

# Rural Housing

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# An Overview



COMMENTARY

## Housing affordability and quality create stress for Heartland families

Jenny Schuetz  
July 2, 2019

BROOKINGS

## 'Stressed and Alone': Homebuyers Are Turning to Therapy to Cope With a Wild Housing Market

By: Aly J. Yale | Editor: Samantha Sharf  
Published: May 11, 2022 | 12 min read

Money

## As Rents Outrun Pay, California Families Live on a Knife's Edge

The state's severe housing shortage is driving up rents, leaving many lower-income families struggling to stay in neighborhoods they once could afford.

The New York Times

## 15 States That Could Be Heading for a Housing Crisis

Jordan Rosenfeld

Wed, October 25, 2023 at 9:30 AM CDT

yahoo!finance

## Inflation hits Tampa Bay renters especially hard | Tampa Bay Times

## The Quiet Housing Crisis in Rural America

While housing shortages in major cities are grabbing headlines, rural communities are seeing higher rates of growth in housing prices and a silently spreading homelessness crisis.

2 Minute Read  
March 20, 2023, 8:00 AM PDT

Planetizen

THE DAILY YONDER  
KEEP IT RURAL

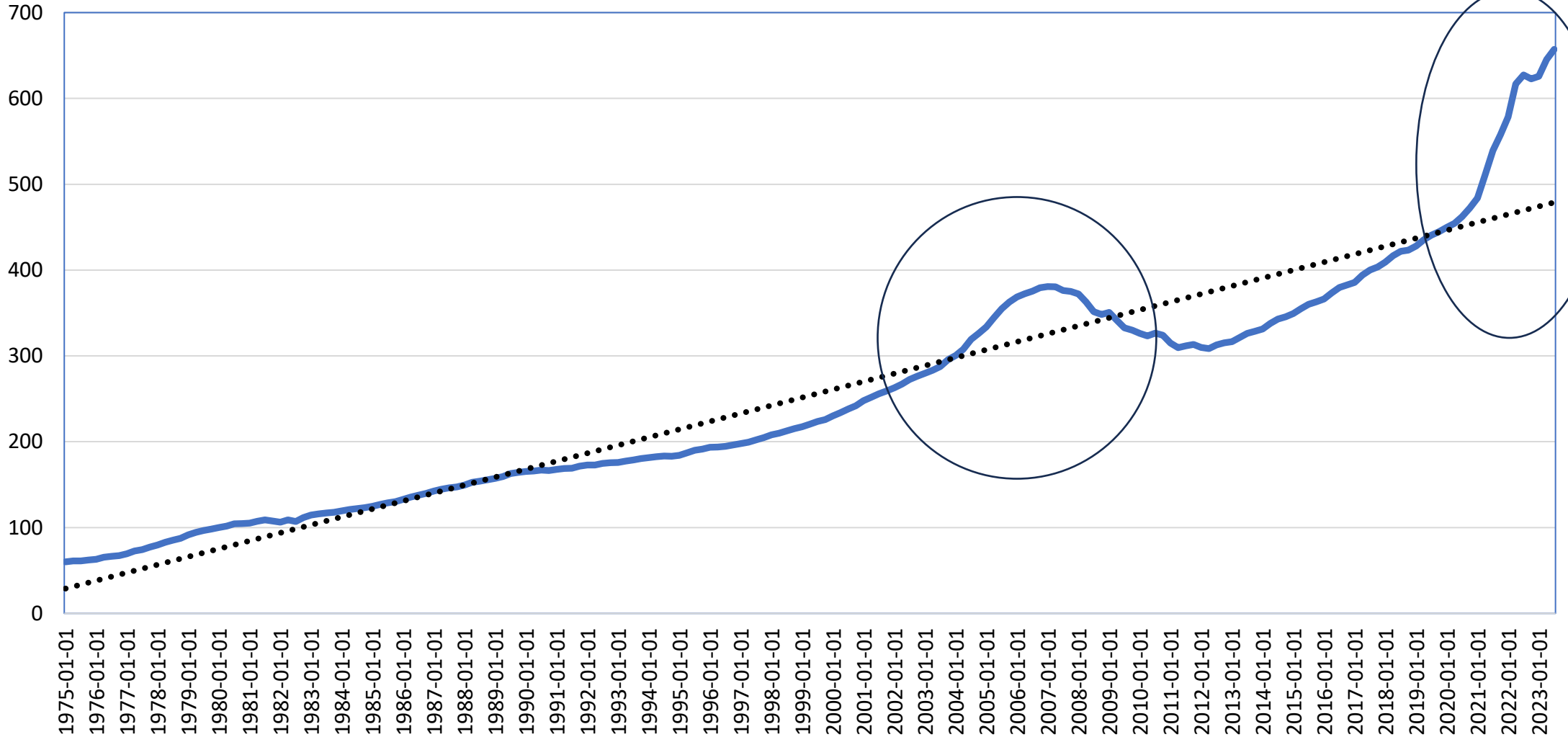
## Tackling Rural America's 'Hidden' Housing Crisis

Arkansas Democrat Gazette

## Housing shortage threatens rural areas and boom towns, federal development official says

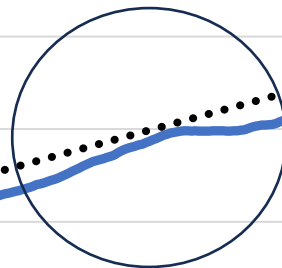
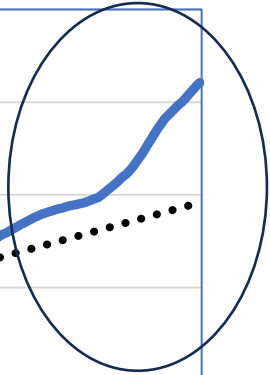
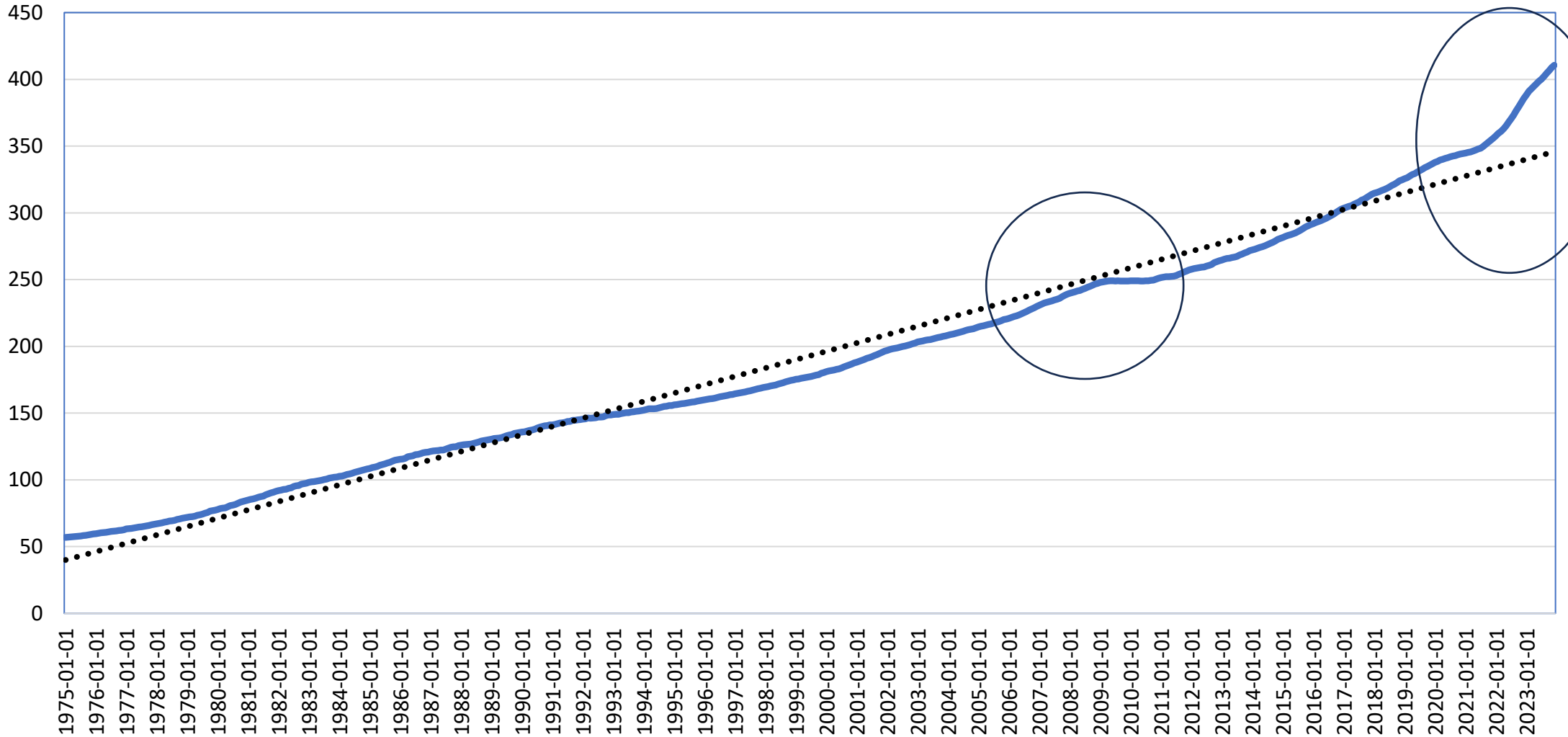
April 11, 2023 at 6:00 a.m.

