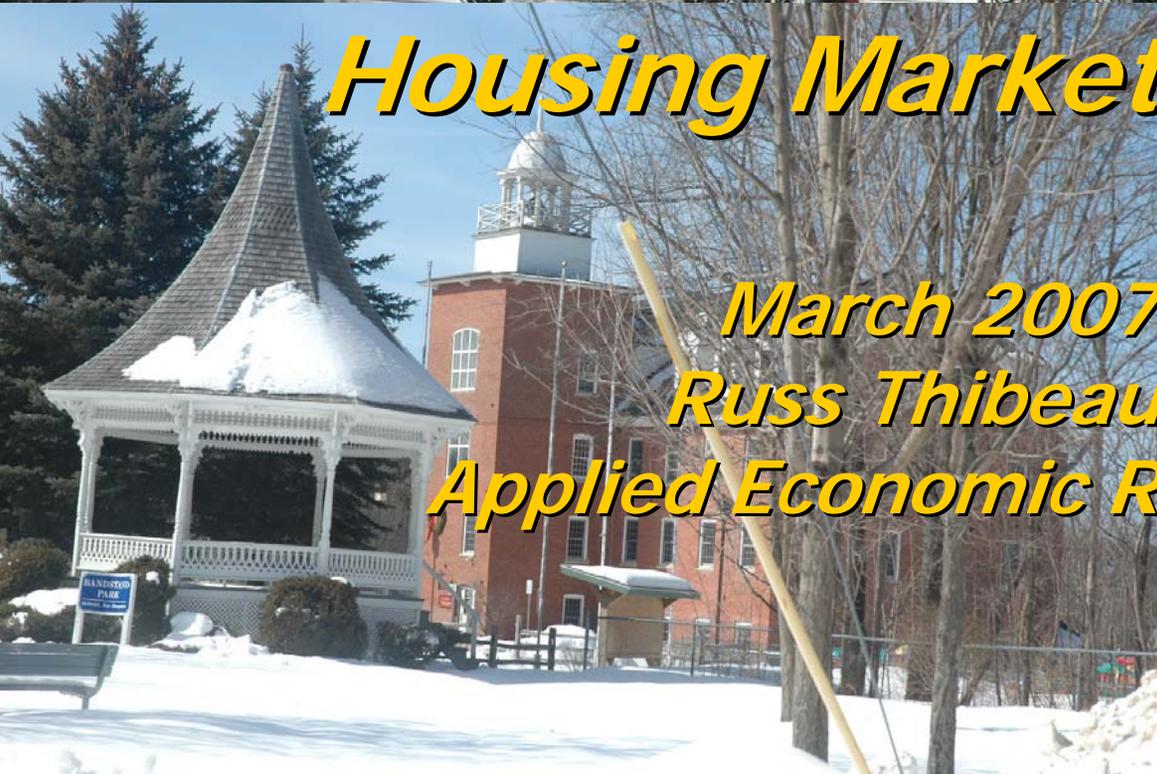




***Belmont Housing Analysis:  
Presentation 1:  
Housing Market Trends***



***March 2007  
Russ Thibeault  
Applied Economic Research***

# Study Referenced in Town Master Plan

- Goal:
  - To provide guiding principles and strategies for managing present and future housing needs. Create a range of housing opportunities and choices.
    - Gather information from state and federal statistics on housing needs in Belmont, pay of r a Housing Study, if needed.
- *Source: Belmont Master Plan (2002) page 9.7*

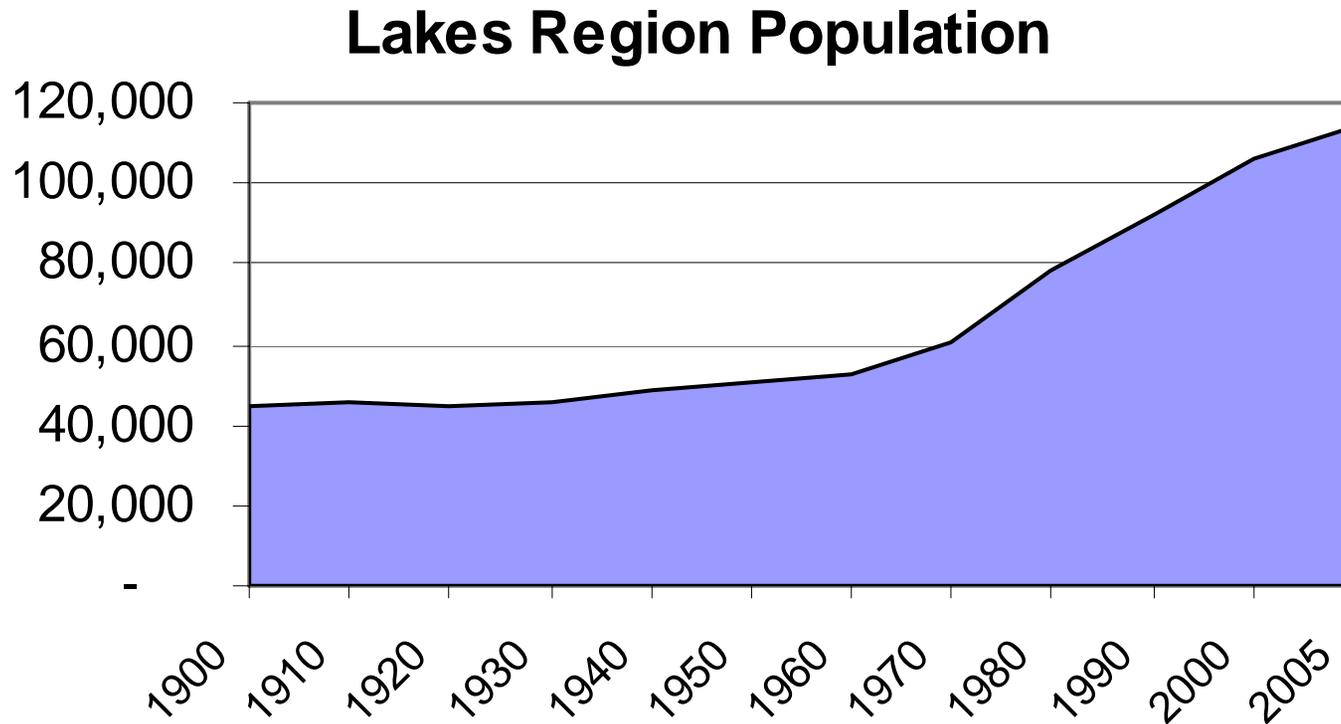
# Why is This Important

- Housing is town's largest source of property tax revenue
- Housing generates demand for the majority of town services
- Housing is the largest investment of most households
- Housing consumes the largest portion of developed land
- Housing affordability affects the town and regional economy and labor force
- Range of housing available affects town's economic composition
- HOUSING IS WHERE WE LIVE!

# Study Outline

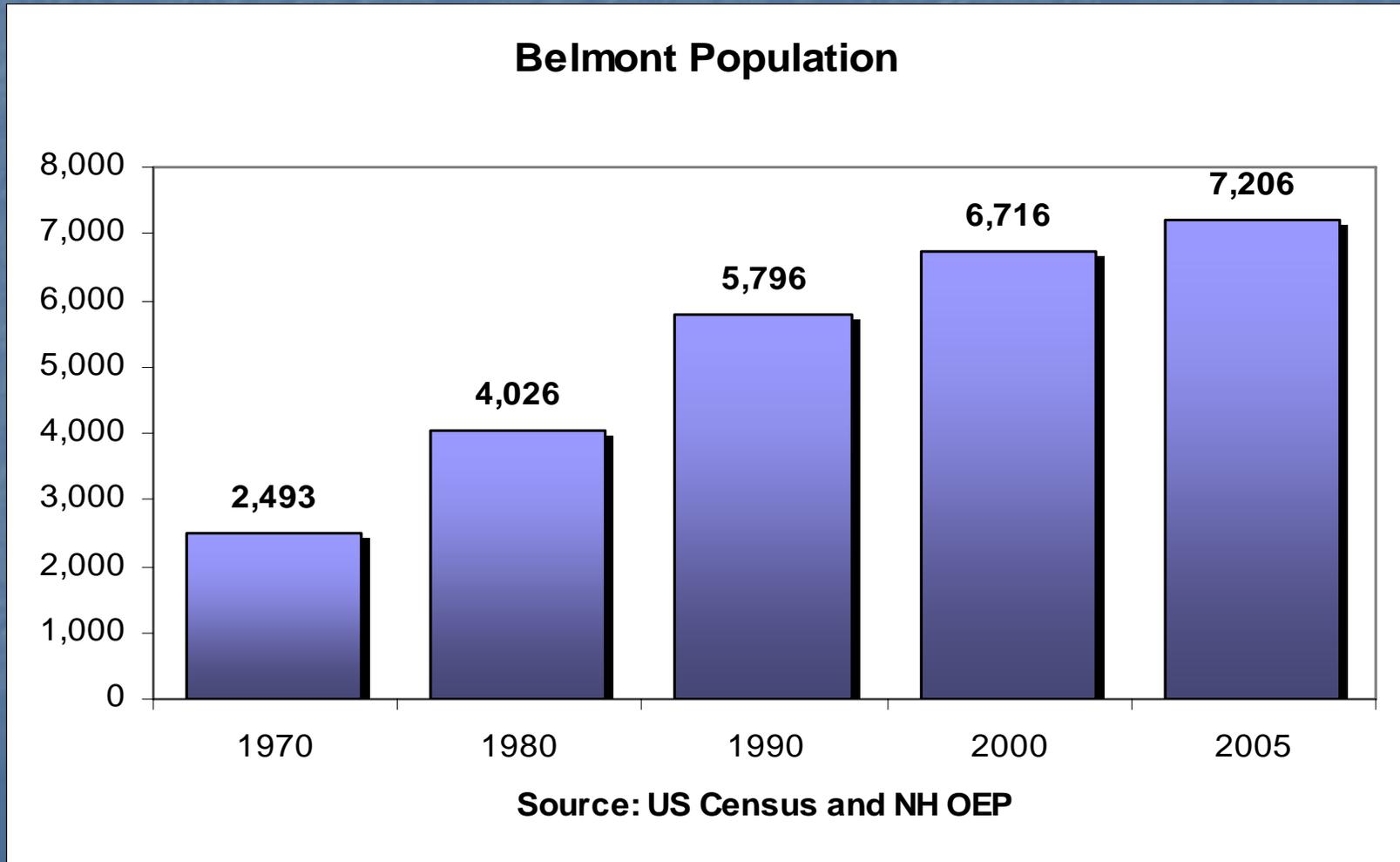
- Task 1: Housing Market Trends
- Task 2: Housing Affordability
- Task 3: Projected Housing Demand
- Task 4: Policy Implications

