

NARRATIVE PROFILE OF  
THE CITY OF KENOSHA

STOCKER NEIGHBORHOOD

**INTRODUCTION**

The following profile is a computer produced narrative based on the results of the 2000 Census of Population and Housing. Each profile highlights general population and housing characteristics for each Census Defined Area (CDA).

Stocker Neighborhood is one of 32 CDAs in the City of Kenosha. The Census Defined Areas are areas of the City of Kenosha that, while not recognized by the U.S. Census, are locally recognized as distinct parts of the city. See the map accompanying this profile for exact boundaries of the Census Defined Area and the City of Kenosha.

**GENERAL AND FAMILY CHARACTERISTICS: 2000 (TABLE 1)**

According to the U.S. Census 1,819 persons lived in Stocker Neighborhood in the year 2000. This neighborhood comprised 2.01 percent of the total population of 90,668 in the City of Kenosha.

**Age**

The age structure of the population is an important component in the demographic analysis of the population. This information is essential for determining the needs of specific age groups in the population.

Among the 1,819 persons in Stocker Neighborhood 24 percent, or 438, were under 18 years of age and 3 percent, or 56, were 65 years and older. As a whole the City of Kenosha had 27 percent under the age of 18, and 12 percent 65 years and over.

Twenty-six percent of the 920 females in the CDA were under 18 years of age, while 6 percent were 65 years and

older. Twenty-two percent of the 899 males in the neighborhood were under 18 years of age, but there were no males 65 years or older.

Table 1.1 Age Distribution (Males)

|  | <i>Under 18</i> | <i>18 to 29</i> | <i>30 to 39</i> | <i>40 to 49</i> | <i>50 to 59</i> | <i>60 to 64</i> | <i>65 and older</i> |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|---------------------|
| <b><i>CT14(part)<br/>BG6(part)</i></b> | 198             | 206             | 174             | 161             | 86              | 74              | 0                   |
| <b><i>Neighborhood Total:</i></b>      | 198             | 206             | 174             | 161             | 86              | 74              | 0                   |

Table 1.2 Age Distribution (Females)

|  | <i>Under 18</i> | <i>18 to 29</i> | <i>30 to 39</i> | <i>40 to 49</i> | <i>50 to 59</i> | <i>60 to 64</i> | <i>65 and older</i> |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|---------------------|
| <b><i>CT14(part)<br/>BG6(part)</i></b> | 240             | 159             | 146             | 144             | 134             | 41              | 56                  |
| <b><i>Neighborhood Total:</i></b>      | 240             | 159             | 146             | 144             | 134             | 41              | 56                  |

For the City of Kenosha as a whole, 28 percent of the 44,242 males were under the age of 18 and 10 percent were 65 years and older. With a female population of 46,423 in the year 2000, 26 percent were under the age of 18, and 15 percent were 65 years and above.

**Household Type and Relationship**

Data on the household type and relationship are important for understanding household composition and identifying changes in household structure over time. This can include tracking the increases in single occupant households and single parent families. A household includes all persons who occupy a housing unit. Persons per household is a measure obtained by the number of households (householders) in the CDA. A family household consists of a householder and one or more other persons living in the same residence who are related to the householder by birth, marriage, or adoption.

All 1,819 persons in Stocker Neighborhood lived in households. The

average household size was 2.34 persons per household in the 777 households in this CDA. Of the total households 519, or 67 percent, were family households and 258, or 33 percent, were non-family households. The average family household size was 2.93 persons per family household in Stocker Neighborhood.

All persons 65 years and older lived in households. Additionally, all persons 65 years and older in non-family households lived alone.

### **Family Type by Presence of Own Children**

Changes in family type and the presence of a family's own children are key measures to following trends in family living. These data can be used for studying child welfare, allocating funds for supplemental food programs, and providing services to low-income families with children.

Stocker Neighborhood had 519 family households, 80 percent of which were maintained by a married couple, while 9 percent were maintained by a female householder with no husband present. Among the 265 families in Stocker Neighborhood with children under 18 years, 11 percent were maintained by a female householder with no husband present.

### **Marital Status**

Marital Status is another variable that influences family life and its changing patterns.

Among persons 15 years and older in Stocker Neighborhood, 59 percent of the 730 men and 61 percent of the 709 women were married (excluding those who were separated) at the time of the census. Comparable percentages for the City of Kenosha were 56 percent for married men and 51 percent for married women.

Of the 508 males 15 years of age and older in the CDA who had ever been married, 17 percent were either currently separated or divorced, equal to the City of

Kenosha. Of the 551 females 15 years of age and over in the CDA who had ever been married, 13 percent were either separated or divorced compared to 20 percent for the City of Kenosha.

