	778
T. West Marshland	134	0	0	0	0	0	0	41	0	175
T. Wood River	480	7	6	4	2	0	0	58	0	557
V. Grantsburg	384	16	33	49	13	23	31	41	2	592
V. Siren	337	9	20	25	17	34	0	49	0	491
V. Webster	249	14	14	2	9	32	7	18	0	345
Burnett County	10,770	99	115	93	61	108	41	1,201	94	12,582
Wisconsin	1,531,612	77,795	190,889	91,047	106,680	75,456	143,497	101,465	2,703	2,321,144

Source: U.S. Bureau of the Census, 2000, STF-3.

Figure 2-6
Units in Structure, Burnett County, 2000



Source: U.S. Bureau of the Census, 2000, STF-3.

Bureau of the Census Housing Units Definitions

It is often asked what the difference is between "two unit" structures and "one-unit attached" structures. The answer can be found in the examples provided by the Bureau of the Census for each structure type. For clear contrast, first consider the definition of one-unit *detached* structures. One-unit *detached* housing units are one-unit structures detached from any other house, with open space on four sides. Structures are considered detached even if they have an attached garage. One-unit *attached* housing units are one-unit structures which have one or more walls extending from ground to roof separating them from adjoining structures. Examples include row houses, town houses, or a single-family house attached to a business. Mobile homes to which one or more permanent rooms have been added are also included in this category. In contrast, two unit housing units are structures strictly containing 2 housing units. This category includes the structures more commonly referred to as duplexes.

Units in Structure Estimates

It is important to note that the data provided in Table 2-11, Units in Structure, are based on STF-3, the long form of the census distributed to 1 in 6 households. Although not every household is surveyed for this information, the data collected are used as a sample which is then statistically extrapolated to provide an estimate for the entire population. As a result, the data in Table 2-11 should be viewed only as an estimate. Figure 2-6, Units in Structure, is helpful for interpreting these data, as it displays the structure types only as a proportion of the entire housing stock.

The potential for estimation error increases as the size of the population in question decreases. For example, the total number of housing units in Burnett County based on Table 2-11 is 22,508, the same as the total number of housing units shown in Table 2-9, Housing Units, which is based on the STF-1 census form. There is no apparent estimation error for the larger county population. In contrast, the total number of housing units for the Village of Webster is estimated to be 345 based on the units in structure data. Table 2-9 indicates a total housing unit count of 327. Table 2-9 is the more accurate number in this case.

Age of Housing Units

The age of housing units is one measurable indicator that can be used to determine the condition of a community housing supply, but it certainly should not be used as the only indicator. If there is a significant amount of older housing units in a community, then they may need to be replaced or rehabilitated within the planning period. However, this is not always the case. Depending on the quality of the original construction, soil and drainage conditions, and the level of ongoing maintenance that has been applied, many older homes will continue to be maintained successfully. The *Housing* element focus group identified that many of Burnett County's older homes are in good condition. Most communities will need to consider a blend of both encouraging maintenance of the existing housing stock and allowing for new housing construction. Allowing for new units to be added to a community housing supply requires planning for infrastructure, land availability, community services, utilities, transportation routes, and a variety of other needs that are impacted by new development.

Table 2-11 describes the year that structures were built in Burnett County, its municipalities, and the State of Wisconsin based on the 2000 Census.

Table 2-11
Year Structure Built, Burnett County and Wisconsin, 2000

	1999 to March 2000	1995 to 1998	1990 to 1994	1980 to 1994	1970 to 1979	1960 to 1969	1940 to 1959	1939 or earlier	Median Year	Total units
T. Anderson	11	12	12	60	59	1462	2030	1584	1973	5,230
T. Blaine	317	16	18	24	44	10	29	38	1974	496
T. Daniels	4	36	27	61	121	41	71	88	1972	449
T. Dewey	31	47	10	32	74	36	42	50	1974	322
T. Grantsburg	8	50	49	79	128	28	30	79	1977	451
T. Jackson	31	111	122	262	265	87	2030	30	1981	2,938
T. La Follette	0	37	39	74	92	28	37	52	1977	359
T. Lincoln	0	18	11	35	60	11	13	27	1976	175
T. Meenon	12	123	55	138	249	96	197	62	1974	932
T. Oakland	27	114	109	201	164	87	214	40	1978	956
T. Roosevelt	7	11	3	28	29	10	15	26	1975	129
T. Rusk	18	19	42	87	69	32	38	25	1980	330
T. Sand Lake	7	48	63	115	116	32	39	63	1979	483
T. Scott	36	83	62	154	190	187	165	51	1973	928
T. Siren	24	97	38	138	156	82	129	71	1975	735
T. Swiss	34	106	76	202	124	157	151	58	1977	908
T. Trade Lake	10	38	33	63	109	98	103	158	1965	612
T. Union	15	45	36	103	84	14	89	43	1978	429
T. Webb Lake	13	26	66	164	163	147	172	27	1973	778
T. West Marshland	0	27	12	56	26	32	10	12	1981	175
T. Wood River	8	52	28	63	89	61	85	171	1964	557
V. Grantsburg	0	40	43	70	100	69	97	173	1964	592
V. Siren	6	20	9	48	141	52	141	74	1966	491
V. Webster	4	27	5	35	74	31	65	104	1961	345
Burnett County	317	1,203	968	2,292	2,726	1,462	2,030	1,584	1974	12,582
Wisconsin	50,735	170,219	168,838	249,789	391,349	276,188	291,948	178,914	1,965	2,321,144