# Regional Population Has Been Growing, Now at 113,000



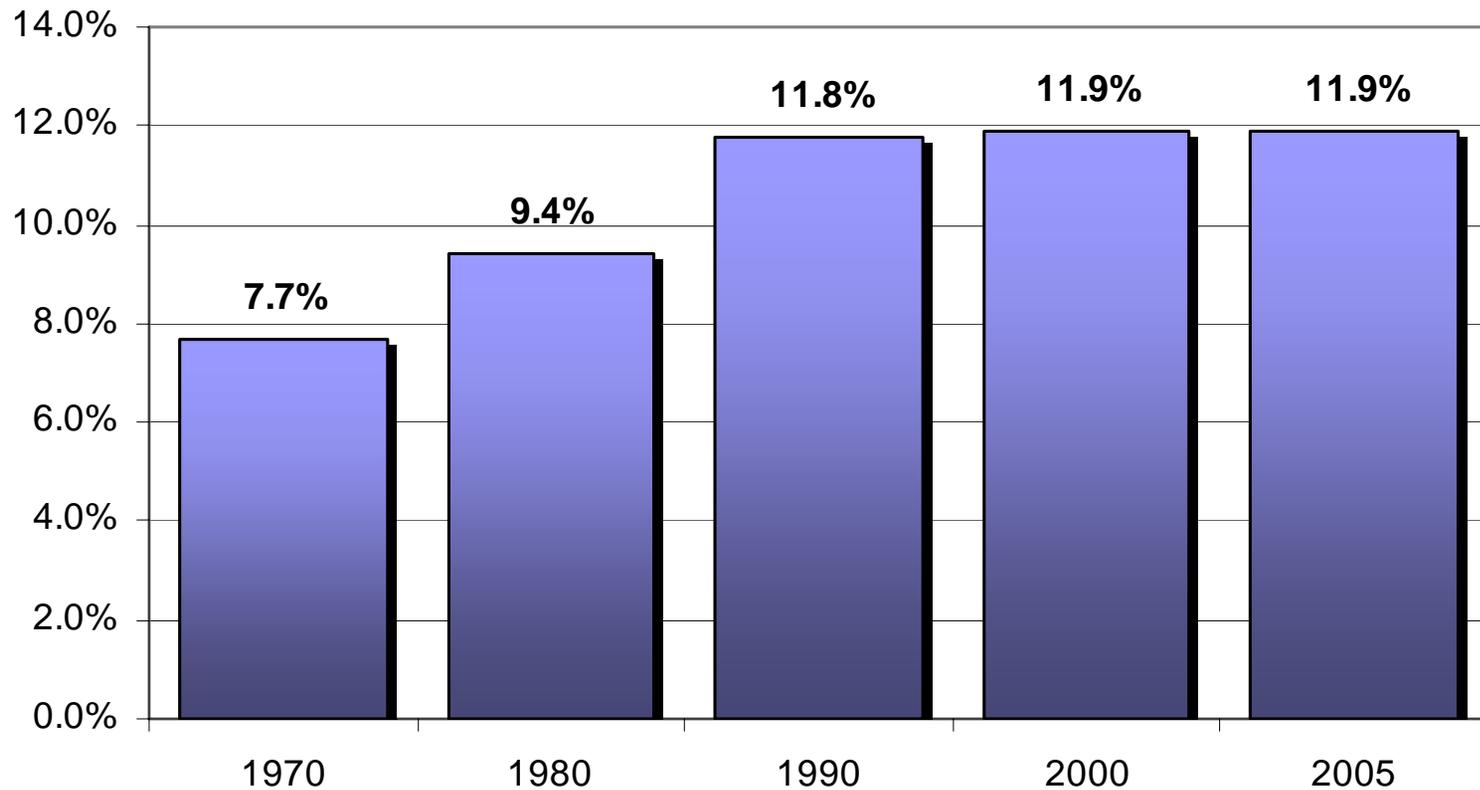
Source: Lakes Region Planning Commission