## **SOCIAL CHARACTERISTICS: 2000 (TABLE 2)**

### **Place of Birth**

Data on place of birth are useful for studying migration patterns as well as for evaluating and designing affirmative action and other programs to assist persons born abroad.

The percent of native persons – those born in the United States and its territories – in Stocker Neighborhood born in Wisconsin was 58 percent, while 40 percent were born in a different state, and 1 percent was born abroad. Of all persons in the CDA 8 percent were foreign born. (Persons born in Puerto Rico, the U.S. Virgin Islands, or the Pacific Outlying Areas of the United States are not considered to be foreign born.)

### **Language Spoken at Home and Ability to Speak English**

Language spoken at home and the ability to speak English are significant indicators of the need for bilingual education programs and the enforcement of bilingual election requirements of the Voting Rights Act. They also are important for delivering products and services to non-English speaking persons.

Among the 1,680 persons 5 years of age and older in Stocker Neighborhood 187, or 11 percent, reported speaking a language other than English at home. Of those, 22 percent reported that they did not speak English “very well”, but no one was linguistically isolated. Among the persons in this age group who spoke a language other than English at home, 9 percent reported that they spoke Spanish, 30 percent spoke another Indo-European language, 36 percent reported that they spoke an Asian or

Pacific Islander language and 25 percent spoke another, unspecified, language.

Of the persons 5 years and older who spoke a language other than English, only 27 percent of 18-64 year olds did not speak English “very well”.

**School Enrollment and Type of School**

School enrollment information is used for allocating funds for education, locating schools and child care services, and developing vocational and job training programs to meet the needs of selected segments of the population.

In Stocker Neighborhood, 424 persons 3 years and older were enrolled in school. This included 39 in nursery and preschool, 20 in kindergarten, 202 in elementary and middle school, 74 in high school and 89 persons enrolled in college. Of all persons enrolled in school, 19 percent were enrolled in private schools. This only included those students living in the CDA while attending schools.

Table 2.1 School Enrollment (Males)

|  | <i>Nursery</i> | <i>Kindergarten</i> | <i>Grade 1-4</i> | <i>Grade 5-8</i> | <i>Grade 9-12</i> | <i>College</i> | <i>Post-Grad.</i> |
|--|----------------|---------------------|------------------|------------------|-------------------|----------------|-------------------|
| <i>CT14 (part)</i><br><i>BG6(part)</i> | 8              | 10                  | 45               | 52               | 37                | 28             | 15                |
| <i>Neighborhood Total:</i>             | 8              | 10                  | 45               | 52               | 37                | 28             | 15                |

Table 2.2 School Enrollment (Females)

|  | <i>Nursery</i> | <i>Kindergarten</i> | <i>Grade 1-4</i> | <i>Grade 5-8</i> | <i>Grade 9-12</i> | <i>College</i> | <i>Post-Grad.</i> |
|--|----------------|---------------------|------------------|------------------|-------------------|----------------|-------------------|
| <i>CT14 (part)</i><br><i>BG6(part)</i> | 31             | 10                  | 39               | 66               | 37                | 33             | 13                |
| <i>Neighborhood Total:</i>             | 31             | 10                  | 39               | 66               | 37                | 33             | 13                |

(These enrollment figures do not include students who attended schools in the CDA but live elsewhere, or those students whose parental homes were in the CDA but lived elsewhere while attending college.)

**Educational Attainment**

The educational attainment of the population is an indicator of the quality of the labor market, and is usually positively correlated with income levels and earnings potential. Data on educational attainment are used to develop products and services to help meet the needs of the CDA.

No person 16 to 19 years of age in Stocker Neighborhood was a dropout; that is, those neither enrolled in school nor high school graduates (refer to Table 4, Labor Force Characteristics).

Of persons 25 years of age and older, 14 percent had not graduated from high school or received an equivalency, while 23 percent held a bachelor’s degree or higher. Overall 30 percent of the population held the following degrees beyond high school:

- 7 percent Associate’s degree
- 14 percent Bachelor’s degree
- 9 percent Graduate or Professional degree

**Residence in 1995**

Data on residence in 1995 can be used for analysis of migration patterns between counties, states, regions of country and from areas outside of the United States.

A total of 1,680 persons 5 years and over were living in Stocker Neighborhood in 2000. Of those, 45 percent lived in a different house in the United States 5 years earlier. Among those who lived in a different house, 21 percent lived in the same state but a different county, and 32 percent lived in a different state. Data on regions of previous residence and residence abroad in 1995 are found in Table 2.

