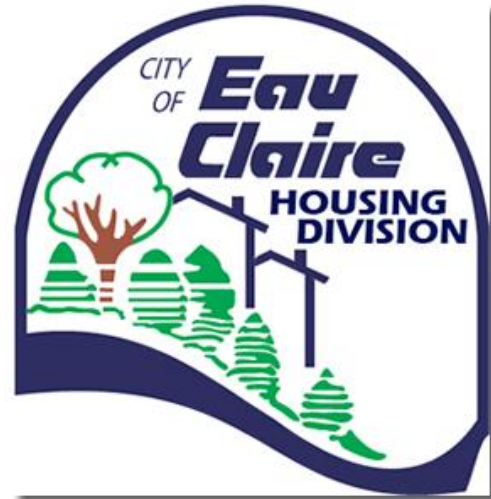


JULY 2018



HOUSING AFFORDABILITY DATA

CITY OF EAU CLAIRE, WISCONSIN



ASSISTANCE PROVIDED BY:
CEDAR CORPORATION
604 WILSON AVENUE
MENOMONIE, WI 54751
800.472.7372

Housing Affordability Data: City of Eau Claire

This document contains a variety of qualitative and quantitative data sources to identify factors that may affect housing affordability in the City of Eau Claire. The main data sources include:

- U.S. Census data (1990, 2000 and 2010)
- American Community Survey 2016 5-Year Estimates
- Wisconsin Department of Administration Demographic Service Center

A. Population

In 2016, the population of the City of Eau Claire was 67,654. This is a 19% increase since 1990 (*Table 1*). Eau Claire County’s population has increased 20% and Chippewa County’s population has increased 21% during that same period.

Table 1: Population

Year	1990	2000	2010	2016	% Increase 1990-2016
City of Eau Claire	56,856	61,704	65,883	67,654	19.0%
Eau Claire County	85,183	93,142	98,736	101,907	19.6%
Chippewa County	52,360	55,195	62,415	63,355	21.0%

US Census 1990, 2000, 2010 100% data and 2016 ACS 5-Year Estimate

The Wisconsin Department of Administration’s Demographic Service Center projects that the City of Eau Claire’s population will grow 9% between 2016 and 2040 (*Table 2*).

Table 2: Population Projections

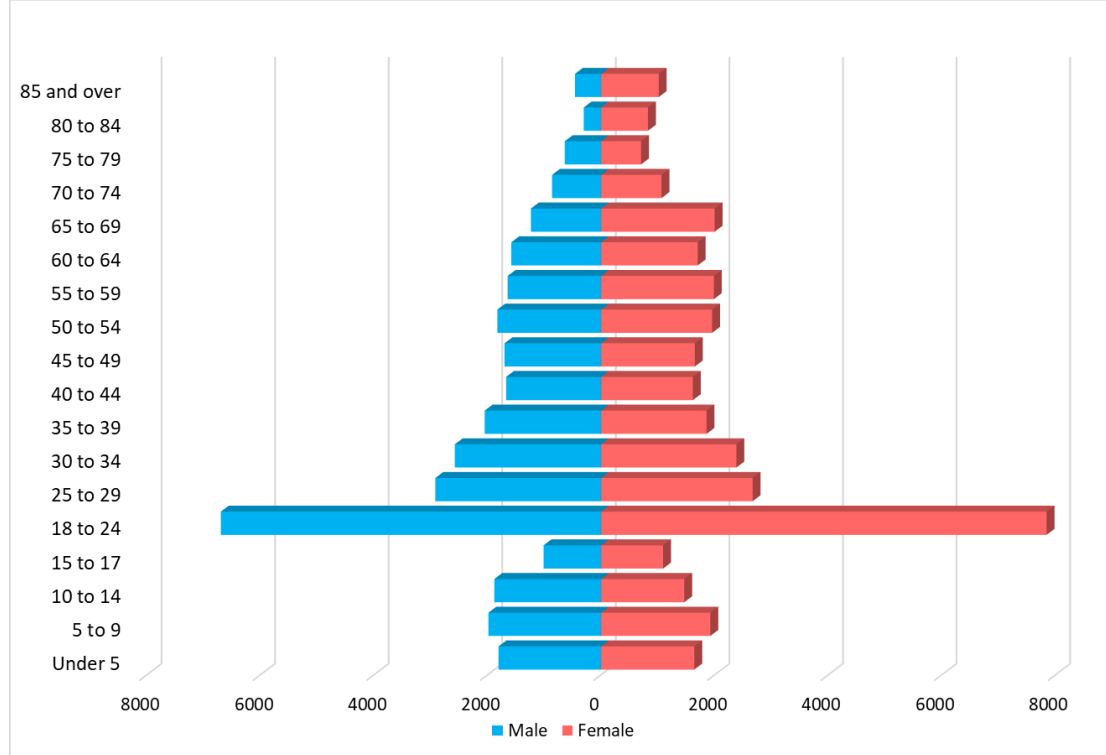
2016 Estimate	2020	2025	2030	2035	2040	% Increase 2016-2040
67,654	69,225	70,895	72,255	73,095	73,770	9.0%

Wisconsin DOA: Population Projections and ACS 2016 ACS 5-Year Estimate

B. Population Distribution by Age and Sex

Figure 1 depicts the distribution of the age and sex of residents in the City of Eau Claire using a population pyramid. The decreasing number of resident in their younger years between birth and 17 years of age is reflected in the population forecasts which shows slowing population growth. The “bulge” in residents between 18 and 24 years of age is due to a large number of students enrolled at the University of Wisconsin-Eau Claire and Chippewa Valley Technical College who claim Eau Claire as their home.

Figure 1: Population Distribution by Age and Sex: City of Eau Claire



Wisconsin DOA: Population and Household Projections and 2016 ACS 5 Year Estimate

C. Households

Between 2010 and 2016, the total number of households has increased by 4%. The number of 1-person households increased by 11% and the number of 4-or-more-person households increased by 21% (Table 3). The number of 2-person and 3-person households decreased. This may indicate a need for small dwelling units for 1-person households as well as larger units for households with four or more people.

The average household size has increased slightly between 2010 and 2016 from 2.29 persons per household to 2.32. During that same time the average family size increased from 2.92 persons per family to 3.0 persons.

Table 3: Households and Persons per Household

Year	2010	2016 (ACS)	Percent Change 2010-2016
Total Number of Households	26,803	27,898	4.1%
1-person household	8,485	9,423	11.1%
2-person household	9,644	9,644	0.0%
3-person household	3,999	3,813	-4.7%
4-or-more-person household	3,646	4,412	21.0%
Average household size	2.29	2.32	1.3%

US Census 2010 100% data and 2016 ACS 5-Year Estimate

Table 4 shows that the number of households in the City is projected to increase by 12.7% or 3,544 dwelling units between 2016 and 2040. Housing needs are typically met through new housing construction, infill development, and redevelopment.

