

Section 2.4: Households and Housing

Households

Bethalto has gained almost 1700 households in the past 40 years (since 1970). Several strong periods of growth existed up until 1990, but growth from 1990 to 2013 only indicate an increase in approximately 200 units. It can reasonably be stated that the growth of households in the Village is becoming stagnant.

Figure 2.4-1: Households

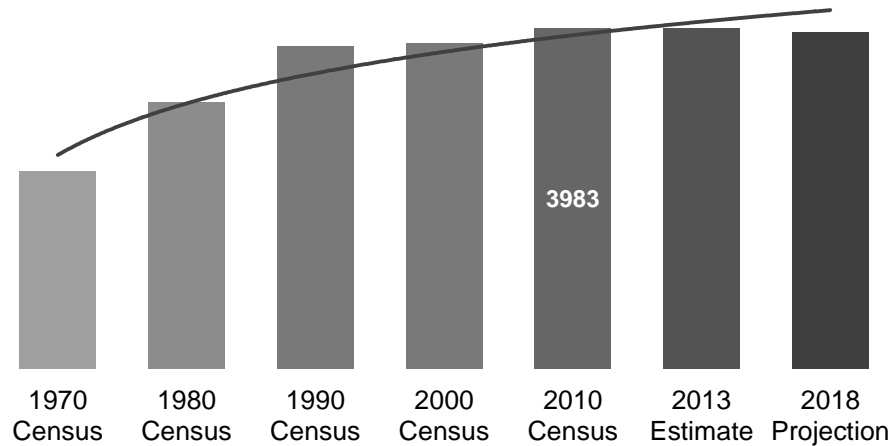
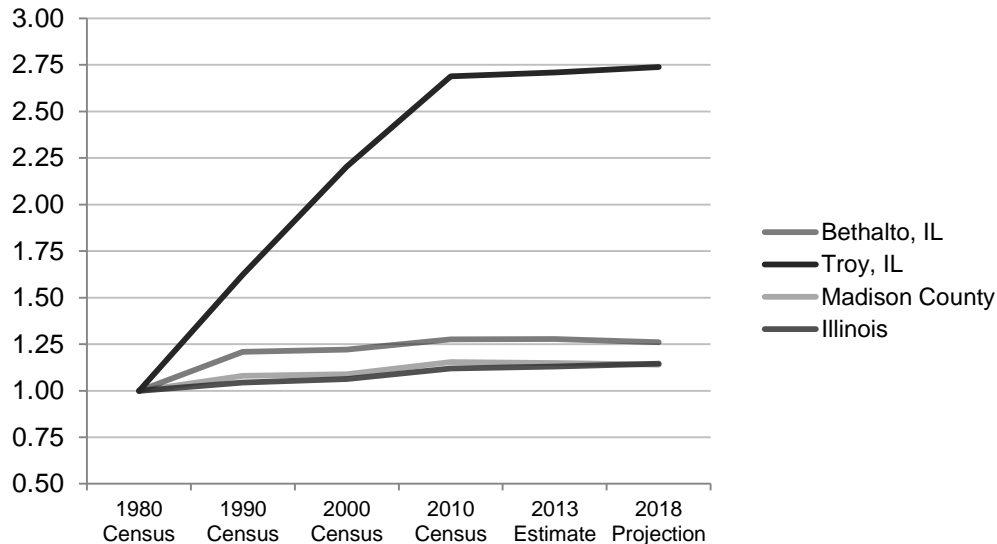


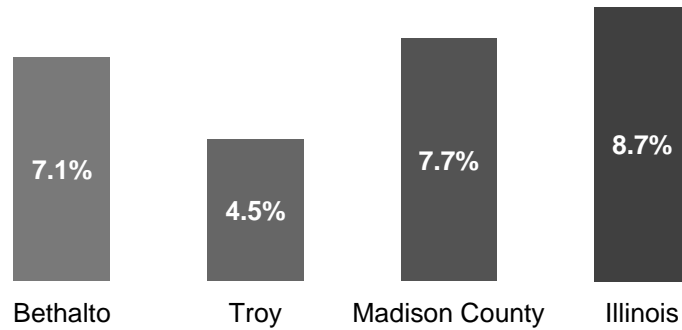
Figure 2.4-2: Indexed Household Growth 1980 Census to 2018 Projections



Household Occupancy

According to 2010 Census data, Bethalto's vacancy rate is about 7%, which is actually lower than both the County and State rates. A 7% vacancy rate is relatively low when considering the region as a whole, but as is shown by the sub 5% vacancy rate of Troy, there is always room for improving this statistic. Lower vacancy rates show that the demand for housing more closely meets the availability within the community, and is an indicator of how healthy housing markets are in a given area.