**Means of Transportation to Work and Travel Time to Work**

Data on means of transportation to work can be used by local, county and state governments for road, highway and public transportation planning.

Of the 1,101 workers 16 years and older residing in Stocker Neighborhood who travel to work, 90 percent drove alone and 8 percent carpooled, but no one used any form of public transportation.

The average travel time to work for the CDA was 27 minutes, compared to 23 minutes for the City of Kenosha.

**Veteran Status**

Veteran status data are used to develop and implement programs to meet the needs of veterans of all ages; including services such as job training and health care.

In the Stocker Neighborhood, 107 civilians 18 years and older were veterans. None of these were 65 years or older.

**Disability**

Data on disability are useful for designing services to meet the needs of individuals with a work disability or mobility or self-care limitations.

In Stocker Neighborhood, among civilian non-institutionalized persons 16 to 64 years of age with disabilities, 6 percent had a sensory disability such as blindness, deafness or a severe vision or hearing impairment; 26 percent had a condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying; 15 percent had a mental disability such as learning, remembering or concentrating; 5 percent had a self-care disability such as dressing, bathing or getting around inside the home; 10 percent had a disability that prevented them from going outside the home; and 37 percent had an employment disability.

Table 2.3 Disabilities (Ages 16 to 64)

|                                   | <i>Sensory</i> | <i>Physical</i> | <i>Mental</i> | <i>Self-Care</i> | <i>Go-Outside</i> | <i>Employment</i> |
|-----------------------------------|----------------|-----------------|---------------|------------------|-------------------|-------------------|
| <i>CT14 (part)<br/>BG6 (part)</i> | 12             | 54              | 32            | 11               | 21                | 77                |
| <i>Neighborhood Total:</i>        | 12             | 54              | 32            | 11               | 21                | 77                |

Among civilian noninstitutionalized persons 65 years and older with disabilities, 33 percent had a physical disability and 67 percent had a disability that prevented them from going outside the home.

Table 2.4 Disabilities (Ages 65 and older)

|                                   | <i>Sensory</i> | <i>Physical</i> | <i>Mental</i> | <i>Self-Care</i> | <i>Go-Outside</i> |
|-----------------------------------|----------------|-----------------|---------------|------------------|-------------------|
| <i>CT14 (part)<br/>BG6 (part)</i> | 0              | 10              | 0             | 0                | 20                |
| <i>Neighborhood Total:</i>        | 0              | 10              | 0             | 0                | 20                |

**RACE AND HISPANIC ORIGIN: 2000 (TABLE 3)**

**Race and Hispanic Origin**

Data on race and Hispanic origin are important for a wide range of purposes. These include activities such as establishing and evaluating guidelines for federal affirmative action programs, assisting minority businesses, planning education and guaranteeing the civil rights of the population.

Stocker Neighborhood was made up as follows:

- 85 percent Caucasian alone
- 5 percent African-American alone
- 5 percent Asian alone
- less than one percent some other race alone
- 5 percent two or more races
- 7 percent of whom were of Hispanic origin (of any race)

Table 3.1 Race

|                            | <i>White alone</i> | <i>African American alone</i> | <i>American Indian and Alaska Native</i> | <i>Asian alone</i> | <i>Some other race</i> | <i>Two or more races</i> |
|----------------------------|--------------------|-------------------------------|--|--------------------|------------------------|--------------------------|
| <i>CT17 BG3</i>            | 1546               | 93                            | 0  | 88                 | 9                      | 83                       |
| <i>Neighborhood Total:</i> | 1546               | 93                            | 0  | 88                 | 9                      | 83                       |

## **LABOR FORCE CHARACTERISTICS: 2000 (TABLE 4)**

### **Labor Force Status**

Labor force status indicates the working-age population considered to be economically active and, of those, the proportions employed and unemployed. Data on labor force status are used to measure labor supply and employment levels. They can be used for a variety of purposes, such as attracting industries to the area and establishing employment training programs. Information on the economic situation of persons in the CDA begins on Table 4.

In Stocker Neighborhood, 82 percent of all working-age persons (16 years and older) were in the labor force. By gender, 75 percent of all working-age females and 88 percent of males were in the labor force. Three percent of all persons in the civilian labor force were unemployed.

Among the 104 children under 6 years living with two parents in families and subfamilies, 62 percent had both parents in the labor force. All 64 children under 6 years living with only one parent had that parent in the labor force.

Among the 242 children 6 to 17 years of age in the CDA living with two parents in families and subfamilies, 42 percent had both parents in the labor force. All 28 children 6 to 17 years of age in the CDA living with only one parent had that parent in the labor force.

