

Rental Factbook: Cuyahoga County

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**The
Housing Center**
Housing Research & Advocacy Center

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About the Housing Research & Advocacy Center

The Housing Research & Advocacy Center (the Housing Center) is a 501(c)(3) non-profit organization whose mission is to promote fair housing and diverse communities; and to work to eliminate housing discrimination in Northeast Ohio by providing effective research, education, and advocacy. The Housing Center works to achieve its mission through work in three primary areas: research and mapping, education and outreach, and enforcement of fair housing laws through testing and litigation. In addition to addressing traditional issues of housing discrimination and segregation, the Housing Center also provides research, education, and analysis of subprime and predatory lending practices and trends in the region.

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I. INTRODUCTION

This rental factbook is designed to provide basic information about rental patterns in Cuyahoga County and the municipalities of the county. Across the nation, rental costs are rising and affordable housing is being reduced entirely or concentrated within certain areas. This factbook attempts to address some of these issues so that fair housing, social service, and governmental agencies can better understand the impact of increasing rental costs.

The factbook is divided in three sections. This is Section 1. Section 2 surveys demographic, economic, and housing trends in Cuyahoga County. Section 3 provides a per-municipality breakdown of relevant demographic, economic, and housing data; occupancy codes; and fair housing ordinances.

The demographic, housing, and economic information used in this report was obtained from the United States Census Bureau. The 2000 Census, 2010 Census, and 2010 American Community Survey were used for comparison between years. The 2012 American Community Survey was used for most recent data. Some 2000 Census data was standardized to 2010 Census Tracts for spatial analysis using the US2010 Project Longitudinal Tract Data Base. GIS shapefiles were obtained from the Census Bureau, the Cuyahoga County Geographical Information Systems Department, and the Ohio Department of Transportation. Additional information was obtained from the United States Department of Housing and Urban Development, Cuyahoga Metropolitan Housing Authority, the Emerald Development and Economic Network Inc., and the fifty-nine municipalities of Cuyahoga County.

II. RENTAL HOUSING TRENDS IN CUYAHOGA COUNTY

In Cuyahoga County the overall demand for rental housing is increasing. Between 2000 and 2010 the county's population decreased by 8.2%, and owner occupied housing decreased by 8.1%, while renter occupied housing increased by 1.3%. Remaining and new residents have an increasing preference for rental housing. Many previous homeowners have become renters as result of the foreclosure crisis, and owning a home has become a greater financial risk as the buying power of the region decreases. Between the last two Censuses, the real median household income of the county decreased by 12.1%.

The need for affordable housing is increasing. Renters in Cuyahoga County have less buying power than the total population of the county and saw their incomes decrease at a faster rate. In 2010 the real median household income for renters in the county was 43% lower than that of the total population (\$43,603 for the total population and \$24,841 for renters in 2010). It decreased by 18.7% between 2000 and 2010 (from \$30,573 in 2000). Renters in Cuyahoga County increasingly pay a larger portion of their incomes toward housing. The number of renters paying more than 30% of their income toward housing (housing cost burdened) increased by 23.6%, and the rate of housing cost burdened renters increased by 8.2%. In 2010, 45.6% of all renters were considered housing cost burdened. In Cuyahoga County, publically subsidized housing is not meeting the need for affordable housing. The Cuyahoga Metropolitan Housing Authority provides assistance to 22,780 households, 49,509 individuals, with three other agencies serving several thousand additional households, but the waiting list for CMHA assistance alone has 8,696 households on it.

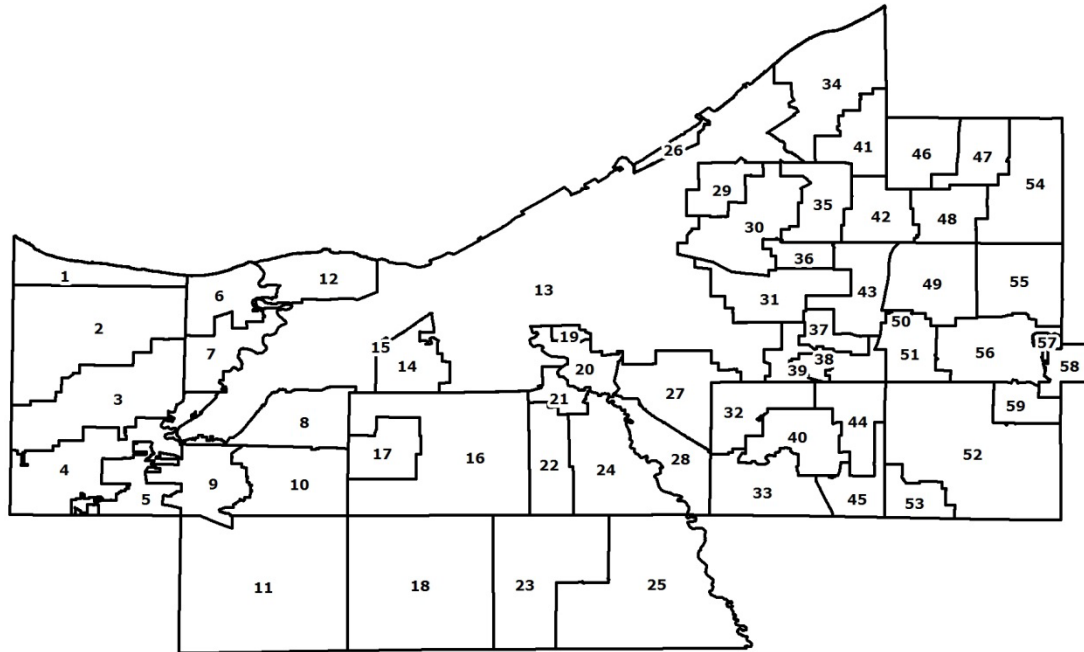
Single family houses are entering the rental market as owners leave the area or lose their homes to foreclosures, and it is the fastest growing type of rental housing in the county contributing to the rising cost of rental housing. Single family units increased by 12.6% between 2000 and 2010. All other types of multi-unit rental housing decreased in the county. Single family houses are typically more expensive to rent than apartments in multi-unit buildings. The housing stock of Cuyahoga County, both rental and owner occupied, is aging. In 2012, the median year built of housing in the county was 1954; 30.9% of the housing stock was built before World War II.¹ Older housing is more expensive to maintain, less energy efficient, and often lacks features that make it accessible for people with mobility impairments. Areas in the county with the oldest housing stock are predominantly renter occupied and have higher concentrations of people with disabilities. Participants in the Housing Choice Voucher Program are more likely to live in an area with older housing.

The problems in the regional housing market; namely population loss, decreases in homeownership, increased concentration of overburdened renters, slow economic growth, and aging housing stock; have disproportionately affected populations of racial and ethnic minorities in Cuyahoga County who are also more likely to be renters: 60.1% of all African American households rent, 56.8% of all Latino households rent, and 47.6% of all Asian American households rent while 28.5% of white households rent.² Project-based housing and Housing Choice Vouchers, public subsidies to private housing providers, are concentrated in areas with larger populations of people of color; 91.6% of residents in public housing and 91.2% of households using a Housing Choice Voucher are African American and have incomes categorized as "extremely low" (less than 30% of the Area Median Income). Additionally, the Cleveland-Elyria Metropolitan Statistical Area is ranked as one of the most segregated regions in the United States.

¹ United States Census Bureau, Median Year Structure Built, American Community Survey 5-Year Estimates, 2008-2012.

² United States Census Bureau, Tenure, American Community Survey 5-Year Estimates, 2008-2012.

Map 1: Municipalities of Cuyahoga County



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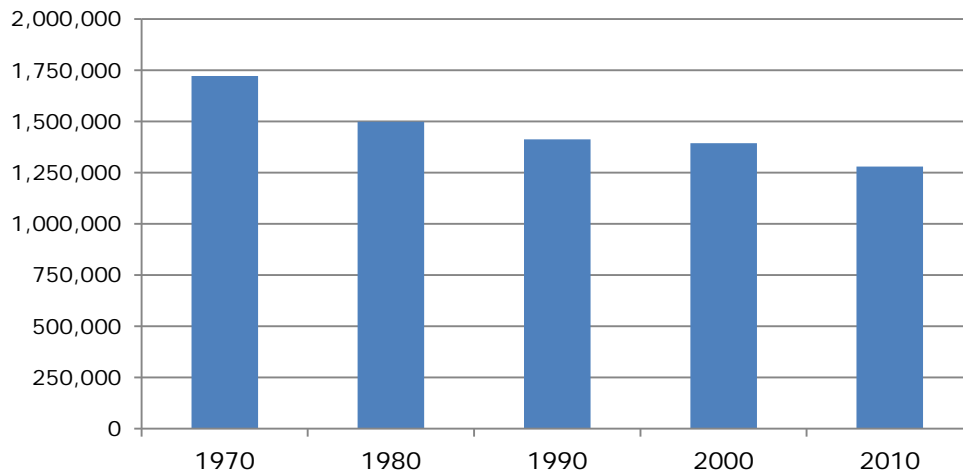
For reference, numbering in all subsequent maps will correspond to the municipal numbering system above.

Number	Municipality	Number	Municipality
1	Bay Village	31	Shaker Heights
2	Westlake	32	Maple Heights
3	North Olmsted	33	Walton Hills
4	Olmsted Township	34	Euclid
5	Olmsted Falls	35	South Euclid
6	Rocky River	36	University Heights
7	Fairview Park	37	Highland Hills
8	Brook Park	38	Warrensville Heights
9	Berea	39	North Randall
10	Middleburg Heights	40	Bedford
11	Strongsville	41	Richmond Heights
12	Lakewood	42	Lyndhurst
13	Cleveland	43	Beachwood
14	Brooklyn	44	Bedford Heights
15	Linndale	45	Oakwood
16	Parma	46	Highland Heights
17	Parma Heights	47	Mayfield
18	North Royalton	48	Mayfield Heights
19	Newburgh Heights	49	Pepper Pike
20	Cuyahoga Heights	50	Woodmere
21	Brooklyn Heights	51	Orange
22	Seven Hills	52	Solon
23	Broadview Heights	53	Glenwillow
24	Independence	54	Gates Mills
25	Brecksville	55	Hunting Valley
26	Bratenahl	56	Moreland Hills
27	Garfield Heights	57	Chagrin Falls Township (includes the Village of Chagrin Falls)
28	Valley View	58	Chagrin Falls
29	East Cleveland	59	Bentleyville
30	Cleveland Heights		

A. Population Change

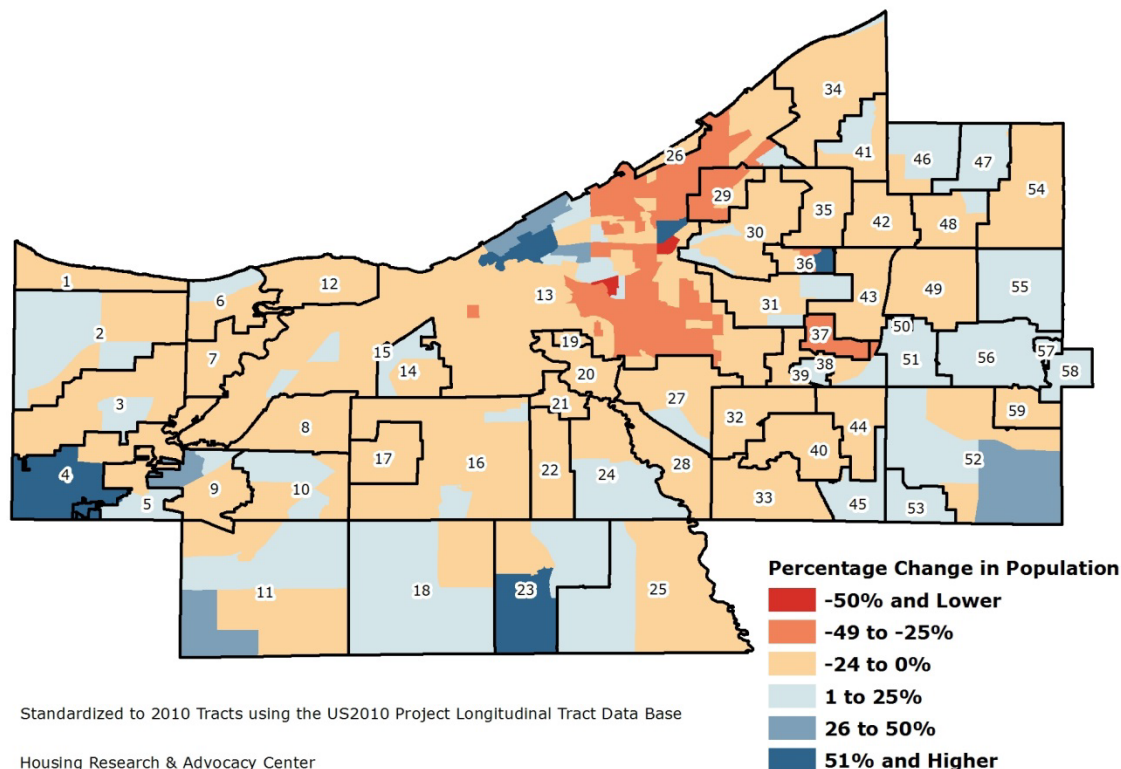
The population of Cuyahoga County peaked in 1970 and then decreased for four consecutive decades, by over 25%. Between the 2000 and 2010 Censuses, the greatest population loss occurred in the east-side neighborhoods of the City of Cleveland and in the inner-ring, east-side suburbs. Areas experiencing population growth included the Cleveland neighborhoods of Downtown, University Circle, and parts of Central and the outer-ring of the county (Map 2).

Figure 1: Population of Cuyahoga County, 1970 to 2010



Source: United States Census

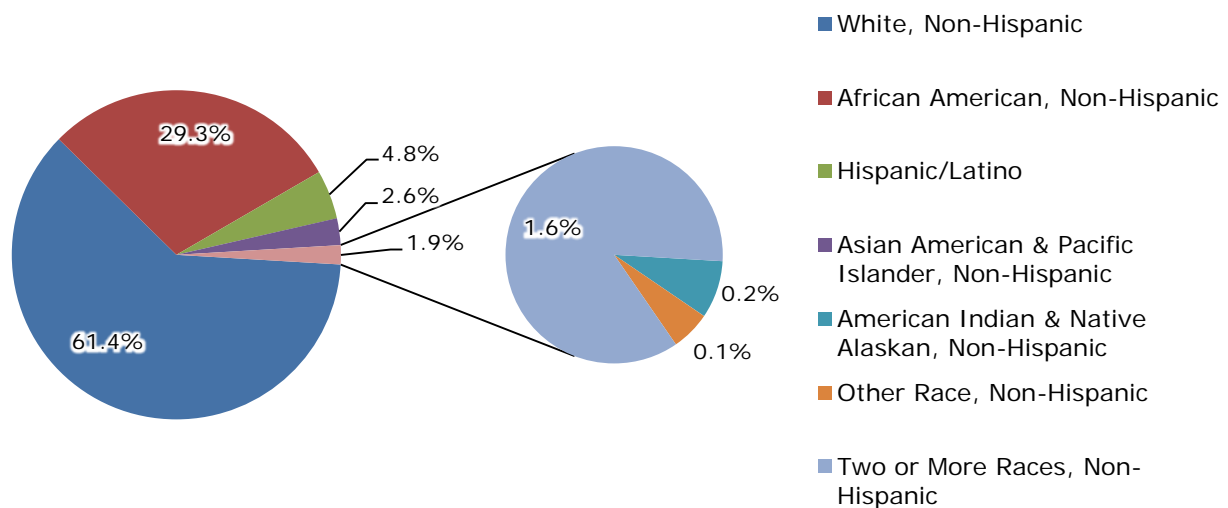
Map 2: Rate of Population Change in Cuyahoga County from 2000 to 2010 by Census Tract



B. Demographic Trends

In 2012 whites made up 61.4% of the total population, African Americans made up 29.3%, Latinos made up 4.8%, Asian Americans and Pacific Islanders made up 2.6%, American Indians and Native Alaskans made up 0.2%, people claiming “some other race” made up 0.1%, and people claiming two or more races made up 1.6%. Latinos were the fastest growing racial and or ethnic group in Cuyahoga County between 2000 and 2010, increasing by 30.1%. During that time, the population of Asian Americans and Pacific Islanders increased by 29.6%, American Indians and Native Alaskans increased by 1.9%, people claiming some other race increased by 11.3%, and people claiming two or more races increased by 14.2%. The white population decreased by 11.3% and the African American population decreased by 0.6% between 2000 and 2010.

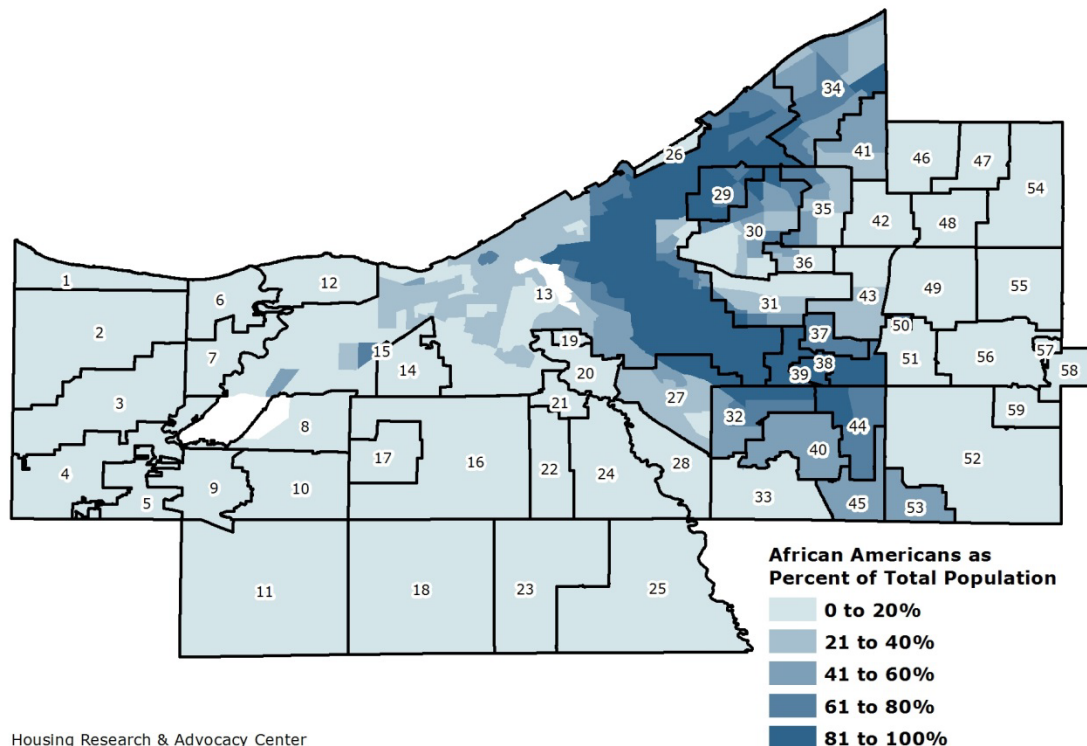
Figure 2: Race and Ethnicity of the Population of Cuyahoga County, 2012



Source: 2012 American Community Survey, 5-Year Estimates

Due to a long history of housing discrimination, the Cleveland-Elyria Metropolitan Statistical Area is ranked as one of the most racially and ethnically segregated areas in the United States. The Racial Dissimilarity Index is a measure of the distribution of individuals of one race compared to another race (usually the majority). For 2010, the Racial Dissimilarity Index score, for African Americans (20.7% of the total population of the MSA) to white people for the MSA is 74.1 (above 60 is considered very high; the MSA is ranked 5th most segregated in the United States); meaning 74.1% of all African Americans would have to change residence to achieve equal distribution in the region.³ The MSA's 2010 Isolation Index score for Black-Black, a measure of the concentration of a racial group by census tract, is 64.7; meaning the average African American lives in a Census tract that has a population that is 64.7% African American. The MSA's 2010 Index of Exposure to Other Groups score, a measure of the likelihood that a member of one race lives near members of another race, for Black-White is 29.2 while the White-Black score is 4.2; meaning the average African American lives in a Census tract that has a population that is 29.2% white and the average white person lives in a tract that is 4.2% African American.⁴ In a fully integrated region a group's Isolation Index score and Index of Exposure to Other Groups score would be equal to the group's percentage of the total population. As shown in Map 3, the African American population of Cuyahoga County, the largest racial minority in the county, is concentrated in the east-side neighborhoods of Cleveland and the east-side, inner-ring suburbs. The African American population of the county is shifting outward into the suburbs. As shown above (Map 2), the areas of the county that experienced the most severe population loss, -25% and lower, are those with the highest concentration African Americans, but overall the county population of African Americans only decreased by 0.6%.