Figure 2.4-3: Vacancy Rates 2010



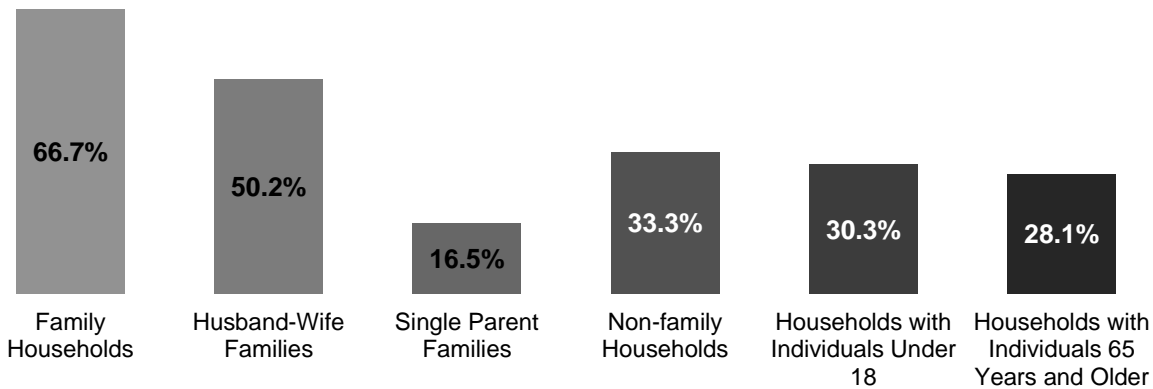
Owner occupied housing units in Bethalto comprise 71.3% of the total housing units in the Village while renter occupied units make up the remaining 28.7%.

Owner Occupied Units: 71.3%
 Renter Occupied Units: 28.7%
 Building Permits Issued: 20
 Vacant Lots Available: 450

Household Structure

Two-thirds of all households in Bethalto are family households (66.7%). To be more specific, 50.2% of households are traditional husband-wife families and 16.5% are single parent families. 30.3% of households have children living in them that are under the age of 18 and 28.1% of households are home to individuals 65 years and older.

Figure 2.4-4: Household Composition 2010



Average Household Size: 2.33
 Average Family Size: 2.93

Figure 2.4-5: Households by Type

HOUSEHOLDS BY TYPE – 2010 Census		
	Number	Percent
Total households	3,983	100.0
Family households (families)	2,656	66.7
With own children under 18 years	1,118	28.1
Husband-wife family	1,999	50.2
With own children under 18 years	730	18.3
Male householder, no wife present	196	4.9

With own children under 18 years	109	2.7
Female householder, no husband present	461	11.6
With own children under 18 years	279	7.0
Nonfamily households [7]	1,327	33.3
Householder living alone	1,134	28.5
Male	502	12.6
65 years and over	123	3.1
Female	632	15.9
65 years and over	380	9.5
Households with individuals under 18 years	1,207	30.3
Households with individuals 65 years and over	1,121	28.1
Average household size	2.37	(X)
Average family size	2.89	(X)

Housing Tenure

Of the 3,983 occupied housing units in Bethalto, 2010 Census Reports show that 1,144 are renter-occupied (28.7%) and 2,839 are owner-occupied (71.3%). The home ownership rate is just below the County rate of 72.6%, but above the state-wide rate of 67.5%.