Table 4: Housing Unit Projections

2016 Estimate	2020	2025	2030	2035	2040	% Increase 2016-2040
27,898	28,909	29,821	30,586	31,128	31,442	12.7%

US Census 2016 5-Year Estimate, Wisconsin DOA Population and Housing Projections

D. Population Distribution by Race and Hispanic Origin

Although still predominately White, the race of Eau Claire residents is becoming more diverse. Since 1990, the percentage of residents who identify themselves as White decreased from 95.1% in 1990 to 91.5% in 2016 (*Table 5*).

During that same period, the percentage of residents who identify themselves as African American rose from 0.4% to 1.0%, the percentage of residents who identify themselves as Asian or Pacific Islander rose from 3.8% to 4.7% and the percentage of residents who identify themselves as Two or More Races rose from 1.3% in 2000 to 2.1%. Although not reported in 1990, the percentage of residents identifying themselves as Hispanic increased from 1.9% to 2.3%.

In Eau Claire and Wisconsin, Hmong Americans make up a majority of residents who identify as Asian or Pacific Islander.

Table 5: Race over Time

Year	1990		2000		2010		2016 (ACS)		% Change 2000-2016
	Population	%	Population	%	Population	%	Population	%	
Race									
White	54,042	95.1%	57,657	93.4%	60,226	91.4%	61,914	91.5%	7.4%
African American	211	0.4%	429	0.7%	752	1.1%	688	1.0%	60.4%
American Indian	332	0.6%	337	0.5%	347	0.5%	390	0.6%	15.7%
Asian or Pacific Islander	2,150	3.8%	2,282	3.7%	3,043	4.6%	3,163	4.7%	38.6%
Other Race	121	0.2%	209	0.3%	356	0.5%	82	0.1%	-60.8%
Two or More Races	N/A	N/A	790	1.3%	1,159	1.8%	1,417	2.1%	79.4%
Hispanic Identity	N/A	N/A	619	1.0%	1,268	1.9%	1,539	2.3%	48.6%

US Census 1990 and 2010 100% data and 2016 ACS 5-Year Estimate

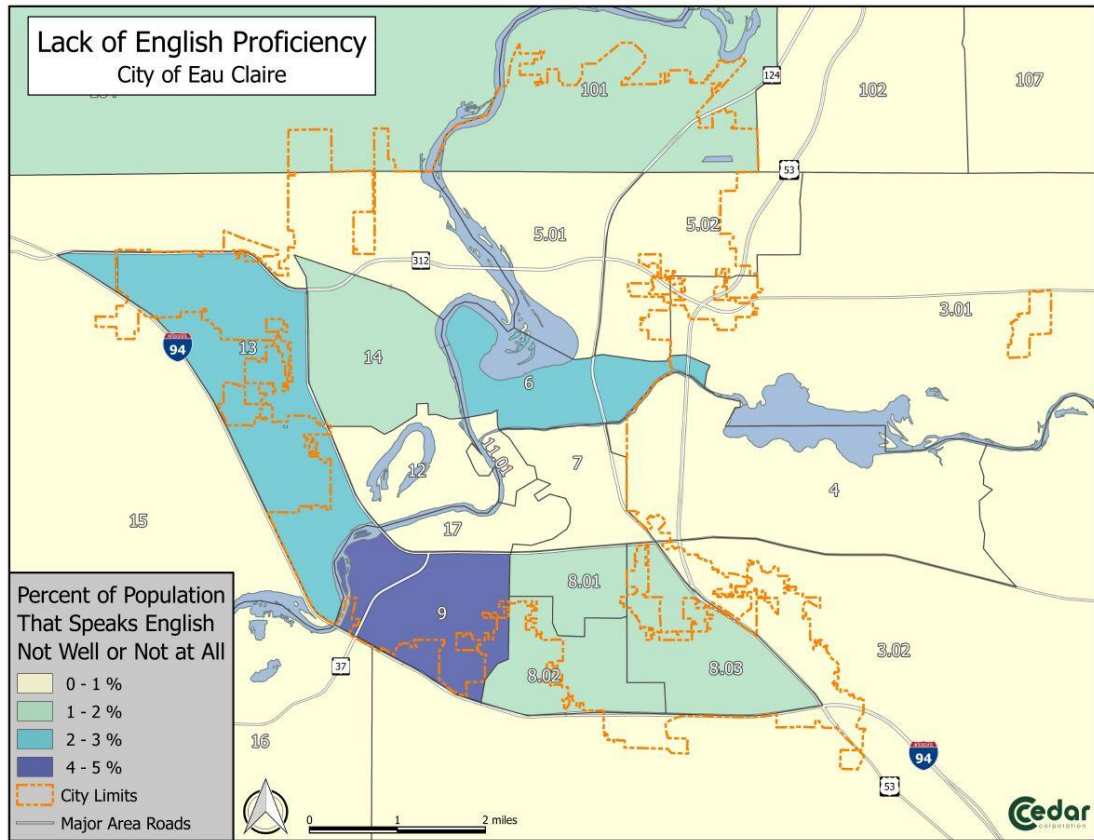
The distribution of race throughout the City varies. Maps in the Appendix A show the lowest percentage (83.7% to 85%) of the White population is found in Census Tract 6 in an older part of the City. Higher percentages (4.4% to 10.5%) of the Asian population are located around the periphery of the City. The highest percentages (3.0% to 4.5%) of the African American/Black population are located in Census Tract 11.01 near the University of Wisconsin-Eau Claire Campus. The highest percentages (4.0% to 8.0%) of the Hispanic/Latino population are located in the central and southern areas of the City. There are not any high concentrations of minorities based on Census Tracts that would indicate the segregation of a particular race in the Community.

E. Lack of English Proficiency

In 2016, 1.4% of the City of Eau Claire’s population indicated they spoke English “not well” or “not at all”. Approximately 64% of these were born outside of the United States.

Map 1 shows the distribution of residents based on Lack of English Proficiency. Some concentrations are shown in Census Tracts along the Interstate 94 corridor and older parts of the City particularly in the Birch Street neighborhoods.

Map 1: Lack of English Proficiency: City of Eau Claire by Census Tract



US Census 2016 ACS 5-Year Estimate

F. Income

In 2016, the City of Eau Claire's estimated median household income (MHI) was \$45,130, an 18% increase from the 2010 US Census Survey.