### **Class of Worker**

Class of worker categorizes persons according to the type of ownership of the employing organization. It is the principal indicator of the relative importance of employment in the private and public sectors in the CDA.

Of the 1,123 persons in Stocker Neighborhood who were employed, 78 percent worked for wages or salary for a private company, business, or individual. Another 10 percent of these people held federal, state or local government jobs.

Self-employed persons represented 6 percent of all employed persons.

### **Occupation**

Occupation describes a person's field of work. In conjunction with data on class of worker and industry, it describes the economic bases of the CDA. These data can be used to study labor supply and demand, promote business, allocate funds for work-related training programs, determine eligibility for local public works projects, as well as many other purposes.

Stocker Neighborhood residents were employed in a variety of occupations in 2000. The percent distribution of persons in the summary occupation groups listed in Table 4 is:

- 29 percent management, professional, and related occupations
- 13 percent service occupations
- 27 percent sales and office occupations
- 10 percent construction, extraction, and maintenance occupations
- 21 percent production, transportation, and material moving occupations

### **Industry**

The industry classification of a person's occupation describes the main activity of the employer. Consult Table 4 for the industries in which residents of the CDA were employed.

### **Work Status in 1999**

Work status in 1999 refers to the usual hours and weeks worked by individuals 16 years and older, who worked 1 or more weeks in 1999. Data on work status provides an indicator of the economic utilization of human resources in the CDA.

Of persons 16 years of age and older in Stocker Neighborhood, 82 percent worked in 1999. Among those who worked,

69 percent usually worked 35 or more hours per week for the last 50 weeks. Table 4 also contains data for the CDA and the City of Kenosha on the work status by other categories of usual hours worked and number of workers in families.

## **INCOME AND POVERTY STATUS IN 1999: 2000 (TABLE 5)**

### **Income in 1999**

Perhaps the main indicator of a population's economic well-being is its income measures. This information can be used by federal, state and local governments to allocate funds for social and other programs. The data is also used by the private sector to market goods and services.

The median household income in 1999 in Stocker Neighborhood was \$45,483. Eight percent of all households in the CDA had incomes less than \$15,000 while households with incomes \$50,000 or more constituted 45 percent of the households. The remaining 47 percent of all households in the CDA had incomes between \$15,000 and \$49,999.

The median family income in 1999 in the CDA was \$58,750. On a per capita basis every man, woman and child in the CDA had an average income of \$21,952 in 1999.

### **Poverty Status in 1999**

The poverty status of individuals and families is important for locating persons in need of public and private assistance. The poverty definition used here is the one adopted for official government use and consists of a set of money income thresholds that vary by family size and composition. Families or individuals with incomes below their appropriate threshold are classified as poor. The poverty threshold in 1999 for a four-person family was \$17,029. Depending on the number of persons, the poverty threshold varied from \$8,501 for a person living alone to \$34,417 for a family of nine or more members.

In Stocker Neighborhood, 4 percent of the families had income below the poverty level. None of the 19 families below the poverty level had a female householder with no husband present.

In 1999, 63 persons were below the poverty level in the CDA, or 3 percent of all persons for whom poverty status was determined. Of the total number of persons for whom poverty status was determined, 3 percent were below 50 percent of the poverty level, and 7 percent were below 125 percent of the poverty level.

Among the major concerns in many areas is the economic situation of children and the older population. In 1999, 10 persons under 18 years were below the poverty level, or 2 percent of all persons under 18 in the CDA. No one 65 years or older was below the poverty level in the CDA.

## **TENURE, VACANCY STATUS, AND PHYSICAL CHARACTERISTICS OF HOUSING UNITS: 2000 (TABLE 6)**

On April 1, 2000, there were 715 housing units in Stocker Neighborhood. They comprise 1.98 percent of the 36,162 housing units in the City of Kenosha.

### **Tenure by Race and Hispanic Origin of Householder**

Tenure refers to the terms under which housing units are held by the occupants. Data on tenure are basic to most housing analyses. They provide a measure of the extent to which home ownership is achieved. They can also be used for determining fair market rents and housing values, home mortgage loans and insurance, supplemental rental assistance, and other assistance to construct, repair or purchase dwelling units.

Of the 699 occupied housing units in Stocker Neighborhood, 51 percent were owner-occupied and 49 percent were renter-occupied. Of the 34,546 occupied housing units in the City of Kenosha, 62 percent

were owner-occupied and 38 percent were renter-occupied.

