

Improving Community Health

Housing: Jodie Molitor, Facilitator

Our homes play a critical role in shaping our health.

Where you live has a major impact on your physical and mental health and well-being. All people deserve to live in decent, stable homes at prices they can afford.

Housing affordability was frequently brought up in the 2024 Community Health Assessment Survey, Focus Groups, and Key Informant Interviews.

Between insufficient rentals and lack of starter homes, Sauk County families are struggling to find affordable housing at a variety of price points.

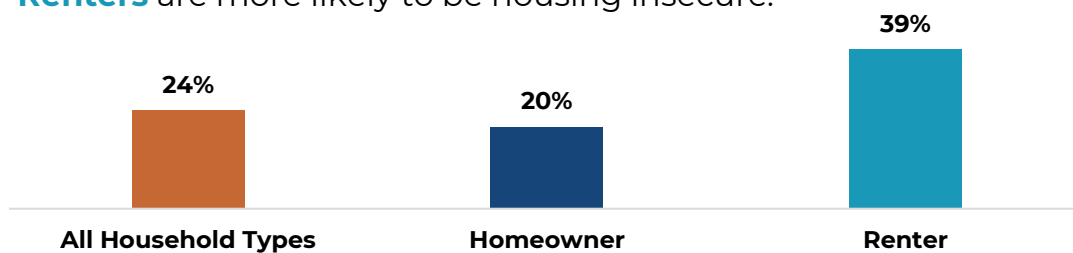
64% of 2024 Sauk County CHA Survey respondents selected **Housing** as a **community problem** that we should work to improve. Housing was the top ranked community problem.

Only 16% of Sauk County CHA Survey respondents selected **Affordable place to live** as something **they like best** about their community.

Problem: 1 in 4 Sauk County Households are Stressed by High Housing Costs

Housing Insecure or Burdened Households are those paying 30% or more of their household income on housing. An estimated **6,637 (1 in 4) Sauk County families are Housing Insecure^{i,ii}**.

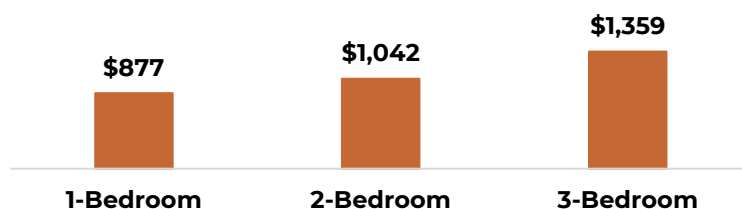
% of households paying 30% or more of their income on housing:
Renters are more likely to be housing insecure.



Did You Know?
70.8% of households in Sauk County live in homes they own.

Root Cause: Insufficient supply of housing at diverse price points: Actual Rent is higher than 2024 Fair Market Rent Rates

Housing and Urban Development (HUD) Fair Market Rent Rates in Sauk County are lower than actual rental rates.



Many families cannot find rental units in the HUD Fair Market Rentⁱⁱⁱ price ranges. Anecdotal reports list most 2-bedroom units in the \$1,200-\$1,600 price range.^{iv}

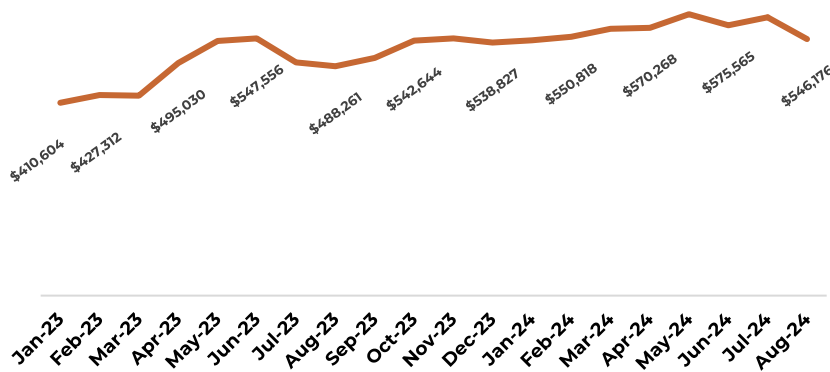
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Root Cause: Insufficient supply of housing at diverse price points: Increasing Housing Average Listing Price

In August 2024, the median listing price of a house in Sauk County was **\$546,176**.^v

Median listing prices for houses have increased over time.



A mortgage on a \$546,000 home is \$3,347 per month. (30- year fixed, 20% down, 6% interest rate). To afford this, a household would need an income of \$133,880, or two adults working full time earning \$32.18 per hour. This is well over Sauk County's median household income of \$80,070^{vi}.

Between insufficient rentals and lack of starter homes, Sauk County families are struggling to find affordable housing at a variety of price points.

Sauk County Housing Action Team

Activities: Share opportunities and promising practices in housing development with city, town, and village leaders via a quarterly newsletter and other educational opportunities.

Wins: The Sauk County Housing Action Team partnered with the WI Housing & Economic Development Authority (WHEDA) and their Governor's State Budget Tour spotlighted our area. Reedsburg & the Ho-Chunk Nation received 2023 WHEDA grants.

Want to get involved? Learn more at <https://bit.ly/SCHATeam>

ⁱ U.S. Census Bureau. (2022). Household Income by Gross Rent as a Percentage of Household Income in the Past 12 Months. American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B25074. Retrieved September 23, 2024, from <https://data.census.gov/table/ACSDT5Y2022.B25074?q=B25074&g=050XX00US5111>

ⁱⁱ U.S. Census Bureau. (2022). Household Income by Selected Monthly Owner Costs as a Percentage of Household Income in the Past 12 Months. American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B25095. Retrieved September 25, 2024, from <https://data.census.gov/table/ACSDT5Y2022.B25095?q=B25095&g=050XX00US5111>.

ⁱⁱⁱ HUD FY 2024 Fair Market Rent Documentation System, Retrieved Sept 23, 2024 from <https://www.huduser.gov/portal/datasets/fmr.html#year2024>.

^{iv} Anecdotal reports from community members and searches on www.ApartmentFinder.com.

^v Realtor.com, Housing Inventory: Average Listing Price in Sauk County, WI [AVELISPR15111], retrieved September 23, 2024 from FRED, Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/AVELISPR15111>.

^{vi} Census Profiles. Sauk County, Wisconsin. Retrieved September 16, 2024 from https://data.census.gov/profile/Sauk_County,_Wisconsin?g=050XX00US5111.