Map 3: African American Population of Cuyahoga County by Census Tract, 2012



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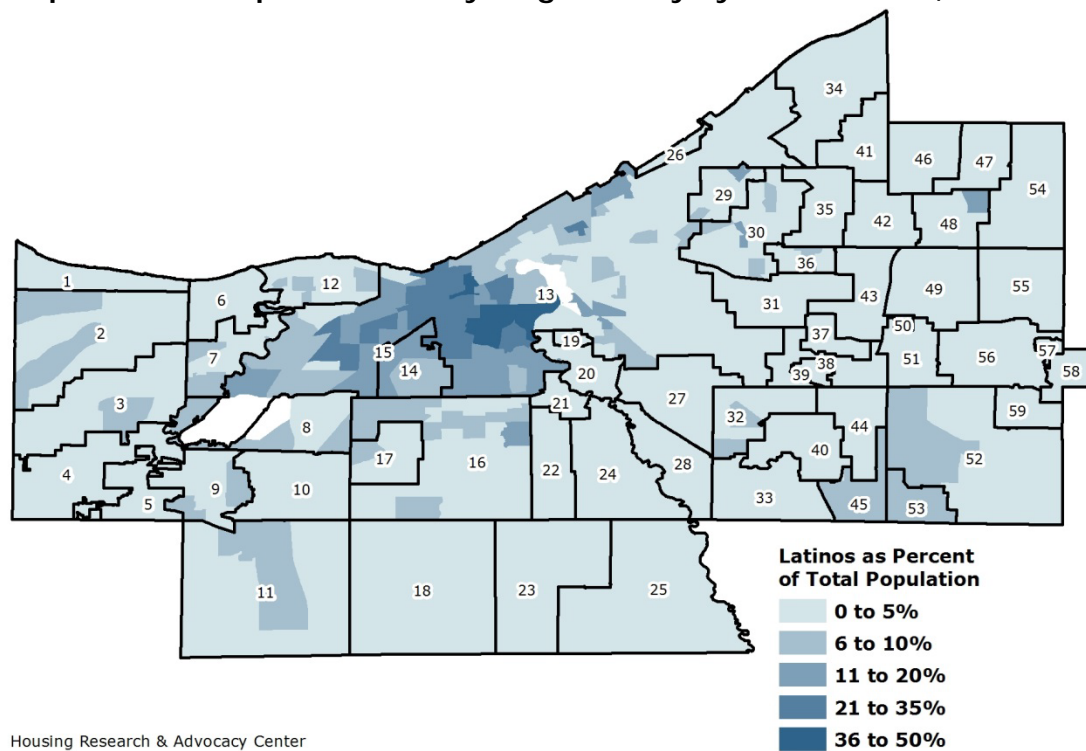
Source: 2012 American Community Survey, 5-Year Estimates

³ Population Studies Center, "New Racial Segregation Measures for Large Metropolitan Areas: Analysis of the 1990-2010 Decennial Census," University of Michigan <http://www.psc.isr.umich.edu/dis/census/segregation2010.html> (accessed August 21, 2014).

⁴ US2010 Project, "Residential Segregation: Cleveland-Elyria-Mentor OH Metropolitan Statistical Area," <http://www.s4.brown.edu/us2010/segregation2010/msa.aspx?metroid=17460> (accessed August 21, 2014).

Between 2000 and 2010, Latinos were the fastest growing group in Cuyahoga County, increasing by 30.1%. In the Cleveland-Elyria MSA, the 2010 Racial Dissimilarity Index score for Hispanics (4.7% of the total population of the MSA) to white people is 52.3 (between 40 and 50 is considered a moderate level of segregation; the MSA ranked 20th most segregated in the United States); meaning 52.3% of all Latinos would have to change residence to achieve equal distribution.⁵ The MSA's 2010 Isolation Index score for Hispanic-Hispanic is 17.3; meaning the average Latino lives in a Census tract that is 17.3% Latino. The MSA's 2010 Index of Exposure to Other Groups score for Hispanic-White was 61.5 while the White-Hispanic score is 4.0; meaning the average Latino lives in a Census tract that is 61.5% white while the average white person lives in a tract that is 4.0% Latino.⁶ In a fully integrated region a group's Isolation Index Score and Index of Exposure to Other Groups score would equal the group's percentage of the total population. The Latino population (classified as an ethnic minority by the U.S. Census Bureau) is concentrated in the west-side neighborhoods of the City of Cleveland and the west-side, inner-ring suburbs (Map 4).

Map 4: Latino Population of Cuyahoga County by Census Tract, 2012



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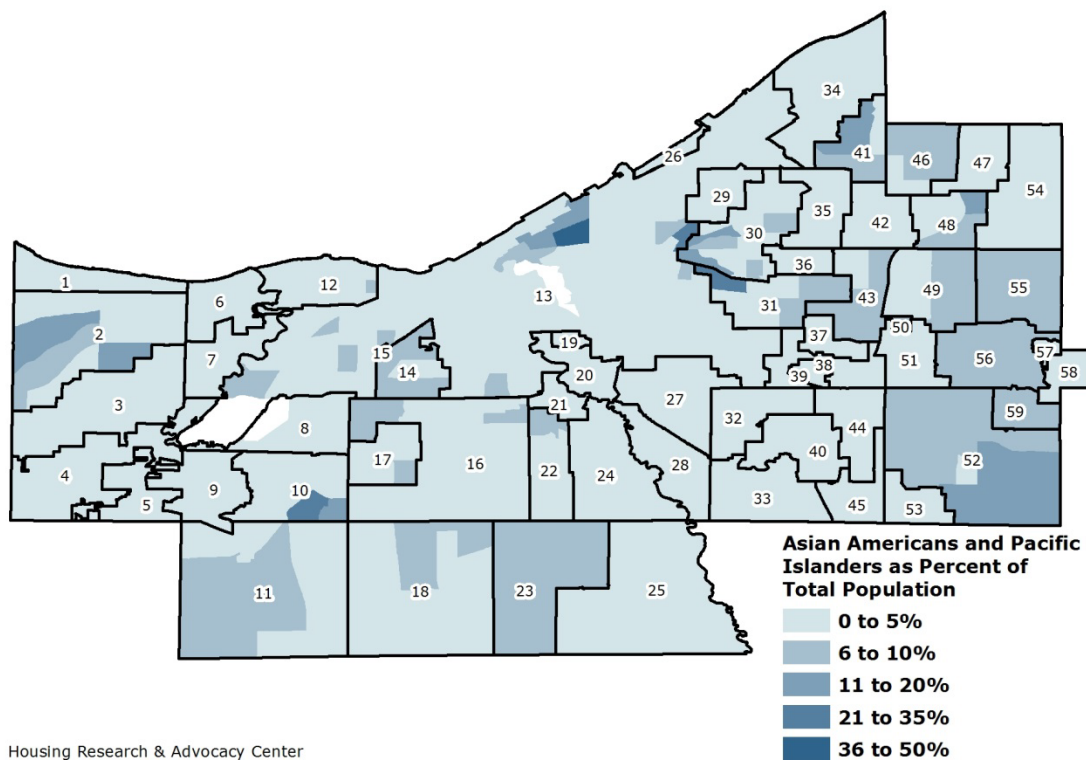
Source: 2012 American Community Survey, 5-Year Estimates

⁵ Population Studies Center, "New Racial Segregation Measures for Large Metropolitan Areas: Analysis of the 1990-2010 Decennial Census," University of Michigan <http://www.psc.isr.umich.edu/dis/census/segregation2010.html> (accessed August 21, 2014).

⁶ US2010 Project, "Residential Segregation: Cleveland-Elyria-Mentor OH Metropolitan Statistical Area," <http://www.s4.brown.edu/us2010/segregation2010/msa.aspx?metroid=17460> (accessed August 21, 2014).

Between 2000 and 2010, Asian Americans and Pacific Islanders were the second fastest growing group in Cuyahoga County, increasing by 29.6%. The 2010 Racial Dissimilarity Index score for Asians (1.9% of the total population of the MSA) to white people in the Cleveland-Elyria MSA is 41.3 (between 40 and 50 is considered a moderate level of segregation); meaning 41.3% of all Asian Americans would have to change residence to achieve equal distribution.⁷ The MSA's 2010 Isolation Index score for Asian-Asian is 6.4; meaning the average Asian lives in a Census tract that is 6.4% Asian American. The MSA's 2010 Index of Exposure to Other Groups score for Asian-White is 76 while the White-Asian is 2.4; meaning the average Asian American lives in a Census tract that is 76% white and the average white lives in a Census tract that is 2.4% Asian American.⁸ In a fully integrated region a group's Isolation Index Score and Index of Exposure to Other Groups score would equal the group's percentage of the total population. Much of the Asian American and Pacific Islander population of the county lives in small, concentrated pockets near downtown Cleveland and the east side of Cleveland or is distributed in the outer-ring suburbs (Map 5).

Map 5: Asian American and Pacific Islander Population of Cuyahoga County by Census Tract, 2012



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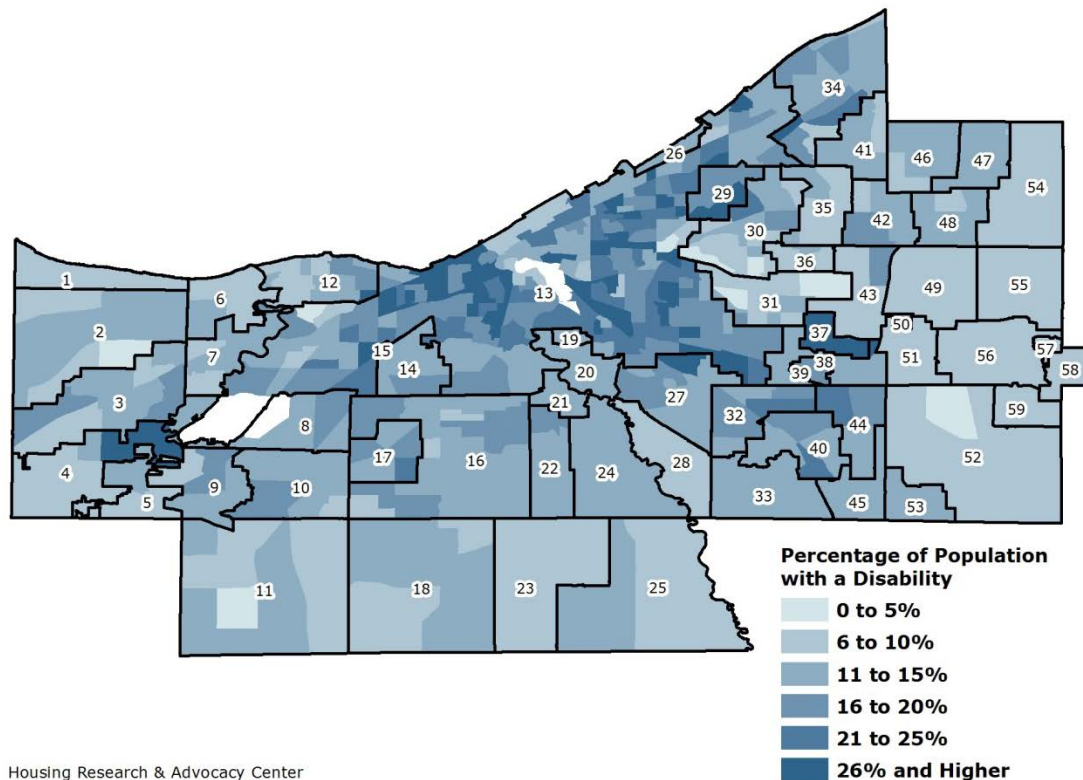
Source: 2012 American Community Survey, 5-Year Estimates

⁷ Population Studies Center, "New Racial Segregation Measures for Large Metropolitan Areas: Analysis of the 1990-2010 Decennial Census," University of Michigan <http://www.psc.isr.umich.edu/dis/census/segregation2010.html> (accessed August 21, 2014).

⁸ US2010 Project, "Residential Segregation: Cleveland-Elyria-Mentor OH Metropolitan Statistical Area," <http://www.s4.brown.edu/us2010/segregation2010/msa.aspx?metroid=17460> (accessed August 21, 2014).

In Cuyahoga County, 14.4% of the population had a disability in 2010, but individuals with disabilities are not distributed evenly throughout the county. In much of the City of Cleveland and many inner-ring suburbs the rate of people with disabilities exceeds 20% while many of the outer-ring communities have rates below 15% and even 10% (Map 6). Areas with higher poverty rates and higher concentrations of racial and ethnic minorities often have higher rates of disability than wealthier or less diverse areas.

Map 6: Percent of Population with a Disability in Cuyahoga County by Census Tract, 2012



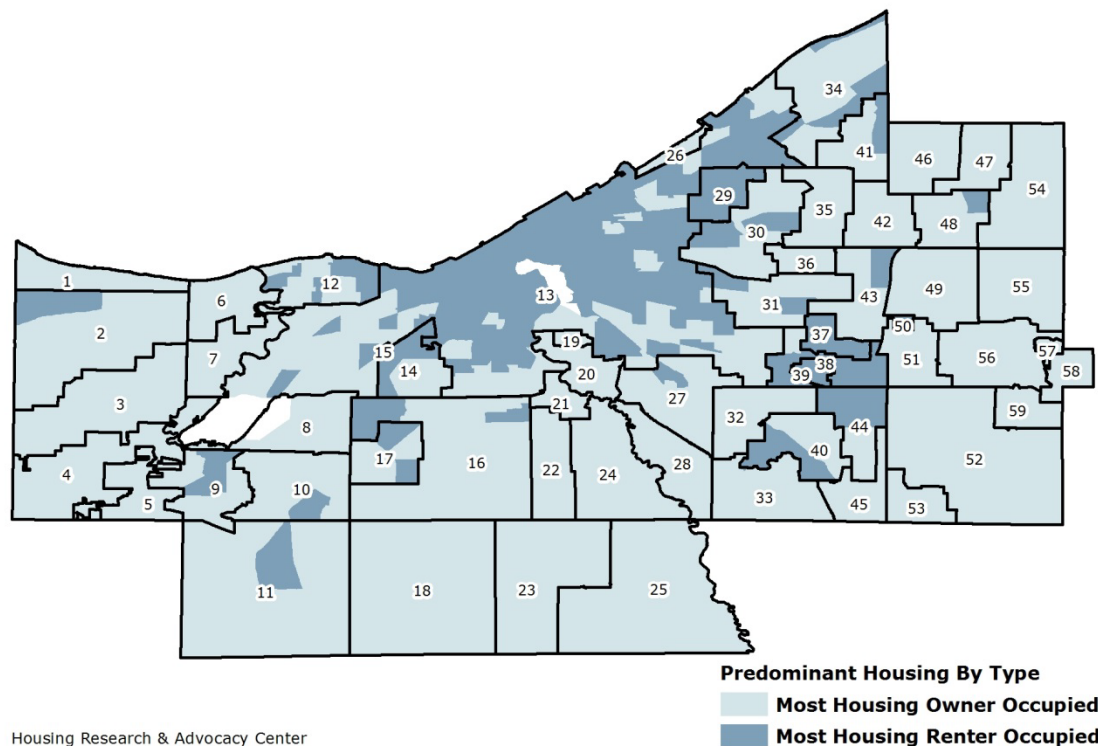
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Source: 2012 American Community Survey, 5-Year Estimates

C. Rental Demand

Between 2000 and 2010 owner occupied housing units decreased by 8.1% county-wide. Occupied rental housing remained steady, growing by 1.3% between 2000 and 2010. This growth came during a time of population loss of 8.2% showing an increasing demand for rental housing among remaining and new residents. In 2012, 38.8% of all housing in the county was renter occupied, but the density of renter occupied housing increases with proximity to the City of Cleveland (Map 7). In Cleveland, East Cleveland, Highland Hills, Lakewood, Linndale, North Randall, and Warrensville Heights more than 50% of housing units are rentals. Many of the other inner-ring suburbs have neighborhoods where rental housing is the predominant type of housing. Areas with higher concentrations of racial and ethnic minorities have higher rates of renters (see Maps 3, 4, and 5).