Table 6 shows the MHI for Whites and people who identify as Hispanics is slightly above the MHI for all households. MHI for Asian households (87.0%), people who identify as having Two or More Races (76.6%) and Black/African American households (31.3%) was less than the MHI for all residents.

Table 6: Median Household Income for Race

Race	Amount	% of Median HHI
White	\$46,079	102.1%
Black/African American	\$14,023	31.1%
American Indian/Alaskan Native	N/A	N/A
Asian	\$39,259	87.0%
Hawaiian/Pacific Islander	N/A	N/A
other	N/A	N/A
Two or More Races	\$34,567	76.6%
Identify as Hispanic	\$47,933	106.2%

US Census 2016 ACS 5-Year Estimate

When compared to the median household income by race in Table 6, per capita income based on race shows us that people who identify as Hispanic, having Two or More Races, or Asian may live in larger households compared to Whites and Black/African American (*Table 7*).

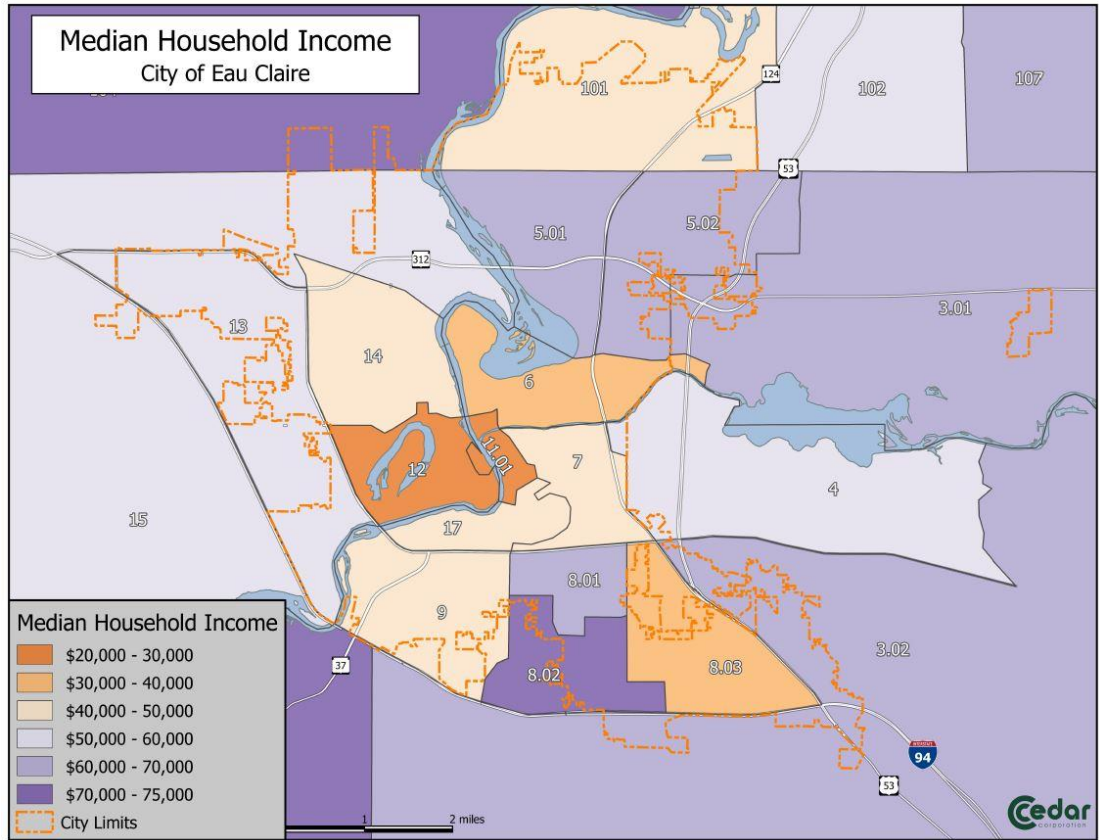
Table 7: Per Capita Income Based on Race

Race	Amount
White	\$25,694
Black/African American	\$10,729
American Indian/Alaskan Native	\$11,739
Asian	\$16,858
Hawaiian/Pacific Islander	\$17,096
other	N/A
Two or More Races	\$7,997
Identify as Hispanic	\$14,579

US Census 2016 ACS 5-Year Estimate

Map 2 shows the median household income in the City of Eau Claire by Census Tract. Lower household incomes are found in older parts of the City including the UW-Eau Claire campus area and neighborhoods near the downtown and extending along Birch Street. Higher incomes are found on the periphery of the City.

Map 2: Median Household Income: City of Eau Claire by Census Tract



US Census 2016 ACS 5-Year Estimate

G. Poverty and Unemployment

In 2016, poverty rates varied greatly depending on the make-up of the family. In the City of Eau Claire:

- 8% of family's household income fell below the poverty line
- 2% of families with related children under the age of 18 fell below the poverty line
- 18.3% of families with related children under the age of 5 fell below the poverty line

In 2016, households with a female head-of-household had an increased chance of falling below the poverty line. In the City of Eau Claire:

- 27.7% of female-led households fell below the poverty line
- 36.6% of female-led households with children under 18 fell below the poverty line
- 59.5% of female-led households with children under 5 years of age fell below the poverty line

Table 8 shows the percentage of population, based on race, who live in poverty. Those who identified themselves as White had the highest number of persons who lived in poverty but the lowest overall percentage by race (16.2%). Those who identified themselves as American Indian/Alaska Native had the smallest number of persons who lived in poverty but the highest overall percentage by race (75.6%).

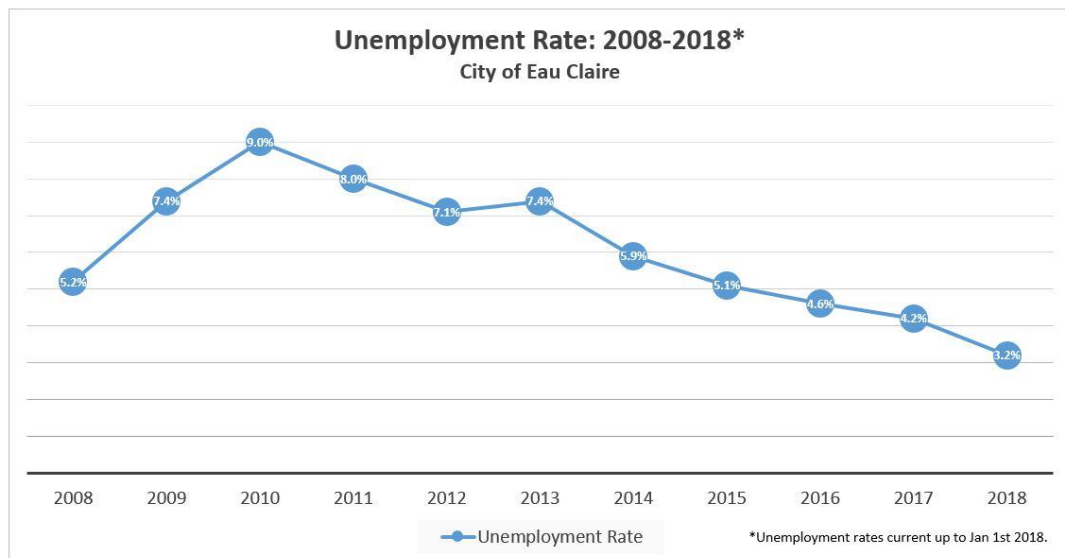
Table 8: Persons in Poverty by Race: City of Eau Claire

