

Section B: Housing

Village of Ridgeway 2018 Comprehensive Plan

SUMMARY:

This section examines the existing housing stock, including the total units, age and structural characteristics of the housing supply, occupancy rates, affordability of housing, as well as housing policies and programs, as required by *Wisconsin State Statute 66.1001(2)(b)*.

GUIDING POLICIES:

- Encourage an adequate supply of housing choices—both in pricing and styles, to serve the needs of current and future residents.
- Promote the preservation and rehabilitation of the existing housing stock.
- Preserve and expand the supply of affordable housing.
- Enforce zoning ordinances to both preserve the character of existing neighborhoods, and define that of future ones.
- Promote and utilize state and federal housing assistance programs.
- Discourage residential development in areas not suited for construction.
- Coordinate planning activities with county and surrounding jurisdictions to effectively plan for residential growth.
- Continue to identify and designate areas for future housing development.
- Encourage contiguous residential development that preserve and expand upon existing neighborhoods and infrastructure.
- Review housing proposals and support those that comply with those policies outlined in this comprehensive plan.

HOUSING CHARACTERISTICS:

While the number of housing units in the village increased since the last census, perhaps due to the recent economic downturn, the pace of growth has slowed:

1990 Census	2000 Census	2010 Census	Notes
244	286	293	There was a 17% (approx.) increase in housing stock from 1990 to 2000. However, from 2000 to 2010, housing growth slowed to about 2%.

(Source: 1990, 2000, & 2010 US Census)

Per the US 1990 census, about 51% of the village housing stock was built on or prior to 1970. Of that stock, home ownership was noted at 77%--a 1.1% decline from 2014's number (source: <https://datausa.io/profile/geo/ridgeway-wi/#housing>).

HOUSING AFFORDABILITY:

Per <https://datausa.io/profile/geo/ridgeway-wi/#housing>, the Village of Ridgeway's median property value was \$121,700 in 2015—while neighboring Dodgeville's was \$135,000, Mineral Points was noted at \$151,200, and \$175,600 was the median for Barneveld.