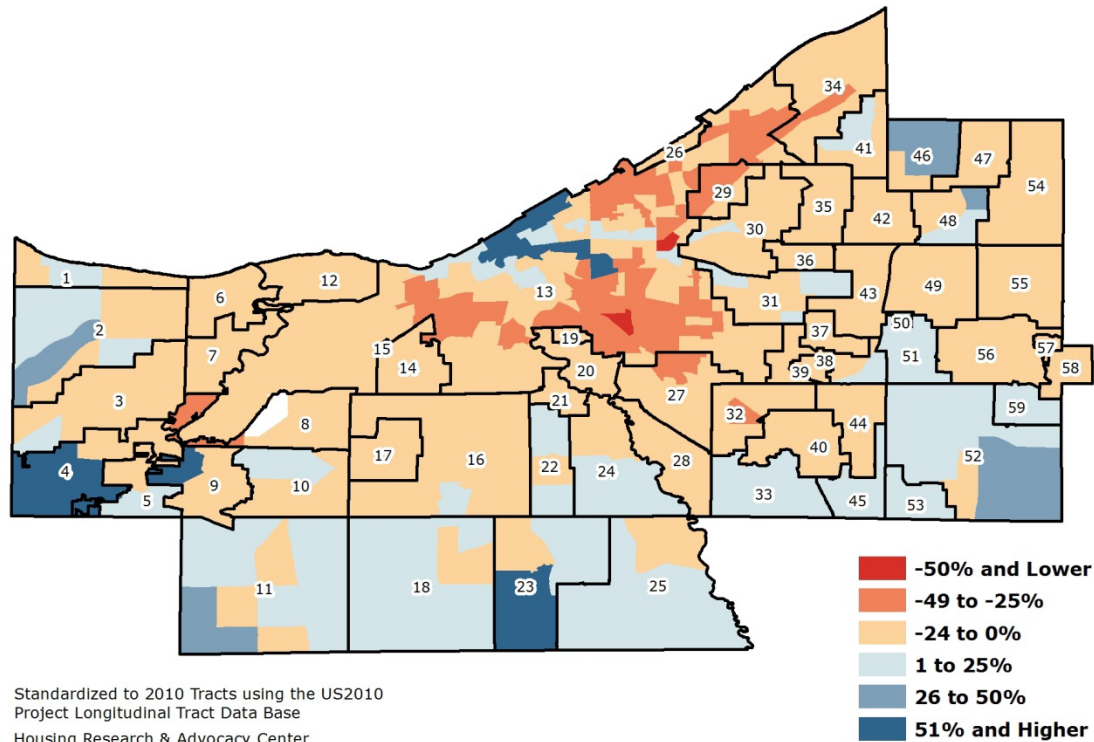
In Cuyahoga County the strongest housing markets are downtown Cleveland and the outer-ring of Cuyahoga County. Both of these areas experienced increases in owner and renter occupied housing (Maps 8 and 9). The western and especially the eastern neighborhoods of the City of Cleveland are the region's weakest housing markets, losing both owners and renters. The inner-ring suburbs of the county lost owner occupied housing but saw significant gains in renter occupied housing. In some areas owner occupied housing is transitioning to rental housing caused by the combination of regional population loss and the severity of the recent foreclosure crisis.

Map 7: Predominant Type of Housing Tenure in Cuyahoga County by Census Tract, 2012

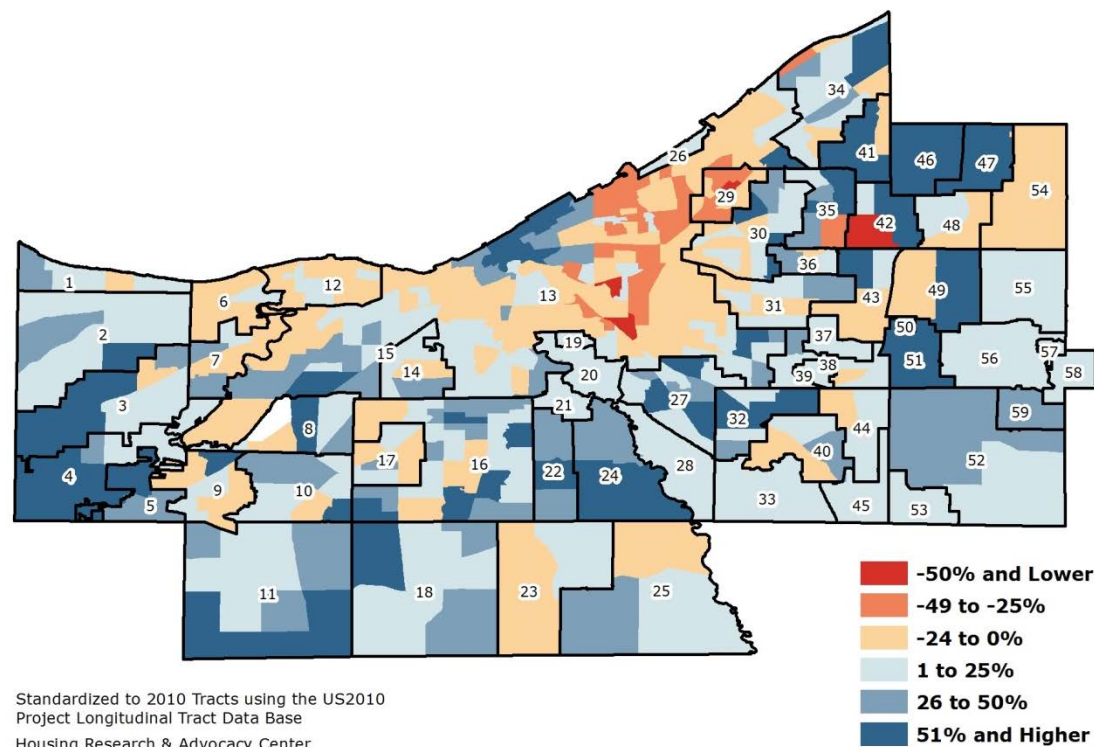


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Source: 2012 American Community Survey, 5-Year Estimates

Map 8: Rate of Change of Home Owners in Cuyahoga County from 2000 to 2010 by Census Tract



Map 9: Rate of Change of Home Renters in Cuyahoga County from 2000 to 2010 by Census Tract



D. Affordable Housing

i. Need for Affordable Rental Housing

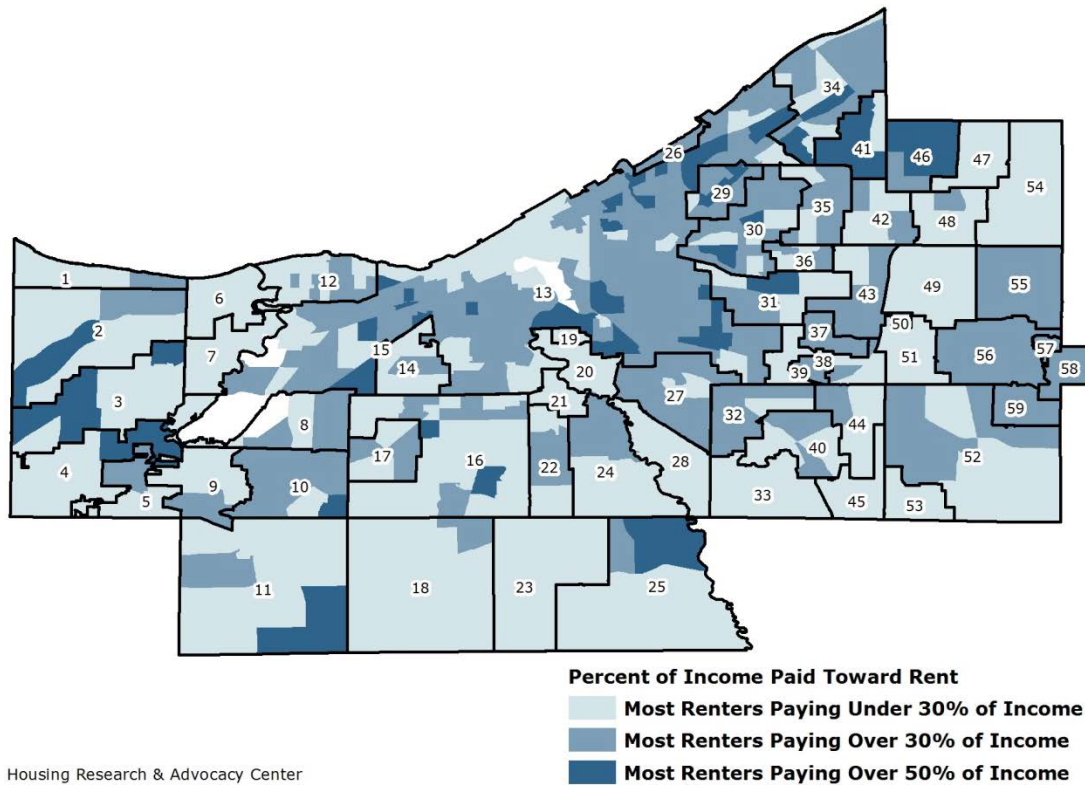
As the demand for rental units increases so does the cost of renting. Between 2000 and 2010 the real median monthly gross rent of Cuyahoga County remained steady, increasing by 1.9%, from \$685 to \$698. Nominal median household income for the county increased by 11.3%, but residents of Cuyahoga County lost buying power over that period of time. When adjusted for inflation, real median household income for the county decreased by 12.1% (\$49,598 to \$43,603), unemployment increased by 2.9%, and poverty rate increased by 3.3%. The median household income for renters only was 38.4% to 43% lower than the total population and decreased by 18.7% from 2000 to 2010 (\$30,573 to \$24,841, adjusted to 2010 dollars). In 2010, 50% of renters in Cuyahoga County could reasonably afford housing with a monthly gross rent of \$621 or less, 11% less than the median gross rent.

The rate of housing cost burdened renters in the county increased by 23.6% between 2000 and 2010. A household is considered burdened by the cost of its housing when it spends more than 30% of its income on housing.⁹ In 2010, 45.6% of all rental households were housing cost burdened. Members of racial and ethnic minority groups are more likely to rent in Cuyahoga County; 60.1% of all African American households rent, 56.8% of all Latino households rent, and 47.6% of all Asian American households rent while 28.5% of white households rent. Many areas with higher concentrations of people of color and higher concentrations of people with disabilities have higher rates of housing cost burdened renters (Map 10). Those same areas have higher rates of poverty (Map 12) and lower median household incomes (Maps 13 and 14). In 2012, the poverty rate for African Americans in Cuyahoga County was 32.5%, 31.8% for Latinos, 12.9% for Asian Americans, and 27.7% for people with disabilities while the overall poverty rate was 17.7%.¹⁰ Median gross rent (Map 11) varies across the county, and it is highest in markets where poverty is lower and incomes are higher, mostly reflecting the buying power of an area's residents.

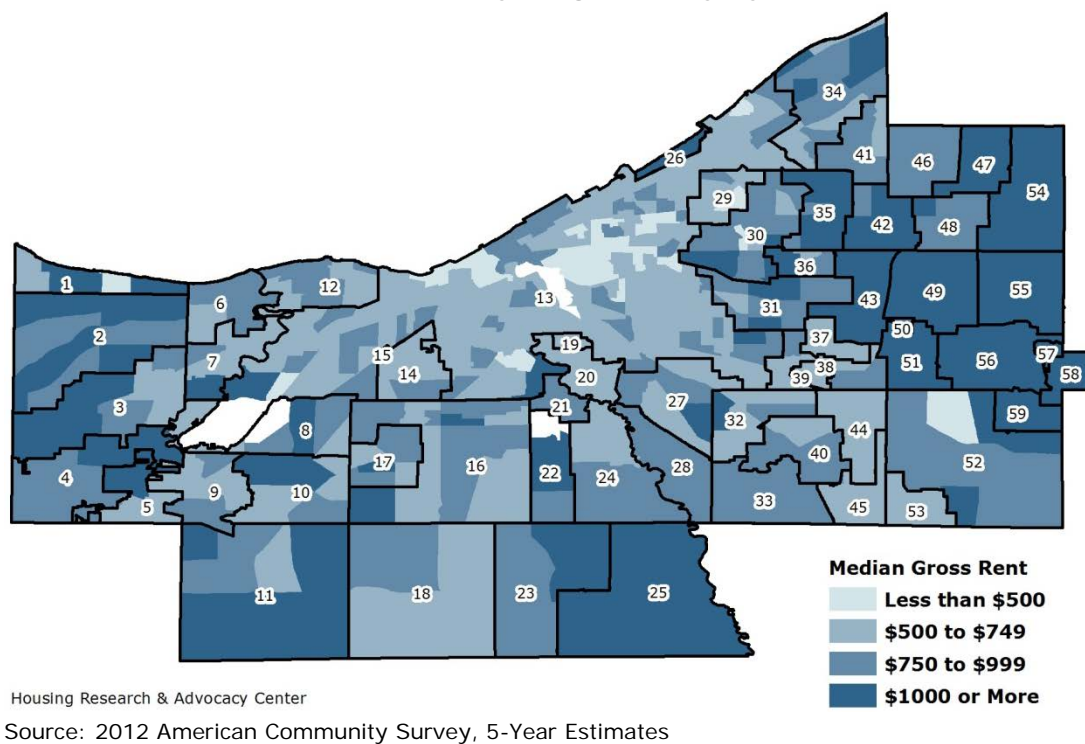
⁹ Mary Schwartz and Ellen Watson, "Who Can Afford to Live in Home?: A look at data from the 2006 American Community Survey," United States Census Bureau, <http://www.census.gov/hhes/www/housing/special-topics/files/who-can-afford.pdf>.

¹⁰ U.S. Census Bureau, Age by Disability by Poverty Status, American Community Survey, 3-Year Estimates, 2010-2012.
U.S. Census Bureau, Poverty Status in the Past 12 Months, American Community Survey 5-Year Estimates, 2008-2012.

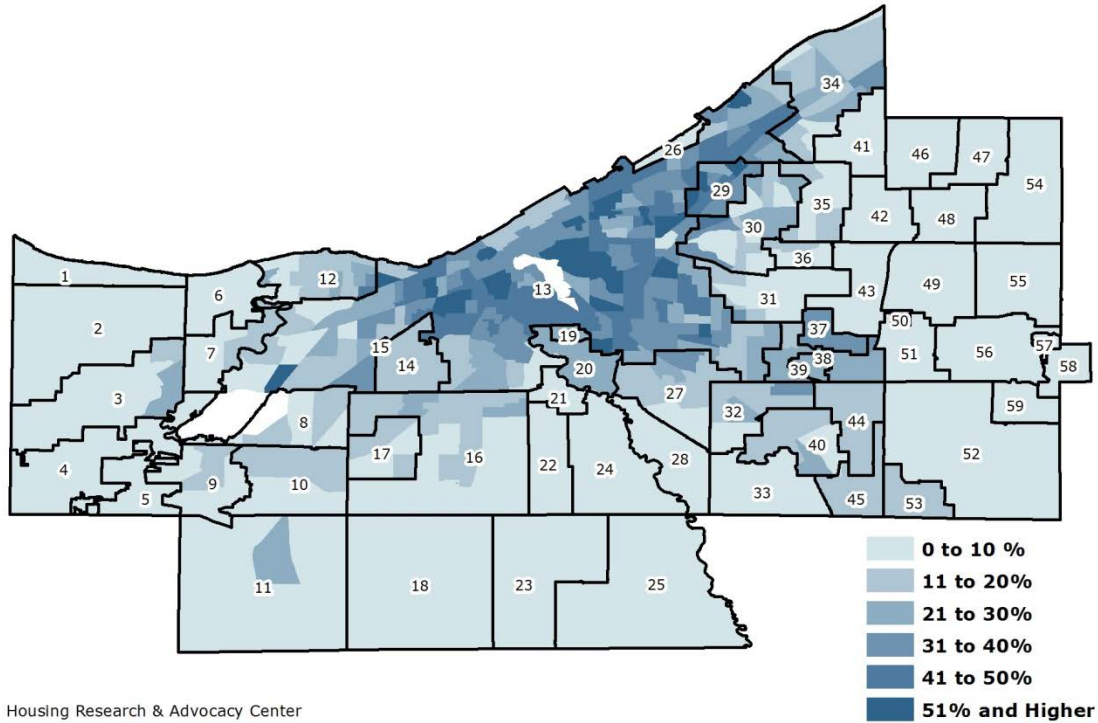
Map 10: Housing Cost Burden of Renters in Cuyahoga County by Census Tract, 2012



Map 11: Median Gross Rent in Cuyahoga County by Census Tract, 2012



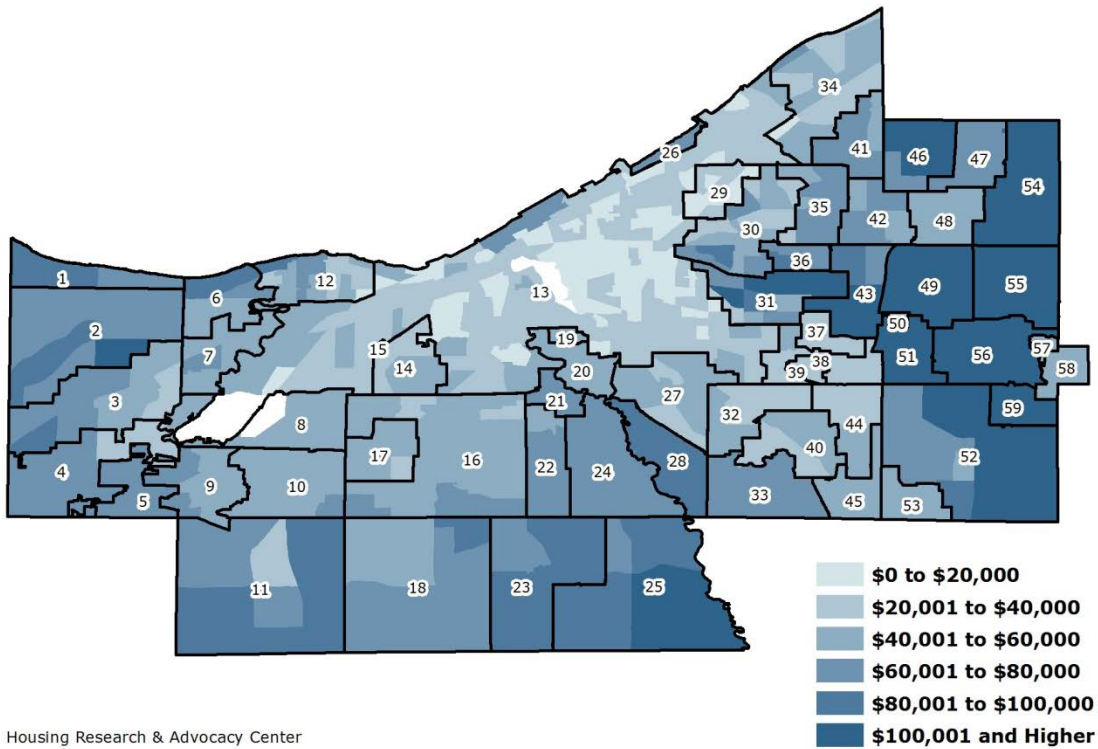
Map 12: Poverty Rate in Cuyahoga County by Census Tract, 2012



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Source: 2012 American Community Survey, 5-Year Estimates