# All-Transactions House Price Index for the U.S.



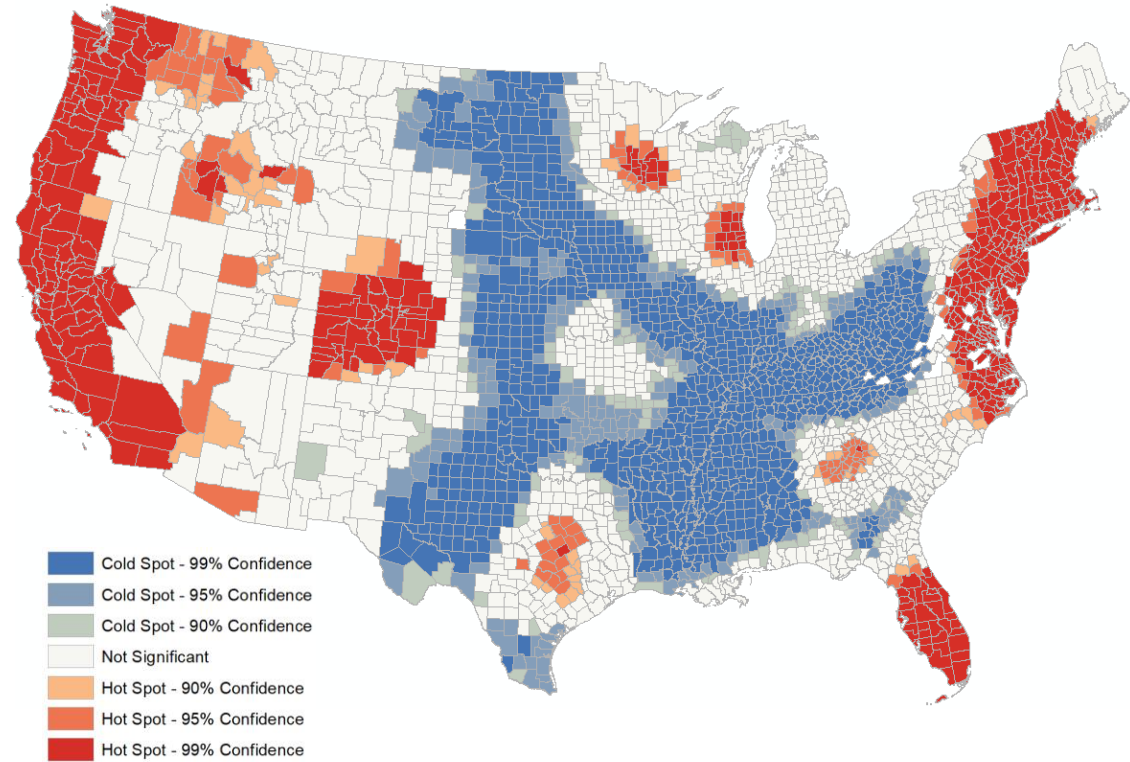
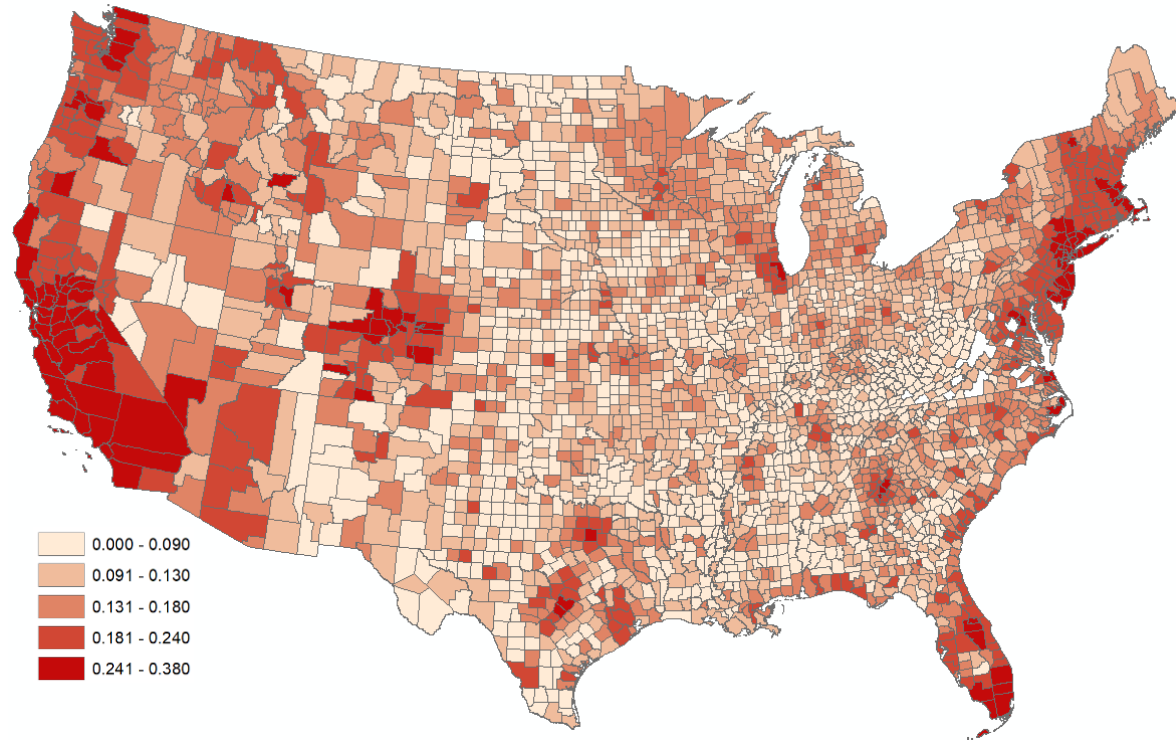


# CPI: Rent of Primary Residence





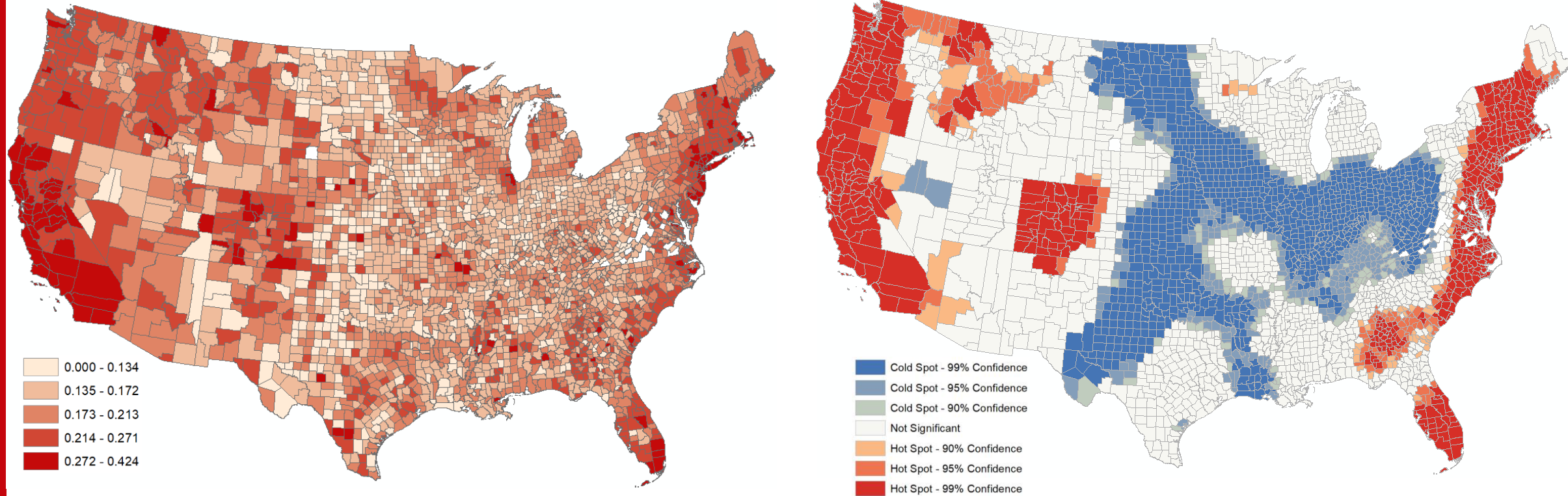
# All Households: Households with burden greater than 30% of income