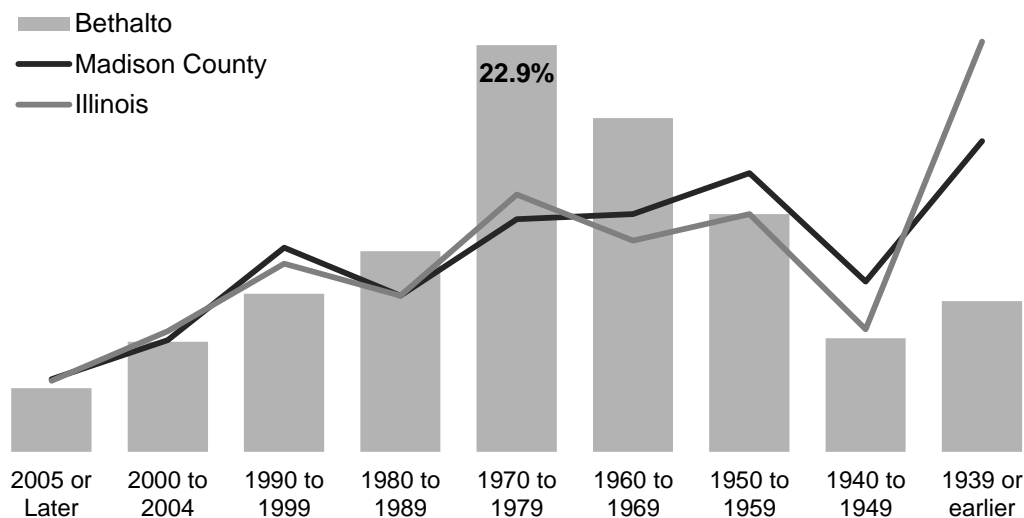
Housing Type

According to 2011 Estimates, the most common type of housing unit in the Village are 1-unit detached homes, making up 76.1% of the total housing types. This is also the most common housing type in the state and the region. Small apartment buildings or townhomes consisting of 3 to 4 units is the second most common housing type, making up 9.3% of the housing types in Bethalto. 2-unit structures are the third most common at 4.1%.

Housing Unit Age

Compared to the County and the State, homes in Bethalto are relatively newer. Almost 23% of homes in the Village were built from 1970 to 1979 (30-40 years old as of 2010). The second most common time period for new homes being built was 1960-1969, with 18.8% of homes in Bethalto being built during that time frame. Both Madison County and Illinois have a much higher percentage of housing units built in 1939 or later. These figures are based on 2011 Estimates from the United States Census Bureau.

Figure 2.4-6: Housing Unit Age by Year Built

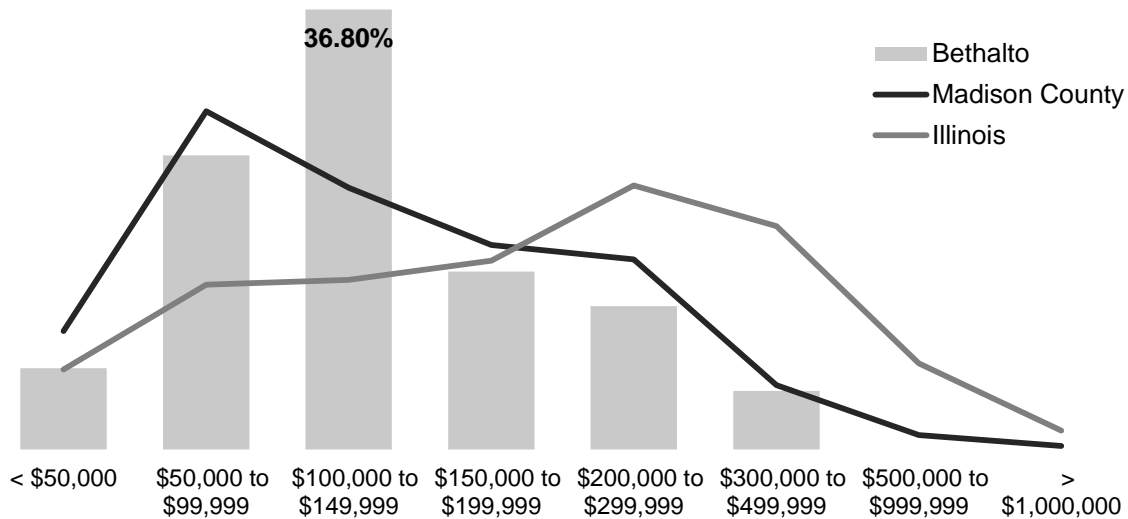


Home Values

The median home value of owner occupied housing units in Bethalto is \$120,700. Homes valued between \$100,000 and \$149,999 comprises just over 35% of the total owner occupied homes in the Village, making it the most common value range. The second most prevalent home value range is between \$50,000 and \$99,999, at just under 25%. As of 2011, there were close to no homes in Bethalto valued at more than \$500,000.

In comparison to the County, Bethalto finds similar trends in the composition of its housing market in terms of value.