Race	Total	In Poverty	Percent
White	61,914	10,016	16.2%
Black/African American	688	312	45.3%
American Indian/Alaskan Native	390	295	75.6%
Asian	3,066	891	29.1%
Hawaiian/Pacific Islander	97	N/A	N/A
Other	82	N/A	N/A
Two or More Races	1,417	501	35.4%
Identify as Hispanic	1,539	295	19.2%

US Census 2016 ACS 5-Year Estimate

Currently, the unemployment rate is low in the City of Eau Claire. In January 2008, the unemployment rate was 5.2%. This marked the start of the economic downturn that affected the entire country. In Eau Claire, unemployment rates peaked in 2010 (9.0%) and today it is only 3.2% (*Figure 2*). The low unemployment rate demonstrates that there are work opportunities for Eau Claire’s residents but does not show what education level is required or what wages and salaries are offered.

Figure 2: Unemployment Rate 2008-2018: City of Eau Claire



US Department of Labor-Bureau of Labor Statistics

H. Educational Attainment

Educational attainment can be linked to the type of work a person is qualified for and the wages or salary they may obtain. This affects the amount of disposable income a person has and what type of housing they can afford.

Table 9 shows the percentage of population, 25 years or older, who have attained less than a high school diploma are highest among non-whites though all races have higher percentages who have some college/associates degree or a bachelor's degree or higher.

Table 9: Educational Attainment by Race - 25 Years or Older

Race	Total	Less than High School Diploma		High School Graduate (includes equivalency)		Some College or Associate's Degree		Bachelor's Degree or Higher	
		Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
White	37,844	1,865	4.9%	9,355	24.7%	14,424	38.1%	12,200	32.2%
African American	357	100	28.0%	65	18.2%	128	35.9%	64	17.9%
American Indian	190	33	17.4%	105	55.3%	31	16.3%	21	11.1%
Asian or Pacific Islander	1,606	474	29.5%	348	21.7%	351	21.9%	433	27.0%
Other	323	0	0.0%	32	9.9%	171	52.9%	120	37.2%
Hispanic Identity	745	121	16.2%	106	14.2%	278	37.3%	240	32.2%

US Census Data-2016 ACS 5 year estimate

I. Means of Transportation

For workers, transportation choices can be influenced by access to services, incomes, disabilities, distance to work and personal preferences. According to the US Census Bureau's 2016 American Community Survey 5-Year Estimates, workers used the following means of transportation for work.

- 78% drove alone
- 8.5% carpooled
- 1.4% utilized public transportation (excluding taxis)
- 4.7% walked
- 1% bicycled
- 0.9% arrived via other means
- 5.4% worked at or from home

Of working households, 1.6% had no vehicle available, 22.8% had a single vehicle available, 45.5% had 2 vehicles available, and 30.1% had 3 or more vehicles available.

J. Housing Profile and Affordability

Housing occupancy is designated as being owner-occupied or renter-occupied. In 2016, 50.9% of housing in the City of Eau Claire was owner-occupied and 44.2% was renter-occupied. In Wisconsin, approximately 67% of housing is owner-occupied (*Table 10*). The highest concentrations of rental properties are found in the older areas of the City of Eau Claire, by the University of Wisconsin-Eau Claire and Chippewa Valley Technical College campuses and along the Interstate 94 corridor (Appendix A).

The lower and decreasing owner-occupied housing rates are influenced by the number of rental properties for UW-Eau Claire and Chippewa Valley Technical College students as well as more rental units being built compared to single-family homes.

Table 10: Owner and Renter Occupied Housing

Year	2000		2010		2016	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	24,895		28,134		28,631	
Occupied	24,016	96.5%	26,803	95.3%	27,234	95.1%
By Owner	13,759	55.3%	14,779	52.5%	14,584	50.9%
By Renter	10,257	41.2%	12,024	42.7%	12,650	44.2%
Vacant	879	3.5%	1,331	4.7%	1,397	4.9%

US Census 2000, 2010 100% data and 2016 ACS 5-Year Estimate

Housing expenditures that exceed 30% of household income have historically been viewed as an indicator of a housing affordability problem. Table 11 shows that 51.1% of renters are paying 30% or more of their household income for rent and related expenses which would indicate that many rental units are not affordable.

Owner-occupied housing is more affordable in the City of Eau Claire with only 22.3% of homeowners indicating they are paying 30% or more of their income towards the mortgage and other homeowner related costs (*Table 12*).

Table 11: Rent as a Percent of Household Income

Amount	Renters	Percent
Total Occupied Rental Units	12,156	
Less than 15.0 percent	1,495	12.3%
15.0 to 19.9 percent	1,599	13.2%
20.0 to 24.9 percent	1,704	14.0%
25.0 to 29.9 percent	1,262	10.4%
30.0 to 34.9 percent	1,205	9.9%
35.0 percent or more	4,891	40.2%

US Census 2016 ACS 5-Year Estimate

Table 12: Owner-Occupied Housing Costs as a percent of Household Income

Amount	Owners	Percent
Total Owner-Occupied Units	9,921	
Less than 20.0 percent	4,869	49.1%
20.0 to 24.9 percent	1,833	18.5%
25.0 to 29.9 percent	1,009	10.2%
30.0 to 34.9 percent	666	6.7%
35.0 percent or more	1,544	15.6%

US Census 2016 ACS 5-Year Estimate

According to HUD, the vacancy rate is important in determining whether there is adequate housing supply to meet demand. An overall vacancy rate of 3.0% (1.5% owner-occupied and 5.0% renter-occupied) is considered best. In 2016, 1.9% of owner-occupied housing and 4.0% of renter-occupied housing was vacant in the City of Eau Claire.

In 2016, the median monthly costs for renters was \$836. If this is 30% of income then monthly income would need to be \$2,787 per month or \$17.42 per hour assuming 160 hours of work per month.