Source: American Community Survey 2022: 5-Yr Average



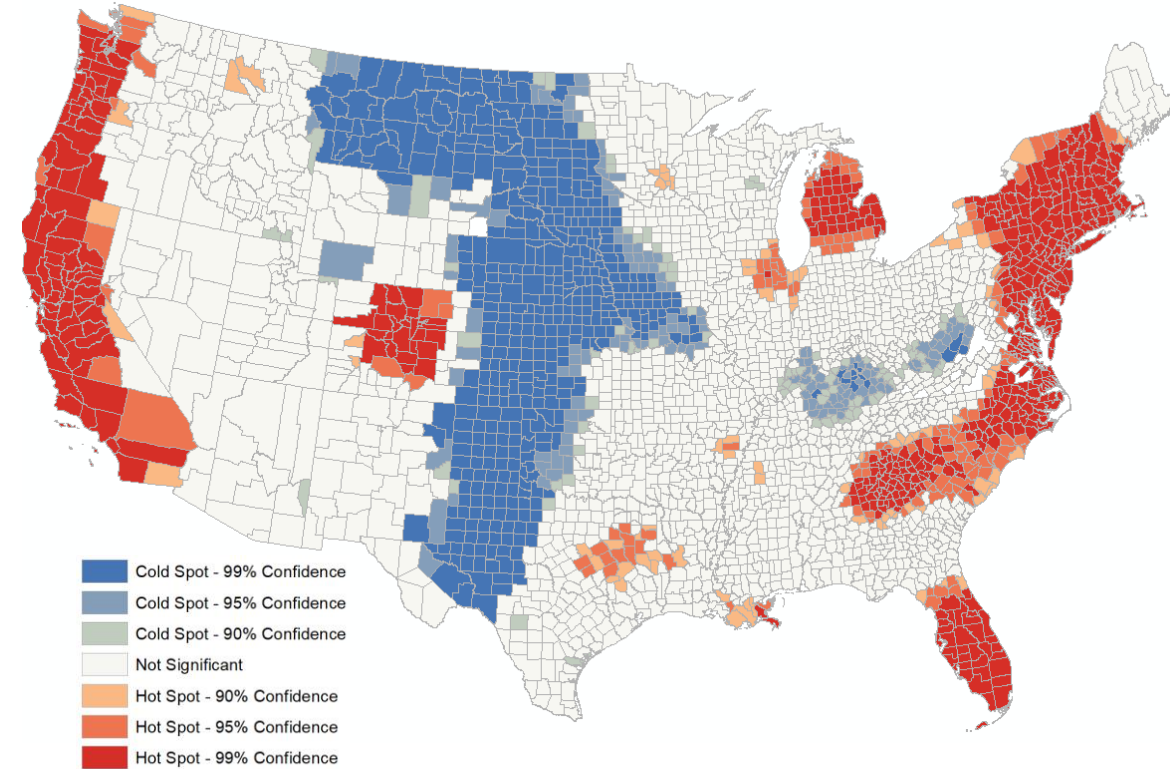
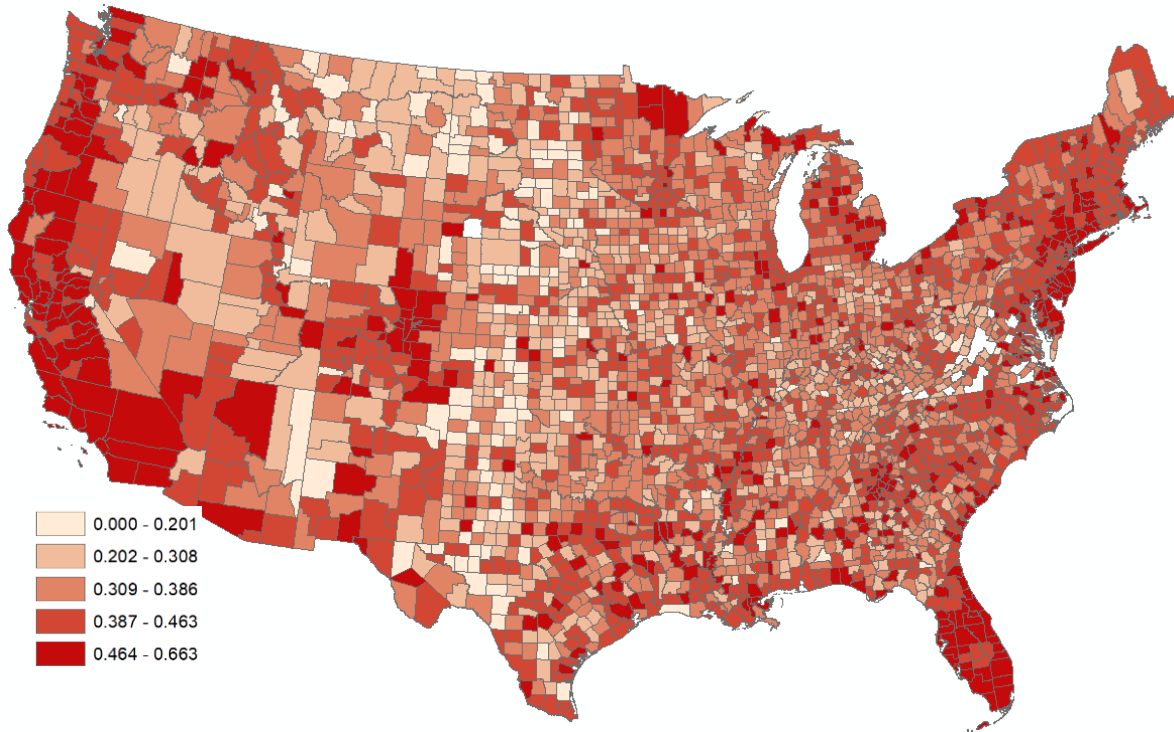
# Owner Occupied: Households with burden greater than 30% of income



Source: American Community Survey 2022: 5-Yr Average



# Renter Occupied: Households with burden greater than 30% of income



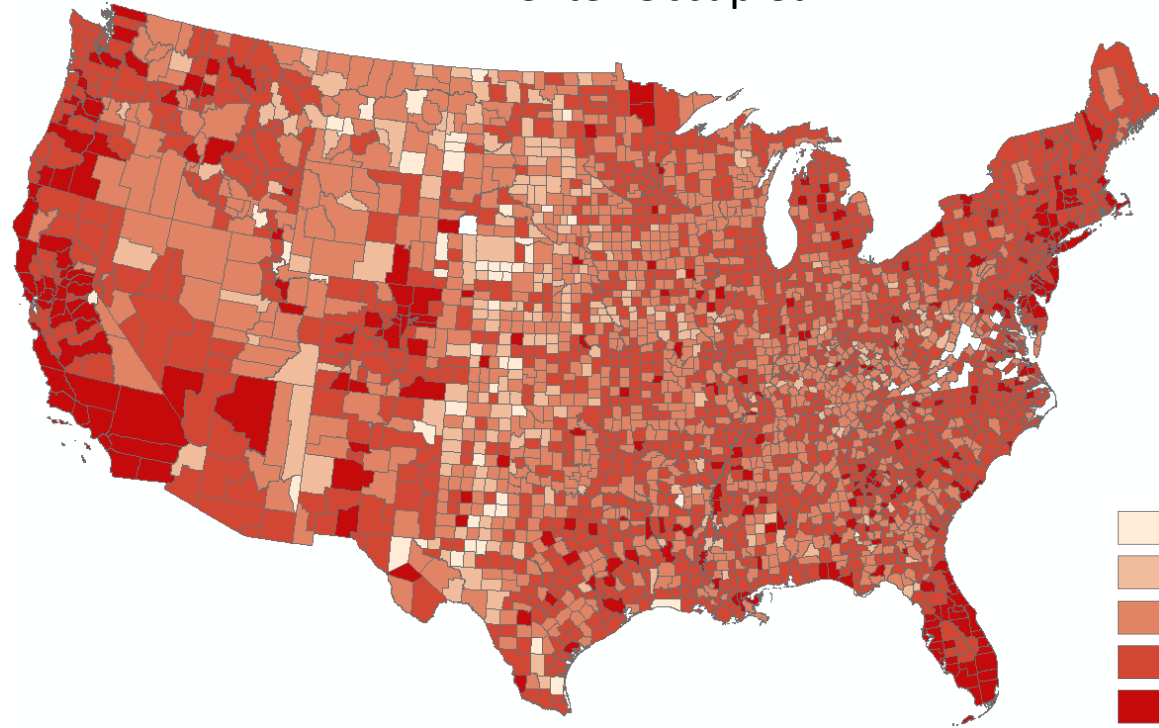
Source: American Community Survey 2022: 5-Yr Average



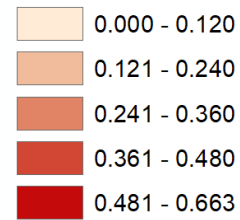
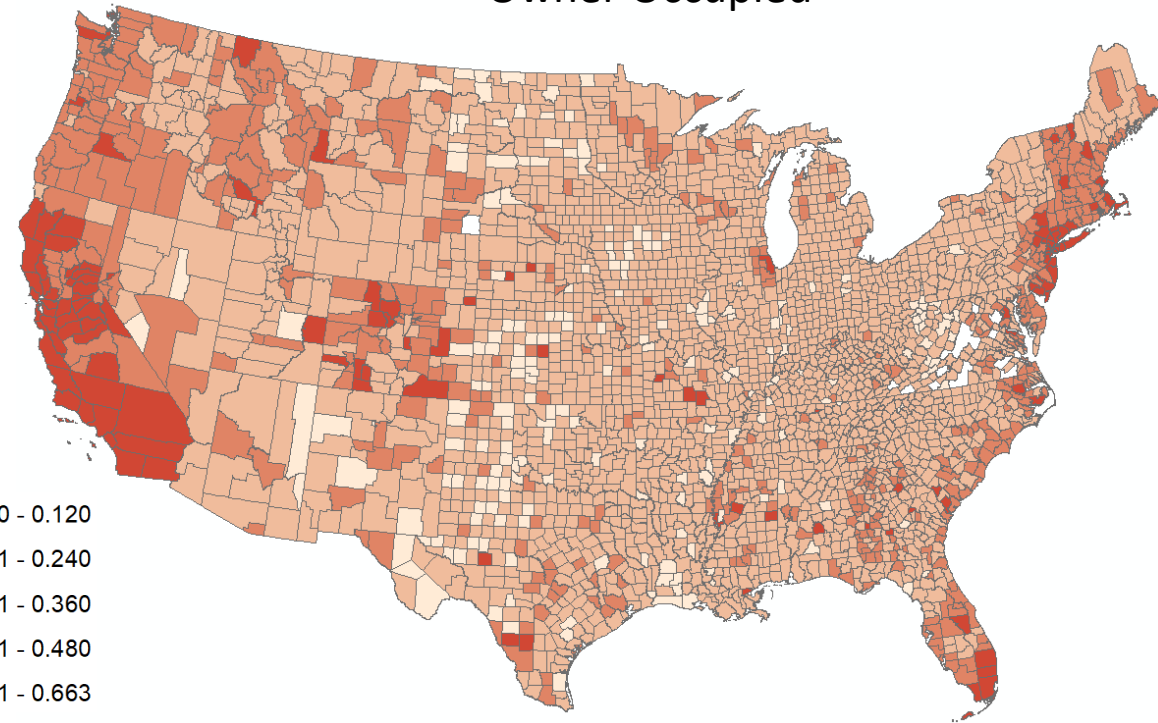