# Town's Population Has Increased Sharply, Nearly Tripling Since 1970

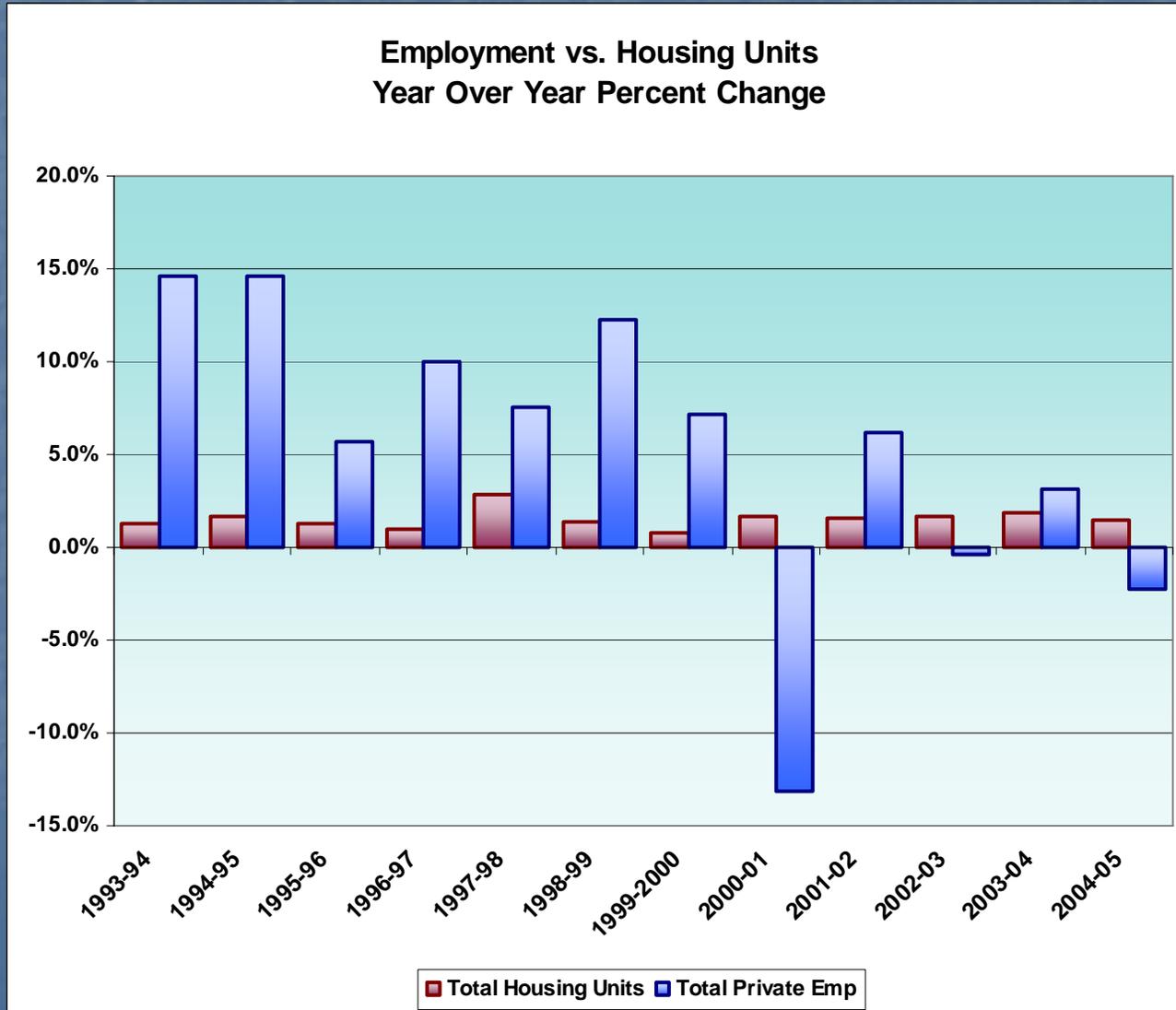


# Rising Share of County's Population Through 1990, Stable Share Since Then

**Belmont Share of County's Population**



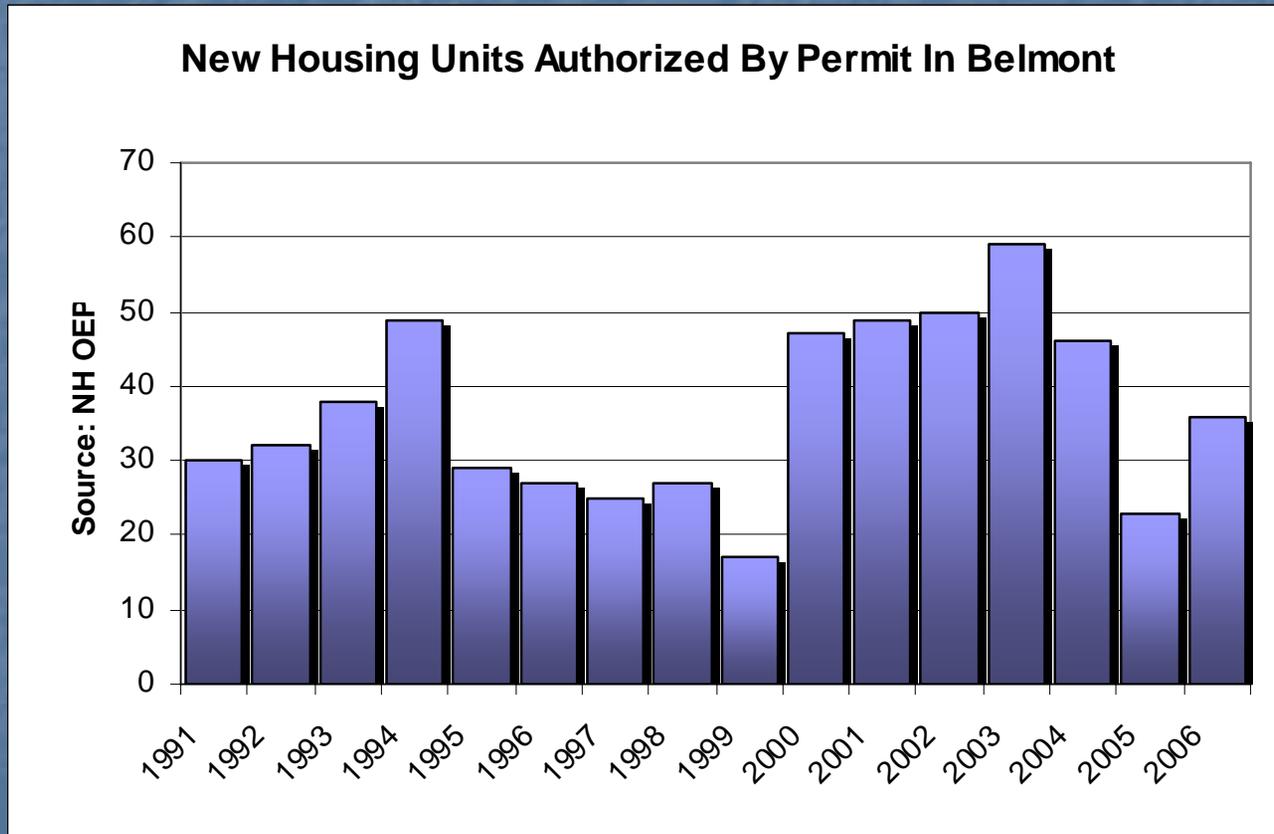
# Jobs Growing Generally Faster Than Housing



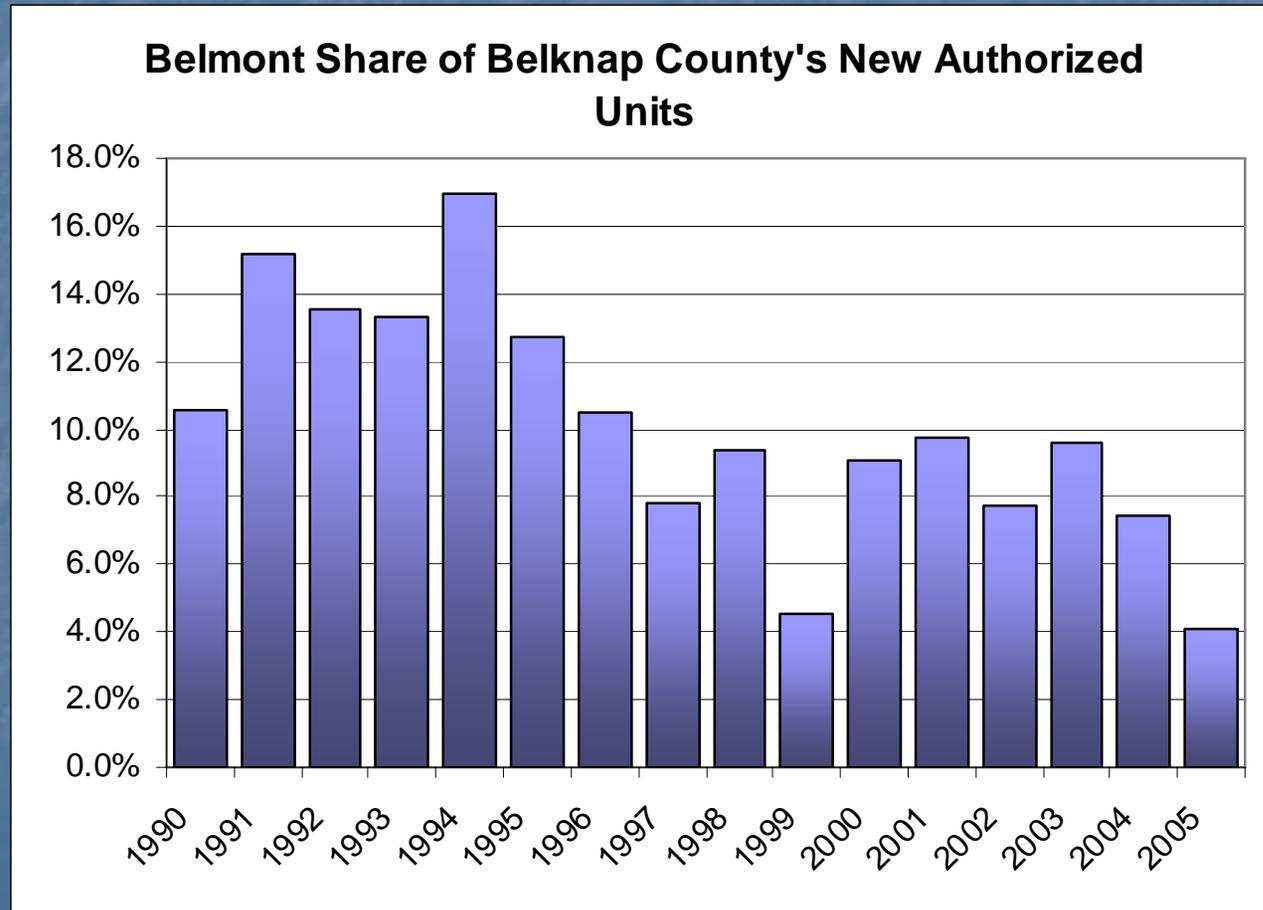
# Some Recent Parameters

- Belmont added more people than any other Lakes Region community in the 1980s; was sixth fastest growing in the 1990s
- Belmont attracts young families—had the sixth lowest median age in the Lakes Region in 2000.
- Belmont had the fourth highest population per square mile in the region in 2000.
- Belmont's proportion of seasonal housing (11%) was among the fourth lowest in the region in 2000.

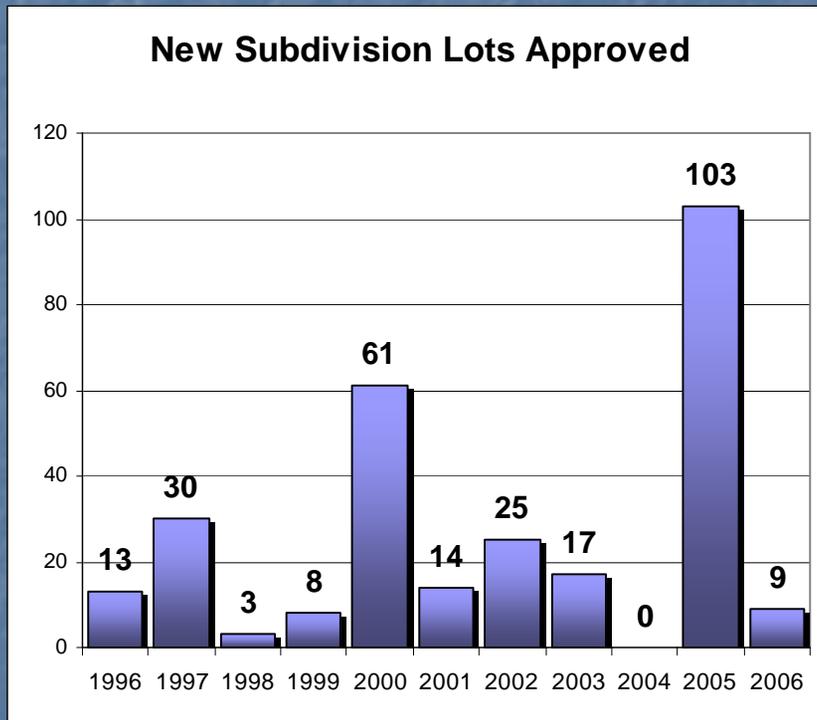
# Averaging 40 New Housing Units Per Year Recently