Source: U.S. Bureau of the Census, 2000, STF-3.

The majority of housing units in Burnett County were built in 1979 or earlier. The median year that housing units were built in the county was 1974, which is nine years newer than the state median year. The median year that structures were built varies between municipalities, ranging from a median age of 1961 in the Village of Webster to 1981 in the Towns of West Marshland and Jackson.

Housing Values and Rent

Housing values and rent are key indicators in measuring the affordability of housing in Burnett County. The Burnett County *Housing* element focus group discussed issues and opportunities related to affordable housing and stated that there is a good supply of affordable single family homes in Burnett County. The supply of \$50,000 to \$99,999 homes as indicated by table 2-12 supports that statement. However, the focus group also noted that property values and purchase prices are escalating rapidly on open lands and shoreline properties, and that there are virtually no affordable lots for full-time residents in new subdivisions.

Table 2-12 provides housing values of specified owner-occupied units for 2000 in Burnett County. A housing unit is owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. The U.S. Bureau of the Census determines value by the

respondents' estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale.

The 2000 Census provides additional information related to housing costs that are not represented in the following table.

- ◆ The median monthly owner cost for a mortgaged housing unit in Burnett County was \$749. The State of Wisconsin median was reported at \$1,024.
- ◆ Approximately 18% of owner-occupied households in Burnett County paid 30% or more of their 1999 household income in monthly owner costs. Just over 30% of renter-occupied households pay more than 30% of their income on housing. It is not unusual for renting households to spend a higher percentage of their income on housing since renters, in general, earn less than homeowners. According to the U.S. Department of Housing and Urban Development, paying more than 30% of total household income for housing is considered unaffordable.
- ◆ For those in the county who rent, the majority, nearly 45%, paid between \$300 and \$499 for rent. For the State of Wisconsin as a whole, the majority, 39.7%, paid between \$500 and \$749.
- ◆ The median gross rent paid within Burnett County was \$398. The median for the State of Wisconsin was \$540.

Affordable Housing Defined

According to the U.S. Department of Housing and Urban Development (HUD), affordable housing is paying no more than 30% of total household income for housing related costs. For renters, this includes utilities that are paid by the tenant.

Based on the median annual household income for Burnett County (\$34,218), the average monthly affordable housing cost based on the HUD standard is \$855.45 in Burnett County.

Table 2-12
Housing Values, Burnett County and Wisconsin, 2000

	Less than \$50,000	\$50,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$499,999	\$500,000 to \$999,999	\$1,000,000 or more	Median (dollars)
T. Anderson	14	27	4	0	0	0	0	0	\$64,400
T. Blaine	0	19	4	3	0	0	0	0	\$94,000
T. Daniels	21	54	25	12	9	4	0	0	\$93,400
T. Dewey	19	11	18	0	4	0	2	0	\$78,200
T. Grantsburg	17	51	32	0	2	0	0	0	\$77,800
T. Jackson	21	149	57	23	28	7	0	0	\$88,300
T. La Follette	7	18	20	7	2	4	0	0	\$107,100
T. Lincoln	6	18	0	0	0	0	0	0	\$72,900
T. Meenon	23	104	52	9	3	2	6	0	\$81,800
T. Oakland	19	78	40	29	21	4	0	0	\$95,400
T. Roosevelt	0	7	0	0	0	0	0	0	\$95,000
T. Rusk	9	39	22	13	10	0	0	0	\$101,700
T. Sand Lake	11	22	33	11	10	7	0	0	\$99,000
T. Scott	10	38	43	60	28	10	0	0	\$140,100
T. Siren	18	71	46	8	18	0	0	7	\$87,900
T. Swiss	33	68	27	15	26	0	0	0	\$90,500
T. Trade Lake	20	73	48	13	11	0	0	0	\$89,100
T. Union	10	31	32	18	8	0	0	0	\$94,200
T. Webb Lake	10	33	48	16	23	0	0	0	\$113,800
T. West Marshland	6	4	0	0	0	0	0	0	\$80,000
T. Wood River	18	50	13	24	20	4	0	0	\$95,000
V. Grantsburg	66	175	55	7	2	0	0	0	\$73,000
V. Siren	38	111	23	4	0	2	0	0	\$62,700
V. Webster	61	116	6	0	0	0	0	0	\$58,100
Burnett County	457	1367	648	272	225	44	8	7	\$84,800
Wisconsin	73,450	396,893	343,993	173,519	95,163	30,507	7,353	1,589	\$109,900