# Renter & Owner Comparison: Households with burden greater than 30% of income

Renter Occupied

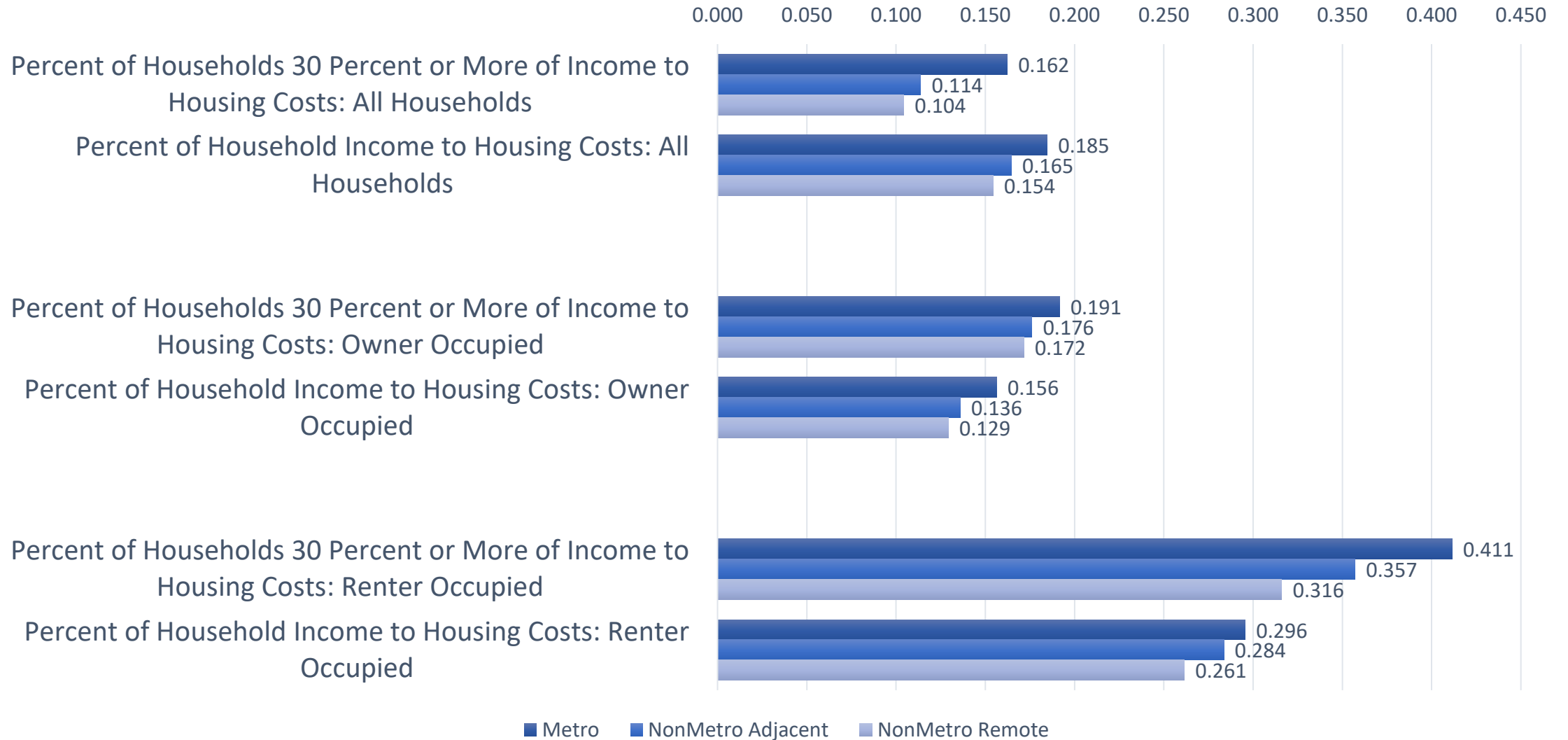


Owner Occupied



# Housing & Financial Stress

Metro, Non-Metro Adjacent & Non-Metro Remote

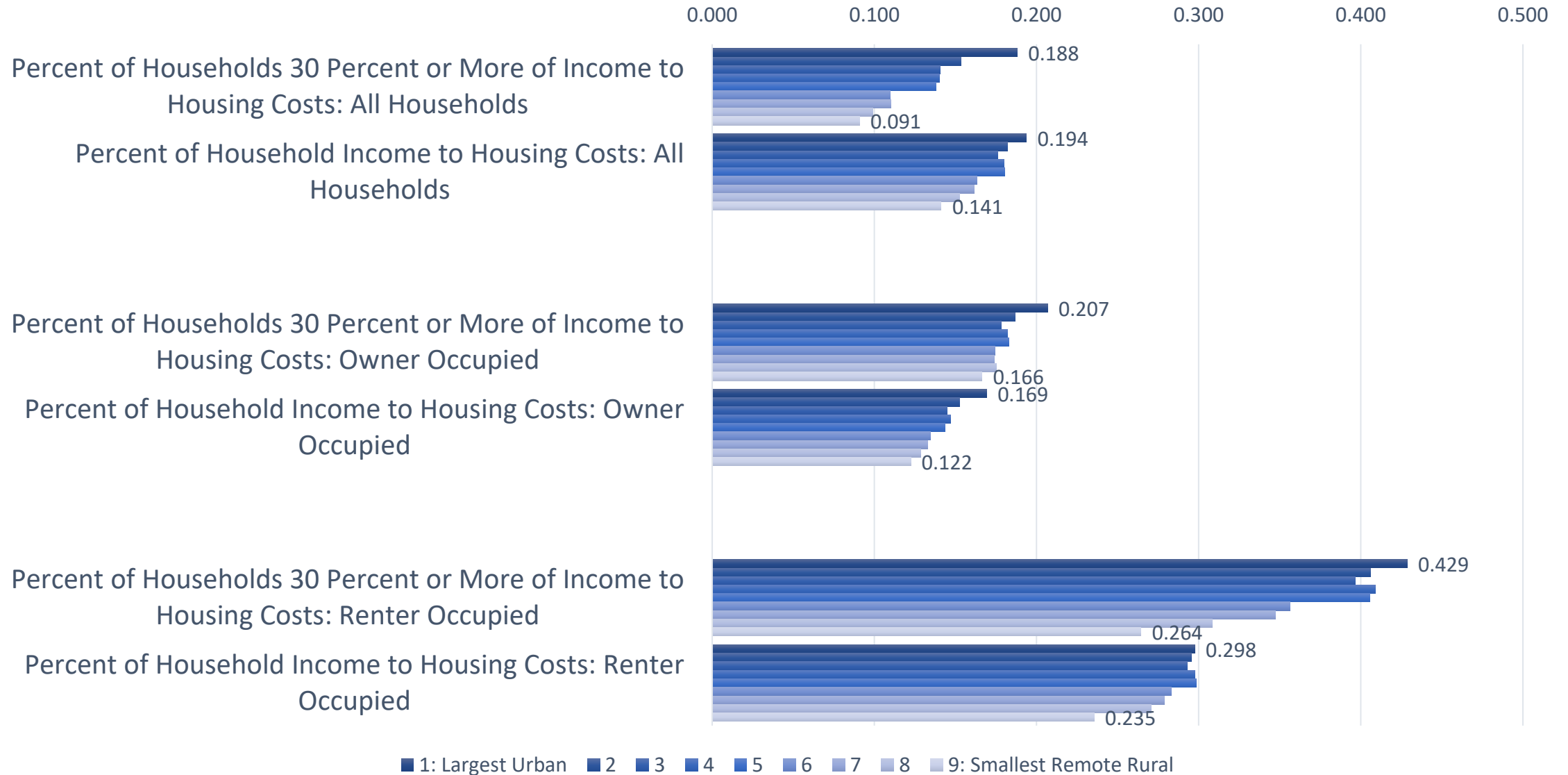


Source: American Community Survey 2022: 5-Yr Average



# Housing & Financial Stress

Largest Urban to Smallest Remote Rural



Source: American Community Survey 2022: 5-Yr Average