# Averaging Just Under 10% of County Total New Units Since 2000

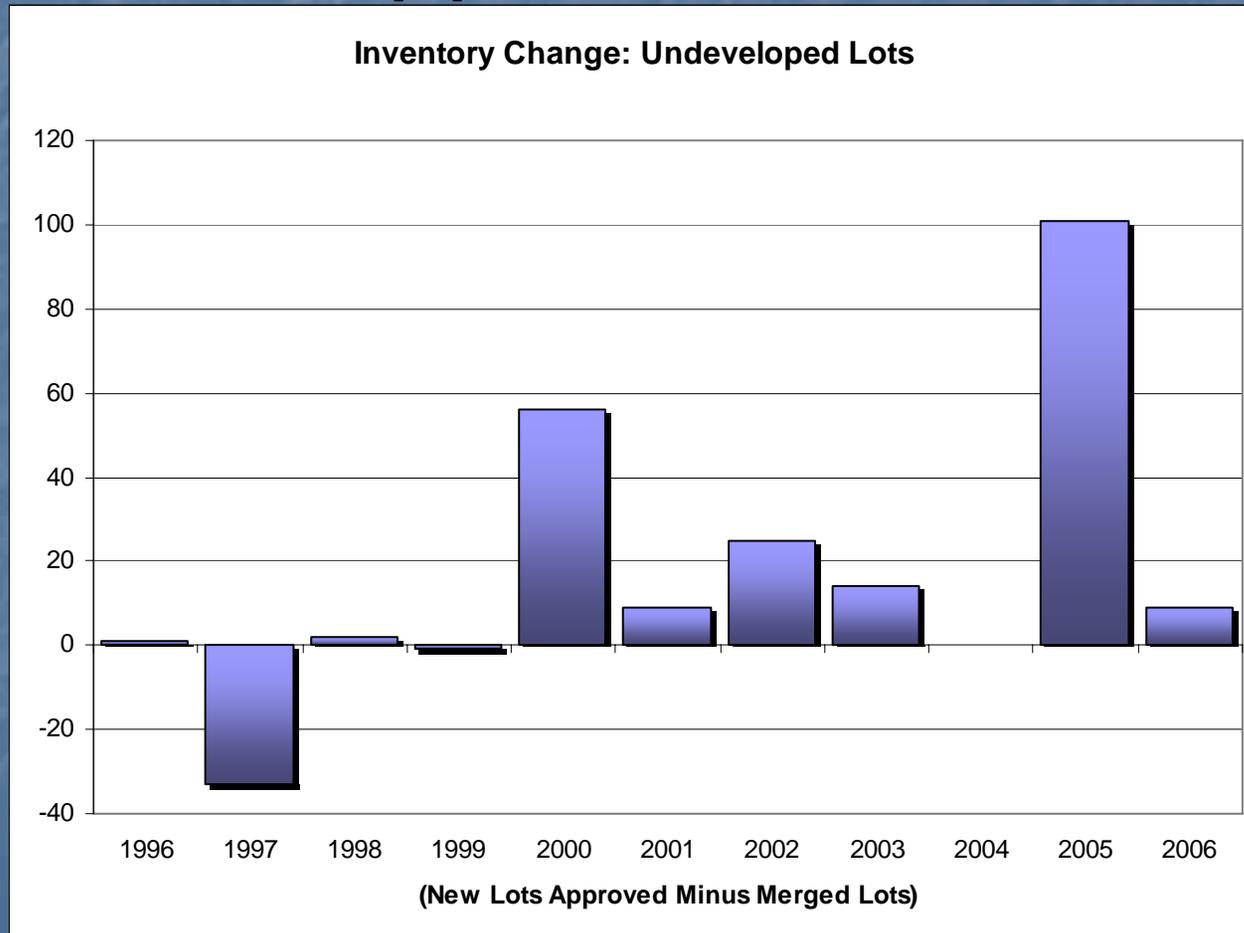


# 229 New Lots Approved Since 2000



- 2000: Briarcrest, Stonington
- 2004: Interim Growth Ordinance (no approvals)
- 2005: Amily, BBE, Sun Lake

# Net of 214 Lots Created Since 2000 (after removing expired subdivision approvals)



# Housing Inventory Has Increased More in Past Five Years Than In Previous 10 Years

## ***Belmont Housing Inventory***

	<b>1990</b>	<b>2000</b>	<b>2005</b>	<b>Change- 1990-2000</b>	<b>Change 2000-2005</b>
Total Units	2,869	3,113	3,387	244	274
Occupied Units	2,146	2,641	3,000 	495	359
Vacant Units	723	472	387	(251)	(85)
Vacant Seasonal	525	351	300	(174)	(51)
Vacant Year-Round	198	121	87	(77)	(34)

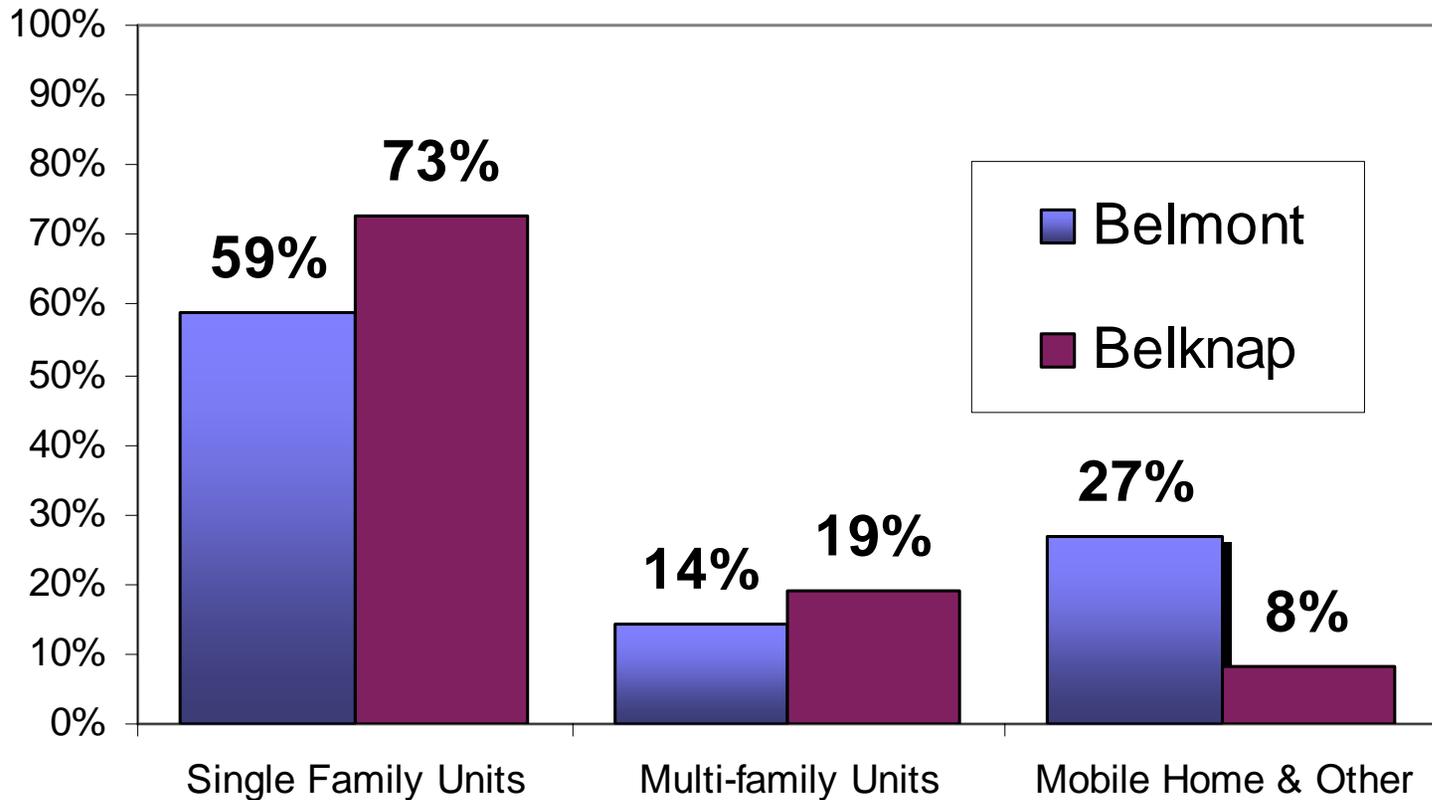
# Belmont Inventory Increase Among All Unit Types

## ***Belmont Housing Inventory***

	<b>1990</b>	<b>2000</b>	<b>2005 Number</b>	<b>Change</b>	
				<b>Number</b>	<b>Percent</b>
Total Units	2,869	3,113	3,387	244	9%
Single Family Units	1,635	1,798	1,992	163	10%
Multi-family Units	441	453	486	12	3%
Mobile Home & Other	793	862	911	69	9%

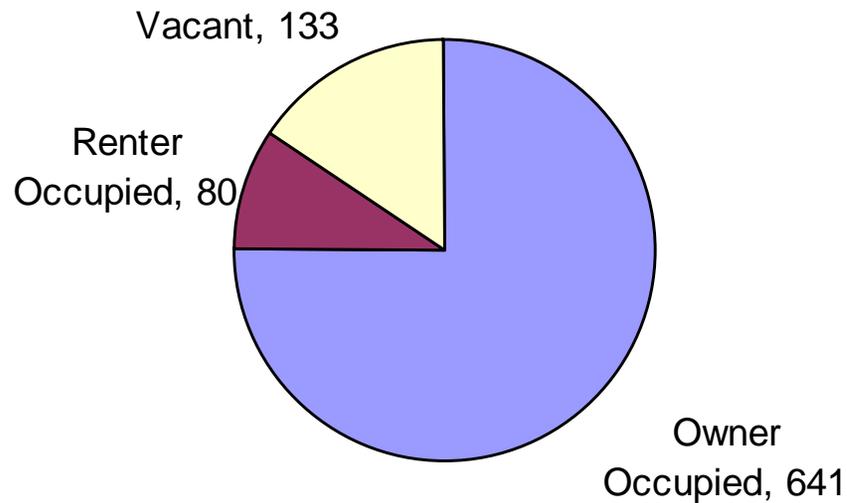
# Town Has Disproportionate Inventory of Mobile Homes