Source: U.S. Bureau of the Census, 2000, STF-3.

Housing Vacancy Rate

The vacancy rate is an important measure of whether the housing supply is adequate to meet demand. It is important to note that some amount of vacancy is necessary for a healthy housing market. According to the U.S. Department of Housing and Urban Development, an overall vacancy rate of roughly 3% is desirable and generally allows consumers adequate choice. Desirable vacancy rates can be broken down further for different kinds of housing occupancy. For owner occupied housing, a desirable rate is 1.5%. Vacancy in rental housing should be as high as 5%. According to the 2000 census, Burnett County had a homeowner vacancy rate of 1.5%. The rental vacancy rate was reported at 6.6%, slightly higher than recommended. Overall, the vacancy rates in Burnett County appear adequate to allow those looking for housing to find it within the county.

Persons per Household

Shrinking household size is a nation-wide trend. According to Table 2-13, the number of persons per household for both Burnett County and the State of Wisconsin decreased from 1990 to 2000. When looking at the individual municipalities, 19 out of 24 had a ratio of persons per household less than that of the state. Moreover, 18 of the 24 communities witnessed a decrease in the average persons per household from 1990 to 2000. Six of these communities experienced household size decreases of 10% or greater. The Town of Dewey stands out as the community

with the highest household size at 2.7 persons per household. Burnett County's household size decreased at a slightly faster rate than the Wisconsin state average from 1990 to 2000, bringing the average household size to 2.33, while the state's average is at 2.5. Burnett County does have similar, but the smallest average household size compared to its adjacent Wisconsin Counties. Average household sizes for the Wisconsin Counties adjacent to Burnett are as follows:

- ◆ Douglas with 2.36
- ◆ Washburn with 2.39
- ◆ Polk with 2.51
- ◆ Barron with 2.48

Burnett County's villages generally exhibit the lowest numbers, primarily due to higher concentrations of seniors and young adults living in smaller households.

Table 2-13
Persons per Household, Burnett County and Wisconsin, 1990-2000

	1,990	2,000	% Change 1990 - 2000
T. Anderson	2.53	2.42	-4.3%
T. Blaine	2.61	2.31	-11.5%
T. Daniels	2.35	2.38	1.3%
T. Dewey	3.09	2.7	-12.6%
T. Grantsburg	2.9	2.61	-10.0%
T. Jackson	2.18	2.2	0.9%
T. La Follette	2.38	2.32	-2.5%
T. Lincoln	3.35	2.25	-32.8%
T. Meenon	2.43	2.31	-4.9%
T. Oakland	2.18	2.06	-5.5%
T. Roosevelt	2.61	2.53	-3.1%
T. Rusk	2.56	2.49	-2.7%
T. Sand Lake	2.61	2.62	0.4%
T. Scott	2.25	2.09	-7.1%
T. Siren	2.63	2.31	-12.2%
T. Swiss	2.36	2.43	3.0%
T. Trade Lake	2.61	2.36	-9.6%
T. Union	2.28	2.05	-10.1%
T. Webb Lake	1.92	1.94	1.0%
T. West Marshland	2.71	2.69	-0.7%
T. Wood River	2.71	2.6	-4.1%
V. Grantsburg	2.33	2.32	-0.4%
V. Siren	2.1	2.15	2.4%
V. Webster	2.24	2.16	-3.6%
Burnett County	2.45	2.33	-4.9%
Wisconsin	2.61	2.50	-4.2%

Source: U.S. Bureau of the Census, 1990-2000, STF-1.