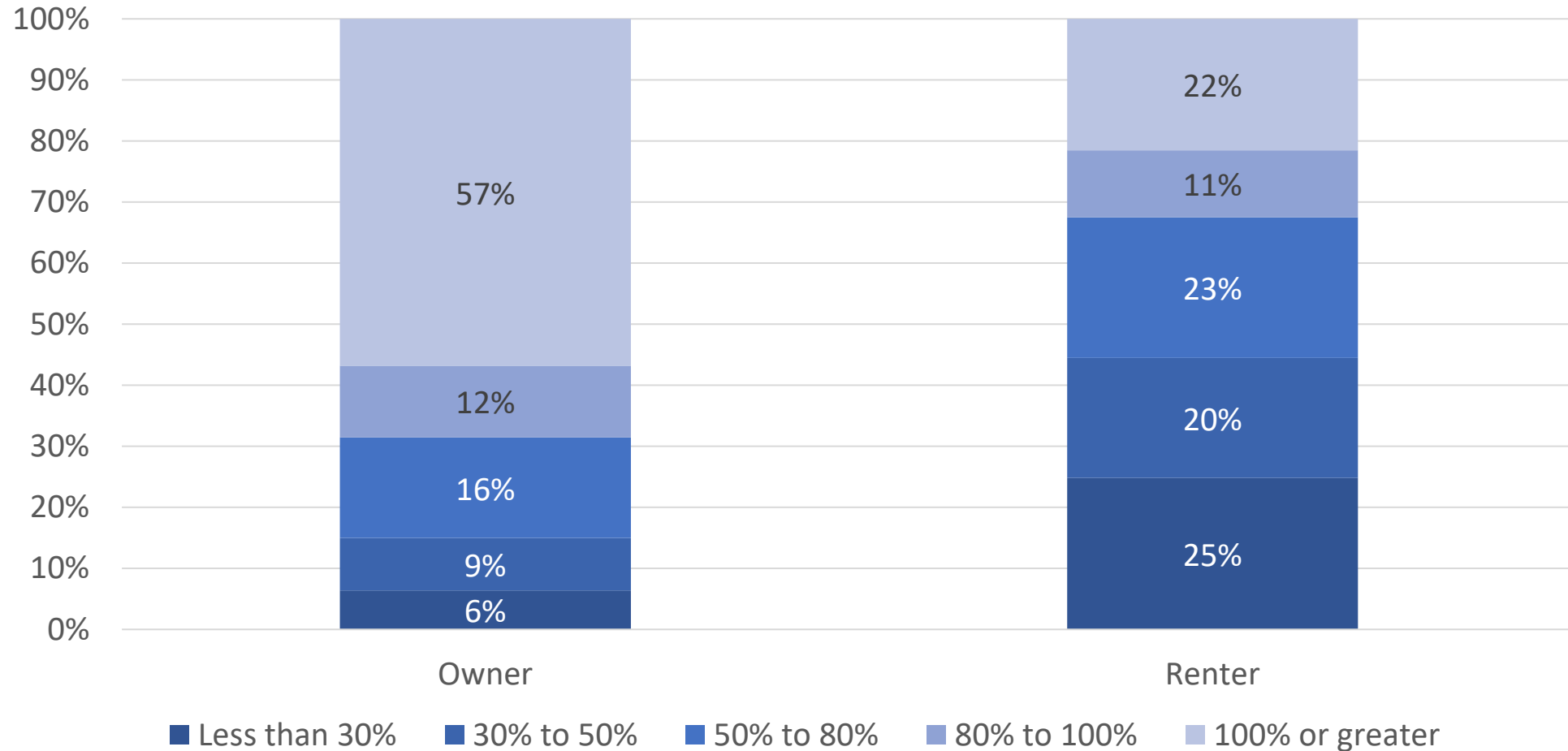




# Area Median Income & Housing Burdens



# HUD Area Median Family Income & Home Ownership Status



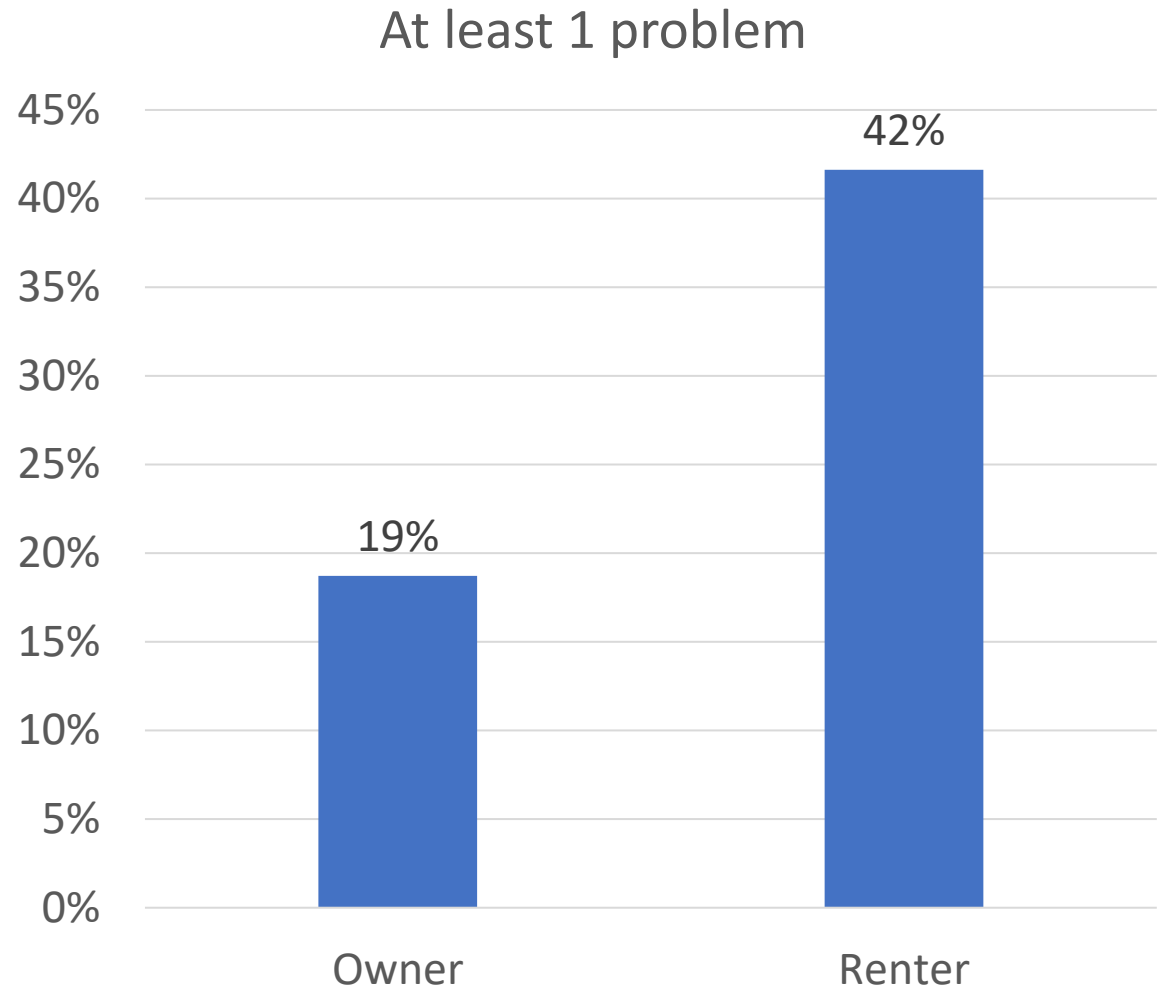
Source: U.S. Department of Housing & Urban Development





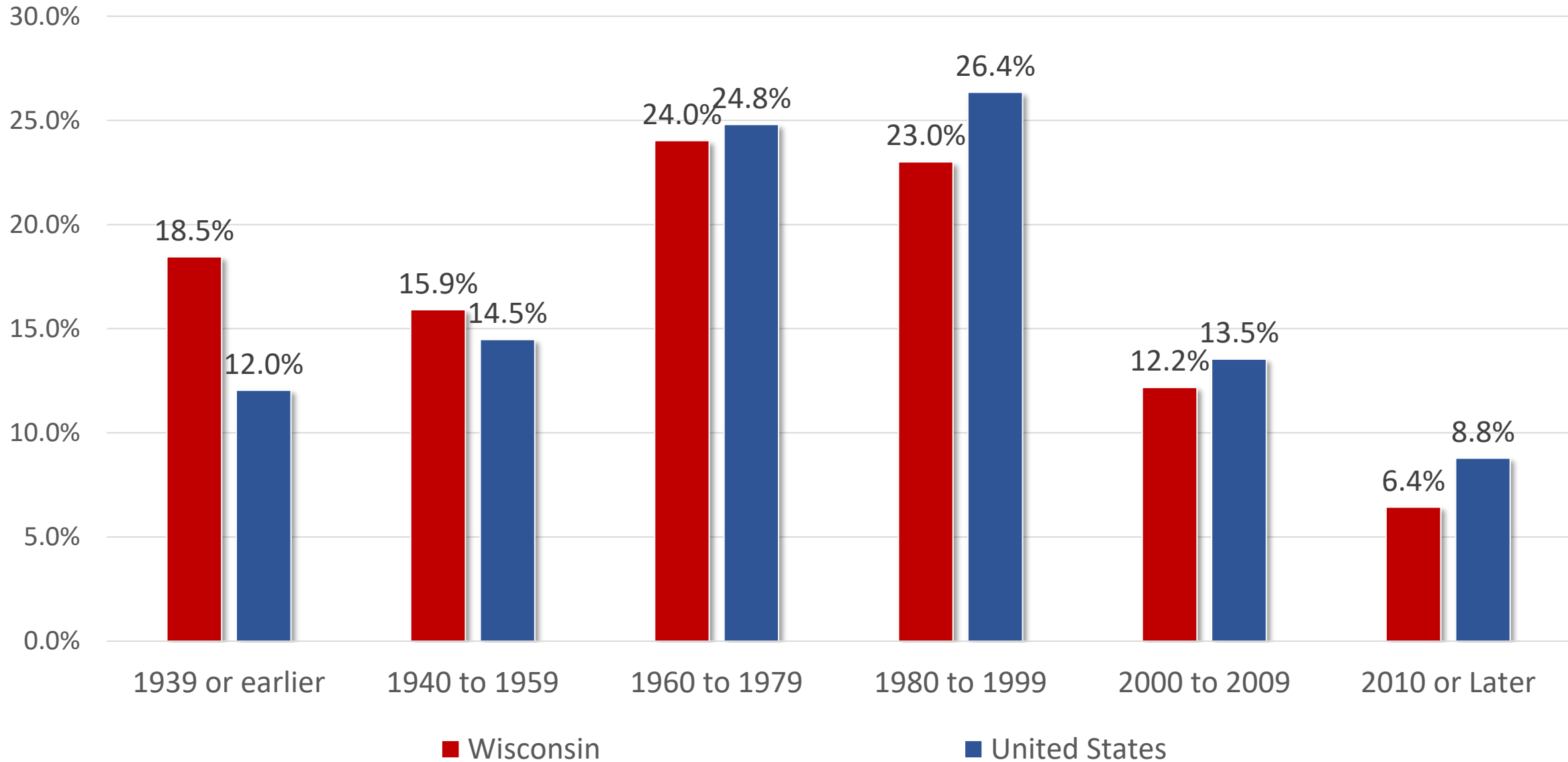
# Wisconsin HUD-Identified Problems & Ownership

- Incomplete kitchen facilities
- Incomplete plumbing
- More than 1 person per room
- Cost burden greater than 30%