The percentages of owner-occupied housing units, by race of householder, in Stocker Neighborhood were:

- 94 percent Caucasian alone
- 2 percent African-American alone
- 4 percent some other race alone
- 4 percent of whom were of Hispanic origin (of any race)

The percentages of renter-occupied housing units, by race of householder, in Stocker Neighborhood were:

- 88 percent Caucasian alone
- 5 percent African-American alone
- 5 percent Asian alone
- 2 percent two or more races
- 7 percent of whom were of Hispanic origin (of any race)

Comparable percentages of owner-occupied housing units by race in the City of Kenosha were:

- 94 percent Caucasian alone
- 3 percent African-American alone
- 0.39 percent American Indian, Eskimo, or Aleut alone
- less than one percent Asian alone
- 2 percent some other race alone
- less than one percent two or more races
- 4 percent of whom were of Hispanic origin (of any race)

The percentages of renter-occupied housing units by race of householder in the City of Kenosha were:

- 80 percent Caucasian alone
- 11 percent African-American alone
- 1 percent American Indian, Eskimo, or Aleut alone
- 1 percent Asian alone
- 5 percent Some other race alone
- 2 percent Two or more races
- 10 percent whom were of Hispanic origin (of any race)

## **Vacancy Status**

Vacancy status is one indicator of the availability of local housing units. Areas that have large number of seasonal or recreational housing units are likely to have higher vacancy rates in the census than areas that do not.

Stocker Neighborhood had 16 vacant housing units all of which were for sale only.

## **Units in Structure**

The number of housing units in a structure gives an idea of the types of communities in which the population lives. General socioeconomic conditions and population density may be correlated with the number of units in a structure.

Of the 715 housing units in Stocker Neighborhood, 55 percent were single detached units and 2 percent were single attached units. The percentage of total housing units in structures with more than 1 unit were: 14 percent in structures with 5 to 9 units, 16 percent in structures with 10 to 19 units, 9 percent in structures with 20 to 49 units, and 4 percent in structures with 50 or more units. There were no mobile homes or trailers in the CDA.

## **Bedrooms and Rooms**

The number of bedrooms and the number of rooms per unit are the best indicators produced by the census of the size of the housing units in the area.

Ninety-seven percent of the owner-occupied housing units in Stocker Neighborhood had three or more bedrooms. Eighty-two percent of the renter-occupied housing units had two or more bedrooms.

Forty-three percent of the total number of housing units in the CDA had four rooms or fewer, while 57 percent had five or more rooms. The median number of rooms per housing unit was 4.7 in Stocker Neighborhood.

## **Tenure by Year Structure Built**

Data on the year in which structures were built are useful for determining the age of the housing stock and identifying areas with new construction within the CDA. The data also can be used to identify housing units targeted for rehabilitation or demolition and to allocate funds for housing assistance.

Ten percent of the housing units in Stocker Neighborhood were built in 1995 or later, but none were built prior to 1940. The median year that structures in the CDA were built was 1984, compared to 1960 for the City of Kenosha.

## **EQUIPMENT AND FUELS: 2000 (TABLE 7)**

### **Vehicles**

The number of vehicles available for use by household members is useful for local transportation planning, for monitoring emissions standards, and for a variety of other purpose including meeting future fuel requirements.

At least one vehicle was available for use in all of the owner-occupied housing units and 97 percent of the renter occupied housing units in Stocker Neighborhood.

## **OCCUPANCY, UTILIZATION, AND FINANCIAL CHARACTERISTICS: 2000 (TABLE 8)**

### **Persons in Unit**

The number of persons per household unit used in conjunction with other variables, such as: the number of persons per room, the number of rooms, and the number of bedrooms, gives an indication of the living conditions of the population in the CDA.

In Stocker Neighborhood, 15 percent of owner-occupied housing units were inhabited by one person and 17 percent by five or more persons. In renter-occupied housing units, 42 percent of the units were

inhabited by one person but none were inhabited by five or more persons.

### **Persons per Room**

The number of persons per room is an indicator of how crowded the housing units are. Crowded housing is usually defined as having more than one person per room.

No owner-occupied housing units had more than one person per room, while 5 percent of renter-occupied housing units in Stocker Neighborhood had more than one occupant per room. Comparable statistics for the City of Kenosha were 2 percent for owner-occupied units and 6 percent for renter-occupied units.

### **Year Householder Moved Into Unit**

The year the householder moved into the unit is important because it is a measure of housing turnover and mobility in the area.

In Stocker Neighborhood, 50 percent of householders in owner-occupied housing units and 3 percent of renters had lived in their housing unit for 10 years or more. Of the occupied housing units, 8 percent of the owners and 52 percent of the renters moved into their units in the 15 months preceding the census.