In 2016, the median monthly costs for all homeowners was \$1,198. If this is 30% of income then monthly income would need to be \$3,997 per month or \$24.98 per hour assuming 160 hours of work per month.

Generally, these monthly incomes are achievable if there are at least two wage earners in a household. These numbers show that it would be difficult for a single wage earner to afford housing in the City of Eau Claire.

K. Age of Housing Stock

Analyzing the age of the housing stock in the City of Eau Claire can provide insight into the condition and accessibility of dwellings. In Eau Claire, 73% of all housing stock was built in 1980 or earlier (*Table 13*).

Although the 2016 data does not indicate the condition of the housing stock, homes built in 1980 or earlier may have structural, mechanical, or other conditions that may make them expensive to maintain, heat/cool, inaccessible to handicapped residents or may have an impact on a person's health. Typical conditions of an aging housing stock include:

- Lead paint
- Asbestos in building materials
- Inefficient heating and cooling systems
- Old water and sanitary sewer systems
- Inadequate insulation
- Inefficient windows
- Stairs into the home
- Bedrooms and bathrooms on the 2nd floor
- Narrow hallways and stairs
- Small rooms

Table 13: Age of Housing Stock

Year	Number of Homes	Percent
Built 2014 or later	99	0.4%
Built 2010 to 2013	599	2.2%
Built 2000 to 2009	2,974	10.7%
Built 1990 to 1999	3,888	13.9%
Built 1980 to 1989	3,159	11.3%
Built 1970 to 1979	5,097	18.3%
Built 1960 to 1969	2,803	10.1%
Built 1950 to 1959	2,642	9.5%
Built 1940 to 1949	1,727	6.2%
Built 1939 or earlier	4,910	17.6%

US Census ACS 2016 5-Year Estimate

The US Census American Community Survey 2016 5-Year Estimates show that 11.7% of the noninstitutionalized population in the City of Eau Claire has a disability which would limit housing choices for these residents.

L. Home Mortgage Applications

Table 14 shows that minorities have a higher percentage (almost double) of loan applications denied than whites. All income ranges had applications that were denied but the lowest incomes had the highest rates of denial.

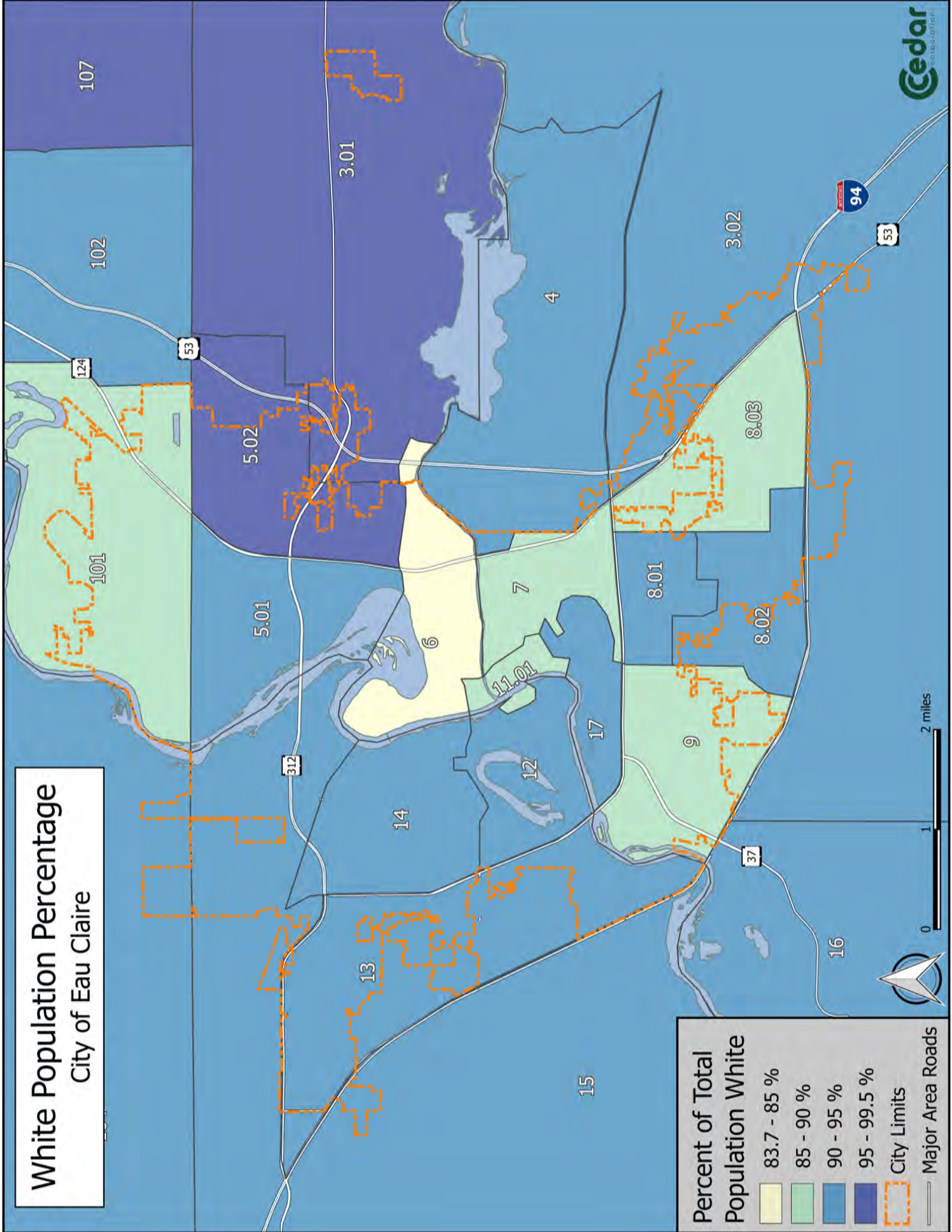
Table 14: Home Mortgage Applications: City of Eau Claire MSA

Race, Ethnicity, and Income	Applications Received	Loans Originated	Applications Denied	Other Application Status	% of Loans Denied
American Indian/Alaska Native	1	1	0	0	0.0%
Asian	35	23	6	6	17.1%
Black or African American	7	5	1	1	14.3%
White	2,184	1,735	173	276	7.9%
Hispanic or Latino	21	12	3	6	14.3%
Income					
Less than 50% of MSA/MD median	256	164	51	41	19.9%
50-79% of MSA/MD median	572	452	59	61	10.3%
80-99% of MSA/MD median	313	238	32	43	10.2%
100-119% of MSA/MD median	282	234	19	29	6.7%
120% or more of MSA/MD median	1,025	827	43	155	4.2%
Income Not Available	0	0	0	0	N/A