2.3 Housing Unit Projections

Similar to population forecasts, housing projections are based on past and current housing trends. They are not predictions, but rather they extend past trends into the future, and their reliability depends on the continuation of these trends. Projections are therefore most accurate in periods of relative socio-economic and cultural stability. Projections should be considered as one of many tools used to help anticipate future needs in Burnett County and its communities. Trends that may influence the future number for housing units include demographic trends, including the declining household size and increasing age of residents, as well as other issues, such as the quality of the existing housing stock, the availability of municipal services, and the current trend of converting seasonal housing into permanent year-round housing.

Various sources have been utilized to provide two kinds of housing projections for Burnett County. The types of projections include *housing units* and *households*. Housing unit projections account for all housing types and include vacant units. Household projections account only for occupied housing and do not include group quarters. (Group quarters include nursing homes, correctional institutions, juvenile institutions, college dormitories, military quarters, and group homes.) Housing unit projections are particularly useful, as they can be used to estimate required acreage to accommodate future residential development and to estimate the demands that growth may place on the county's public facilities and services.

Three housing projections have been provided for Burnett County to establish a range, or parameters, within which future growth will likely result. The most likely scenario lies somewhere between the Linear and WDOA-based projections. In most cases, the projections based on building permits are not as useful because permit data was only available for a few years, which is not necessarily indicative of long-range trends.

WDOA Population-Based Projection

The first housing unit projection was based on WDOA's population projections. Population, average household size and seasonal/vacancy data for each community were used to extrapolate future housing units. Based on this projection, Burnett County will have 15,448 housing units by 2030, representing a 13% increase from 2008.

Multiple Housing Unit Projections Create Parameters for Assessment

Three housing projections have been provided for Burnett County: a linear trend housing unit projection is provided based on census data for 1990 and 2000, a housing unit projection based on WDOA population projections, and a housing unit projection based on building permits issued. Table 2-15 presents these different projections. The projections range from a growth of 10% all the way to 26%.

Linear Trend Population-Based Projection

Housing units were also projected assuming a linear continuation of population growth trends since 1990. Census 1990 and 2000 population counts and WDOA's 2008 population estimate were utilized to create a linear trend by extending forward to 2030 the average yearly population change between 1990 and 2008. The linear population projections were then converted to housing units as described in the WDOA population-based projection.

Based on the linear projection, it is estimated that there will be 17,264 housing units in Burnett County by the year 2030, a 26% increase from 2008.

Building Permit Based Housing Projection

Table 2-14 also presents a housing unit projection for Burnett County's towns based on the number of building permits allocated for new construction as tracked by the Burnett County Zoning Department and the Villages located in Burnett County.

Based on the building permit data, it is estimated that there will be 15,099 housing units in Burnett County by 2030, representing a 10% increase from the 2008 estimate.

Table 2-14
Comparative Housing Unit Projection, Burnett County
2008-2030

	Data Source	Estimates	Projection of Number of Housing Units				
			2008	2010	2015	2020	2025
T. Anderson	WisDOA-based	286	301	316	329	339	346
	Linear		294	313	333	352	372
	Building Permits		269	271	273	275	277
T. Daniels	WisDOA-based	459	455	465	473	477	476
	Linear		465	480	496	511	526
	Building Permits		412	404	395	387	378
T. Dewey	WisDOA-based	325	331	342	351	357	359
	Linear		330	343	356	370	383
	Building Permits		365	396	427	458	489
T. Jackson	WisDOA-based	1,161	1,201	1,059	1,388	1,463	1,518
	Linear		1,213	1,095	1,474	1,604	1,734
	Building Permits		1,158	1,222	1,285	1,349	1,412
T. Oakland	WisDOA-based	1,201	1,268	1,283	1,465	1,543	1602
	Linear		1,242	1,260	1,449	1,552	1655
	Building Permits		1,172	1,236	1,299	1,363	1426
T. Sand Lake	WisDOA-based	454	469	615	497	506	508
	Linear		465	627	520	548	575
	Building Permits		471	484	497	510	523
T. Siren	WisDOA-based	755	729	629	718	706	687
	Linear		771	811	851	891	931
	Building Permits		731	738	745	752	759
T. Trade Lake	WisDOA-based	702	686	703	716	723	723
	Linear		713	741	770	798	826
	Building Permits		671	694	717	740	763
T. Union	WisDOA-based	417	435	454	472	484	491
	Linear		429	461	492	524	555
	Building Permits		454	470	486	502	518
T. Webb Lake	WisDOA-based	852	906	981	1,048	1,103	1,145
	Linear		883	962	1,041	1,120	1,198
	Building Permits		689	669	648	628	607
T. Wood River	WisDOA-based	579	587	599	609	613	610
	Linear		584	596	607	619	630
	Building Permits		542	540	538	536	534
V. Grantsburg	WisDOA-based	657	659	677	695	705	709
	Linear		670	701	732	764	795
	Building Permits		672	703	754	795	836
V. Webster	WisDOA-based	343	342	346	350	350	347
	Linear		348	360	372	384	396
	Building Permits		353	366	379	392	405
Burnett County	WisDOA-based	13,711	13,962	14,497	14,967	15,292	15,448
	Linear		14,034	14,842	15,649	16,456	17,264
	Building Permits		13,421	13,841	14,260	14,680	15,099