The median year that householders moved into their units, by tenure, for owner-occupied houses in the CDA was 1990, and for renter-occupied houses it was 1999.

### **Age of Householder**

The age of a householder has a strong correlation with the ability of households to buy a house. Generally, we expect the ability to afford a median-priced house to increase as age increases.

In Stocker Neighborhood, none of the owner-occupied housing units were occupied by householders 15 to 24 years of age, while 23 percent were occupied by householders 55 to 64 years of age and 6

percent were occupied by householders 65 years of age and older.

Six percent of the renter-occupied housing units were occupied by householders 15 to 24 years of age, while 11 percent were occupied by householders 55 to 64 years of age and 6 percent were occupied by householders 65 years of age and older.

### **Value and Gross Rent**

The median and mean values of specified owner-occupied housing units can be used to determine the fair market value of housing units in the CDA. The number of housing units valued at selective levels gives an indication of relative value of the housing stock in the CDA compared to other areas. Similarly, the median and mean gross rents for specified renter-occupied housing units and the number of units per level of rent are useful for determining the fair market rent of housing units in the CDA. Gross rent is the contract rent plus the estimated average monthly cost of utilities (fuel and water).

These data can be used by real estate, mortgage and insurance businesses to analyze the housing market. The public sector can use the data for many purposes, such as allocating housing assistance and determining if conversion of rental units to non-rental units (condominiums, cooperatives, etc.) would have an adverse effect on housing availability for low-income and elderly tenants.

Financial data for Stocker Neighborhood shows that the median value of specified owner-occupied homes (one-family houses on less than 10 acres without a commercial establishment or medical office on the property) was \$126,100 as compared to \$108,000 for the City of Kenosha. Three percent of the specified owner-occupied housing units were valued at less than \$60,000; 12 percent were valued between \$60,000 and \$99,999 and 85 percent were valued at \$100,000 or more. Comparable statistics for the City of Kenosha were: 4 percent valued at less than

\$60,000; 38 percent between \$60,000 and \$99,999 and 58 percent at \$100,000 or more.

The median gross rent paid for specified renter-occupied housing units in the CDA was \$668 as compared to \$571 for the City of Kenosha. The gross rent for the renter-occupied housing units in the CDA with cash rent was: \$300 to \$599 for 26 percent of the units, \$600 to \$999 for 72 percent of the units and \$1,000 or more for 2 percent of the units.

### **HOMEOWNER AND RENTAL FINANCIAL CHARACTERISTICS: 2000 (TABLE 9)**

#### **Mortgage Status and Selected Monthly Owner Costs**

Selected monthly owner costs include utilities and fuels, real estate taxes, insurance and mortgage payments (if applicable). Data on the mortgage status and number of housing units per level of cost are useful for measuring the relative cost of owning a housing unit in one area compared to another.

In Stocker Neighborhood, 83 percent of the specified owner-occupied housing units were mortgaged and 17 percent were not mortgaged. In this CDA 35 percent of mortgaged housing units had a selected monthly owner cost of less than \$1,000; 63 percent had a selected monthly owner cost between \$1,000 and \$1,999 and 2 percent had a selected monthly owner cost of \$2,000 and above. Eighty-four percent of non-mortgaged housing units had a selected monthly owner cost of less than \$350 and 16 percent had a selected monthly owner cost between \$350 and \$699.

#### **Household Income in 1999 by Selected Monthly Owner Costs as a Percentage of Household Income in 1999**

The measure of costs as a percentage of household income by selected levels of income is useful when determining the percentage of income required to own a housing unit for low-, medium-, and high-

income households (a measure of affordability). This data can be used to set rates of mortgage assistance and to develop housing assistance program for low- and medium-income households.

In 1999, 68 percent of the 31 owner-occupied households with incomes less than \$20,000 used more than 35 percent of their income toward monthly owner's costs in Stocker Neighborhood. For households with incomes of \$50,000 or more, 97 percent used less than 34 percent of their income toward monthly owner's costs.

### **Household Income in 1999 by Gross Rent as a Percentage of Housing Income in 1999**

The measure of gross rent as a percentage of household income by selected levels of income is useful to determine the percentage of income required to rent a housing unit for low-, medium-, and high-income households. These data can be used to set rates of rental assistance and to develop rental assistance programs for low- and medium-income households.