Comparative Housing Profile, 2005



# 90% of Mobile Homes Are Occupied

**Mobile Home Occupancy, 2000, Belmont**

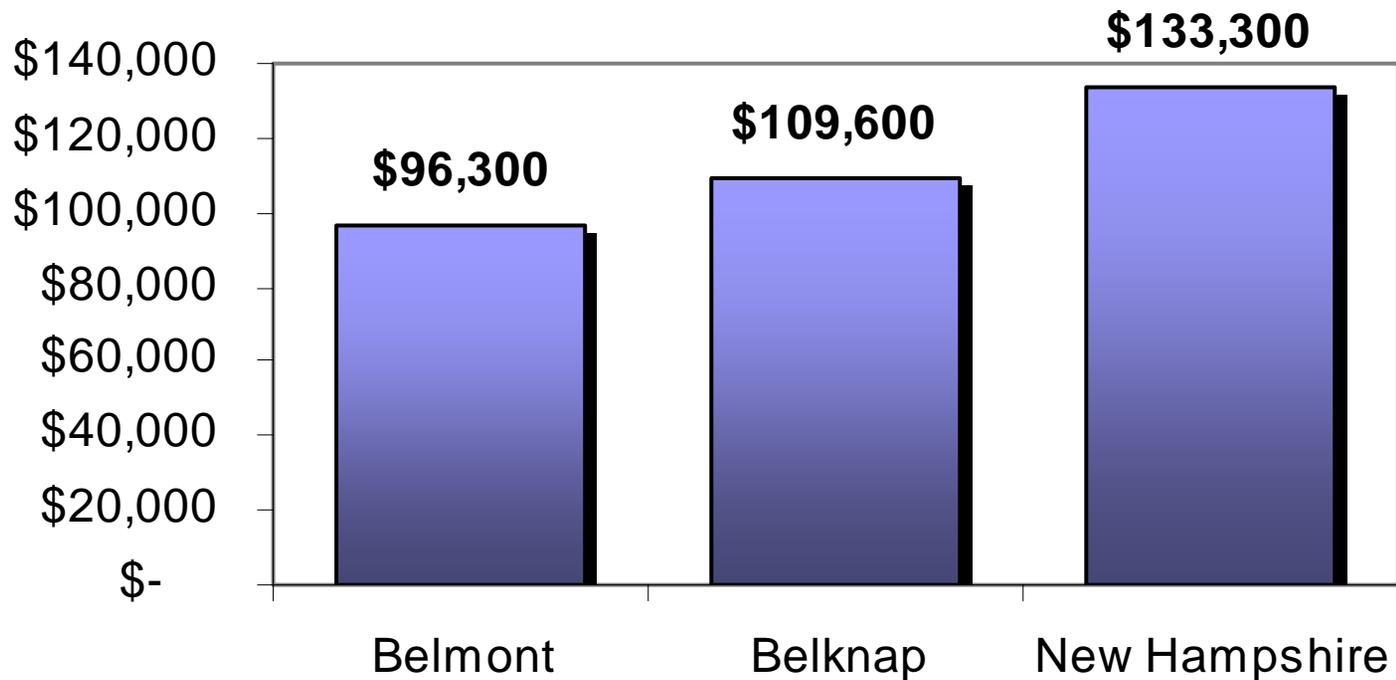


# Vacancy Rate Continues To Drop

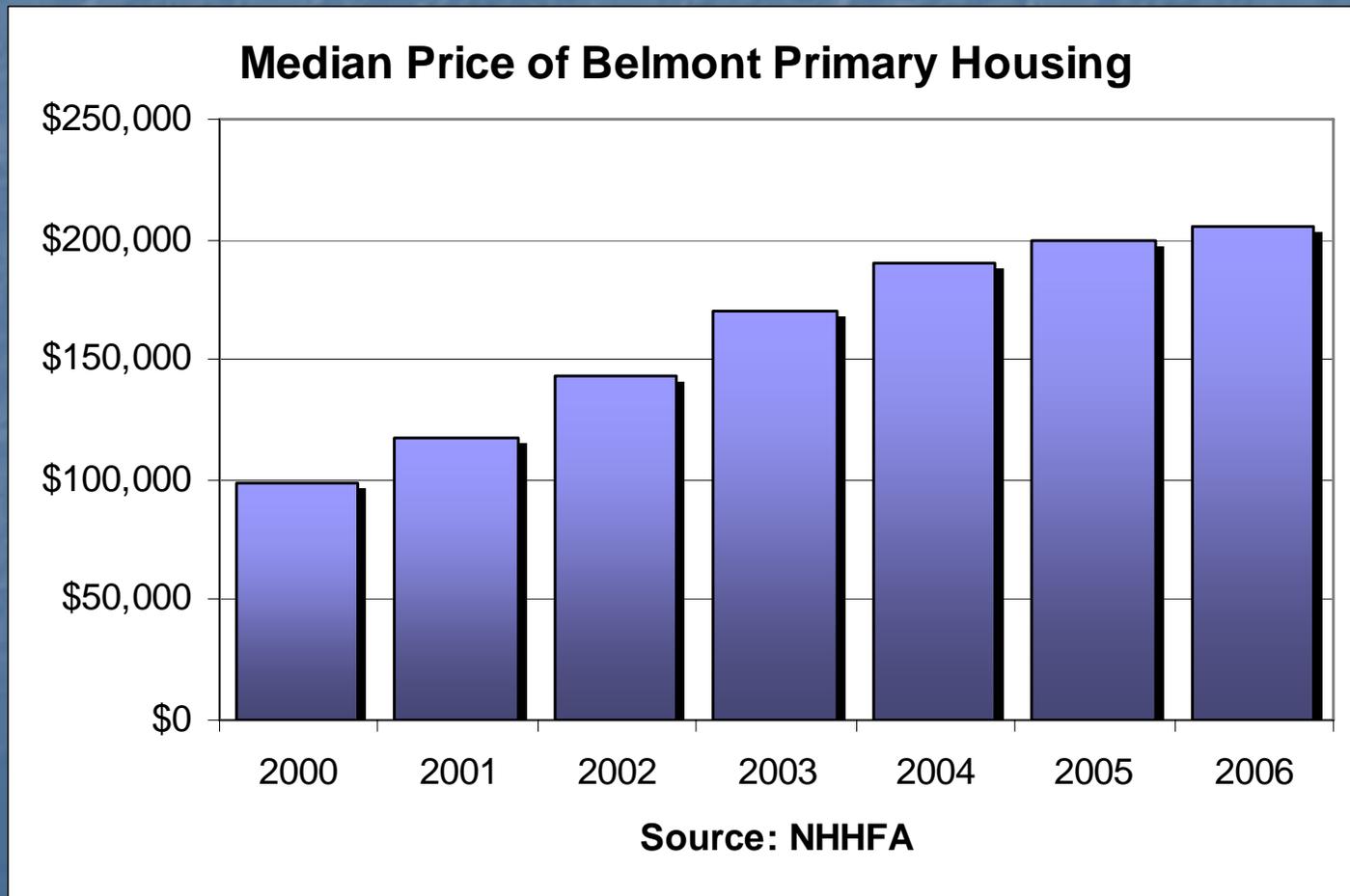
	<b>1990</b>	<b>2000</b>	<b>2005</b>
Year-Round Occupied+Vacant	2,344	2,762	3,087
Year-Round Vacant	198	121	87
<b>Year-Round Vacancy Rate</b>	<b>8%</b>	<b>4%</b>	<b>3%</b>

# Median Home Price 10% Below County, 35% Below State Figure: Impacts Ability to Pay for Services

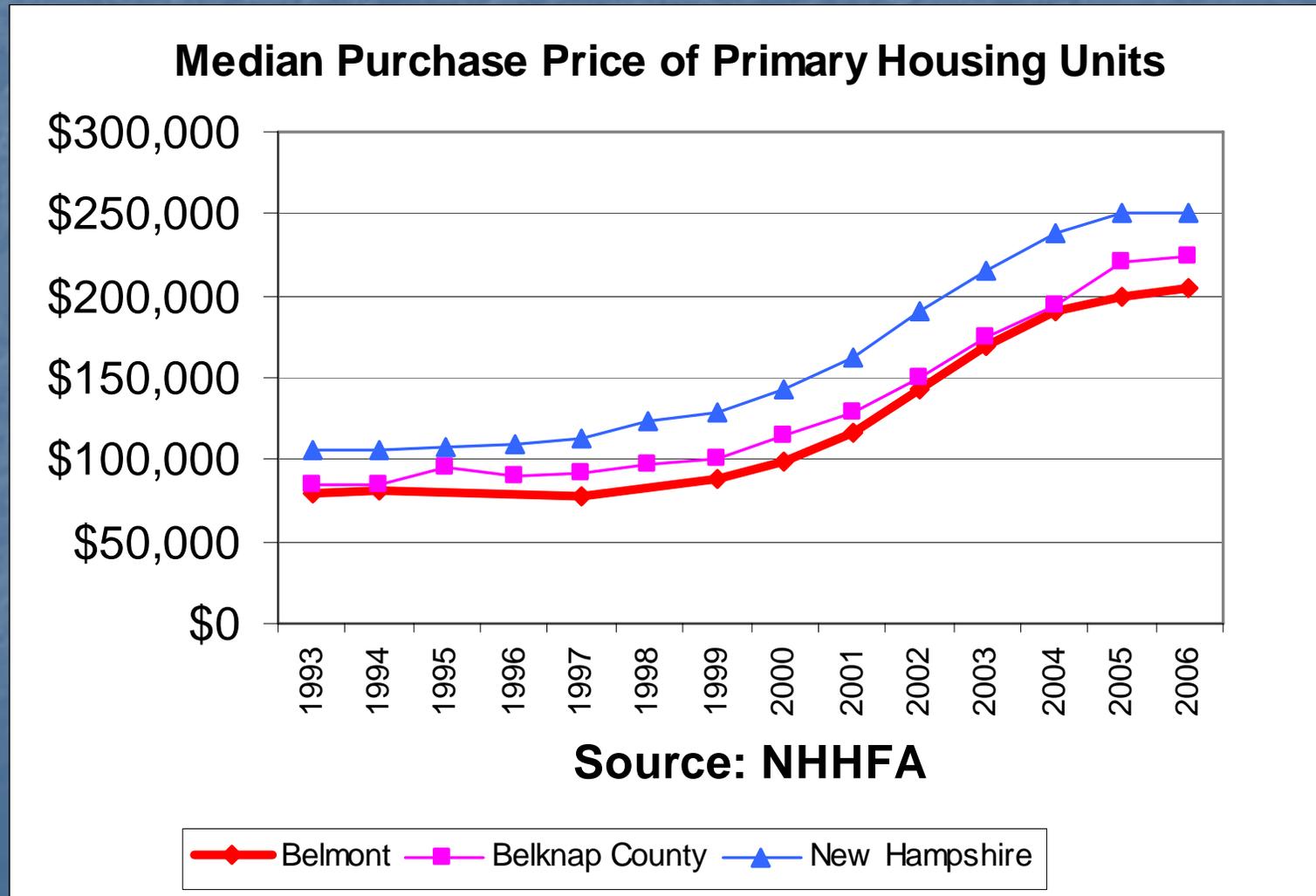
**Median Single Family Home Value, 2000**