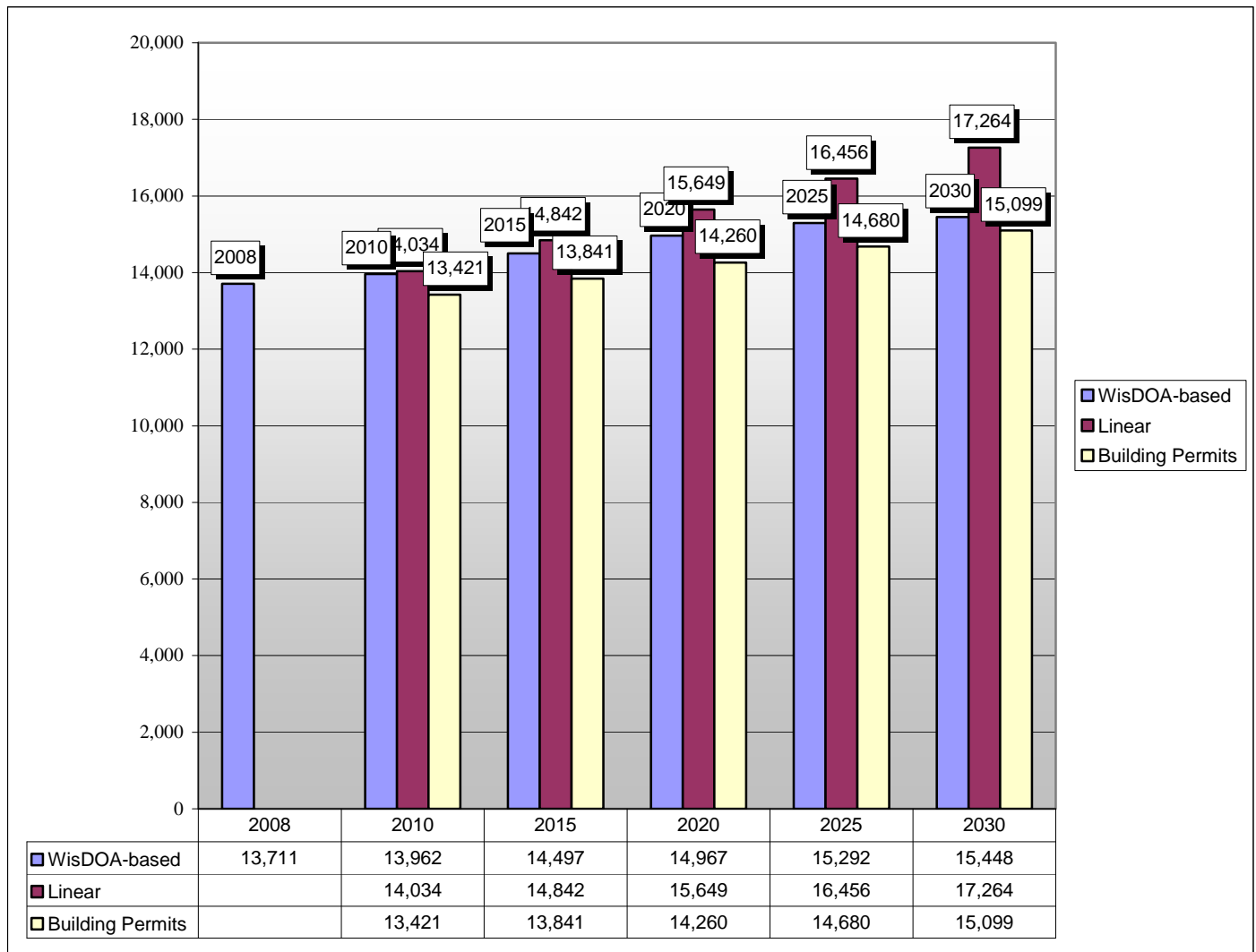
Note: The comparative housing unit projection totals included in this table include totals from all Burnett County communities, not just those for the participating communities listed.

