

2. HOUSING

Introduction

Adequate housing is a cornerstone of every community. The ability of a municipality to address the demand for housing is vital to its economic viability and the well-being of its inhabitants. By studying housing characteristics, we are able to gain an understanding and insight into changes taking place in the community. This element will contain a compilation of goals, objectives, policies and programs specific to the Town of Willard including housing stock assessment information for occupancy, age, structural and value characteristics.



Occupancy Characteristics

Table 9 illustrates housing characteristics for the Town of Willard shows that there were 404 housing units in the Town. Since 2000, Willard gained 84 housing units, or an average of 4 per year. Occupied housing units and renter occupied units have slightly increased.

	2000	2010	2020-2022
Total Housing Units	320	364	404*
Reported Occupied Housing Units	215	213	215
Owner Occupied Housing Units	199	182	189
Renter Occupied Housing Units	16	31	26
Unoccupied or Seasonal Units	89	127	309
Average Household Size	2.51	2.4	2.79

**2020 US Census reported 344, Town of Willard count 404*

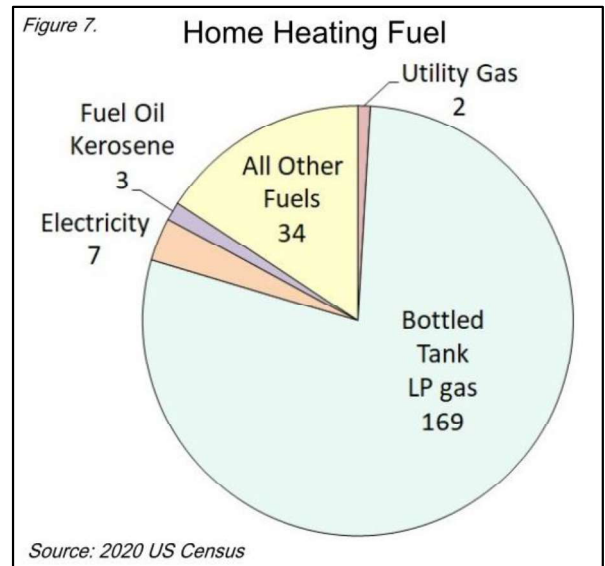
Housing and Structural Characteristics

Table 10 displays housing stock characteristics for Willard. These include units in structure, rooms, mobile homes, and the lack of some utilities and facilities.

Units in Structure	
1-unit structures	76.7%
2-or-more-unit structures	0.0%
Mobile homes and all other types of units	23.3%
Housing Tenure	
Owner-occupied housing units	87.9%
Renter-occupied housing units	12.1%
Characteristics	
With complete plumbing facilities	99.5%
With complete kitchen facilities	99.5%
With telephone service	96.7%
With an Internet subscription	84.7%
With a cellular data plan	71.6%
Characteristics	Count
1 bedroom	10
2-3 bedrooms	175
4 or more bedrooms	30

Source: 2020 U.S. Census

Figure 7 depicts home heating fuel used in the Town of Willard in 2020. Most homes (165) are heated with bottled, tank or liquid propane gas. 34 of the homes are heated with other fuels with the remaining using utility gas, electricity or fuel oil/kerosene. No homes were heated using solar energy.



Age of Housing

The 2020 U.S. Census reports that most of the housing units in the Town of Willard were constructed between 1960 and 2009.

Year Structure Built	Count
2010 to 2019	11
2000 to 2009	59
1980 to 1999	50
1960 to 1979	77
1940 to 1959	7
1939 or earlier	11

Source: 2020 U.S. Census

Value Characteristics

Figure 8 displays the result of 64 occupied housing units that were surveyed in the 2008 Comprehensive Land Use Planning Community Survey for information on the value of their homes. Table 12 shows the 2020 owner-occupied housing units with a mortgage.



Mortgage Amount	Count
Less than \$50,000	5
\$50,000 to \$99,999	6
\$100,000 to \$299,999	38
\$300,000 to \$499,999	30
\$500,000 to \$749,999	2
\$750,000 to \$999,999	0
\$1,000,000 or more	1
Median (dollars)	\$225,000

Source: 2020 U.S. Census

Housing Trends and Desires

As indicated in the Town Demographics portion of this plan, the Town of Willard is projected to have an increasing population through 2040. This will ultimately lead to more housing units in the Town. Based on the trends, Willard can expect an increase of about 4 people per year from 2022 through 2040. With 2.2 persons per household (occupied housing unit) this translates into approximately 33 new occupied housing units in the next 18 years, or approximately 2 to 3 houses per year. Based on the desires of the community, 67% of Town residents would be in favor of encouraging single-family homes over the 20-year planning horizon. The next most favorable housing developments were season/recreational housing at 22.5% and elderly housing at 19.8%.

Table 13 Housing Goals, Objectives, and Policies	
Goals	
1.	Discourage residential development in farmland areas.
2.	Allow adequate affordable housing for all individuals consistent with the rural character of the community
Objectives	
1.	Discourage residential development in farmland areas
2.	Ensure that local land use controls and permitting procedures do not discourage or prevent the provision of affordable housing opportunities.
3.	The Town of Willard will direct residential development away from existing agriculture areas to avoid conflicts
Policies	
Work with developers to provide a variety of housing within the Town by planning for areas that would best be suited for this type of development.	
Support development of senior and special needs housing within the Town by planning for areas that would best be suited for this type of development.	