Source: U.S. Department of Housing & Urban Development

# Year Structure Built – Percent of Housing Units (2018-2022 5-Year Estimates)

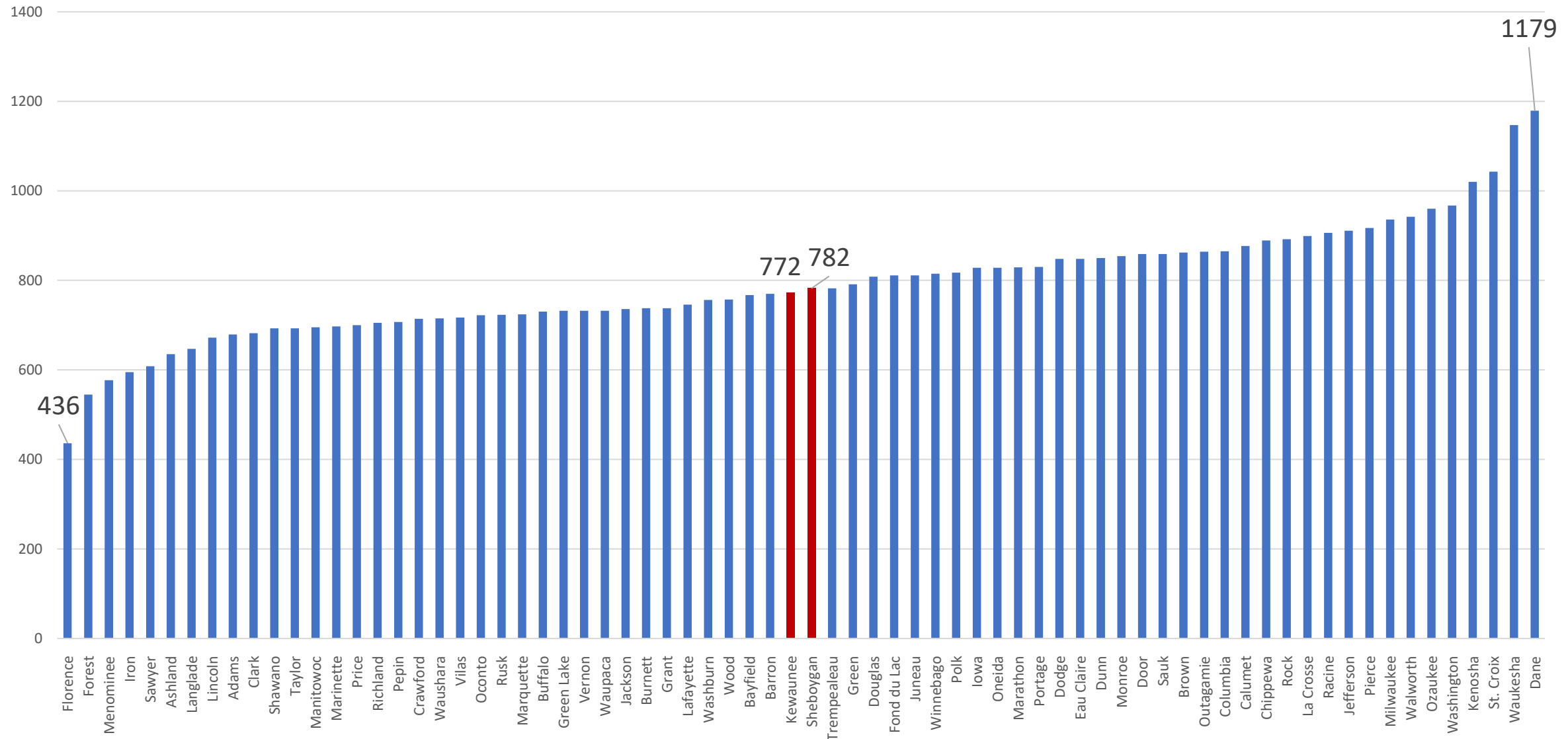




# Statewide Cost, Vacancy Rates & Building Activity

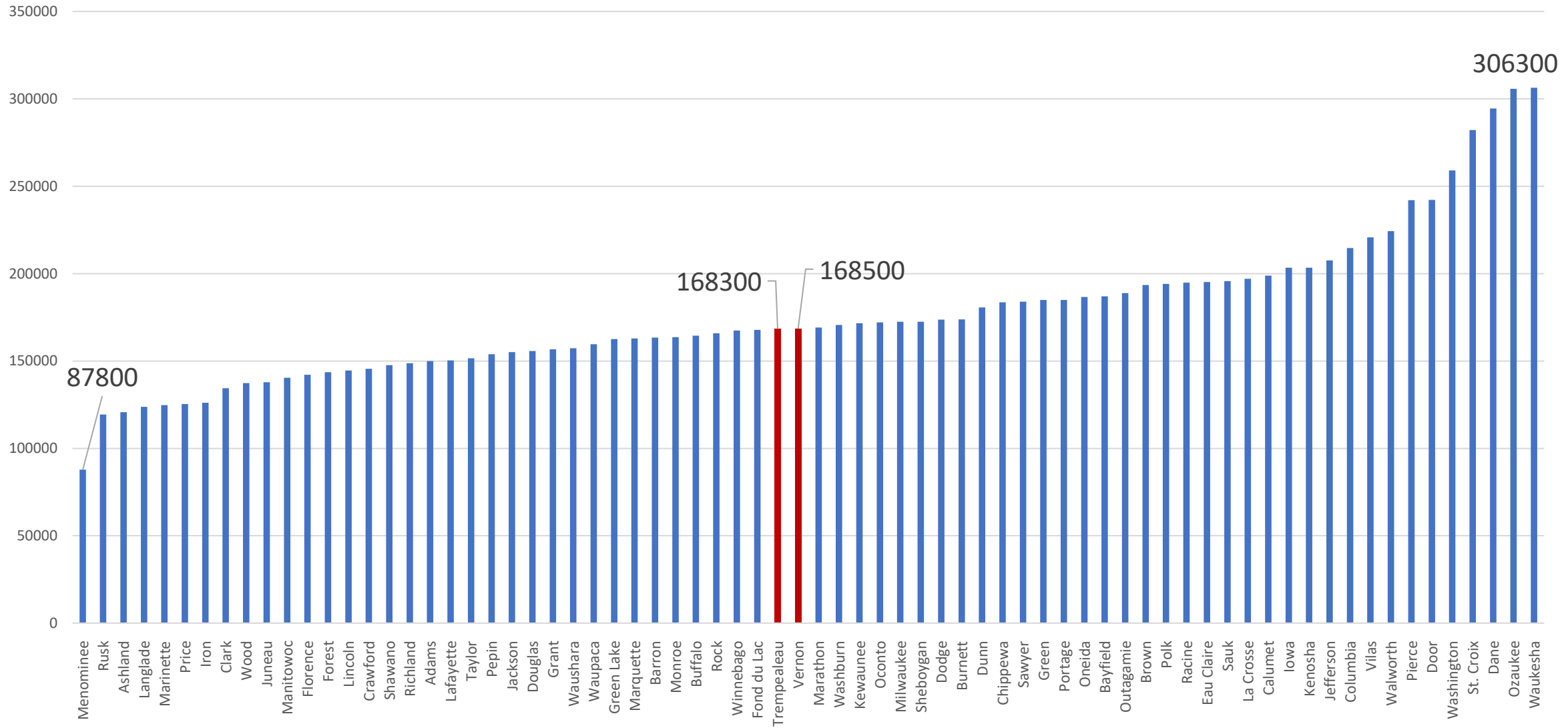


# Wisconsin Median Gross Rent by County



Source: U.S. Department of Housing & Urban Development

# Wisconsin Median Home Value by County

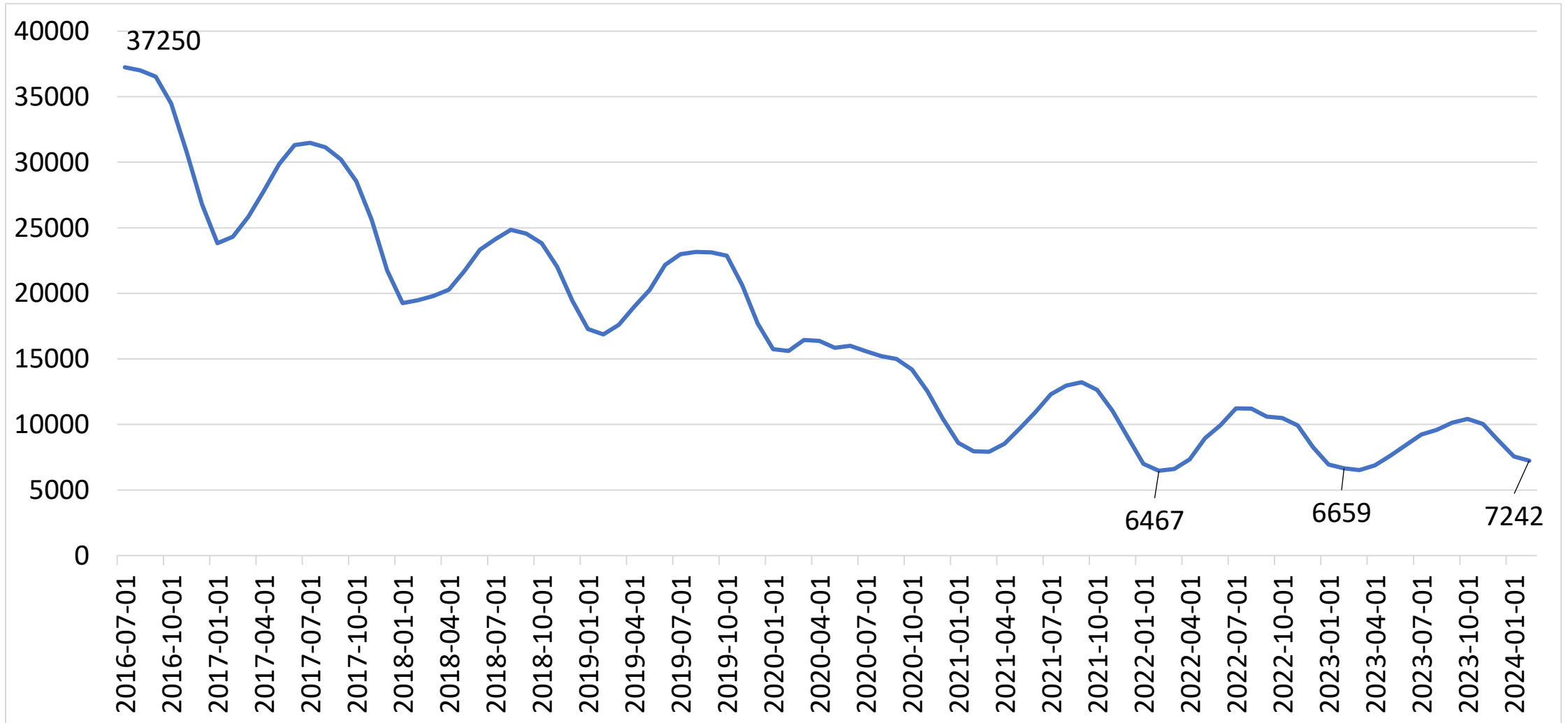


Source: U.S. Department of Housing & Urban Development





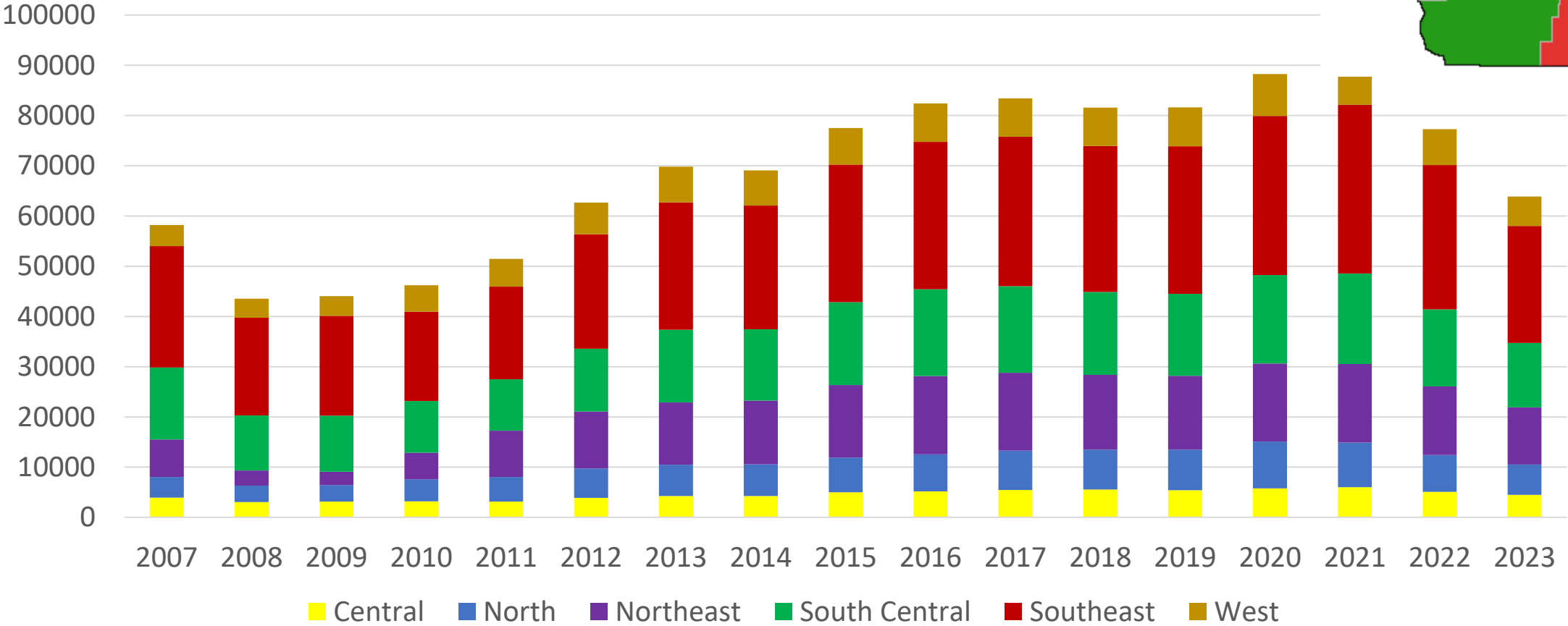
# Statewide Active Listings July 2016 – January 2024