Source: Wisconsin Department of Administration, Burnett County Building Permits, U.S. Census Bureau

Housing Outlook

Figure 2-7 shows these housing trends graphically. Some general conclusions can be drawn regarding expected changes to housing. Projections for housing units range anywhere from around 10% growth to more than 26% growth. From the county-wide perspective, housing is likely to continue to grow throughout the planning period, and the actual amount of growth is likely to fall somewhere within this range of projections. Trends on the local level will be more varied with projected growth for most communities, but steady to declining housing numbers likely in some remote towns.

Figure 2-7
Comparative Housing Unit Projection, Burnett County
2008-2030



Source: Wisconsin Department of Administration, Burnett County Building Permits, U.S. Census Bureau

County-wide, growth in housing units will likely increase at a rate somewhere in between the 13% increase projected based on WDOA population projections and the 26% increase projected using the linear census population projection. This is assuming the current housing construction market conditions continue to slow as they have in the last few years. The projections based on various permit activity are likely to underestimate the amount housing units seen by the year 2030. These alternative projections are based on historical data from a period of time that was considered a construction slow-down. Population estimates show that the number of housing units in Burnett County is likely to increase steadily.

2.4 Population and Housing Trends and Outlook

Population Trends in Wisconsin

The WDOA, Demographics Services, July 2001 report, *Population Trends in Wisconsin: 1970-2000* included the following findings:

Between 1970 and 2000, Wisconsin's total population grew by 945,854 persons, or 21.41%. However, this overall change differed by decade. To understand how Wisconsin's population changed, one must examine the components: natural increase (births minus deaths) and net migration (in-migration minus out-migration).

1970s

The decade of the 1970s saw a population increase of 287,821 from 4,417,821 to 4,705,642, or 6.5%. There were 681,959 births and 404,266 deaths, resulting in a natural increase of 277,693 persons. Net migration was 10,128 persons.

1980s

The state's population increased by 3.96% to 4,891,769. Total births increased to 727,817 and deaths were 414,694, resulting in a natural increase of 313,123 persons. However, net out-migration of 126,996 persons produced an overall population change of only 186,127 persons. Most of the state's out-migration occurred during the deep recession of the early and mid 1980s.

1990s

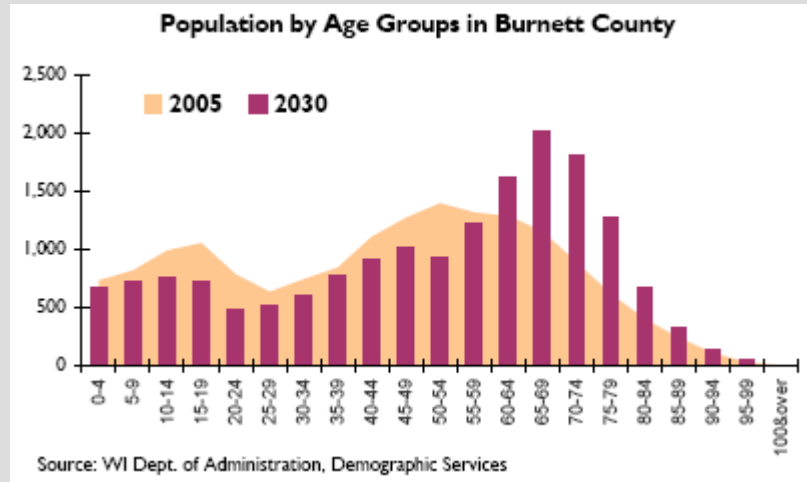
Wisconsin's population increased by a robust 9.65 % to 5,363,675. The 1990s experienced the smallest natural increase of the three decades because of fewer births and a larger number of deaths that resulted in a natural increase of about 243,687 persons. However, the most significant trend during the 1990s was a turnaround in migration with 228,219 more people moving into the state than moving out. The impact of natural increase and positive net migration yielded a population increase of about 471,906 persons, by far the highest of the three decades. In fact, the 1990s were the second fastest growing decade in the state's history. Wisconsin's highest period of growth occurred in the 1950s when the population grew by 517,202.

Towns

In 1970, towns made up 27.68 percent of the total population. By 2000, their proportion of the total had risen to 31.10 percent. Towns grew by 17.71 percent in the 1970s, 2.31 percent in the 1980s, and 13.30 percent during the 1990s.

Aging Population Trends

The Wisconsin Department of Administration has projected that a significant shift in Burnett County's age structure will take place by 2030. More than 6,500 Burnett County residents are expected to be age 65 and older by that time, growing from 29% of the 2005 estimated population to 46% of the projected 2030 population.