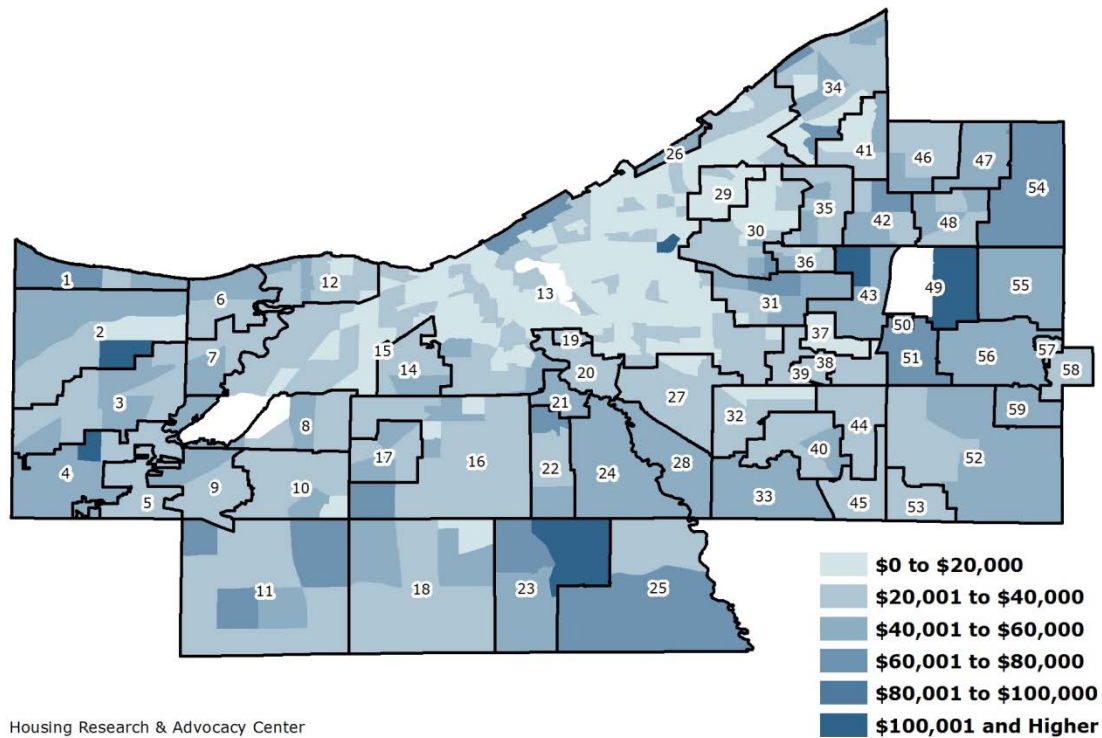
Map 13: Median Household Income in Cuyahoga County by Census Tract, 2012



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Source: 2012 American Community Survey, 5-Year Estimates

Map 14: Median Household Income for Renters in Cuyahoga County by Census Tract, 2012



ii. Availability of Affordable Rental Housing

A segment of the rental inventory in Cuyahoga County is designed to serve extremely-low to low-income individuals and families. There are also housing opportunities and programs for people with disabilities, seniors, veterans, and the chronically homeless. Generally in these programs, the tenant's rent payment is calculated as a percentage of a tenant's income although in certain types of housing rent is based on a percentage of the Area Median Income (AMI). Through federal, state, and local funding streams cities and counties seek to meet the critical housing needs of the population. There are four entities that provide assisted public housing or Housing Choice Vouchers in Cuyahoga County: the Cuyahoga Metropolitan Housing Authority (CMHA), the Parma Public Housing Agency (PPHA), Emerald Development and Economic Network, Inc. (EDEN), and New Avenues to Independence, Inc.

Cuyahoga Metropolitan Housing Authority is the largest public housing authority in Cuyahoga County. CMHA administers the largest Housing Choice Voucher program for the county, operates 12 high rise developments (one and two-bedroom apartments; public and project-based), 21 senior developments, and 23 family developments (public and project-based).

Parma Public Housing Agency is a public housing authority that provides federally subsidized housing in Cuyahoga County. The PPHA currently administers 742 Housing Choice Vouchers serving 1,892 individuals. Voucher holders can choose to take their vouchers to live anywhere in Cuyahoga County. PPHA also manages 60 units in its Public Housing program serving 176 individuals.¹¹ At the time of this publication both program waiting lists are closed.¹²

¹¹ U.S. Department of Housing and Urban Development, Picture of Subsidized Households, 2013 data <http://www.huduser.org/portal/datasets/picture/yearlydata.html>

¹² The City of Parma, Public Housing <http://cityofparma-oh.gov/en-US/Public-Housing.aspx>

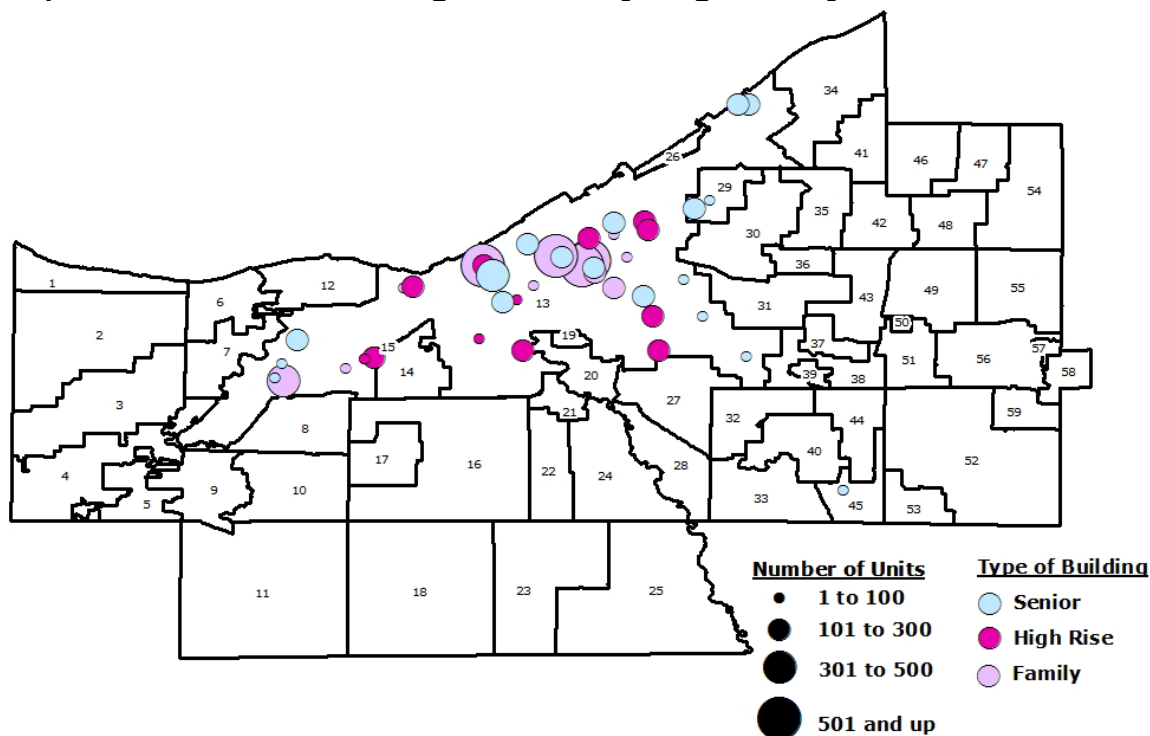
Emerald Development and Economic Network, Inc. is a nonprofit organization administering a Housing Choice Voucher program (44 vouchers)¹³, as well as a number of other subsidized, supportive housing programs, mostly for the homeless, chronically homeless, and people with disabilities in Cuyahoga County. EDEN owns and operates over 90 properties, from single condominium units to small apartment buildings within Cuyahoga County. EDEN administers over 20 housing programs throughout the County, including one of the largest Shelter Plus Care programs in the United States. EDEN currently serves over 2,500 people through its varied programs, many of which have waiting lists.¹⁴

New Avenues for Independence is a nonprofit organization serving people with disabilities and special needs. New Avenues administers a Housing Choice Voucher Program (125 vouchers).¹⁵ The waiting list for the Housing Choice Voucher Program is closed at the time of this publication. The organization also owns and operates seven group homes and two Intermediate Care Facilities (ICFs), serving 88 people with disabilities.¹⁶

Location of Subsidized Housing in Cuyahoga County

Public Housing is housing owned and operated by a Public Housing Authority (PHA). Most public housing in Cuyahoga County is located in the City of Cleveland (Map 15).

Map 15: CMHA Public Housing Units in Cuyahoga County, 2014



Housing Research & Advocacy Center
Source: CMHA.net, Virtual Property Guide¹⁷

¹³ U.S. Department of Housing and Urban Development, Picture of Subsidized Households, 2013 data

¹⁴ EDEN, Inc., History <http://www.edeninc.org/history.html#sthash.NLxzhVZz.dpuf>

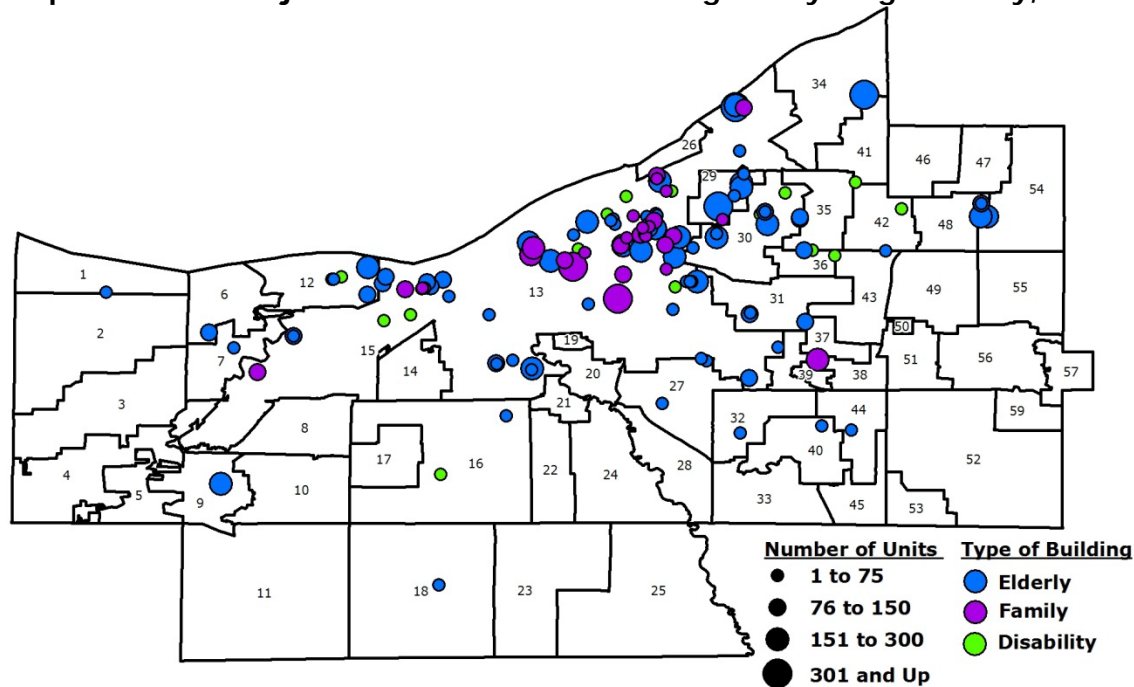
¹⁵ U.S. Department of Housing and Urban Development, Picture of Subsidized Households, 2013 data

¹⁶ See more at: <http://www.newavenues.net/>

¹⁷ Puritas Gardens, a family development, is not pictured due to lack of available address and unit information. CMHA operates additional scattered family homes and townhomes throughout the county. Address information for such properties was unavailable at the time of this publication.

Project-Based Housing is privately owned and managed housing where the owner enters into a contract with a PHA. The PHA then pays the housing provider the difference between the household rental contribution and the gross rent. A housing authority can designate up to 20% of its Housing Choice Vouchers as Project Based Vouchers in which the housing subsidy is connected to the unit and not the person.¹⁸ Several waiting lists for project-based housing remain open in Cuyahoga County with preferences for families meeting certain criteria.¹⁹ Most project-based housing in Cuyahoga County is located in the east side of the City of Cleveland and in the east-side suburbs with a smaller pocket of project-based housing located in the west side of Cleveland and some west-side suburbs (Map 16) and is concentrated in areas with higher populations of minorities (Maps 3, 4, and 5).

Map 16: CMHA Project-Based Section 8 Housing in Cuyahoga County, 2014



Housing Research & Advocacy Center

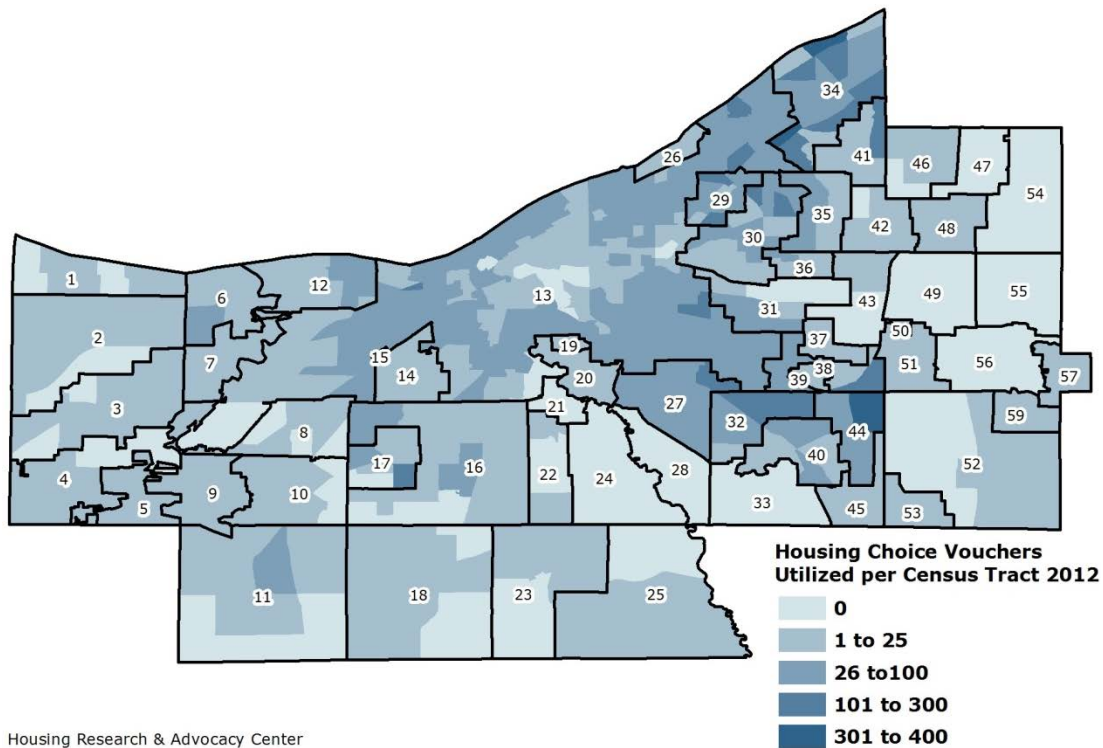
Source: Affordable Apartment Search, Hud.gov; Section 8 Housing Database. Section-8-housing.findthebest.com

Housing Choice Vouchers are by federal funds from the U.S. Department of Housing and Urban Development (HUD), administered by PHAs, and paid to private housing providers on behalf of program participants. A participant can use this housing voucher in any private market housing and is not limited to units located within subsidized properties. At the time of this publication the Cuyahoga Metropolitan Housing Authority waiting list for this program is closed. Voucher program participants in Cuyahoga County are most concentrated in neighborhoods with higher concentrations of African American residents in the east side of the City of Cleveland and in the east-side inner-ring suburbs (Maps 17 and 18).

¹⁸ U.S. Department of Housing and Urban Development, Project Based Vouchers: Frequently Asked Questions. http://portal.hud.gov/hudportal/documents/huddoc?id=DOC_9157.pdf

¹⁹ Cuyahoga Metropolitan Housing Authority, CMHA Waiting List Information. <https://www.cmha.net/hcvp/waitinglist.aspx>

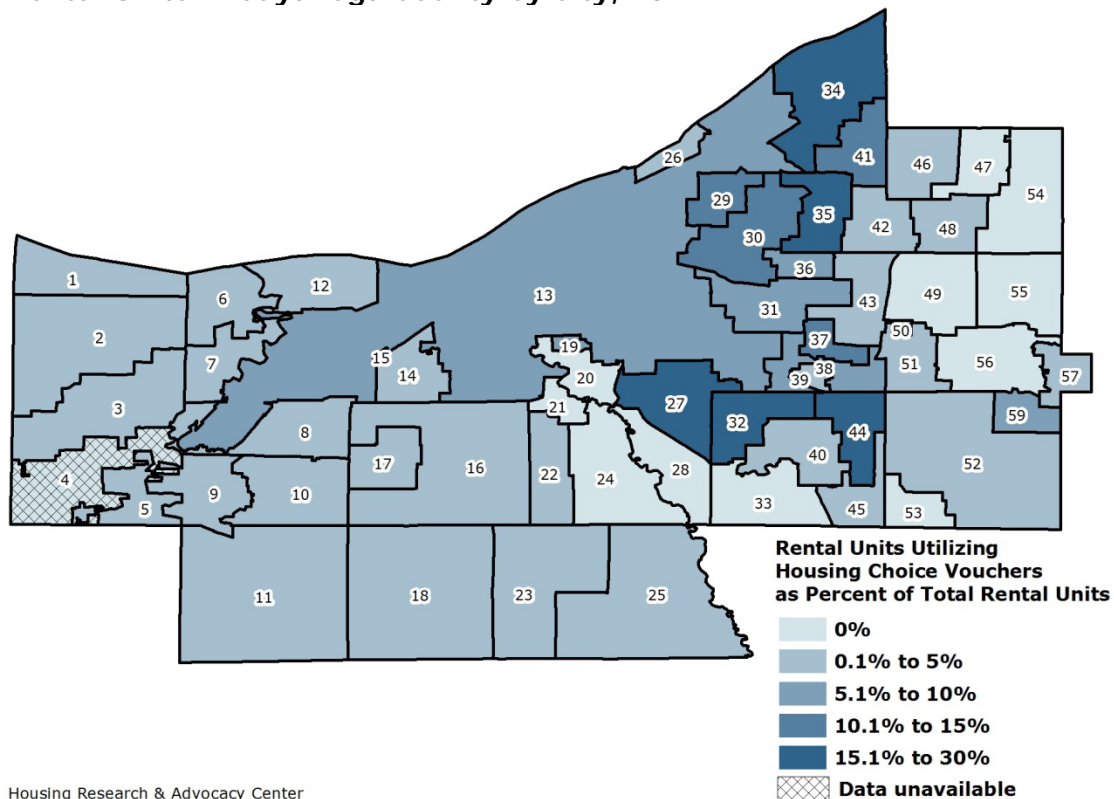
Map 17: Housing Choice Vouchers Utilized in Cuyahoga County by Census Tract, 2012



Housing Research & Advocacy Center

Source: Department of Housing and Urban Development, Picture of Subsidized Households HUDUSER.org, 2012

Map 18: Households Using Housing Choice Vouchers as a Percentage of Total Rental Units in Cuyahoga County by City, 2012



Housing Research & Advocacy Center

Source: Picture of Subsidized Households HUDUSER.org, 2012; 2012 American Community Survey, 5-Year Estimates

Permanent Supportive Housing is provided in Cuyahoga County as part of the Housing First Initiative. This program was established to provide housing for people with disabilities who experience long-term homelessness. The Housing First program links housing with voluntary on-site services. Over 600 units of permanent supportive housing units were occupied at the end of 2013.²⁰

The Low Income Housing Tax Credit (LIHTC) program is a federal program that assists in the development of affordable housing. Low Income Housing Tax Credit Properties are funded through the Section 42 of the Internal Revenue Code. Each state is allocated certain amount of tax credit funding for new affordable housing developments to be built based on the state population. These tax credits are then allocated through the state housing finance agency. In Ohio, the Ohio Housing Finance Agency (OHFA) determines which projects will receive tax credits. Ten percent of allocated tax credits must go to projects owned by non-profit agencies.²¹ LIHTC properties are required to follow either the 20-50 or 40-60 rule meaning developers reserve 20% of units to be occupied by households with incomes at or below 50% of the Area Median Income (AMI) or 40% of units must be occupied by households at or below 60% of the AMI. The maximum rent in these units is set at 30% of either 50% or 60% of AMI.²² As a condition of their award, LIHTC properties must accept Housing Choice Vouchers. As such the program has the potential to significantly expand quality, affordable, accessible housing opportunities for Housing Choice Voucher Program participants.²³ There are over 14,000 LIHTC properties in Cuyahoga County.