Source: Wisconsin Realtors Association

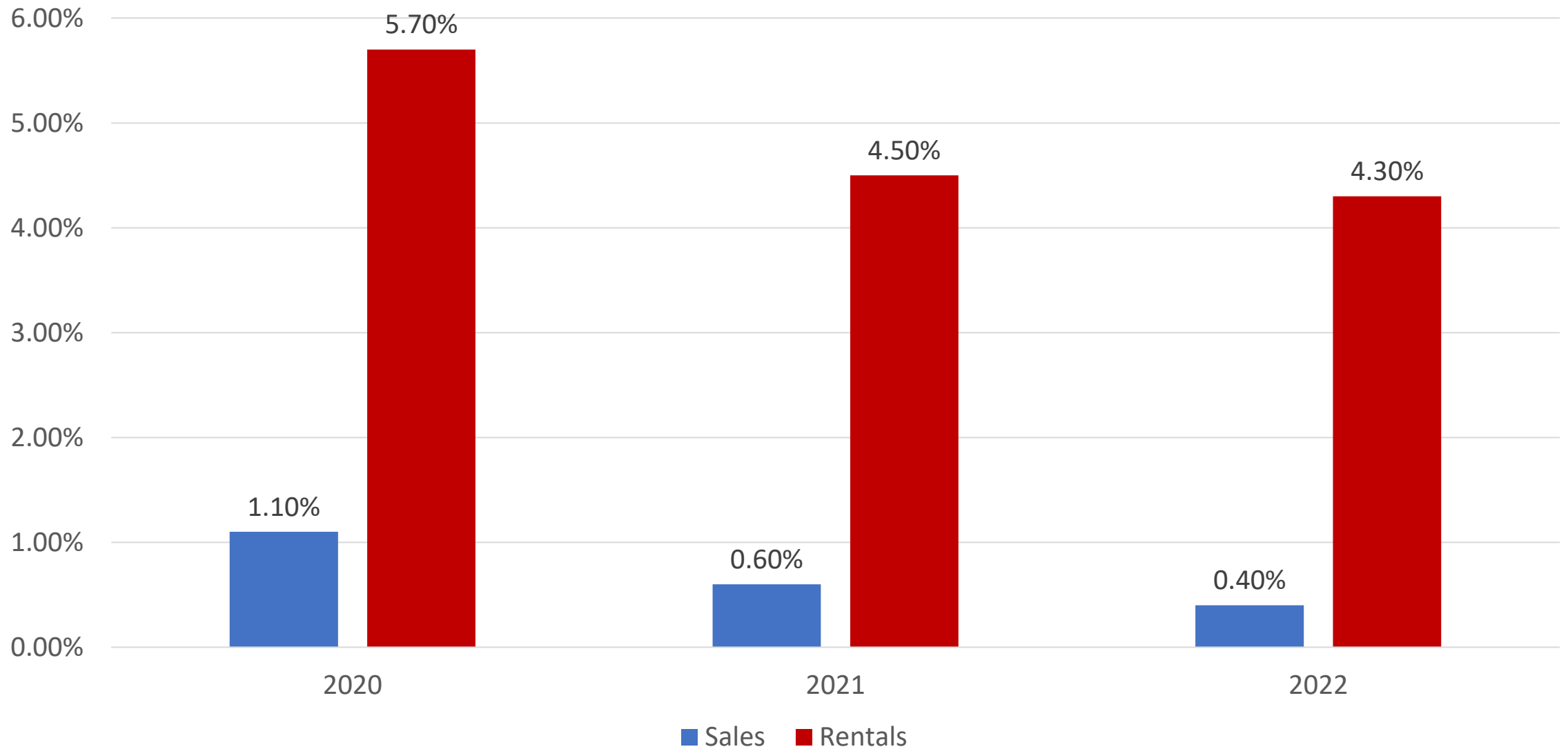


# Home Sales by Region



Source: Wisconsin Realtor's Association

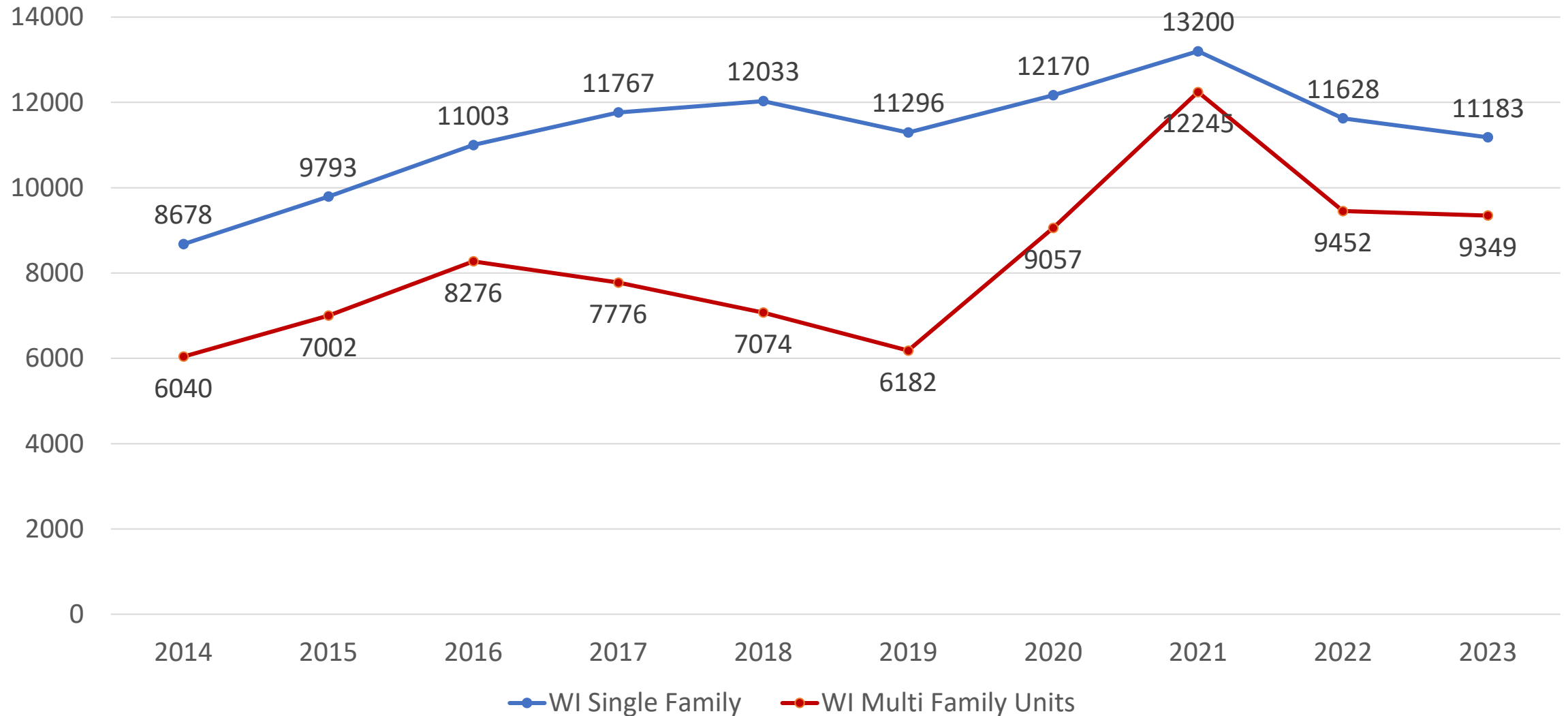
# Statewide Vacancy Rates 2020 - 2022



Source: U.S. Department of Housing & Urban Development



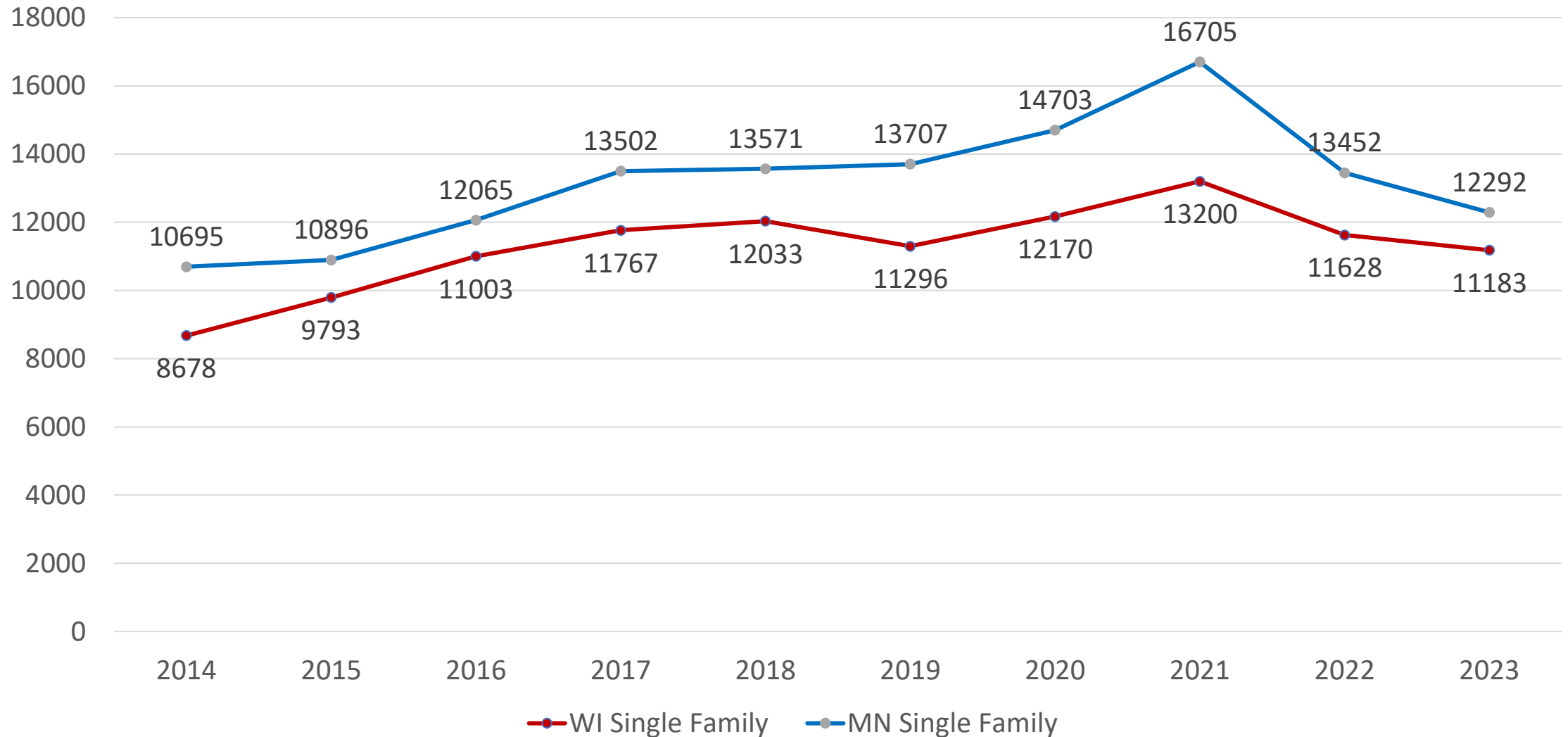
# Statewide Building Activity



Source: U.S. Department of Housing & Urban Development



# Wisconsin – Minnesota Single Family Building

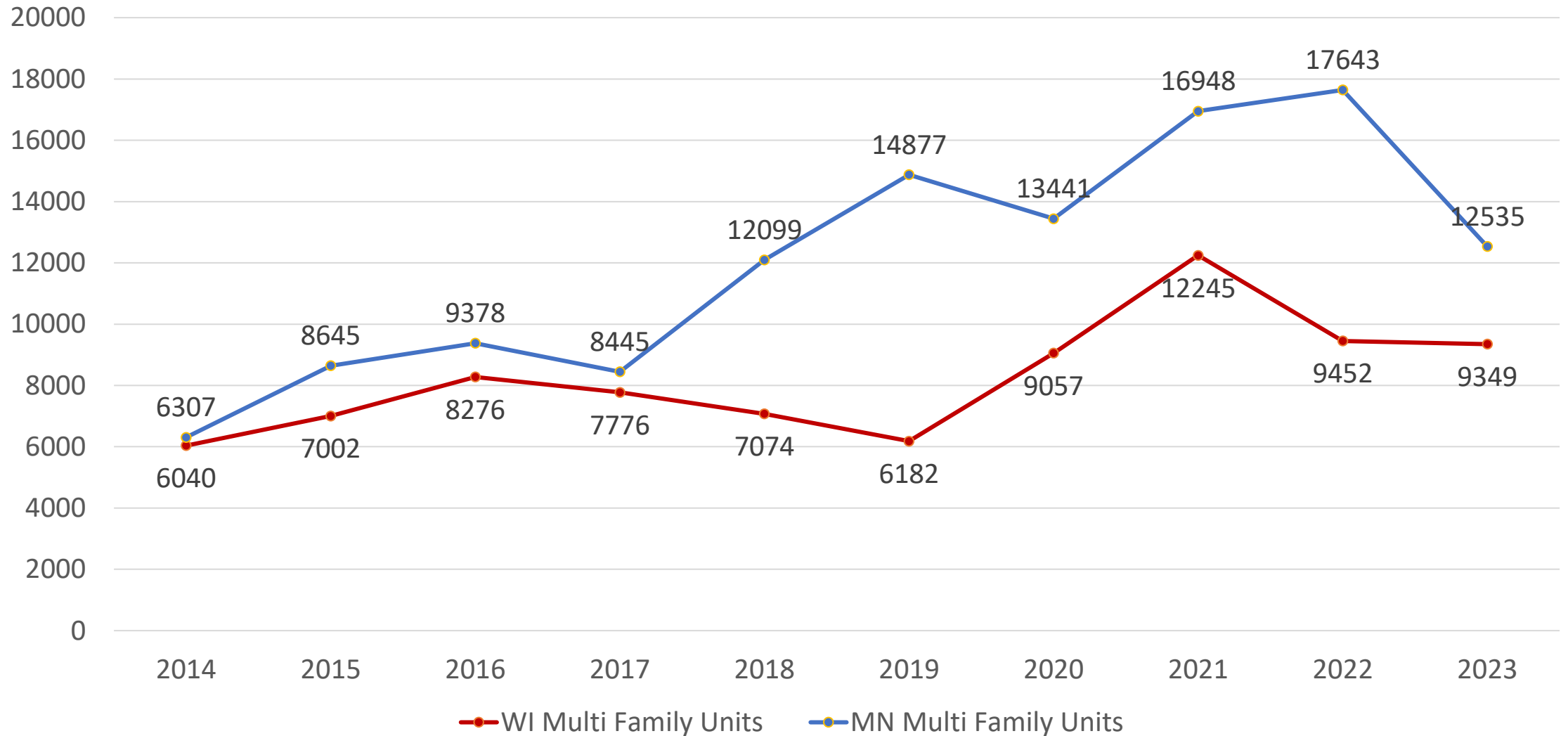


Source: U.S. Department of Housing & Urban Development





# Wisconsin – Minnesota Multi Family Building



Source: U.S. Department of Housing & Urban Development



# Darkest Before the Dawn?

## Gov. Evers signs package of legislation aimed at increasing housing stock

BY: HENRY REDMAN - JUNE 22, 2023 1:15 PM



Gov. Tony Evers signed a five bills into law Thursday to increase the state's housing stock. (Representative Robert Brooks | Facebook)



Home » PRESS RELEASES » Sheboygan County Economic Development Corporation: SCEDC & Forward

## Sheboygan County Economic Development Corporation: SCEDC & Forward Fund Corporation: Break ground on new entry-level homes in Founders' Pointe subdivision

The mission of the Forward Fund, a ten-million-dollar community development investment by Johnsonville LLC, Kohler Co., Masters Gallery Foods Inc., Sargento Foods Inc., and Sheboygan County, is to provide funding to address short- and long-term workforce development barriers and initially being used to drive the construction of entry-level homes.



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