Figure 2.4-7: Owner Occupied Home Values



Values for Owner Occupied Units (2011 Estimates):

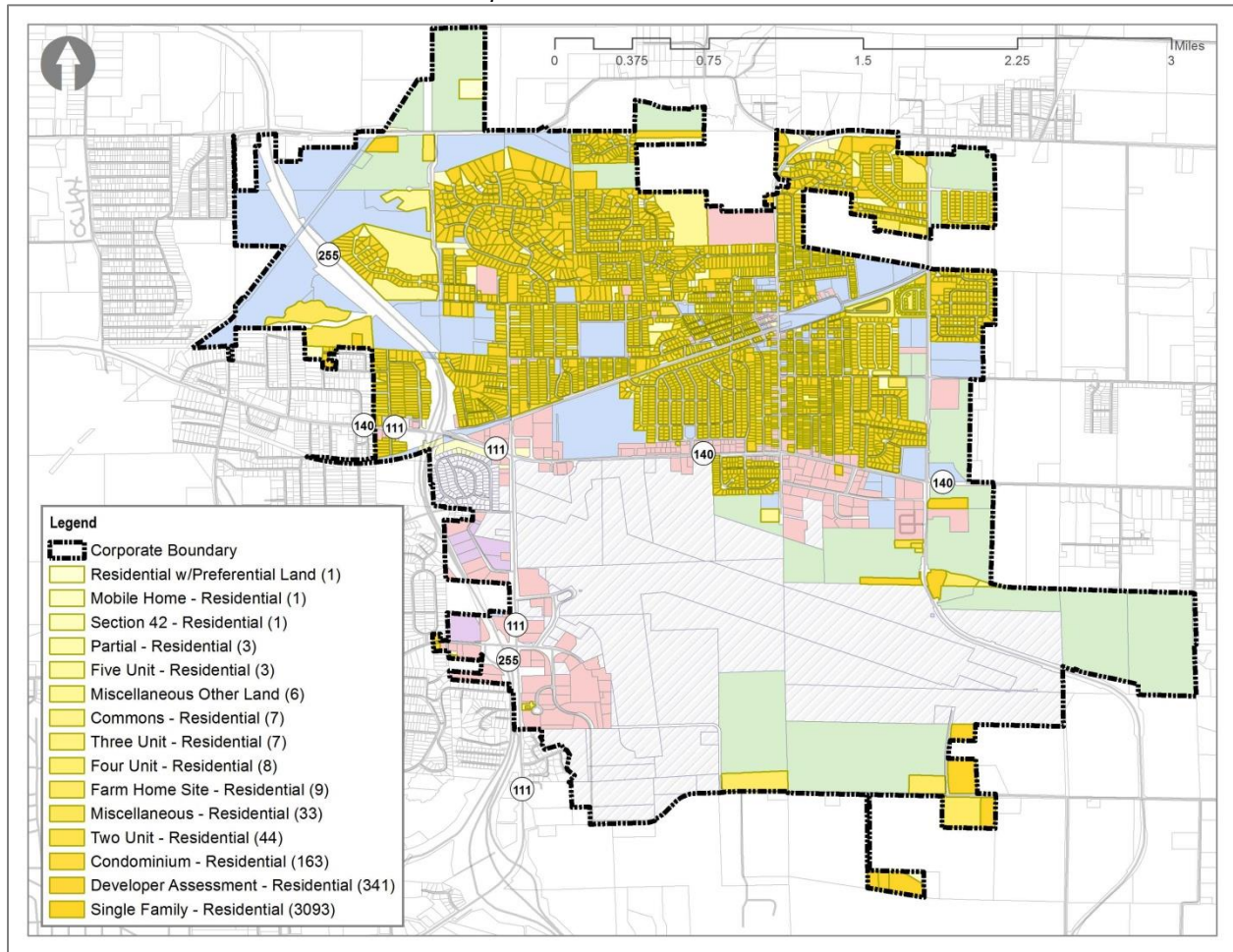
Bethalto Median Home Value: \$120,700

Madison County Median Home Value: \$124,300

Illinois Median Home Value: \$198,500

Housing Location

Map 2.4-1: Residential Parcels



The majority of the residential parcels in the Village are single family residential properties. These single family residences are primarily located in subdivisions in the northern portion of the Village. With much of the property in the southern portion of the Village currently dedicated to airport uses, there is little undeveloped land for new residential development. 184 parcels designated for residential uses are currently vacant. Primarily, these vacant parcels are in subdivisions, with some larger parcels that could be subdivided.