Villages

Wisconsin's villages increased from 10.43 percent of the state's population in 1970 to 12.81 percent in 2000. Villages increased by 17.27 percent in the 1970s, 6.30 percent in the 1980s, and 19.66% during the 1990s. Overall, villages grew by a greater overall rate (49.16%) than towns (36.44%), cities excluding Milwaukee (19.54%), and the City of Milwaukee (-16.78%) during the 30-year period. In general, smaller places grew at a faster rate than larger ones since 1970.

Cities (Excluding Milwaukee)

Cities declined slightly from 45.66% of the total population in 1970 to 44.96 percent in 2000. Cities grew by 3.61% in the 1970s, 6.08% in the 1980s, and 8.76% during the 1990s.

Burnett County Trends

The following population and housing trends are likely to be experienced in Burnett County over the next 20 to 25 years. The following statements are based on recent trends that are expected to continue well into the future or the opinions of Burnett County citizens who are leaders in the housing field.

- ◆ The aging population is growing, and people over 65 are projected to comprise nearly a quarter of the county population by 2030.
- ◆ Minority populations are expected to increase.
- ◆ Expect continued interest in seasonal structures, especially hunting cabins.
- ◆ Expect the continued conversion of seasonal to permanent structures.
- ◆ Condominiums will increase as an option for seniors and first time home buyers.

- ◆ Interest in modular and mobile home development will continue as driven by need for affordable housing.
- ◆ People will continue to desire an "acre or two in the country," and pressure to convert farmland and woodland to subdivisions and lots will increase, especially in rapidly growing areas.
- ◆ The need for elderly housing will increase as the population ages.
- ◆ An excess of vacant housing units may result from the aging population choosing other options like assisted living, condominiums, and the like.
- ◆ Finding quality affordable housing will become increasingly difficult.
- ◆ High demand for housing and energy cost assistance will continue.

2.5 Housing Programs Currently in Use

The following programs are currently available for use in Burnett County with regard to housing.

Burnett County Federally Assisted Housing Projects

The Wisconsin Housing and Economic Development Authority (WHEDA) maintains an inventory of all federally assisted housing projects in the state. The inventory is organized by county, city, project name/address, management agency, total units, program, and a breakdown of unit types (elderly, family, disabled, etc.).

The following abbreviations are used to identify the applicable program.

- ◆ LIPH - Low-Income Public Housing: Public Housing Authority owned and operated. HUD-assisted for debt service and operations.
- ◆ 221d3 - Privately owned projects with either below-market interest rate loans or market-rate loans with a subsidy to the tenants provided by HUD.
- ◆ S8/NC - Section 8 New Construction and Substantial Rehabilitation: HUD provides a rent subsidy to the owner for the difference between tenant's ability to pay and the contract rent.
- ◆ S8/EX, S8/VR, S8/MR - Section 8 Existing, Section 8 Voucher, Section 8 Mod Rehab: Existing units are selected by the tenant and HUD provides a subsidy to the owner for the difference between tenant's ability to pay and the contract rent.
- ◆ S/515 - Section 515(I.C.): Rural Economic Community Development Services (RECDs) provides below-market rate loans to owners to reduce costs to tenants. Additional rental subsidy may be provided.

- ◆ S/202 - Section 202: HUD provides a direct loan to nonprofit organizations for project development and rent subsidy for low-income tenants. Several Section 202 units are designed for physically handicapped, developmentally disabled, and chronically mentally ill residents.

The following is the findings from the WHEDA inventory for Burnett County and the Burnett County Housing Authority.

Municipality: Siren

Project Name: Burnett County Housing

24097 Ellis Avenue

Siren, WI 54872

Management Company: Burnett County Housing Authority (contact: Mark Olsen)