²⁰ Cuyahoga County Homeless Services. Housing First <http://ohs.cuyahogacounty.us/en-US/housing-first.aspx>

²¹ U.S. Department of Housing and Urban Development, Allocating Housing Tax Credits http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/training/web/lihtc/basics/allocating

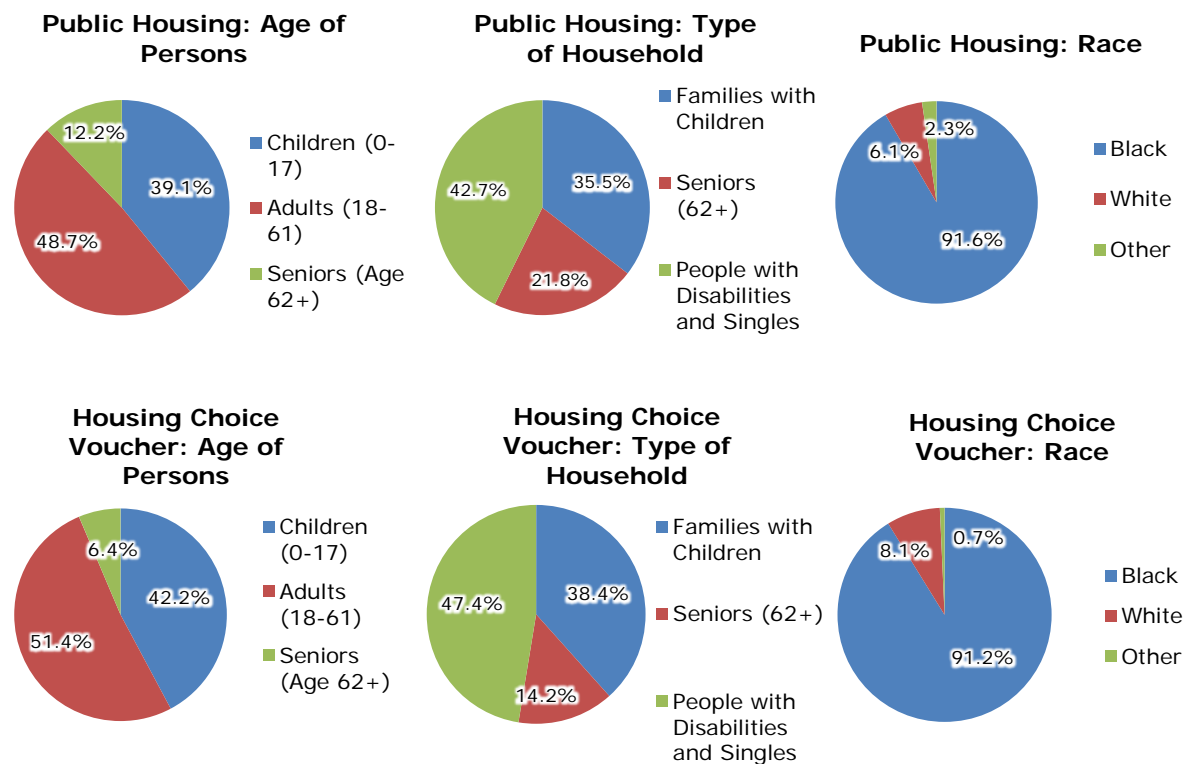
²² Furman Center and Moelis Institute, "What can we learn about the low-income housing tax credit program by looking at the tenants?" (2012) http://furmancenter.org/files/publications/LIHTC_Final_Policy_Brief_v2.pdf

²³ National Housing Law Project, Overview: Low-income Housing Tax Credit Program. <http://nhlp.org/lihtcoverview>

Cuyahoga Metropolitan Housing Authority Demographic Information

As of July 2014 there were 49,509 people, comprised of 22,780 households living in federally assisted housing operated by CMHA. This number includes 16,696 people utilizing the Public Housing Program, comprised of 8,931 households and 32,813 people utilizing the Housing Choice Voucher Program, comprised of 13,849 families.²⁴ The majority of residents in public housing (91.6%) and holders of Housing Choice Vouchers (91.2%) are African American, many have households have children (35% in public housing and 38% of voucher households), and almost half have a disability (43% in public housing and 48% holding vouchers) (Figure 3).

Figure 3: CMHA Resident Demographics, 2014



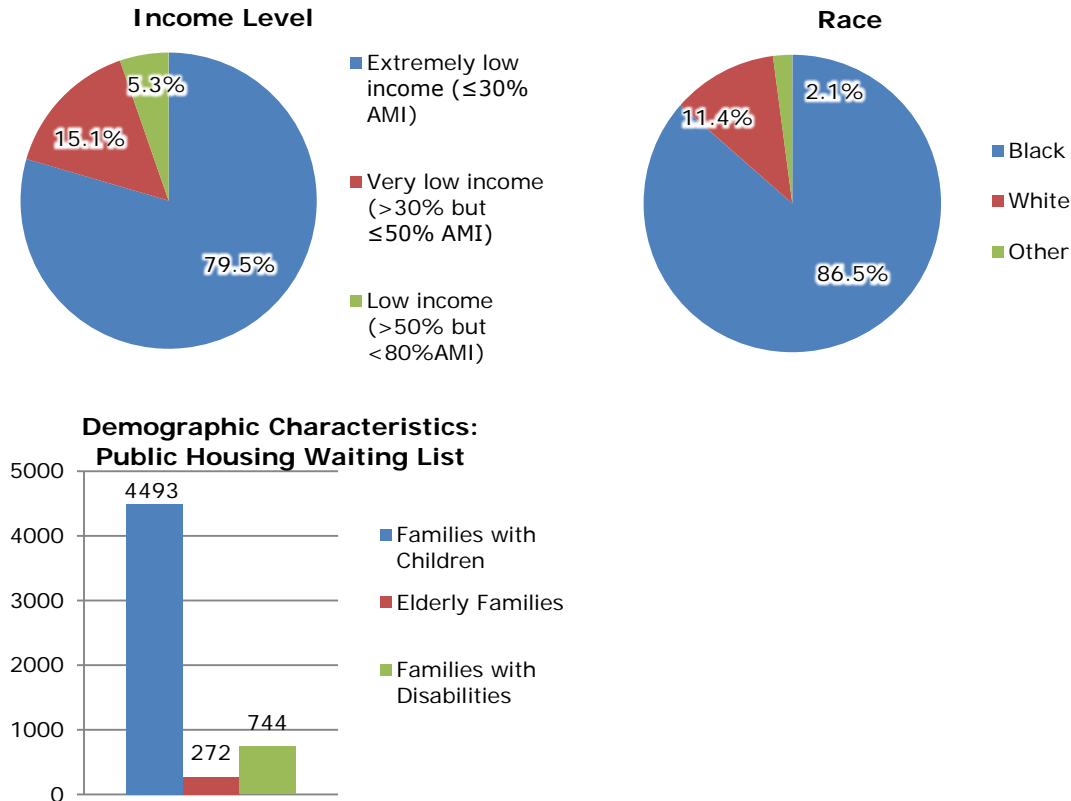
Source: Cuyahoga Metropolitan Housing Authority. Tenant Demographic Summary—2014

²⁴ Cuyahoga Metropolitan Housing Authority. Tenant Demographic Summary—2014. <http://www.cmha.net/aboutus/docs/DemogSum0714PHHCVP.pdf>

CMHA Waiting Lists: Public Housing

The waiting list for the Public Housing Program is open at the time of this publication. There are 16,064 families on the waiting list. The annual estimated turnover rate is 1,400.²⁵ The median time spent on the waiting list is 28 months.²⁶ The majority of households on the waiting list for public housing have an extremely low income level, are African American, and have children (Figure 4).

Figure 4: Public Housing Waiting List Demographics, 2014



Source: Cuyahoga Metropolitan Housing Authority, PHA 5-Year and Annual Plan.

²⁵U.S. Department of Housing and Urban Development Office of Public Housing and Urban Affairs, Cuyahoga Metropolitan Housing Authority, PHA 5-Year and Annual Plan. OMB No. 2577-0226.

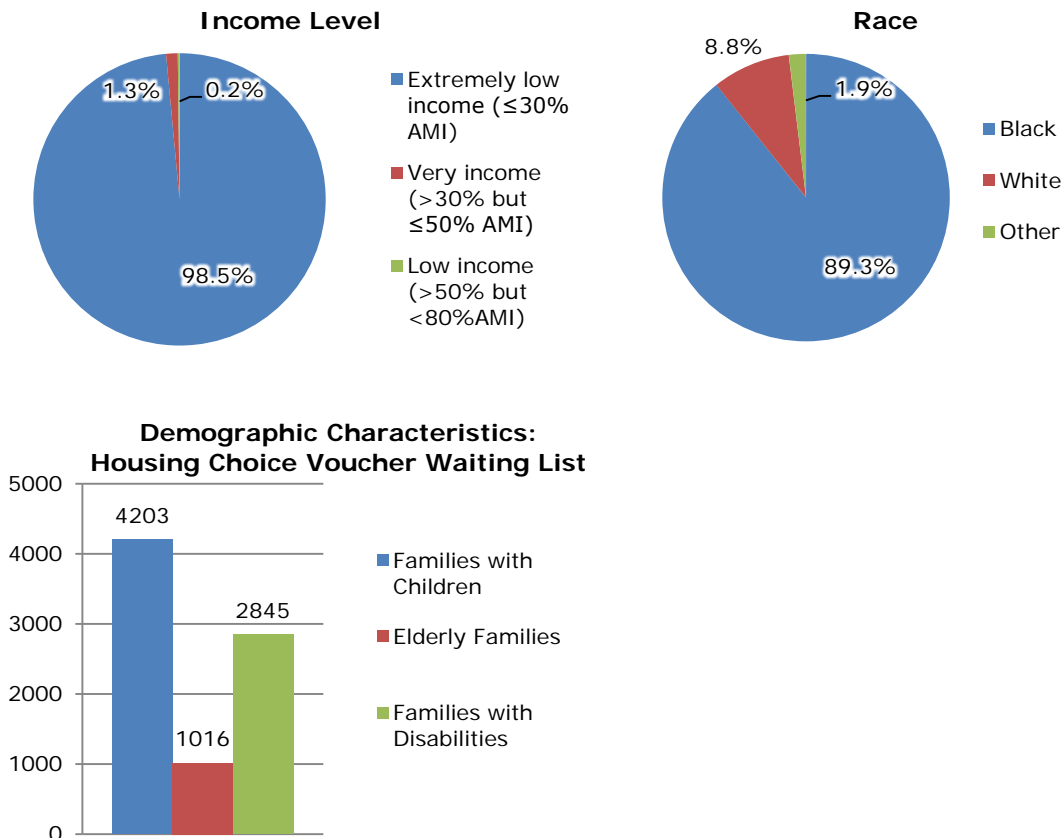
²⁶ U.S. Department of Housing and Urban Development, Picture of Subsidized Households, 2013 data

CMHA Waiting List: Housing Choice Voucher Program

CMHA last opened the waiting list for the Housing Choice Voucher Program during August 2011. More than 64,000 applications were received and entered into a lottery system. Of the applications, 10,000 were chosen for the waiting list.²⁷ The waiting list is now closed.

Over 15,000 participants and residents utilize a Housing Choice Voucher.²⁸ Currently, there are 8,045 families on the waiting list. The annual estimated turnover for this list is 600.²⁹ The median time spent on this waiting list is 21 months.³⁰ The majority of households on the waiting list for Housing Choice Vouchers have an extremely low income level, are African American, and have children. More than a third of those waiting have a member with a disability (Figure 5)

Figure 5: Housing Choice Voucher Waiting List Demographics, 2014



Source: Cuyahoga Metropolitan Housing Authority, PHA 5-Year and Annual Plan.

²⁷ Cuyahoga Metropolitan Housing Authority (2012), "Report to the Community," <http://www.cmha.net/news/docs/cmhaannualreport2012.pdf>

²⁸ U.S. Department of Housing and Urban Development Office of Public Housing and Urban Affairs, Cuyahoga Metropolitan Housing Authority, PHA 5-Year and Annual Plan. OMB No. 2577-0226.

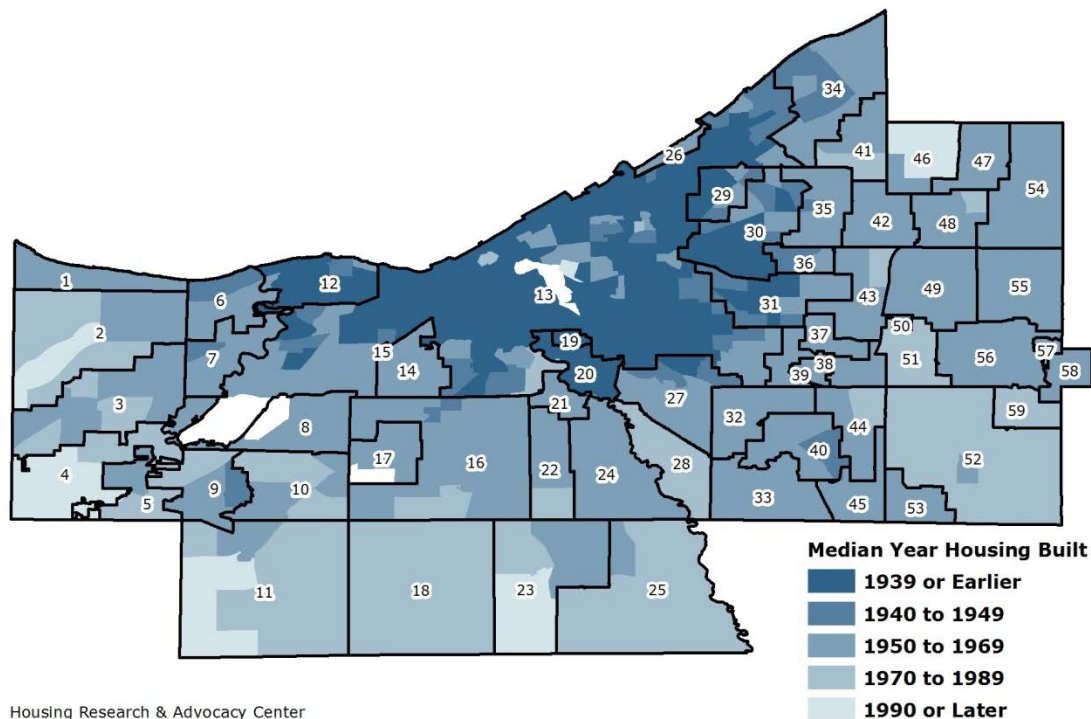
²⁹ U.S. Department of Housing and Urban Development Office of Public Housing and Urban Affairs, Cuyahoga Metropolitan Housing Authority, PHA 5-Year and Annual Plan. OMB No. 2577-0226.

³⁰ U.S. Department of Housing and Urban Development, Picture of Subsidized Households, 2013 data

E. Age of Housing Stock

The median year for housing built in Cuyahoga County is 1954, but 30.9% of the housing in the county was built before 1940 (the earliest year the Census reports is 1939). Older housing is often more expensive to maintain, less energy efficient, and less accessible for people with mobility impairments than newer housing. Cleveland and its east-side, inner-ring suburbs have the oldest housing in the county (Map 15). Most areas where most of the housing was built before 1940 have the highest concentrations of racial and ethnic minorities (Maps 3, 4, and 5), higher concentrations of people with disabilities (Map 6), the highest rates of poverty (Map 12), the lowest median household incomes (Maps 13 and 14), and higher rates of subsidized housing (Maps 17 and 18). Renters with less means are priced out of newer housing in Cuyahoga County. Median gross rent increases in an area as age of the housing stock decreases (Map 11).

Map 19: Median Year Housing Built in Cuyahoga County by Census Tract, 2012



Housing Research & Advocacy Center
Source: 2012 American Community Survey, 5-Year Estimates

III. RENTAL HOUSING FACTSHEETS

The following is an overview of demographic, economic, and housing trends; occupancy codes; and fair housing ordinances for Cuyahoga County and each of its municipalities.

Data for the year 2000 was obtained from the 2000 Decennial Census. Demographic data for the year 2010 was obtained from the 2010 Decennial Census. Economic and housing data for the year 2010 was obtained from the 2010 American Community Survey 5-Year Estimates. Social data for the year 2010 was obtained from the 2010 American Community Survey 3-Year Estimates. Housing data for the year 2012 was obtained from the 2012 American Community Survey 5-Year Estimates. Data for Housing Choice Vouchers was obtained from the Cleveland Metropolitan Housing Authority. All other information was obtained from municipal ordinance databases, the Cleveland Public Administration Library, and by contacting municipalities directly.

While the United States Census Bureau attempts to count every individual in the United States for each decennial census, it should be noted that figures from U.S. Census and American Community Survey are estimations based on sampling and statistical modeling and that those estimations become less precise as population and sample sizes decrease. Data for municipalities with larger populations will be more accurate than those with smaller populations. Also, some related data will often not be identical because of varied sampling techniques employed by the U.S. Census Bureau (e.g.: the sum of renters by monthly rent will not equal the total of renter occupied units).