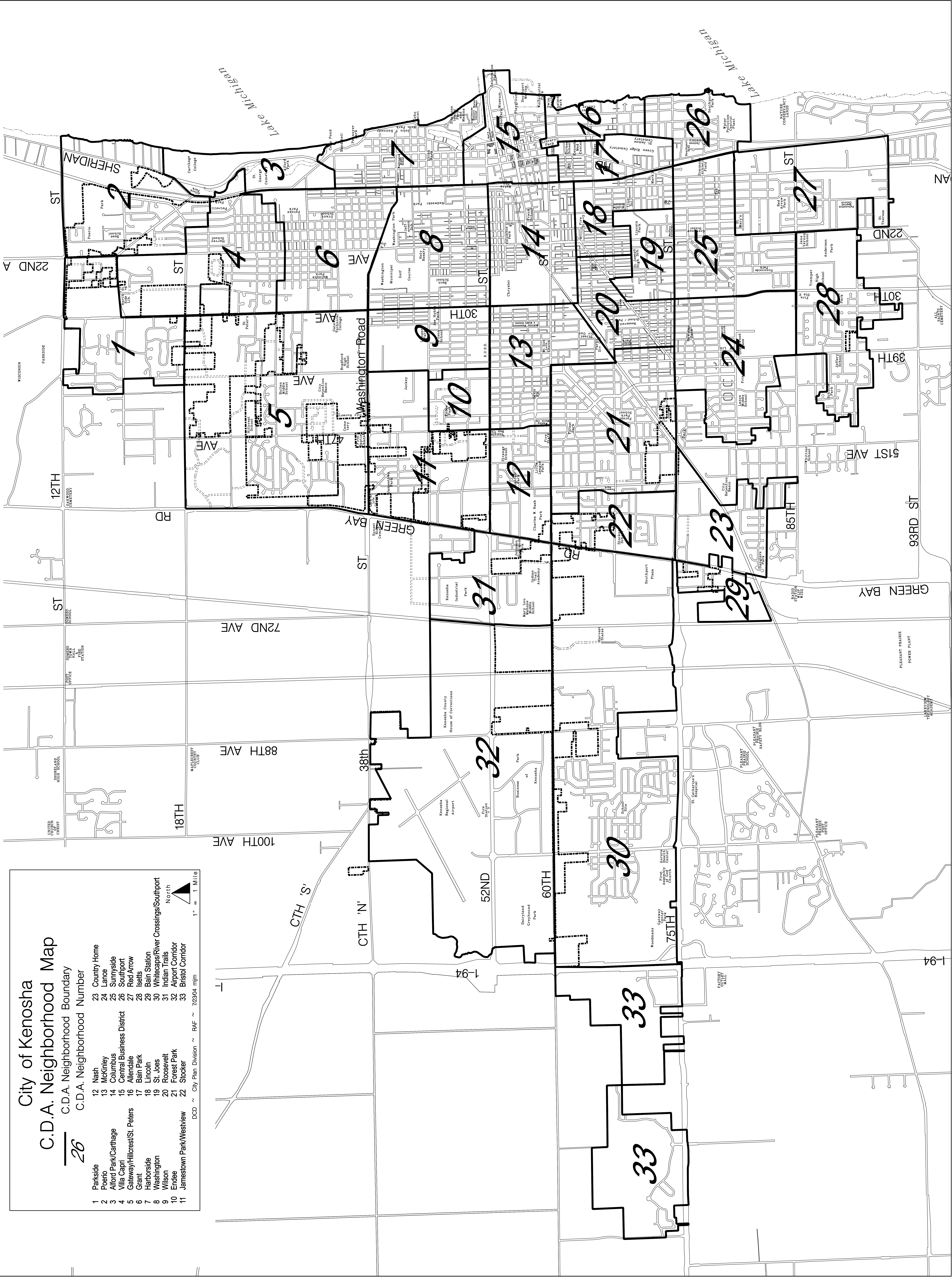
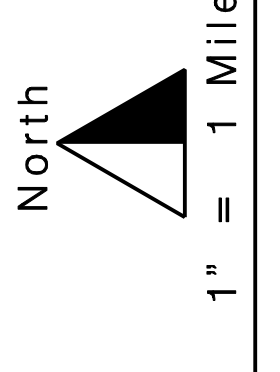
In 1999, monthly rent costs were not computed for renter-occupied households with incomes less than \$10,000 in Stocker Neighborhood. For households with incomes of \$35,000 or more, 96 percent used less than 34 percent of their income toward monthly rent costs.