Bureau of Consumer Financial Protection, 2017 Home Mortgage Disclosure Act Aggregate Reports

Appendix A

White Population Percentage City of Eau Claire

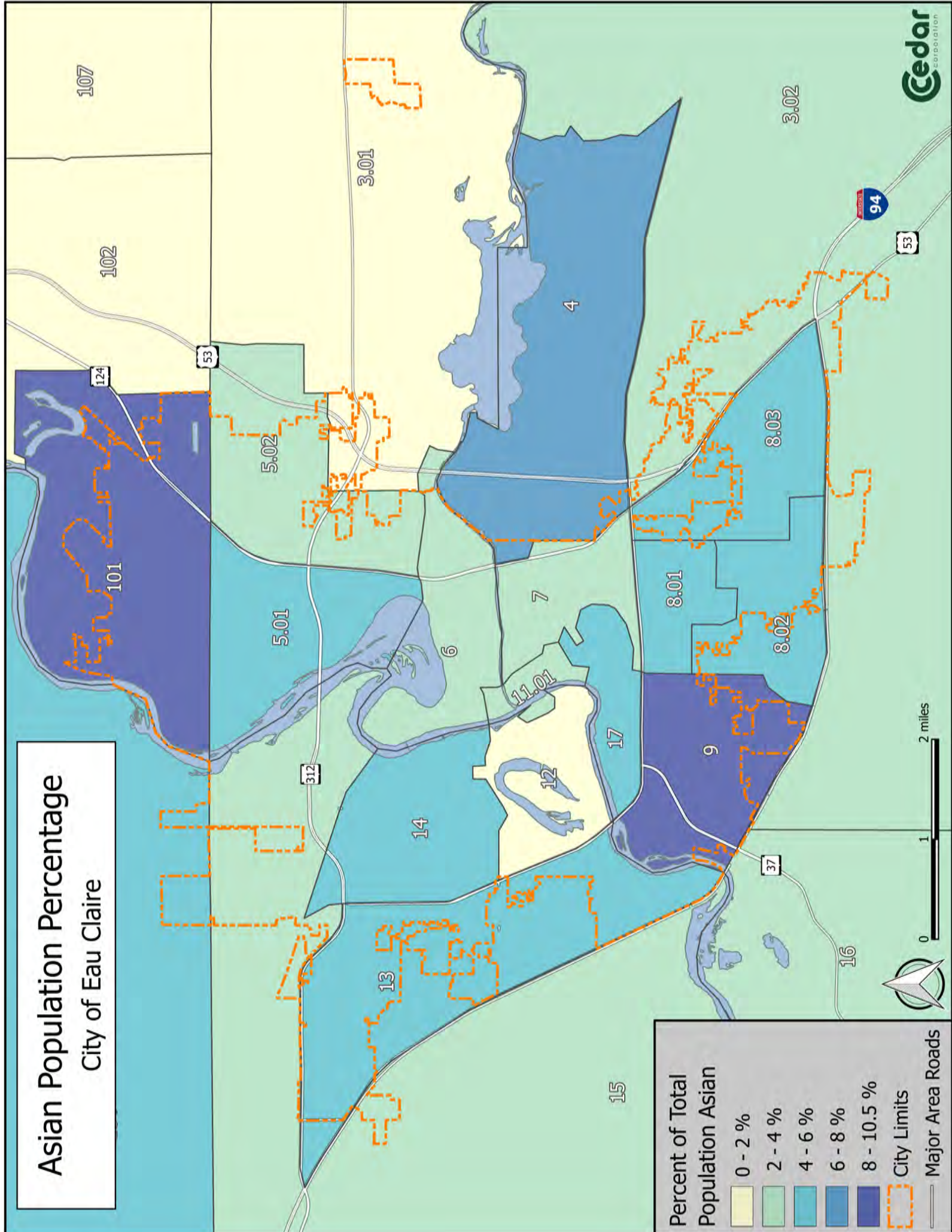


Percent of Total Population White

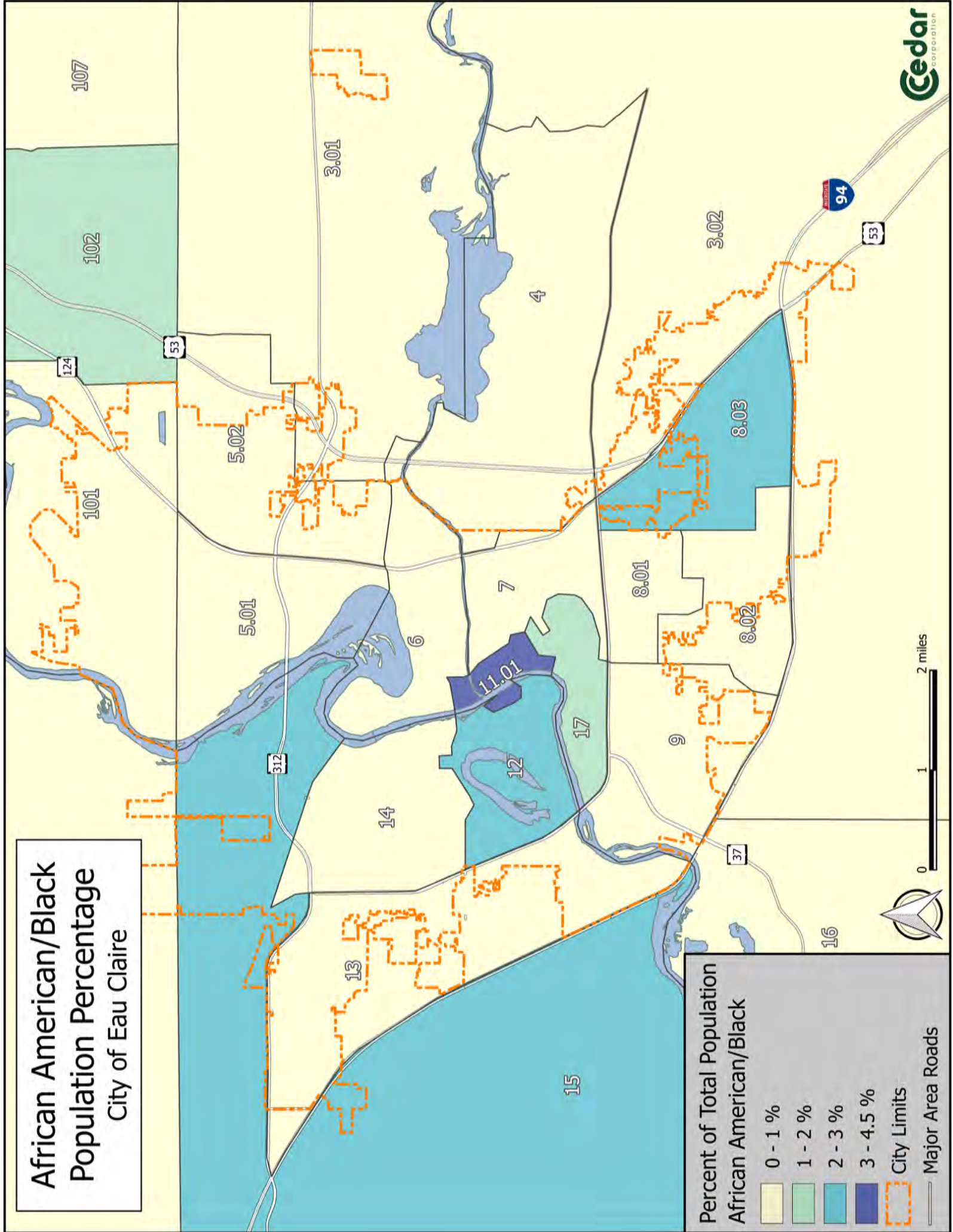
- 83.7 - 85 %
- 85 - 90 %
- 90 - 95 %
- 95 - 99.5 %
- City Limits
- Major Area Roads