Current Tax Credit Property: No

Section 8 Property: Yes

Offer Assisted Living: No

Accepts Section 8 Vouchers: No

Number of Units: 24, All Family Units

Municipality	Project Name	Agent Name - if public	Program - Units
Webster	Cedarwood Manor West	Housing Authority	S8/ VR - 16 elderly/ disabled
Webster	Cedarwood Manor East	Housing Authority	S8/ VR - 14 elderly/ disabled
Webster	Camelot Court	Housing Authority	S8/ VR - 4 elderly/ disabled
Webster	Scatter sites - duplexes	Housing Authority	S8/ VR - 12 Family units (2-3 bedrooms)
Siren	Birchwood Manor West	Housing Authority	S8/VR - 8 elderly/ disabled
Siren	Birchwood Manor East	Housing Authority	S8/VR - 8 elderly/ disabled
Siren	Scatter sites - duplexes	Housing Authority	S8/VR - 4 Family units
Siren	Scatter sites - duplexes	Housing Authority	S8/ VR - 8 Family units (2-3 bedrooms)
Danbury	Duplex	Housing Authority	S8/ VR - 2 Family units
Danbury	Split - level house	Housing Authority	S8/ VR - 1 Family unit
Grantsburg	Scatter sites - split level house	Housing Authority	S8/ VR - 6 Family units
Grantsburg	Single-level house	Housing Authority	S8/ VR - 1 Family unit
Grantsburg	Crex Way Court (HUD)	Housing Authority	
Grantsburg	Big Gust Terrace (HUD)	Housing Authority	
Grantsburg	Courtyard Square (FHA)	Housing Authority	

Source: Burnett County Housing Authority

State Housing Programs

Home Safety Act

The Wisconsin Home Safety Act, signed into law in 2003, requires the state's Uniform Dwelling Code (UDC) to be enforced in all municipalities. This includes the necessity to have new construction inspected for compliance with the UDC, the statewide building code for one and two family dwellings built since June 1, 1980.

The Home Safety Act includes important changes to the enabling statutes for the UDC. The changes were effective as of December 18, 2003. Previous to the new legislation, municipalities with a population of 2,500 or less could choose by resolution to decline UDC enforcement. Municipalities of less than 2,500 that passed a resolution of non-enforcement also had the opportunity to continue non-enforcement until January 1, 2005.

Municipalities that previously chose not to enforce the UDC now have three options:

- ◆ Adopt an ordinance to begin local enforcement of the UDC. This may include contracting with another municipality or a private party to do the work.
- ◆ Delegate enforcement to the county, if the county is willing to accept it.
- ◆ Take no action. This then causes the Safety and Buildings Division to enforce the UDC for new homes in the municipality.

There are approximately 564 municipalities where the state will provide UDC enforcement. In those areas that state-contracted inspectors will be providing enforcement, permits will be required for new home construction but not additions or alterations. It is important to stress that this does not prohibit municipalities from enforcing single and two family municipal ordinances or permits. For questions on the enforcement status of a specific municipality or finding a registered UDC Inspection Agency, please check the Safety & Buildings website, www.commerce.wi.gov/SB. For further information contact the Wisconsin Department of Commerce.

In Burnett County, all the towns and villages, except the Town of Dewey and the Town of La Follette, are currently identified as locally enforcing the Home Safety Act. The Town of Dewey and La Follette use a state contracted inspection agency. Enforcement is not provided through Burnett County.

Movin' Out, Inc.

Movin' Out is a housing organization that provides services to people with disabilities and their families throughout the State of Wisconsin. It provides information and assistance during the home-purchasing process, including pre-purchase counseling and down-payment assistance.

Regional Housing Programs

Northwest Regional Planning Commission's Housing Program

NWRPC's housing program provides administrative services to local housing rehabilitation programs throughout their 10 county region. In Burnett County, the commission has an administrative relationship with housing rehabilitation in the Town of Swiss.

<http://www.nwrpc.com/housing>

Northwest Affordable Housing

Northwest Affordable Housing is a program of the Northwest Regional Planning Commission that promotes affordable and accessible housing for low and moderate-income people. It serves Ashland, Bayfield, Burnett, Douglas, Iron, Price, Rusk, Sawyer, Taylor and Washburn counties.

Wild Rivers Habitat for Humanity

Wild Rivers Habitat for Humanity is an affiliate of Habitat for Humanity International, serving Burnett and Polk counties. It is a non-profit agency that builds homes for low-income families in need.

Indianhead Community Action Agency

This agency serves Burnett, Clark, Rusk, Sawyer, Taylor and Washburn counties by constructing affordable housing in rural areas through its Housing Development program. The program primarily assists low-income, disabled and elderly residents. The agency also provides weatherization assistance to existing homeowners.

Catholic Charities Bureau

The Catholic Charities Bureau has a Housing Counseling Program that educates homebuyers, provides pre-purchase and credit repair information, and post-purchase crisis management services. Additionally, through its Independent Housing Program, the Bureau subsidizes housing for elderly people.

Burnett County Housing Authority

This agency serves Burnett County's low income and elderly populations by providing affordable housing opportunities. Public housing for those in need is provided in a dignified, community setting. Currently, public housing units exist in Webster, Grantsburg, Danbury and Siren.

Emergency Housing Programs

Siren Salvation Army Faith House

The Siren Salvation Army Faith House offers emergency and transitional shelter as part of their social services program.