Note on abbreviations: within the subsequent pages “NC” stands for “not calculated”, and is used by the Census Bureau in instances where the population was too small to make a reliable estimate. “N/A” stands for “not applicable”, and is used in instances where calculation is impossible or there was no applicable data. Many municipalities in Cuyahoga County have adopted model building and zoning codes; BOCA stands for “Building Officials Code Administrators National Property Maintenance Code” and IPMC stands for the “International Property Maintenance Code” of the International Code Council. Within the factsheets, portions of the some model codes are aggregated and requirements for six or more occupants are not included. A complete listing of BOCA and IPMC codes is provided in Appendix A.

Cuyahoga County

Population	2000	2010	10 Year Change
Total Population	1,393,978	1,280,122	-8.2%
Percent Foreign Born	6.4%	7.0%	0.6%
Percent with a Disability	18.2%	14.4%	-3.8%
Total Households	571,457	545,056	-4.6%
Percent with Individuals under 18	31.7%	28.4%	-3.3%
Race & Ethnicity	2000	2010	10 Year Change
White	938,863	814,103	-13.3%
African American	382,634	380,198	-0.6%
American Indian & Native Alaskan	2,529	2,578	1.9%
Asian American & Pacific Islander	25,583	33,168	29.6%
Other Race	20,962	23,339	11.3%
Two or More Races	23,407	26,736	14.2%
Hispanic/Latino (of Any Race)	47,078	61,270	30.1%
Income	2000*	2010	10 Year Change
Median Household Income	\$49,598	\$43,603	-12.1%
Unemployment Rate	3.9%	6.8%	2.9%
Percent of Residents in Poverty	13.1%	16.4%	3.3%
Housing Choice Voucher Holders			2014
Heads of Household			13,997
Total number of household members			33,484

Housing Cost Burden	2000*	2010	10 Year Change
Median Monthly Gross Rent	\$685	\$698	1.9%
Paying Over 30% Income in Rent	78,638	97,208	23.6%
Renters Paying Less than \$500/mo	63,278	37,982	-39.9%
Renters Paying \$500 to 749/mo	82,484	74,846	-9.3%
Renters Paying \$750 to 999/mo	25,646	49,172	91.7%
Renter Paying \$1000 or More/mo	11,169	33,043	195.8%
Housing Units	2000	2010	10 Year Change
Total Units	616,903	621,763	0.8%
Total Occupied Units	571,457	545,056	-4.6%
Owner Occupied	360,980	331,876	-8.1%
Renter Occupied	210,477	213,180	1.3%
Year Housing Built	Number		Percent
Built 1990 or Later	59,675		9.6%
Built 1940 to 1989	369,847		59.5%
Built 1939 or Earlier	191,662		30.9%
Rental Units by Building Size	2000	2010	10 Year Change
Single Family / 1 Unit	47,356	53,318	12.6%
2-4 Units	53,801	45,123	-16.1%
5-9 Units	21,615	20,228	-6.4%
10 or More Units	87,238	83,545	-4.2%

*All dollar values adjusted to 2010 dollars

Bay Village

Population	2000	2010	10 Year Change
Total Population	16,087	15,651	-2.7%

Percent Foreign Born 4.4% 3.7% -0.7%

Percent with a Disability 8.8% NC N/A

Total Households 6,239 6,198 -0.7%

Percent with Individuals under 18 35.1% 33.7% -1.4%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 15,773 15,177 -3.7%

African American 43 85 97.7%

American Indian & Native Alaskan 4 16 300.0%

Asian American & Pacific Islander 117 149 27.3%

Other Race 34 53 55.8%

Two or More Races 116 171 47.4%

Hispanic/Latino (of Any Race) 157 251 59.9%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$89,143 \$79,793 -10.5%

Unemployment Rate 1.3% 2.8% 1.5%

Percent of Residents in Poverty 3.1% 2.7% -0.4%

Housing Choice Voucher Holders	2014
--------------------------------	------

Heads of Household 6

Total number of household members 9

Housing Cost Burden	2000*	2010	10 Year Change
---------------------	-------	------	----------------

Median Monthly Gross Rent \$601 \$547 -8.9%

Paying Over 30% Income in Rent 102 146 43.1%

Renters Paying Less than \$500/mo 230 193 -16.1%

Renters Paying \$500 to 749/mo 37 86 132.4%

Renters Paying \$750 to 999/mo 78 92 17.9%

Renter Paying \$1000 or More/mo 104 142 36.5%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 6,401 6,436 0.5%

Total Occupied Units 6,239 6,198 -0.6%

Owner Occupied 5,752 5,670 -1.4%

Renter Occupied 487 528 8.4%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 177 2.8%

Built 1940 to 1989 5,321 84.0%

Built 1939 or Earlier 830 13.2%

Rental Units by Building Size	2000	2010	10 Year Change
-------------------------------	------	------	----------------

Single Family / 1 Unit 282 280 -0.7%

2-4 Units 27 31 14.8%

5-9 Units 0 11 N/A

10 or More Units 171 228 33.3%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
IPMC 2012 or most current	Minimum habitable floor space = 150 sq. ft.	Minimum habitable floor space = 250 sq. ft.	Minimum habitable floor space = 100 sq. ft. per additional occupant	5/15/1956, 6/4/2007	1121.16, 1334.01, 1344.04	0

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Familial Status, Disability, and Ancestry

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Beachwood

Population	2000	2010	10 Year Change	Housing Cost Burden	2000*	2010	10 Year Change
Total Population	12,186	11,953	-1.9%	Median Monthly Gross Rent	\$1,449	\$1,284	-11.4%
Percent Foreign Born	15.5%	14.0%	-1.5%	Paying Over 30% Income in Rent	916	1,077	17.5%
Percent with a Disability	16.1%	NC	N/A	Renters Paying Less than \$500/mo	25	24	-4.0%
Total Households	5,074	5,064	-1.9%	Renters Paying \$500 to 749/mo	103	0	-100.0%
Percent with Individuals under 18	24.8%	24.9%	0.1%	Renters Paying \$750 to 999/mo	484	153	-68.3%
Race & Ethnicity	2000	2010	10 Year Change	Renter Paying \$1000 or More/mo	1,150	1,511	31.4%
White	10,541	9,237	-12.3%	Housing Units	2000	2010	10 Year Change
African American	1,106	1,635	47.8%	Total Units	5,447	5,483	0.6%
American Indian & Native Alaskan	10	5	-50.0%	Total Occupied Units	5,047	5,064	0.3%
Asian American & Pacific Islander	393	888	125.9%	Owner Occupied	3,266	3,152	-3.9%
Other Race	18	49	172.2%	Renter Occupied	1,808	1,912	5.7%
Two or More Races	118	139	17.7%	Year Housing Built	Number	Percent	
Hispanic/Latino (of Any Race)	95	229	141.1%	Built 1990 or Later	752		13.8%
Income	2000*	2010	10 Year Change	Built 1940 to 1989	4,482		82.4%
Median Household Income	\$82,823	\$71,932	-13.1%	Built 1939 or Earlier	204		3.8%
Unemployment Rate	1.2%	2.5%	1.3%	Rental Units by Building Size	2000	2010	10 Year Change
Percent of Residents in Poverty	4.3%	3.7%	-0.6%	Single Family / 1 Unit	110	159	44.5%
Housing Choice Voucher Holders			2014	2-4 Units	0	58	N/A
Heads of Household			5	5-9 Units	12	90	650.0%
Total number of household members			18	10 or More Units	1,690	1,430	-15.4%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
IPMC 2012 or most current	Minimum habitable floor space = 250 sq. ft.	Minimum habitable floor space = 400 sq. ft.	Minimum habitable floor space = 150 sq. ft. per each additional occupant	11/16/1987, 10/19/2009	1101.22, 1393.02, 1393.34	0

Classes Protected under municipal Fair Housing Ordinance**: N/A

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Bedford

Population	2000	2010	10 Year Change
Total Population	14,214	13,074	-8.0%

Percent Foreign Born 3.3% 1.9% -1.4%

Percent with a Disability 21.3% NC N/A

Total Households 6,659 6,265 -5.9%

Percent with Individuals under 18 25.3% 25.5% 0.2%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 11,231 7,051 -37.2%

African American 2,506 5,479 118.6%

American Indian & Native Alaskan 24 24 0.0%

Asian American & Pacific Islander 156 115 -26.3%

Other Race 67 83 23.8%

Two or More Races 230 322 40.0%

Hispanic/Latino (of Any Race) 152 256 68.4%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$46,780 \$40,777 -12.8%

Unemployment Rate 2.1% 6.1% 4.0%

Percent of Residents in Poverty 7.6% 17.2% 9.6%

Housing Choice Voucher Holders	2014
--------------------------------	------

Heads of Household 143

Total number of household members 383

Housing Cost Burden	2000*	2010	10 Year Change
---------------------	-------	------	----------------

Median Monthly Gross Rent \$771 \$736 -4.5%

Paying Over 30% Income in Rent 948 1,376 45.1%

Renters Paying Less than \$500/mo 634 157 -75.2%

Renters Paying \$500 to 749/mo 1,344 1,312 -2.3%

Renters Paying \$750 to 999/mo 303 777 156.4%

Renter Paying \$1000 or More/mo 159 511 221.3%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 7,062 6,951 -1.5%

Total Occupied Units 6,659 6,265 -5.9%

Owner Occupied 3,999 3,527 -11.8

Renter Occupied 2,660 2,738 2.9%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 273 3.8%

Built 1940 to 1989 5,066 72.1%

Built 1939 or Earlier 1,698 24.1%

Rental Units by Building Size	2000	2010	10 Year Change
-------------------------------	------	------	----------------

Single Family / 1 Unit 372 641 72.3%

2-4 Units 459 407 -11.3%

5-9 Units 712 528 -25.8%

10 or More Units 1,120 1,246 11.2%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
IPMC 2003	Sleeping purposes = 70 sq. ft.	Sleeping purposes = 120 sq. ft.	Living and dining area = 200 sq. ft. Sleeping purposes = 50 sq. ft. per additional occupant	7/6/1999, 1/3/2005	1915.21, 1311.34	0 + domestic servants

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Familial Status, Disability, Age, Creed, and Marital Status

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Bedford Heights

Population	2000	2010	10 Year Change
Total Population	11,375	10,751	-5.5%

Percent Foreign Born 2.1% 3.4% 1.3%

Percent with a Disability 20.1% NC N/A

Total Households 5,119 5,111 -0.2%

Percent with Individuals under 18 29.5% 25.9% -4.0%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 3,173 2,009 -36.7%

African American 7,669 8,263 7.7%

American Indian & Native Alaskan 23 11 -52.2%

Asian American & Pacific Islander 217 124 -42.8%

Other Race 61 120 96.7%

Two or More Races 232 224 -3.4%

Hispanic/Latino (of Any Race) 182 282 54.9%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$47,943 \$38,609 -19.5%

Unemployment Rate 3.9% 5.8% 1.9%

Percent of Residents in Poverty 7.6% 9.0% 1.4%

Housing Choice Voucher Holders	2014
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Heads of Household 422

Total number of household members 730

Housing Cost Burden	2000*	2010	10 Year Change
---------------------	-------	------	----------------

Median Monthly Gross Rent \$759 \$674 -11.2%

Paying Over 30% Income in Rent 757 1,161 53.3%

Renters Paying Less than \$500/mo 426 147 -65.5%

Renters Paying \$500 to 749/mo 1,671 1,722 3.1%

Renters Paying \$750 to 999/mo 241 704 192.1%

Renter Paying \$1000 or More/mo 8 143 1687.5%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 5,577 5,750 3.1%

Total Occupied Units 5,119 5,111 -0.1%

Owner Occupied 2,719 2,609 -4.0%

Renter Occupied 2,400 2,502 4.3%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 537 9.4%

Built 1940 to 1989 4,896 85.6%

Built 1939 or Earlier 283 5.0%

Rental Units by Building Size	2000	2010	10 Year Change
-------------------------------	------	------	----------------

Single Family / 1 Unit 127 189 48.8%

2-4 Units 64 72 12.5%

5-9 Units 109 204 87.2%

10 or More Units 2,027 2,281 12.5%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	Minimum habitable floor space = 200 sq. ft.	Minimum habitable floor space = 350 sq. ft.	Minimum habitable floor space = 150 sq. ft. per additional occupant	3/17/1981, 11/19/2002, 9/3/1991	1373.10, 1376.03, 1387.14	2 adults, additional restrictions on minors
	Sleeping purposes = 70 sq. ft.	Sleeping purposes = 120 sq. ft.	Sleeping purposes = 50 sq. ft. per additional occupant			

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Familial Status, Disability, Age, Creed, and Marital Status

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Bentleyville

Population	2000	2010	10 Year Change
Total Population	947	864	-8.7%

Percent Foreign Born 7.4% 4.3% -3.1%

Percent with a Disability 6.1% NC N/A

Total Households 297 303 2.0%

Percent with Individuals under 18 52.9% 44.6% -8.3%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 920 821 -10.7%

African American 8 6 -25.0%

American Indian & Native Alaskan 0 0 0.0%

Asian American & Pacific Islander 17 24 41.1%

Other Race 0 0 0.0%

Two or More Races 2 13 550.0%

Hispanic/Latino (of Any Race) 9 5 -44.4%

Income	2000*	2010	10 Year Change
Median Household Income	\$203,749	\$191,250	-6.1%

Unemployment Rate 2.8% 3.3% 0.5%

Percent of Residents in Poverty 1.0% 2.4% 1.4%

Housing Choice Voucher Holders	2014
--------------------------------	------

Heads of Household 0

Total number of household members 0

Housing Cost Burden	2000*	2010	10 Year Change
Median Monthly Gross Rent	\$1,529	NC	N/A

Paying Over 30% Income in Rent 0 0 0.0%

Renters Paying Less than \$500/mo 0 0 0.0%

Renters Paying \$500 to 749/mo 0 7 N/A

Renters Paying \$750 to 999/mo 0 0 0.0%

Renter Paying \$1000 or More/mo 7 0 -100.0%

Housing Units	2000	2010	10 Year Change
Total Units	306	318	3.9%

Total Occupied Units 297 303 2.0%

Owner Occupied 291 293 0.6%

Renter Occupied 6 10 66.6%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 124 36.9%

Built 1940 to 1989 194 57.7%

Built 1939 or Earlier 18 5.4%

Rental Units by Building Size	2000	2010	10 Year Change
-------------------------------	------	------	----------------

Single Family / 1 Unit 5 0 -100.0%

2-4 Units 2 7 250.0%

5-9 Units 0 0 0.0%

10 or More Units 0 0 0.0%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
BOCA 1996	Kitchen = 50 sq. ft.	Kitchen = 50 sq. ft.	Kitchen = 50 sq. ft., Living and dining area = 200 sq. ft.		1480.1	No definition
	Sleeping purposes = 70 sq. ft.	Sleeping purposes = 120 sq. ft.	Sleeping purposes = 50 sq. ft. per additional occupant			

Classes Protected under municipal Fair Housing Ordinance**: N/A

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Berea

Population	2000	2010	10 Year Change
Total Population	18,970	19,093	0.6%

Percent Foreign Born 3.2% 4.8% 1.6%

Percent with a Disability 14.9% NC N/A

Total Households 7,173 7,471 4.2%

Percent with Individuals under 18 30.1% 25.6% -4.5%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 17,353 16,953 -2.3%

African American 974 1,260 29.3%

American Indian & Native Alaskan 46 36 -21.7%

Asian American & Pacific Islander 176 291 65.3%

Other Race 116 119 2.6%

Two or More Races 305 434 42.3%

Hispanic/Latino (of Any Race) 301 534 77.4%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$57,868 \$50,278 -13.1%

Unemployment Rate 2.8% 7.4% 4.6%

Percent of Residents in Poverty 5.5% 13.4% 7.9%

Housing Choice Voucher Holders	2014
--------------------------------	------

Heads of Household 20

Total number of household members 48

Housing Cost Burden	2000*	2010	10 Year Change
---------------------	-------	------	----------------

Median Monthly Gross Rent \$723 \$626 -13.4%

Paying Over 30% Income in Rent 681 982 44.2%

Renters Paying Less than \$500/mo 652 547 -16.1%

Renters Paying \$500 to 749/mo 927 727 -21.5%

Renters Paying \$750 to 999/mo 225 481 113.7%

Renter Paying \$1000 or More/mo 208 315 51.4%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 7,449 7,958 6.8%

Total Occupied Units 7,172 7,471 4.7%

Owner Occupied 5,109 5,240 2.5%

Renter Occupied 2,064 2,231 8.1%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 1,174 15.1%

Built 1940 to 1989 5,306 68.2%

Built 1939 or Earlier 1,303 16.7%

Rental Units by Building Size	2000	2010	10 Year Change
-------------------------------	------	------	----------------

Single Family / 1 Unit 618 564 -8.7%

2-4 Units 274 377 37.6%

5-9 Units 113 85 -24.7%

10 or More Units 1,042 1,175 12.7%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	Minimum habitable floor space = 150 sq. ft.	Minimum habitable floor space = 250 sq. ft.	Minimum habitable floor space = 100 sq. ft. per occupant	11/1/1965	1355	No definition
	Sleeping purposes = 70 sq. ft.	Sleeping purposes = 120 sq. ft.	Sleeping purposes = 50 sq. ft. per additional occupant			

Classes Protected under municipal Fair Housing Ordinance**: Race, Color, Religion, National Origin, Sex, Familial Status, Disability, Ancestry, and Military Status

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Bratenahl

Population	2000	2010	10 Year Change
Total Population	1,337	1,197	-10.5%

Percent Foreign Born 6.7% 6.7% 0.0%

Percent with a Disability 26.5% NC N/A

Total Households	711	679	-4.5%
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Percent with Individuals under 18 12.2% 7.4% -4.8%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 1,134 964 -14.9%

African American 165 186 12.7%

American Indian & Native Alaskan 1 3 200.0%

Asian American & Pacific Islander 10 30 200.0%

Other Race 3 3 0.0%

Two or More Races 24 11 -54.1%

Hispanic/Latino (of Any Race) 15 11 -26.6%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$96,273 \$111,667 15.9%

Unemployment Rate 1.5% 1.5% 0.0%

Percent of Residents in Poverty 4.3% 4.2% -0.1%

Housing Choice Voucher Holders	2014
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Heads of Household 3

Total number of household members 7

Housing Cost Burden	2000*	2010	10 Year Change
Median Monthly Gross Rent	\$800	\$1,413	76.6%

Paying Over 30% Income in Rent 19 71 273.7%

Renters Paying Less than \$500/mo 26 0 -100.0%

Renters Paying \$500 to 749/mo 25 17 -32.0%

Renters Paying \$750 to 999/mo 19 10 -47.3%

Renter Paying \$1000 or More/mo 16 75 368.7%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 800 811 1.4%