Asian Population Percentage

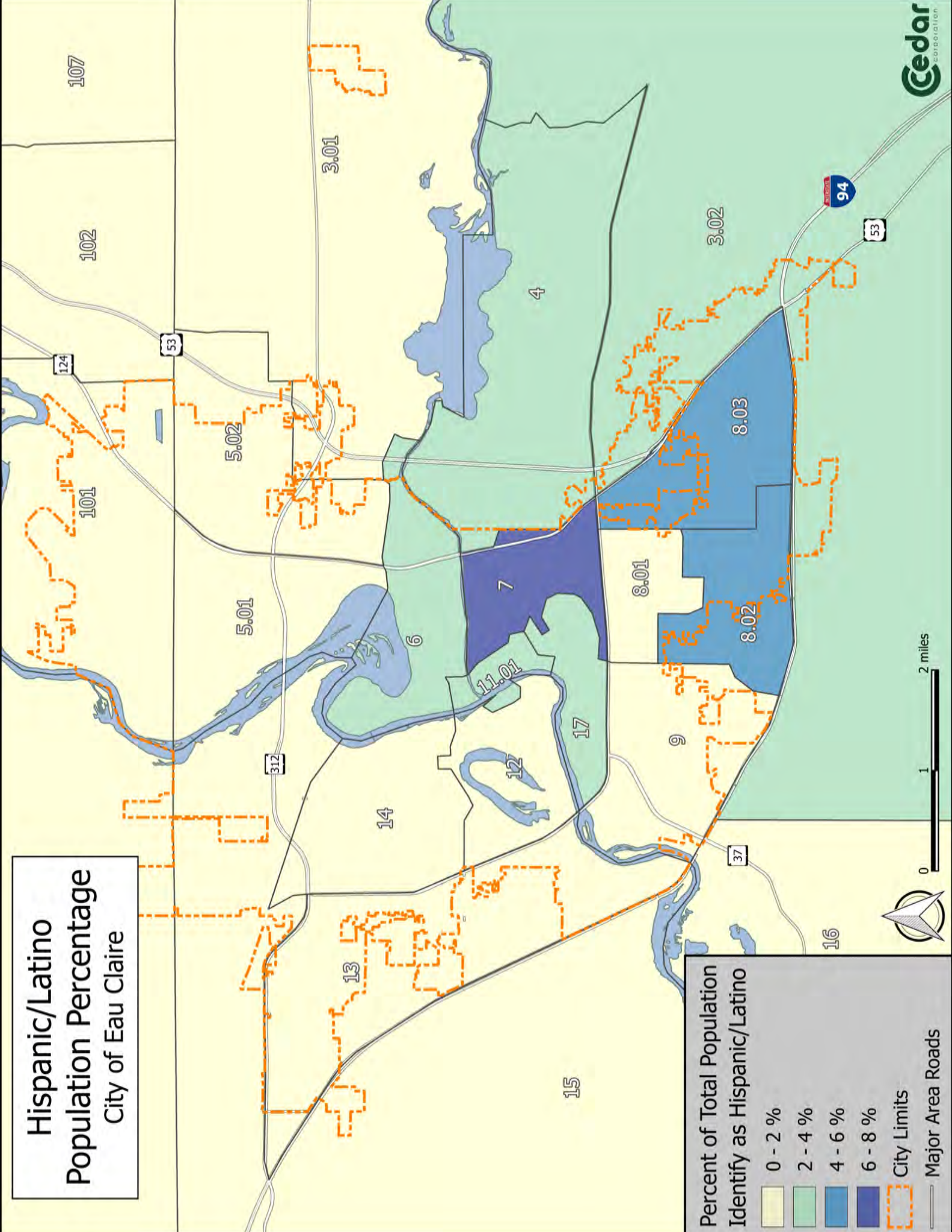
City of Eau Claire



African American/Black Population Percentage City of Eau Claire



Hispanic/Latino Population Percentage City of Eau Claire



Percent of Total Population Identify as Hispanic/Latino	
	0 - 2 %
	2 - 4 %
	4 - 6 %
	6 - 8 %
	City Limits
	Major Area Roads