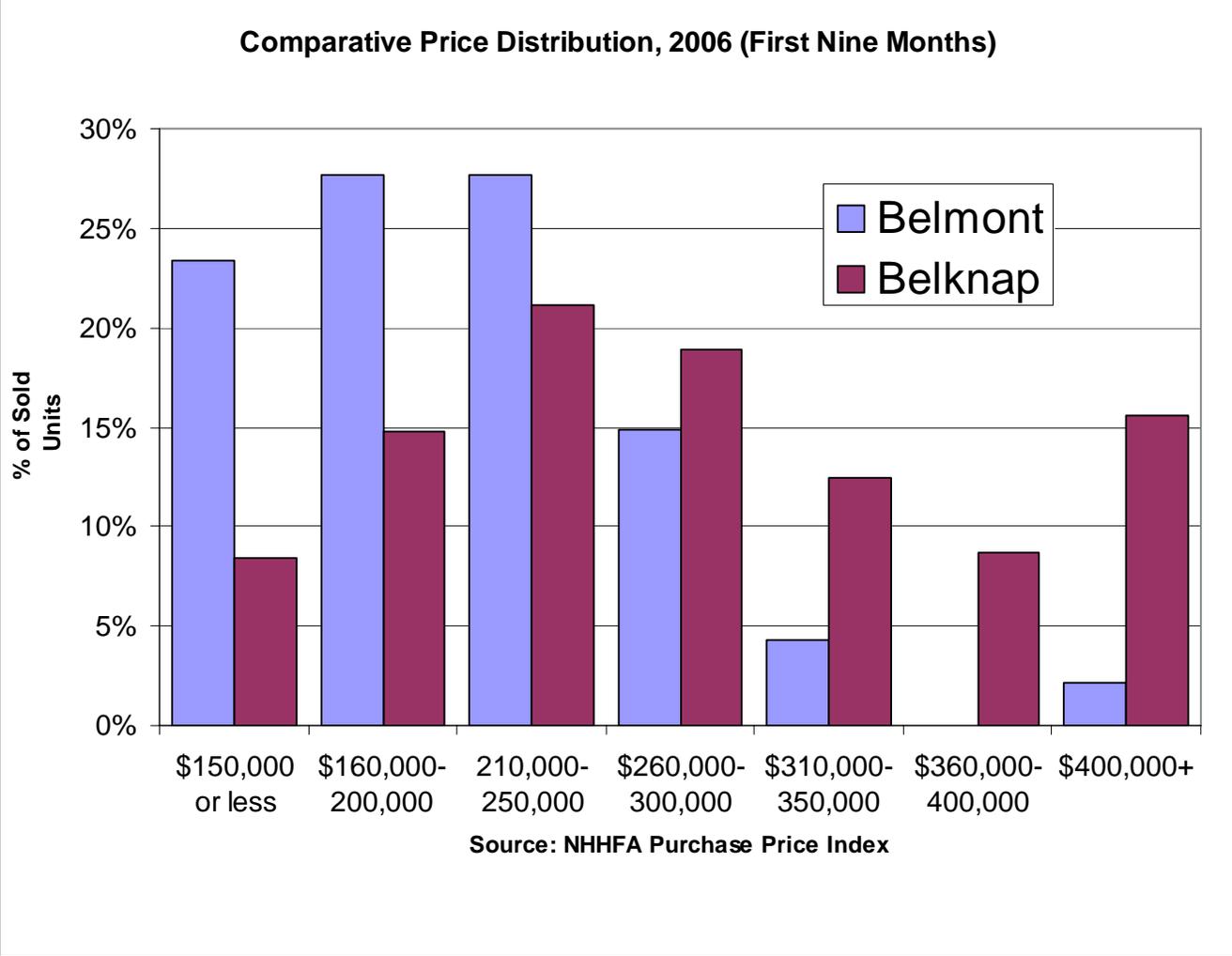
# Belmont Home Prices Double Since 2000 Because of Strong Demand and Lower Interest Rates



# Median Price Closely Tracks County Figure

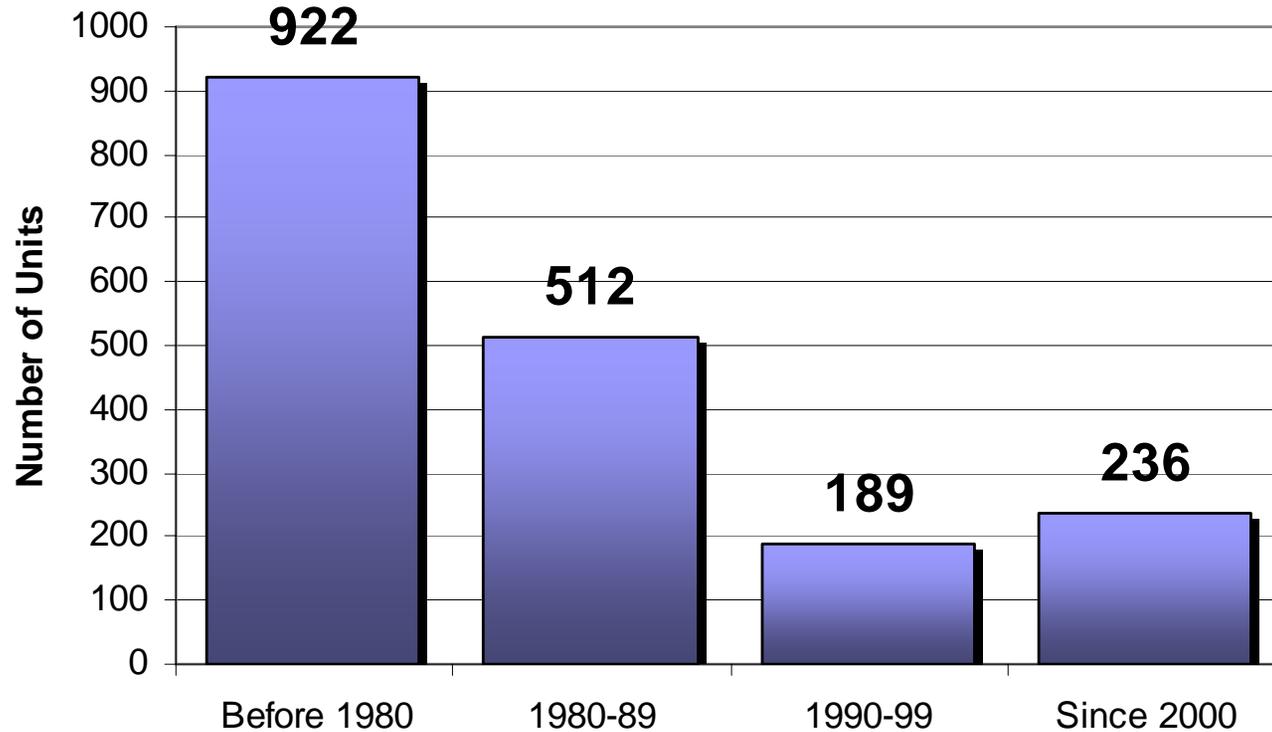


# BUT: Distribution Favors Lower Priced Housing in Belmont



# Housing Stock Is Ageing

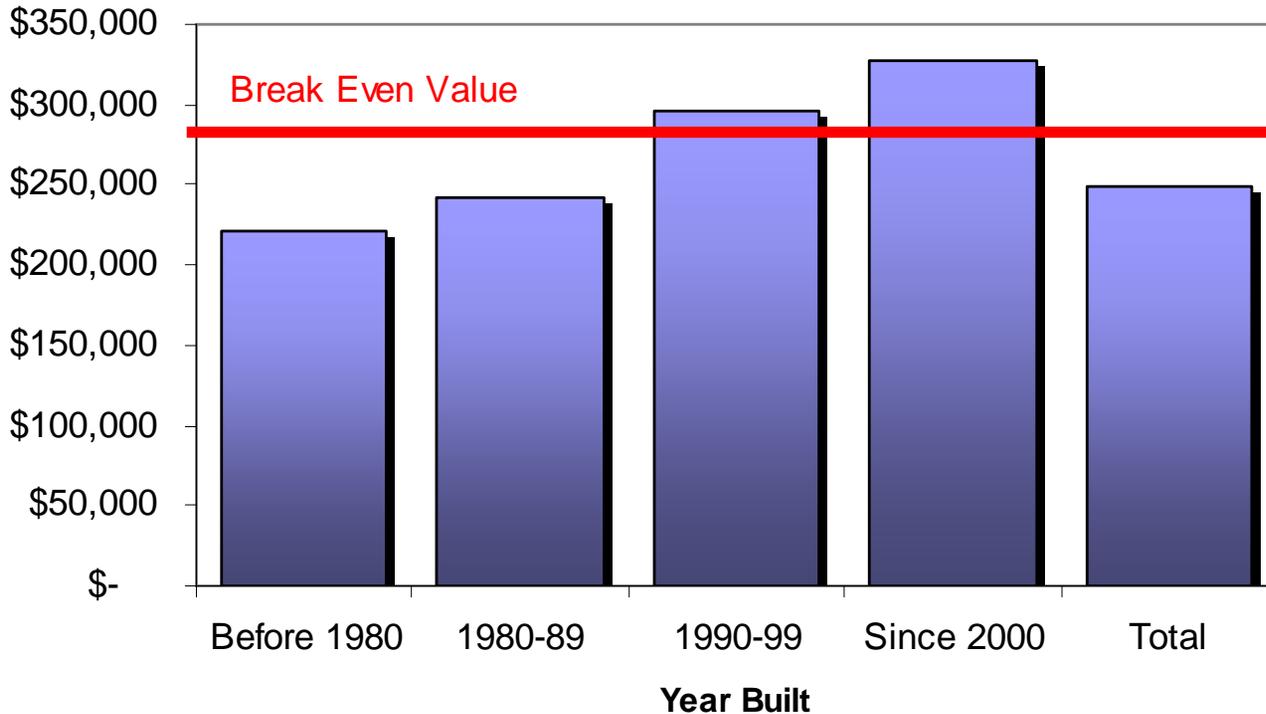
**Belmont Single Family Homes By Year Built**