Total Occupied Units 711 679 -4.5%

Owner Occupied 602 555 -7.8%

Renter Occupied 109 124 13.7%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 188 23.3%

Built 1940 to 1989 362 44.9%

Built 1939 or Earlier 256 31.8%

Rental Units by Building Size	2000	2010	10 Year Change
-------------------------------	------	------	----------------

Single Family / 1 Unit 53 31 -41.5%

2-4 Units 43 37 -13.9%

5-9 Units 2 9 350.0%

10 or More Units 11 43 290.9%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	Minimum habitable floor space = 150 sq. ft.	Minimum habitable floor space = 250 sq. ft.	Minimum habitable floor space = 100 sq. ft. per additional occupant	7/26/1962, 10/15/1969	1111.05, 1411.03	3

Classes Protected under municipal Fair Housing Ordinance**: N/A

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Brecksville

Population	2000	2010	10 Year Change	Housing Cost Burden	2000*	2010	10 Year Change
Total Population	13,382	13,656	2.0%	Median Monthly Gross Rent	\$1,472	\$1,358	-7.7%
Percent Foreign Born	6.6%	6.8%	0.2%	Paying Over 30% Income in Rent	217	235	8.3%
Percent with a Disability	11.9%	NC	N/A	Renters Paying Less than \$500/mo	25	0	-100.0%
Total Households	5,033	5,349	6.3%	Renters Paying \$500 to 749/mo	161	67	-58.4%
Percent with Individuals under 18	33.1%	30.9%	-2.2%	Renters Paying \$750 to 999/mo	29	61	110.3%
Race & Ethnicity	2000	2010	10 Year Change	Renter Paying \$1000 or More/mo	344	394	14.5%
White	12,695	12,745	0.4%	Housing Units	2000	2010	10 Year Change
African American	255	238	-6.6%	Total Units	5,206	5,623	8.0%
American Indian & Native Alaskan	4	8	100.0%	Total Occupied Units	5,033	5,349	6.3%
Asian American & Pacific Islander	343	473	37.9%	Owner Occupied	4,449	5,349	20.9%
Other Race	14	38	171.4%	Renter Occupied	584	662	13.4%
Two or More Races	71	154	116.9%	Year Housing Built	Number	Percent	
Hispanic/Latino (of Any Race)	136	192	41.2%	Built 1990 or Later	1,302		24.3%
Income	2000*	2010	10 Year Change	Built 1940 to 1989	3,735		70.0%
Median Household Income	\$96,439	\$106,168	10.1%	Built 1939 or Earlier	304		5.7%
Unemployment Rate	2.1%	3.6%	1.5%	Rental Units by Building Size	2000	2010	10 Year Change
Percent of Residents in Poverty	2.5%	4.1%	1.6%	Single Family / 1 Unit	178	197	10.7%
Housing Choice Voucher Holders			2014	2-4 Units	225	225	0.0%
Heads of Household			0	5-9 Units	72	90	25.0%
Total number of household members			0	10 or More Units	121	67	-44.6%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
Most current IPMC	Minimum habitable floor space = 300 sq. ft.	Minimum habitable floor space = 450 sq. ft.	Minimum habitable floor space = 150 sq. ft. per additional occupant	12/20/1972, 7/21/1998	1113.07. 1303.01	3
	Sleeping purposes = 80 sq. ft.	Sleeping purposes = 130 sq. ft.	Sleeping purposes = 50 sq. ft. per additional occupant			

Classes Protected under municipal Fair Housing Ordinance:** N/A

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Broadview Heights

Population	2000	2010	10 Year Change
Total Population	15,967	19,400	21.5%

Percent Foreign Born 8.9% 10.0% 1.1%

Percent with a Disability 11.1% NC N/A

Total Households 6,411 7,698 20.1%

Percent with Individuals under 18 33.1% 33.3% 0.2%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 15,170 17,652 16.3%

African American 126 400 217.5%

American Indian & Native Alaskan 12 28 133.3%

Asian American & Pacific Islander 481 1,004 108.7%

Other Race 53 70 32.1%

Two or More Races 125 246 96.8%

Hispanic/Latino (of Any Race) 147 353 140.1%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$72,164 \$77,457 7.3%

Unemployment Rate 2.3% 4.0% 1.7%

Percent of Residents in Poverty 3.2% 4.9% 1.7%

Housing Choice Voucher Holders	2014
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Heads of Household 2

Total number of household members 7

Housing Cost Burden	2000*	2010	10 Year Change
---------------------	-------	------	----------------

Median Monthly Gross Rent \$919 \$779 -15.2%

Paying Over 30% Income in Rent 322 303 -5.9%

Renters Paying Less than \$500/mo 146 0 -100.0%

Renters Paying \$500 to 749/mo 677 497 -26.6%

Renters Paying \$750 to 999/mo 454 437 -3.7%

Renter Paying \$1000 or More/mo 115 240 108.7%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 6,803 8,237 21.1%

Total Occupied Units 6,411 7,698 20.1%

Owner Occupied 4,959 6,324 27.5%

Renter Occupied 1,452 1,374 -5.3%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 3,061 38.3%

Built 1940 to 1989 4,679 58.5%

Built 1939 or Earlier 252 3.2%

Rental Units by Building Size	2000	2010	10 Year Change
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Single Family / 1 Unit 271 336 23.9%

2-4 Units 57 48 15.8%

5-9 Units 223 333 49.3%

10 or More Units 904 511 -43.5%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
IPMC 2003	Sleeping purposes = 70 sq. ft.	Sleeping purposes = 120 sq. ft.	Minimum living and dining area = 200 sq. ft. Sleeping purposes = 50 sq. ft. per additional occupant	9/14/1993, 5/17/2004	1260.04, 1348.01	4

Classes Protected under municipal Fair Housing Ordinance**: N/A

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Brook Park

Population	2000	2010	10 Year Change
Total Population	21,218	19,212	-9.4%

Percent Foreign Born 4.3% 4.9% 0.6%

Percent with a Disability 16.4% NC N/A

Total Households 8,193 7,799 -4.8%

Percent with Individuals under 18 32.2% 28.7% -3.5%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 20,048 17,711 -11.6%

African American 414 624 50.7%

American Indian & Native Alaskan 48 31 -35.4%

Asian American & Pacific Islander 268 303 13.1%

Other Race 164 170 3.6%

Two or More Races 276 373 35.1%

Hispanic/Latino (of Any Race) 423 662 47.0%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$58,671 \$53,264 -9.1%

Unemployment Rate 2.4% 5.7% 3.3%

Percent of Residents in Poverty 4.6% 7.0% 4.4%

Housing Choice Voucher Holders	2014
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Heads of Household 26

Total number of household members 66

Housing Cost Burden	2000*	2010	10 Year Change
---------------------	-------	------	----------------

Median Monthly Gross Rent \$834 \$901 8.0%

Paying Over 30% Income in Rent 466 610 30.9%

Renters Paying Less than \$500/mo 281 91 -67.6%

Renters Paying \$500 to 749/mo 631 270 -57.2%

Renters Paying \$750 to 999/mo 218 279 27.9%

Renter Paying \$1000 or More/mo 152 336 121.1%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 8,370 8,171 -2.3%

Total Occupied Units 8,193 7,799 -4.8%

Owner Occupied 6,850 6,317 -7.7%

Renter Occupied 1,343 1,482 10.3%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 447 5.6%

Built 1940 to 1989 7,256 91.7%

Built 1939 or Earlier 217 2.7%

Rental Units by Building Size	2000	2010	10 Year Change
-------------------------------	------	------	----------------

Single Family / 1 Unit 427 434 1.6%

2-4 Units 57 26 -54.3%

5-9 Units 266 264 -0.7%

10 or More Units 593 345 -41.8%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
IPMC 2006	Living room = 120 sq. ft.	Living room = 120 sq. ft.	Living room = 120 sq. ft.	3/18/2008, 3/7/1972	1308.01, 1403.10	1 roomer per unoccupied sleeping room
	Every bedroom = 70 sq. ft. # of occupants must not create conditions that endanger health safety, or welfare of occupants	Every bedroom = 70 sq. ft. # of occupants must not create conditions that endanger health safety, or welfare of occupants	Every bedroom = 70 sq. ft. # of occupants must not create conditions that endanger health safety, or welfare of occupants			

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Familial Status, Disability, Ancestry, Military Status, Age, Marital Status, and Sexual Orientation

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Brooklyn

Population	2000	2010	10 Year Change
Total Population	11,586	11,169	-3.6%

Percent Foreign Born 9.0% 10.6% 1.6%

Percent with a Disability 17.7% NC N/A

Total Households 5,348 5,153 -3.6%

Percent with Individuals under 18 24.2% 24.5% 0.3%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 10,736 9,415 12.3%

African American 196 577 194.3%

American Indian & Native Alaskan 12 18 50.0%

Asian American & Pacific Islander 265 441 66.4%

Other Race 189 452 139.1%

Two or More Races 188 266 41.5%

Hispanic/Latino (of Any Race) 449 1,165 159.5%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$45,644 \$45,953 0.6%

Unemployment Rate 2.7% 8.0% 5.3%

Percent of Residents in Poverty 6.6% 12.0% 5.4%

Housing Choice Voucher Holders	2014
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Heads of Household 22

Total number of household members 59

Housing Cost Burden	2000*	2010	10 Year Change
---------------------	-------	------	----------------

Median Monthly Gross Rent \$620 \$624 0.6%

Paying Over 30% Income in Rent 637 755 18.5%

Renters Paying Less than \$500/mo 1,042 439 -57.8%

Renters Paying \$500 to 749/mo 574 834 45.3%

Renters Paying \$750 to 999/mo 289 408 41.2%

Renter Paying \$1000 or More/mo 23 210 813.0%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 5,521 5,506 -0.3%

Total Occupied Units 5,348 5,153 -3.6%

Owner Occupied 3,320 3,025 -8.8%

Renter Occupied 2,028 2,128 4.9%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 336 6.6%

Built 1940 to 1989 4,523 88.9%

Built 1939 or Earlier 231 4.5%

Rental Units by Building Size	2000	2010	10 Year Change
-------------------------------	------	------	----------------

Single Family / 1 Unit 426 585 37.3%

2-4 Units 202 148 -26.7%

5-9 Units 258 202 -21.7%

10 or More Units 1,144 1,079 -5.8%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
IPMC 2009	Living room = 120 sq. ft.	Living room = 120 sq. ft.	Living room = 120 sq. ft.	9/26/2011, 5/8/2006	1309.01, 1360.07	Any number
	Every bedroom = 70 sq. ft. # of occupants must not create conditions that endanger health safety, or welfare of occupants	Every bedroom = 70 sq. ft. # of occupants must not create conditions that endanger health safety, or welfare of occupants	Every bedroom = 70 sq. ft. # of occupants must not create conditions that endanger health safety, or welfare of occupants			

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Familial Status, Disability, Ancestry, and Military Status

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Brooklyn Heights

Population	2000	2010	10 Year Change
Total Population	1,558	1,543	-0.9%

Percent Foreign Born 2.7% 2.9% 0.2%

Percent with a Disability 18.5% NC N/A

Total Households 594 595 0.1%

Percent with Individuals under 18 33.3% 32.3% -1.0%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 1,516 1,460 -3.7%

African American 12 18 50.0%

American Indian & Native Alaskan 2 9 350.0%

Asian American & Pacific Islander 11 26 136.3%

Other Race 8 6 -25.0%

Two or More Races 9 24 166.6%

Hispanic/Latino (of Any Race) 21 38 80.9%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$60,588 \$65,625 8.3%

Unemployment Rate 0.9% 3.9% 3.0%

Percent of Residents in Poverty 2.2% 1.9% -0.2%

Housing Choice Voucher Holders	2014
--------------------------------	------

Heads of Household 0

Total number of household members 0

Housing Cost Burden	2000*	2010	10 Year Change
---------------------	-------	------	----------------

Median Monthly Gross Rent \$856 \$744 -13.0%

Paying Over 30% Income in Rent 20 11 -45.0%

Renters Paying Less than \$500/mo 13 4 -69.2%

Renters Paying \$500 to 749/mo 17 19 11.7%

Renters Paying \$750 to 999/mo 14 10 28.6%

Renter Paying \$1000 or More/mo 6 11 83.3%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 607 624 2.8%

Total Occupied Units 594 595 0.1%

Owner Occupied 533 528 -0.9%

Renter Occupied 61 67 9.8%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 74 11.7%

Built 1940 to 1989 467 74.2%

Built 1939 or Earlier 89 14.1%

Rental Units by Building Size	2000	2010	10 Year Change
-------------------------------	------	------	----------------

Single Family / 1 Unit 39 47 20.5%

2-4 Units 23 3 -86.9%

5-9 Units 0 3 N/A

10 or More Units 0 0 0.0%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	N/A	N/A	No more than 3 occupants per bedroom	10/4/1994, 12/19/2001	1260.07, 1491.11	Any number

Classes Protected under municipal Fair Housing Ordinance**: N/A

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Chagrin Falls

Population	2000	2010	10 Year Change
Total Population	4,024	4,113	2.2%

Percent Foreign Born 3.8% 5.6% 1.8%

Percent with a Disability 13.3% NC N/A

Total Households 1,862 1,872 0.5%

Percent with Individuals under 18 27.4% 28.2% 0.8%

Race & Ethnicity	2000	2010	10 Year Change
White	3,972	4,032	1.5%

African American 2 18 800.0%

American Indian & Native Alaskan 1 2 100.0%

Asian American & Pacific Islander 18 36 100.0%

Other Race 9 3 -66.6%

Two or More Races 22 22 0.0%

Hispanic/Latino (of Any Race) 36 36 0.0%

Income	2000*	2010	10 Year Change
Median Household Income	\$79,671	\$65,229	-18.1%

Unemployment Rate 1.7% 3.5% 1.8%

Percent of Residents in Poverty 3.6% 6.3% 2.7%

Housing Choice Voucher Holders	2014
Heads of Household	0
Total number of household members	0

Housing Cost Burden	2000*	2010	10 Year Change
Median Monthly Gross Rent	\$1,115	\$1,160	4.0%

Paying Over 30% Income in Rent 237 342 44.3%

Renters Paying Less than \$500/mo 14 10 -28.5%

Renters Paying \$500 to 749/mo 131 89 -32.1%

Renters Paying \$750 to 999/mo 117 155 32.5%

Renter Paying \$1000 or More/mo 221 304 37.6%

Housing Units	2000	2010	10 Year Change
Total Units	2,041	2,042	0.1%

Total Occupied Units 1,862 1,872 0.5%

Owner Occupied 1,359 1,317 -3.1%

Renter Occupied 503 555 10.3%

Year Housing Built	Number	Percent
Built 1990 or Later	104	5.0%

Built 1940 to 1989 1,135 54.4%

Built 1939 or Earlier 840 40.4%

Rental Units by Building Size	2000	2010	10 Year Change
Single Family / 1 Unit	97	185	90.7%

2-4 Units 144 67 -53.4%

5-9 Units 125 116 -7.2%

10 or More Units 135 199 47.4%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	N/A	N/A	N/A	9/14/1998	1107.08	3

Classes Protected under municipal Fair Housing Ordinance**: N/A

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Chagrin Falls Township

Includes the Village of Chagrin Falls

Population	2000	2010	10 Year Change
Total Population	4,159	4,233	1.7%
Percent Foreign Born	1.1%	5.5%	4.4%
Percent with a Disability	13.1%	NC	N/A
Total Households	1,905	1,913	0.4%
Percent with Individuals under 18	27.9%	28.5%	0.6%

Race & Ethnicity	2000	2010	10 Year Change
White	4,100	4,146	1.1%
African American	2	18	800.0%
American Indian & Native Alaskan	1	2	100.0%
Asian American & Pacific Islander	21	39	85.7%
Other Race	11	3	-72.7%
Two or More Races	24	25	4.2%
Hispanic/Latino (of Any Race)	37	36	-2.7%

Income	2000*	2010	10 Year Change
Median Household Income	\$81,715	\$66,196	-18.9%
Unemployment Rate	1.7%	3.4%	1.7%
Percent of Residents in Poverty	3.5%	6.1%	2.6%

Housing Choice Voucher Holders	2014
Heads of Household	0
Total number of household members	0

Housing Cost Burden	2000*	2010	10 Year Change
Median Monthly Gross Rent	\$1,115	\$1,160	4.0%
Paying Over 30% Income in Rent	237	342	44.3%
Renters Paying Less than \$500/mo	14	19	35.7%
Renters Paying \$500 to 749/mo	131	89	-32.1%
Renters Paying \$750 to 999/mo	117	155	32.5%
Renter Paying \$1000 or More/mo	221	304	37.5%

Housing Units	2000	2010	10 Year Change
Total Units	2,088	2,085	-0.1%
Total Occupied Units	1,905	1,913	0.4%
Owner Occupied	1,400	1,354	-3.3%
Renter Occupied	505	559	10.7%

Year Housing Built	Number	Percent
Built 1990 or Later	104	5.0%
Built 1940 to 1989	1,160	55.1%
Built 1939 or Earlier	840	39.9%

Rental Units by Building Size	2000	2010	10 Year Change
Single Family / 1 Unit	100	185	85.0%
2-4 Units	144	67	-53.5%
5-9 Units	125	116	-7.2%
10 or More Units	135	199	47.4%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	N/A	N/A	N/A	10/24/2005	Zoning Resolution: Chapter 2	Any number

Classes Protected under municipal Fair Housing Ordinance**: N/A

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Cleveland

Population	2000	2010	10 Year Change
Total Population	478,403	396,815	-17.1%

Percent Foreign Born 4.5% 4.6% 0.1%

Percent with a Disability 23.7% 19.6% -4.1%

Total Households	190,638	167,490	-12.1%
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Percent with Individuals under 18 35.0% 29.7% -5.3%

Race & Ethnicity	2000	2010	10 Year Change
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White 198,510 147,929 -25.4%

African American 243,939 211,672 -13.2%

American Indian & Native Alaskan 1,458 1,340 -8.1%

Asian American & Pacific Islander 6,622 7,447 12.4%

Other Race 17,173 17,502 1.9%

Two or More Races 10,701 10,925 2.1%

Hispanic/Latino (of Any Race) 34,728 39,534 13.8%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$32,928 \$34,495 4.8%

Unemployment Rate 6.4% 10.7% 4.3%

Percent of Residents in Poverty 26.3% 31.2% 4.9%

Housing Choice Voucher Holders	2014
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Heads of Household 6,672

Total number of household members 15,709

Housing Cost Burden	2000*	2010	10 Year Change
---------------------	-------	------	----------------