# City of Kenosha C.D.A. Neighborhood Map

**26**  
C.D.A. Neighborhood Boundary  
C.D.A. Neighborhood Number

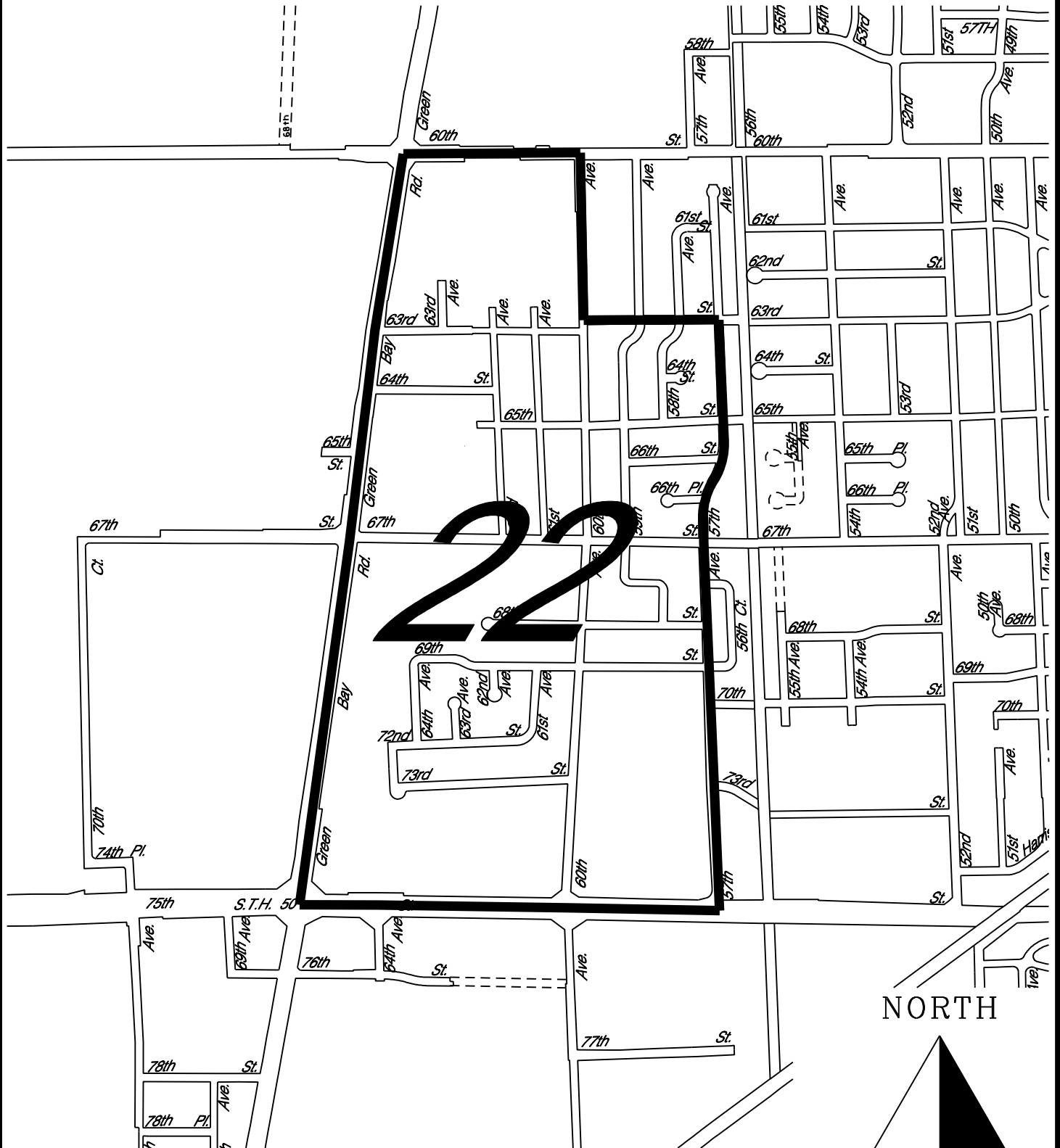
- |                               |  |
|-------------------------------|--|
| 1 Parkside                    | 23 Country Home                        |
| 2 Poggio                      | 24 Lance                               |
| 3 Alford Park/Carthage        | 25 Sunnyside                           |
| 4 Villa Capri                 | 26 Southport                           |
| 5 Gateway/Hilcrest/St. Peters | 27 Red Arrow                           |
| 6 Grant                       | 28 Isetts                              |
| 7 Harborside                  | 29 Bain Station                        |
| 8 Washington                  | 30 Whitecaps/River Crossings/Southport |
| 9 Wilson                      | 31 Indian Trails                       |
| 10 Endee                      | 32 Airport Corridor                    |
| 11 Jamestown Park/Westview    | 33 Bristol Corridor                    |

DCD ~ City Plan Division ~ BAF ~ 7/23/04 mjn



City of Kenosha

CDA Vicinity Map  
Stocker Neighborhood



CDA Boundary