107

102

101

5.02

5.01

3.01

3.02

4

6

11.01

12

17

7

8.01

8.03

8.02

9

14

13

15

16

124

53

312

37

94

53

2 miles

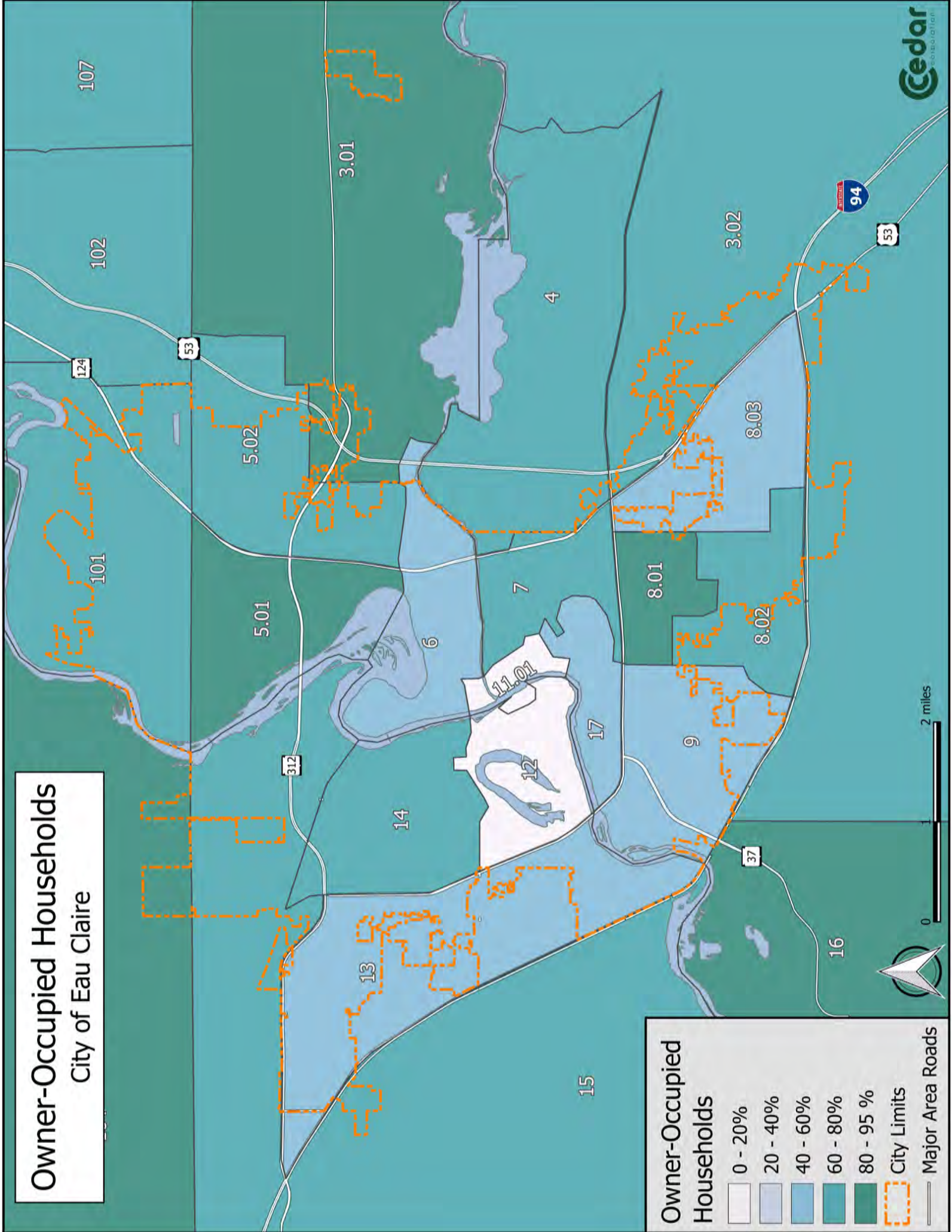
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Owner-Occupied Households

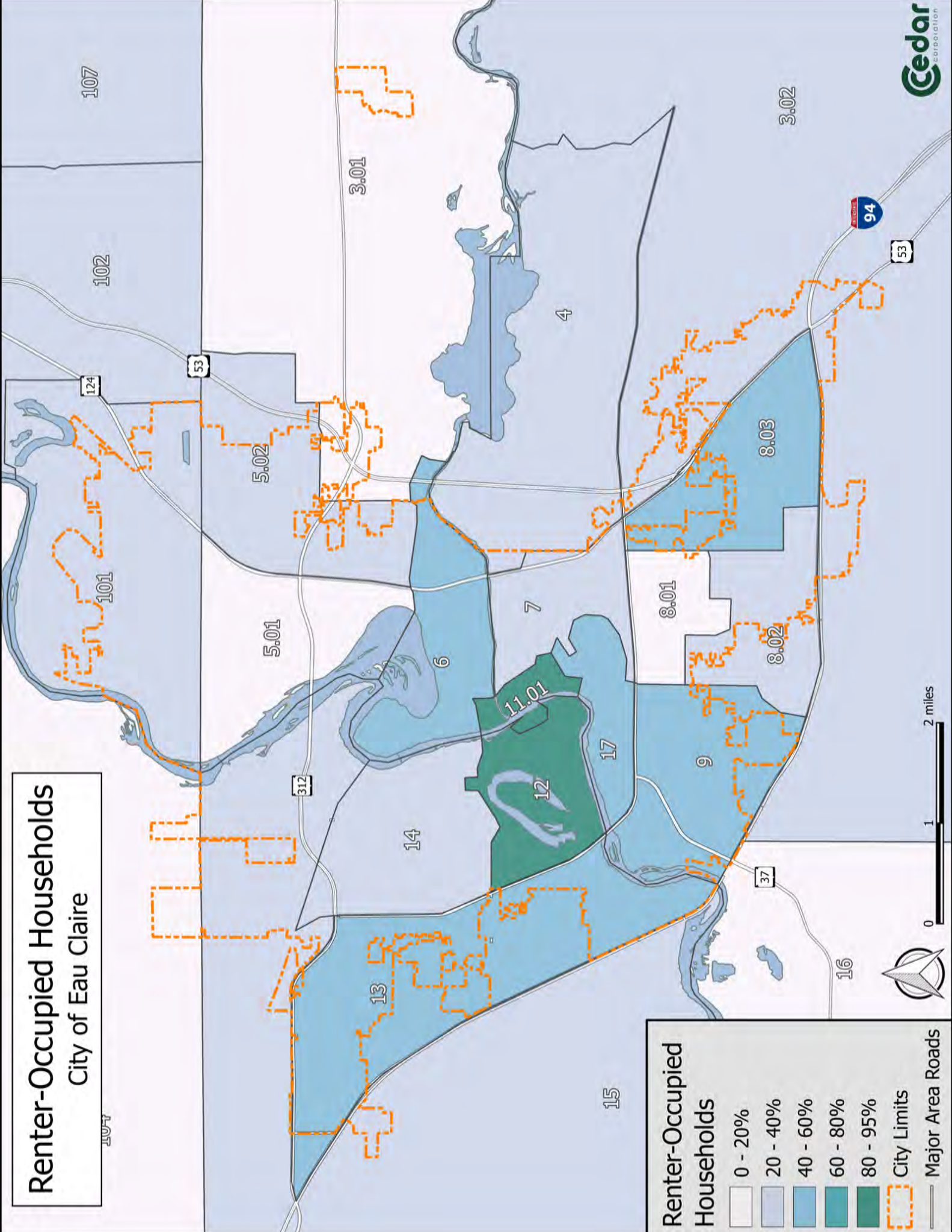
City of Eau Claire



Renter-Occupied Households

City of Eau Claire

107



Renter-Occupied Households

- 0 - 20%
- 20 - 40%
- 40 - 60%
- 60 - 80%
- 80 - 95%
- City Limits
- Major Area Roads

0 1 2 miles