Source: Assessment records

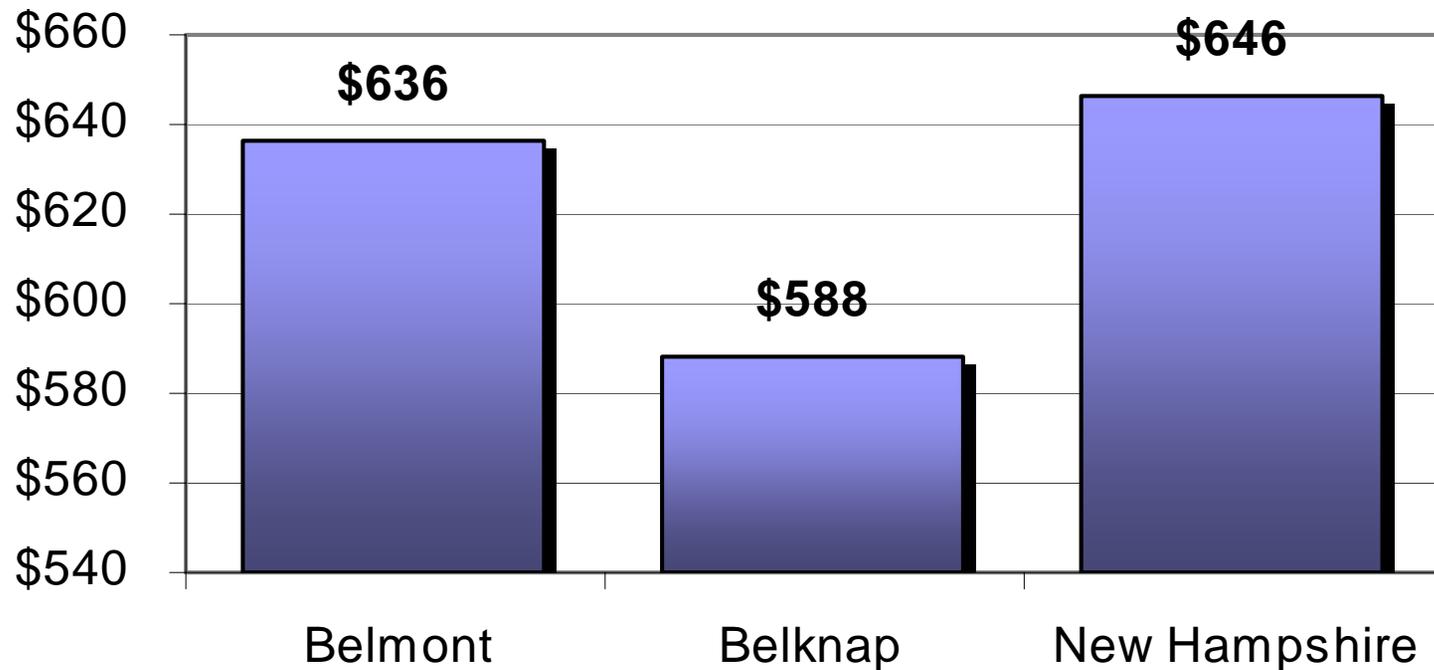
# Market Value By Year Built

**Equalized Market Value of Single Family Homes  
in Belmont, February 2007**

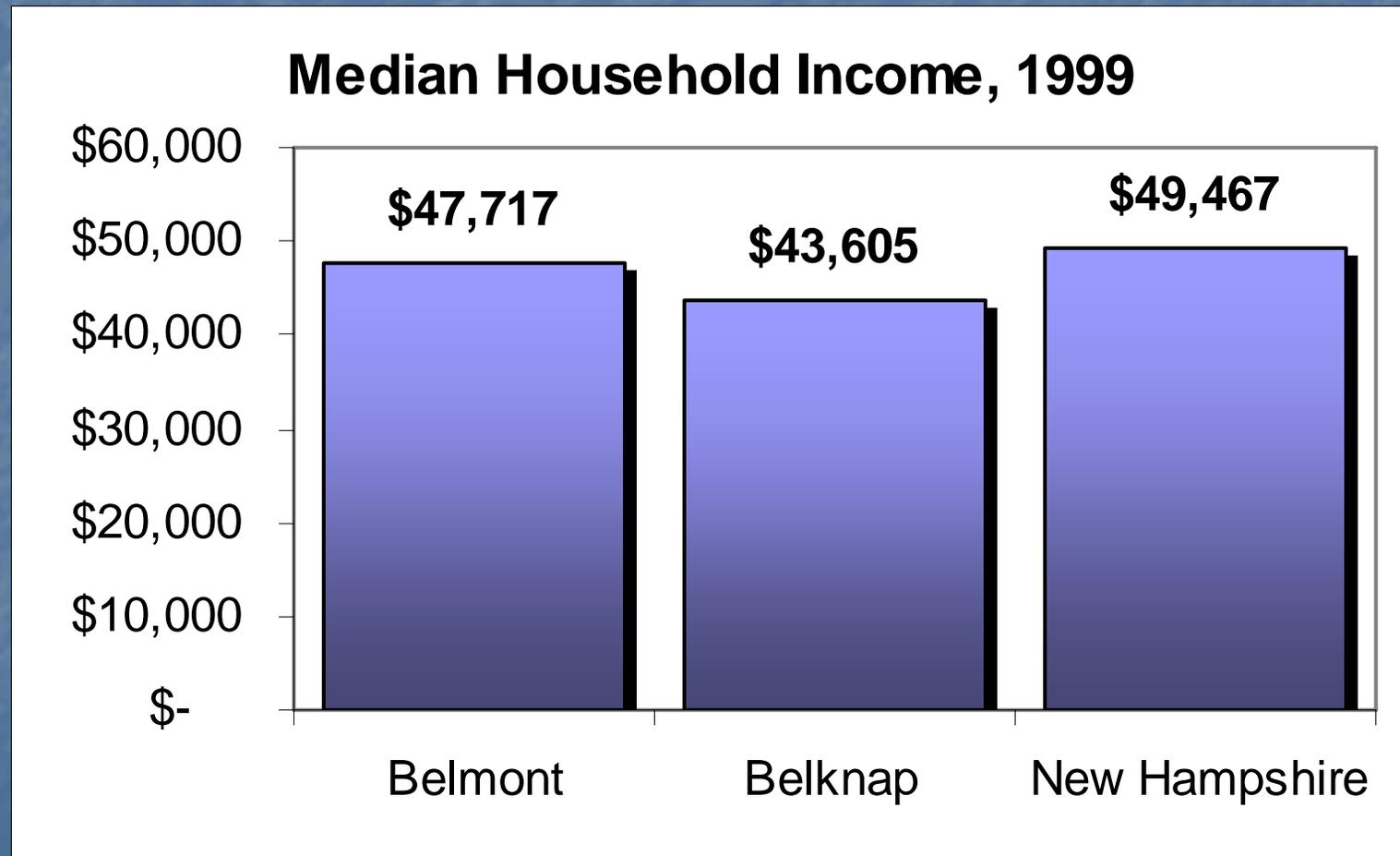


# Median Rent is Higher Than County Average, Close to State Average

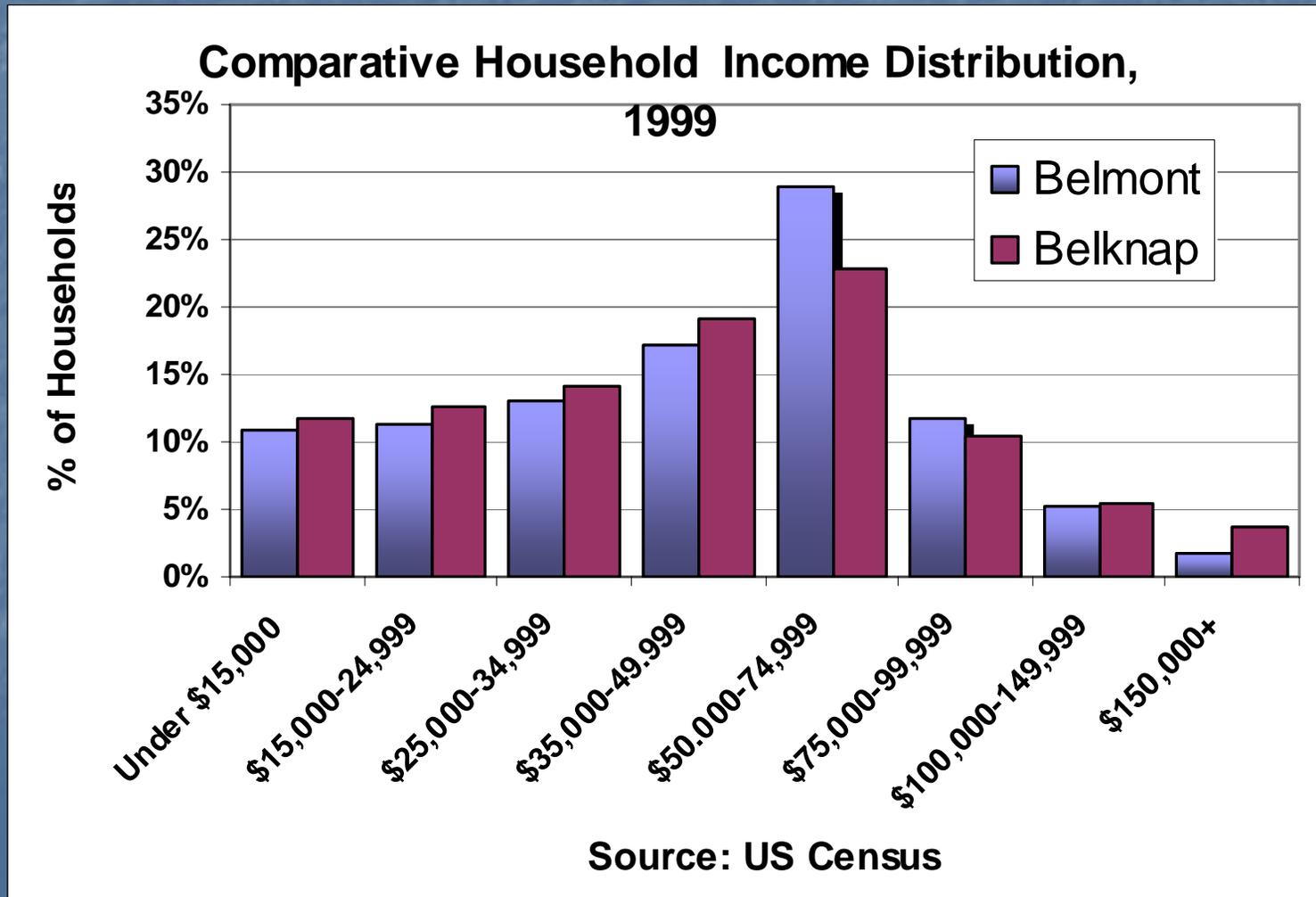
**Median Gross Rent, 2000**



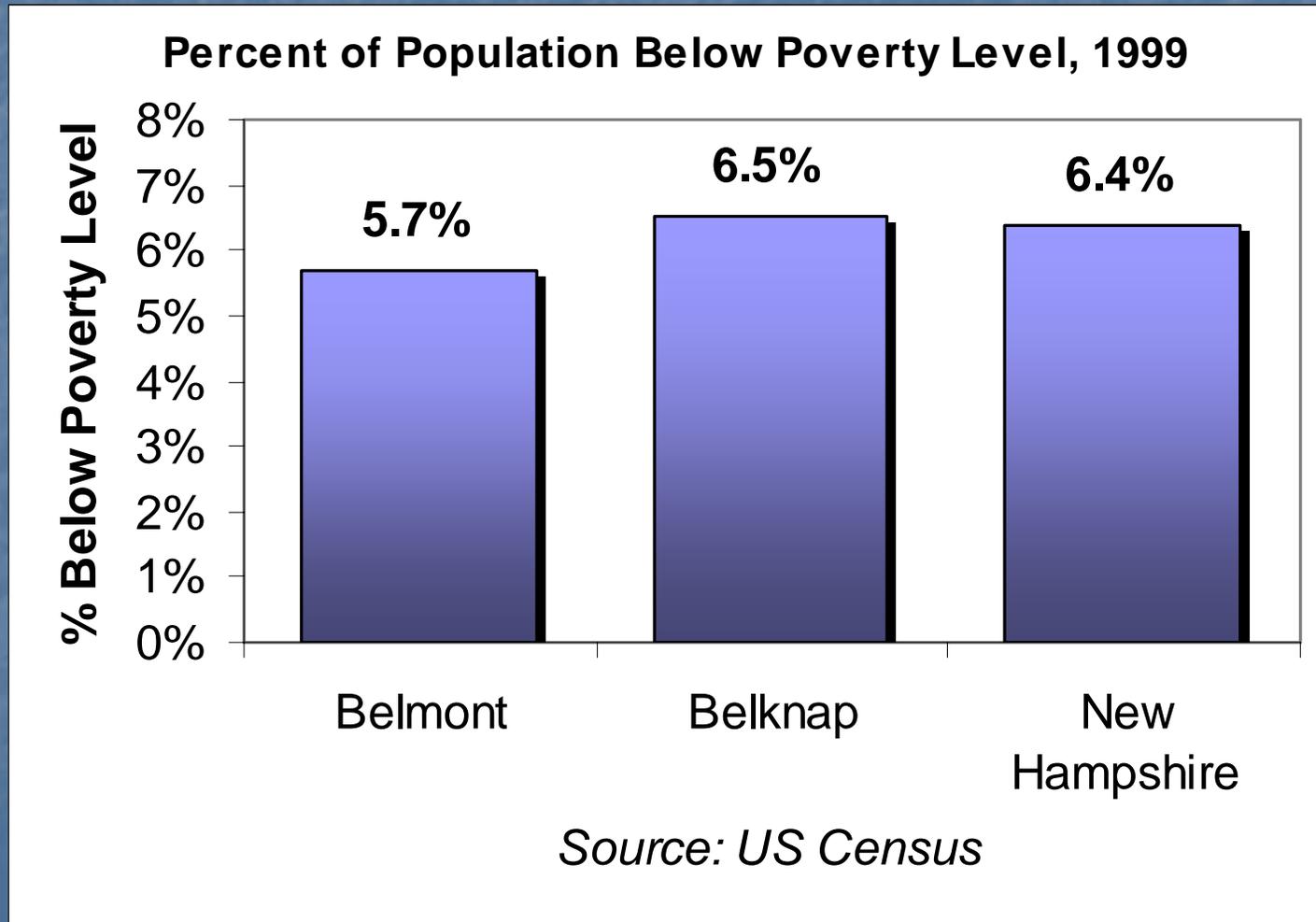
# Median Income is Higher Than County Average, Close to NH Level



# Middle Class Dominates Belmont Income Distribution



# Poverty Ratio is Lower Than County and State



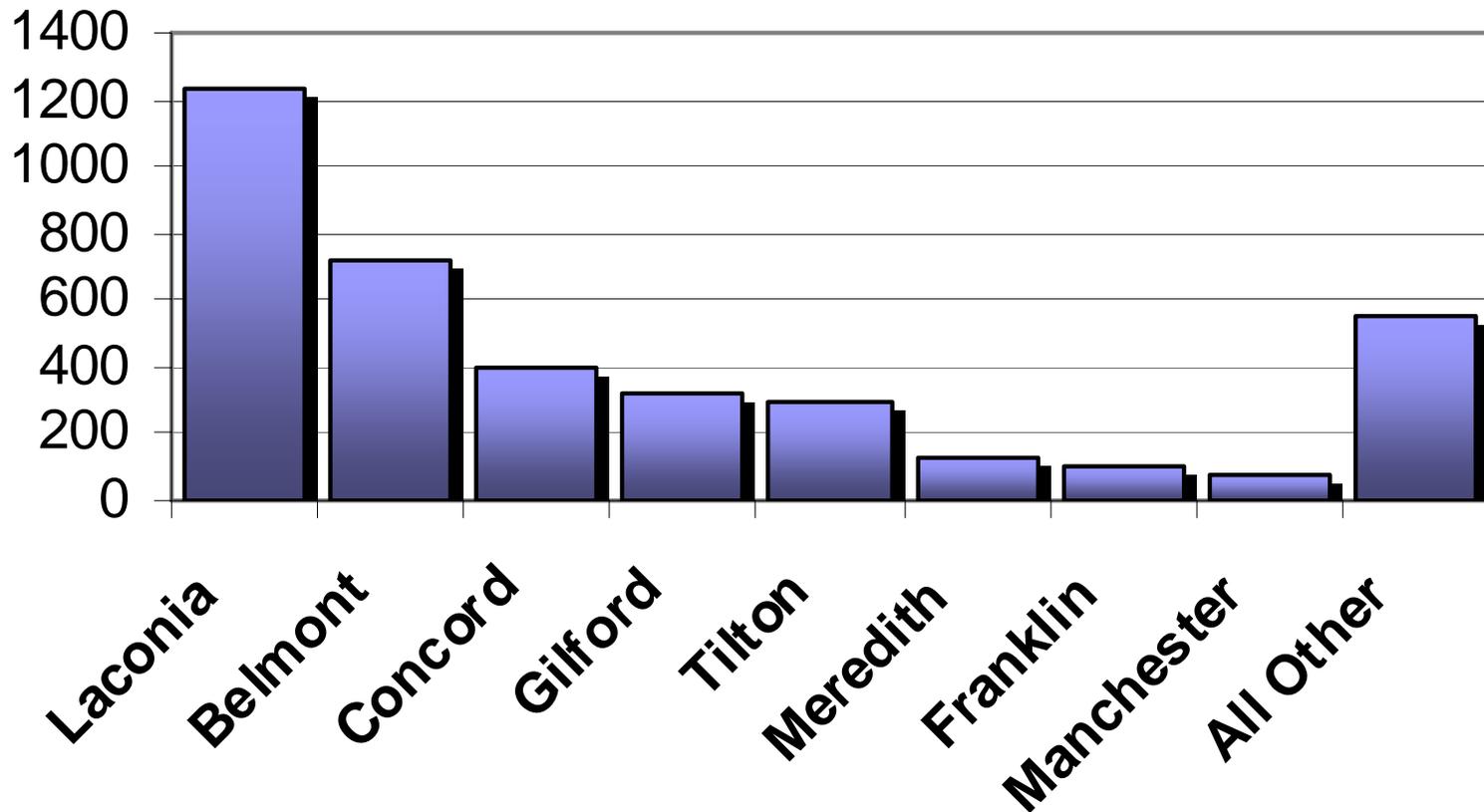
# Belmont Has Met Its Share of the Need for Subsidy Units

## Belmont Subsidized Housing Inventory

Belmont Housing for the Elderly	40	
Belmont Village Apartments		26
Orchard Hill II		27
Sandy Ledge Housing		11
Realty Resources		24
Total Belmont	<u>40</u>	<u>88</u>
% of County Inventory	10%	20%

# Most Workers Remain in Region+Concord

Where Belmont Residents Worked, 2000



# Factors Driving the Regional Housing Market

- Housing is, in general, less expensive in the Lakes Region than points south of us.
- The region's job base has expanded and its economy is healthy
- The Lakes Region is a favored retirement location, fostering in-migration of older households.
- Housing has been a good investment over the long and short terms.
- But, most of the region's job growth has been in lower paying occupations, generating a housing affordability crunch.

# Observations

- The housing market has been exceptionally strong since 2000:
  - Home prices in Belmont and the region have doubled
  - The pace of new home construction in Belmont has doubled
  - Belknap county is attracting new residents because of its strong economy, lifestyle and housing prices (lower than in southern parts of the state).
- Belmont's recent growth has been more in line with regional totals
- Belmont is primarily a middle income community.
- Belmont has a healthy mix of housing unit types, but a disproportionate number of mobile homes, and relatively few high-end homes.
- Recent construction has favored upper middle income single family homes.
- Belmont has its "fair share" of low and moderate income residents and subsidy units.
- The sizable increase in subdivision lots applied for in 2005 and approved in 2006, has subsided.
- Key need is to balance the inventory of lower priced housing with more upper middle income housing—this is a pattern that has emerged in recent years and should be encouraged to continue.
- Belmont's large inventory of manufactured housing (mobile homes) is a concern that should be addressed through standards for new parks.