Median Monthly Gross Rent \$588 \$628 6.8%

Paying Over 30% Income in Rent 39,807 47,409 19.1%

Renters Paying Less than \$500/mo 54,487 25,753 -52.7%

Renters Paying \$500 to 749/mo 31,453 32,992 4.9%

Renters Paying \$750 to 999/mo 6,591 18,002 173.1%

Renter Paying \$1000 or More/mo 1,927 9,864 411.8%

Housing Units	2000	2010	10 Year Change
Total Units	215,856	207,536	-3.8%

Total Occupied Units	190,638	167,490	-12.1%
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Owner Occupied 92,535 73,911 -20.1%

Renter Occupied 98,103 93,579 -4.6%

Year Housing Built	Number	Percent
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Built 1990 or Later 13,094 6.1%

Built 1940 to 1989 84,812 39.5%

Built 1939 or Earlier 116,598 54.4%

Rental Units by Building Size	2000	2010	10 Year Change
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Single Family / 1 Unit 27,909 28,230 1.1%

2-4 Units 36,495 30,031 -17.7%

5-9 Units 8,307 6,891 -17.0%

10 or More Units 25,179 24,679 -1.9%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	Minimum habitable floor space = 150 sq. ft.	Minimum habitable floor space = 250 sq. ft.	Minimum habitable floor space = 100 sq. ft. per occupant	6/24/1988, 4/5/1967, 4/3/1967	363.06, 371.06, 371.12	3 unrelated persons, 5 foster children
	Sleeping purposes = 70 sq. ft.	Sleeping purposes = 120 sq. ft.	Sleeping purposes = 50 sq. ft. per additional occupant			

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Familial Status, Disability, Ancestry, Age, Marital Status, Gender Identity, Sexual Orientation, Ethnic Group, and Vietnam Veteran and Disabled Veteran Status

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Cleveland Heights

Population	2000	2010	10 Year Change
Total Population	49,958	46,121	-7.6%

Percent Foreign Born 8.3% 8.9% 0.6%

Percent with a Disability 14.5% 10.4% -4.1%

Total Households 20,913 19,957 -4.5%

Percent with Individuals under 18 30.2% 26.2% -4.0%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 26,229 22,984 -12.3%

African American 20,873 19,587 -6.1%

American Indian & Native Alaskan 81 74 -8.6%

Asian American & Pacific Islander 1,285 1,906 48.3%

Other Race 338 275 -18.6%

Two or More Races 1,152 1,295 12.4%

Hispanic/Latino (of Any Race) 791 903 14.1%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$59,175 \$66,581 12.5%

Unemployment Rate 2.6% 5.6% 3.0%

Percent of Residents in Poverty 10.6% 19.1% 8.5%

Housing Choice Voucher Holders	2014
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Heads of Household 766

Total number of household members 2,269

Housing Cost Burden	2000*	2010	10 Year Change
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Median Monthly Gross Rent \$810 \$788 -2.7%

Paying Over 30% Income in Rent 2,989 3,998 33.7%

Renters Paying Less than \$500/mo 2,695 1,112 -41.2%

Renters Paying \$500 to 749/mo 3,189 2,172 -31.9%

Renters Paying \$750 to 999/mo 1,993 2,590 29.9%

Renter Paying \$1000 or More/mo 685 1,970 187.6%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 21,798 22,465 3.1%

Total Occupied Units 20,913 19,957 -4.5%

Owner Occupied 12,989 11,242 -13.4%

Renter Occupied 7,924 8,715 9.9%

Year Housing Built	Number	Percent
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Built 1990 or Later 663 2.9%

Built 1940 to 1989 8,982 40.6%

Built 1939 or Earlier 12,548 56.5%

Rental Units by Building Size	2000	2010	10 Year Change
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Single Family / 1 Unit 1,355 1,932 42.6%

2-4 Units 1,981 1,460 -26.3%

5-9 Units 998 1,302 30.4%

10 or More Units 3,626 3,310 -8.7%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	Minimum habitable floor space = 170 sq. ft.	Minimum habitable floor space = 290 sq. ft.	Minimum habitable floor space = 120 sq. ft. per additional occupant	12/19/1983, 2/1/1982	1341.15, 1351.3	2
	Sleeping purposes = 100 sq. ft.	Sleeping purposes = 120 sq. ft.	Sleeping purposes = 50 sq. ft. per additional occupant			

Classes Protected under municipal Fair Housing Ordinance**: Race, Color, Religion, National Origin, Sex, Familial Status, Disability, Gender Identity, and Sexual Orientation

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Cuyahoga Heights

Population	2000	2010	10 Year Change
Total Population	599	638	6.5%

Percent Foreign Born 6.3% 5.5% -0.8%

Percent with a Disability 26.5% NC N/A

Total Households 261 258 1.1%

Percent with Individuals under 18 18.0% 33.3% 15.3%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 588 621 5.6%

African American 0 4 N/A

American Indian & Native Alaskan 0 1 N/A

Asian American & Pacific Islander 7 9 28.5%

Other Race 0 1 N/A

Two or More Races 4 2 -50.0%

Hispanic/Latino (of Any Race) 0 6 N/A

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$51,443 \$59,583 15.8%

Unemployment Rate 2.2% 2.5% 0.3%

Percent of Residents in Poverty 5.7% 4.0% -1.7%

Housing Choice Voucher Holders	2014
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Heads of Household 0

Total number of household members 0

Housing Cost Burden	2000*	2010	10 Year Change
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Median Monthly Gross Rent \$643 \$836 30.0%

Paying Over 30% Income in Rent 10 8 -20.0%

Renters Paying Less than \$500/mo 29 3 -89.6%

Renters Paying \$500 to 749/mo 27 7 -74.7%

Renters Paying \$750 to 999/mo 6 10 66.6%

Renter Paying \$1000 or More/mo 9 8 -11.1%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 277 278 0.3%

Total Occupied Units 261 258 1.1%

Owner Occupied 195 174 -10.7%

Renter Occupied 66 84 27.2%

Year Housing Built	Number	Percent
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Built 1990 or Later 0 0.0%

Built 1940 to 1989 177 66.3%

Built 1939 or Earlier 90 33.7%

Rental Units by Building Size	2000	2010	10 Year Change
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Single Family / 1 Unit 30 6 -80.0%

2-4 Units 41 22 -46.3%

5-9 Units 0 0 0.0%

10 or More Units 0 0 0.0%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	Minimum habitable floor space = 170 sq. ft.	Minimum habitable floor space = 290 sq. ft.	Minimum habitable floor space = 120 sq. ft. per additional occupant	1/11/1961, 18/13/2008	1240.03, 1492.03	Any number
	Sleeping purposes = 100 sq. ft.	Sleeping purposes = 120 sq. ft.	Sleeping purposes = 50 sq. ft. per additional occupant			

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Familial Status, Disability, Ancestry, Military Status, and Sexual Orientation

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

East Cleveland

Population	2000	2010	10 Year Change
Total Population	27,217	17,843	-34.4%

Percent Foreign Born 2.9% 2.8% -0.1%

Percent with a Disability 23.5% NC N/A

Total Households	11,210	8,286	-26.1%
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Percent with Individuals under 18 35.2% 24.9% -10.3%

Race & Ethnicity	2000	2010	10 Year Change
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White 1,240 817 -34.1%

African American 25,418 16,638 -34.5%

American Indian & Native Alaskan 59 40 -32.2%

Asian American & Pacific Islander 65 40 -38.4%

Other Race 45 37 -17.7%

Two or More Races 390 271 -30.5%

Hispanic/Latino (of Any Race) 207 179 -13.5%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$26,012 \$21,219 -18.4%

Unemployment Rate 8.3% 10.7% 2.4%

Percent of Residents in Poverty 32.0% 37.4% 5.4%

Housing Choice Voucher Holders	2014
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Heads of Household 596

Total number of household members 1,258

Housing Cost Burden	2000*	2010	10 Year Change
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Median Monthly Gross Rent \$597 \$614 2.8%

Paying Over 30% Income in Rent 3,276 3,082 -5.9%

Renters Paying Less than \$500/mo 3,987 1,687 -57.7%

Renters Paying \$500 to 749/mo 2,511 2,084 -17.0%

Renters Paying \$750 to 999/mo 427 1,076 151.9%

Renter Paying \$1000 or More/mo 82 580 607.3%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 13,491 12,523 -7.1%

Total Occupied Units 11,210 8,286 -26.1%

Owner Occupied 3,984 2,783 -30.1%

Renter Occupied 7,226 5,503 -23.8%

Year Housing Built	Number	Percent
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Built 1990 or Later 335 2.5%

Built 1940 to 1989 5,814 45.1%

Built 1939 or Earlier 6,768 52.4%

Rental Units by Building Size	2000	2010	10 Year Change
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Single Family / 1 Unit 1,860 1,756 -5.6%

2-4 Units 1,647 915 -44.4%

5-9 Units 589 464 -21.2%

10 or More Units 3,120 2,480 -20.5%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
IMPC 2000	Minimum kitchen space =50 sq. ft.	Minimum kitchen space =50 sq. ft.	Living and dining area = 200 sq. ft.	3/5/1991	1101.11, 1309.01, 1351.03	2 unrelated adults, additional restrictions on unrelated minors
	Sleeping purposes = 70 sq. ft.	Sleeping purposes = 120 sq. ft.	Sleeping purposes = 50 sq. ft. per additional occupant			

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Familial Status, Disability, Ancestry, Age, Marital Status, Sexual Orientation, Ethnic Group, Vietnam Veteran Status, and Disabled Veteran Status

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Euclid

Population	2000	2010	10 Year Change
Total Population	52,717	48,920	-7.2%

Percent Foreign Born 5.3% 3.9% -1.4%

Percent with a Disability 19.9% 15.7% -4.2%

Total Households 24,353 22,685 -6.8%

Percent with Individuals under 18 27.2% 27.8% 0.6%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 34,985 21,417 -38.7%

African American 16,116 25,751 59.8%

American Indian & Native Alaskan 62 102 64.5%

Asian American & Pacific Islander 506 363 -28.2%

Other Race 184 169 -8.1%

Two or More Races 864 1,118 29.4%

Hispanic/Latino (of Any Race) 604 769 27.3%

Income	2000*	2010	10 Year Change
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Median Household Income \$44,511 \$37,502 -15.7%

Unemployment Rate 3.1% 6.5% 3.4%

Percent of Residents in Poverty 9.7% 16.6% 6.9%

Housing Choice Voucher Holders	2014
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Heads of Household 2,033

Total number of household members 4,251

Housing Cost Burden	2000*	2010	10 Year Change
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Median Monthly Gross Rent \$685 \$692 1.0%

Paying Over 30% Income in Rent 3,691 5,081 37.6%

Renters Paying Less than \$500/mo 3,524 992 -71.8%

Renters Paying \$500 to 749/mo 4,746 4,871 2.6%

Renters Paying \$750 to 999/mo 899 2,509 179.1%

Renter Paying \$1000 or More/mo 411 1,523 270.5%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 26,123 26,037 -0.3%

Total Occupied Units 24,353 22,685 -6.8%

Owner Occupied 14,478 12,259 -15.3%

Renter Occupied 9,875 10,426 5.6%

Year Housing Built	Number	Percent
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Built 1990 or Later 852 3.4%

Built 1940 to 1989 19,913 80.4%

Built 1939 or Earlier 4,026 16.2%

Rental Units by Building Size	2000	2010	10 Year Change
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Single Family / 1 Unit 1,610 2,230 38.5%

2-4 Units 905 907 0.2%

5-9 Units 1,195 1,196 0.1%

10 or More Units 6,154 5,841 -5.1%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	Minimum habitable floor space = 250 sq. ft.	Minimum habitable floor space = 250 sq. ft.	Minimum habitable floor space = 100 sq. ft. per additional occupant	9/14/1959, 6/15/1970	1321.12, 1755.02, 1755.03	0
	Sleeping purposes = 70 sq. ft.	Sleeping purposes = 120 sq. ft.	Sleeping purposes = 50 sq. ft. per additional occupant			

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Familial Status, Disability, Military Status, Gender Identity, and Sexual Orientation

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Fairview Park

Population	2000	2010	10 Year Change
Total Population	17,572	16,826	-4.2%

Percent Foreign Born 5.8% 7.7% 1.9%

Percent with a Disability 14.1% NC N/A

Total Households 7,856 7,564 -3.7%

Percent with Individuals under 18 26.8% 26.2% -0.6%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 16,864 15,889 -5.8%

African American 113 303 168.1%

American Indian & Native Alaskan 18 19 5.5%

Asian American & Pacific Islander 280 273 -2.5%

Other Race 64 135 110.9%

Two or More Races 233 207 -11.1%

Hispanic/Latino (of Any Race) 264 557 110.9%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$63,931 \$52,982 -17.1%

Unemployment Rate 1.7% 4.6% 2.9%

Percent of Residents in Poverty 4.1% 6.7% 2.6%

Housing Choice Voucher Holders	2014
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Heads of Household 37

Total number of household members 62

Housing Cost Burden	2000*	2010	10 Year Change
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Median Monthly Gross Rent \$734 \$681 -7.2%

Paying Over 30% Income in Rent 745 726 -2.5%

Renters Paying Less than \$500/mo 539 292 -45.8%

Renters Paying \$500 to 749/mo 1,222 1,019 -16.6%

Renters Paying \$750 to 999/mo 228 448 96.4%

Renter Paying \$1000 or More/mo 64 262 309.3%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 8,152 8,109 -0.5%

Total Occupied Units 7,856 7,564 -3.7%

Owner Occupied 5,753 5,551 -3.5%

Renter Occupied 2,103 2,013 -4.3%

Year Housing Built	Number	Percent
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Built 1990 or Later 287 3.5%

Built 1940 to 1989 6,827 84.3%

Built 1939 or Earlier 989 12.2%

Rental Units by Building Size	2000	2010	10 Year Change
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Single Family / 1 Unit 312 534 71.1%

2-4 Units 123 98 -20.3%

5-9 Units 272 169 -37.8%

10 or More Units 1,390 1,386 -0.3%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
IPMC 2012 or most current	Minimum habitable floor space = 300 sq. ft.	Minimum habitable floor space = 450 sq. ft.	Minimum habitable floor space = 150 sq. ft. per additional occupant	4/18/2005, 11/6/1989	1349.01, 1351.12, 1357.03	2
	Sleeping purposes = 80 sq. ft.	Sleeping purposes = 130 sq. ft.	Sleeping purposes = 50 sq. ft. per additional occupant			

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Gender, Familial Status, Disability, and Age

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Garfield Heights

Population	2000	2010	10 Year Change
Total Population	30,734	28,849	-6.1%

Percent Foreign Born 4.4% 3.5% -0.9%

Percent with a Disability 20.1% 14.2% -5.9%

Total Households 12,452 11,691 -6.1%

Percent with Individuals under 18 32.1% 32.8% 0.7%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 24,807 17,362 -30.0%

African American 5,164 10,288 99.2%

American Indian & Native Alaskan 48 45 -6.2%

Asian American & Pacific Islander 286 395 38.1%

Other Race 132 159 20.4%

Two or More Races 294 600 104.1%

Hispanic/Latino (of Any Race) 388 656 69.1%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$49,737 \$42,342 -14.8%

Unemployment Rate 3.8% 7.8% 4.0%

Percent of Residents in Poverty 8.5% 12.2% 3.7%

Housing Choice Voucher Holders	2014
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Heads of Household 612

Total number of household members 1,781

Housing Cost Burden	2000*	2010	10 Year Change
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Median Monthly Gross Rent \$702 \$721 2.7%

Paying Over 30% Income in Rent 916 1,627 77.6%

Renters Paying Less than \$500/mo 743 364 -51.0%

Renters Paying \$500 to 749/mo 1,228 1,201 -2.2%

Renters Paying \$750 to 999/mo 257 512 99.2%

Renter Paying \$1000 or More/mo 70 825 1078.5%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 12,998 13,125 0.9%

Total Occupied Units 12,452 11,691 -6.1%

Owner Occupied 9,950 8,137 -18.2%

Renter Occupied 2,502 3,554 42.0%

Year Housing Built	Number	Percent
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Built 1990 or Later 595 4.5%

Built 1940 to 1989 9,440 71.4%

Built 1939 or Earlier 3,190 24.1%

Rental Units by Building Size	2000	2010	10 Year Change
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Single Family / 1 Unit 812 1,214 49.5%

2-4 Units 669 750 12.1%

5-9 Units 405 287 -29.1%

10 or More Units 555 813 46.5%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	Minimum habitable floor space = 250 sq. ft.	Minimum habitable floor space = 400 sq. ft.	Minimum habitable floor space = 150 sq. ft. per additional occupant	12/17/1962	1121.15, 1411.03	4
	Sleeping purposes = 80 sq. ft.	Sleeping purposes = 100 sq. ft.	Sleeping purposes = 50 sq. ft. per additional occupant			

Classes Protected under municipal Fair Housing Ordinance**: N/A

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Gates Mills

Population	2000*	2010	10 Year Change	Housing Cost Burden	2000*	2010	10 Year Change
Total Population	2,493	2,270	-8.9%	Median Monthly Gross Rent	\$1,020	\$1,033	1.3%
Percent Foreign Born	12.3%	7.1%	-5.2%	Paying Over 30% Income in Rent	27	75	177.7%
Percent with a Disability	12.4%	NC	N/A	<i>Renters Paying Less than \$500/mo</i>	11	6	-45.5%
Total Households	925	919	-0.6%	<i>Renters Paying \$500 to 749/mo</i>	8	0	-100.0%
Percent with Individuals under 18	33.8%	23.3%	-10.5%	<i>Renters Paying \$750 to 999/mo</i>	13	17	30.8%
Race & Ethnicity	2000	2010	10 Year Change	<i>Renter Paying \$1000 or More/mo</i>	17	27	58.8%
White	2,346	2,110	-10.1%	Housing Units	2000	2010	10 Year Change
African American	23	30	30.4%	Total Units	974	992	1.8%
American Indian & Native Alaskan	5	3	-40.0%	Total Occupied Units	925	919	-0.6%
Asian American & Pacific Islander	87	91	4.9%	Owner Occupied	859	853	-0.7%
Other Race	3	9	200.0%	Renter Occupied	66	66	0.0%
Two or More Races	29	27	-6.9%	Year Housing Built	Number	Percent	
Hispanic/Latino (of Any Race)	40	43	7.5%	Built 1990 or Later	113	11.5%	
Income	2000	2010	10 Year Change	Built 1940 to 1989	621	63.8%	
Median Household Income	\$169,183	\$141,364	-16.4%	Built 1939 or Earlier	241	24.7%	
Unemployment Rate	1.5%	2.0%	0.5%	Rental Units by Building Size	2000	2010	10 Year Change
Percent of Residents in Poverty	1.1%	1.0%	-0.1%	Single Family / 1 Unit	72	50	-30.5%
Housing Choice Voucher Holders			2014	2-4 Units	0	6	N/A
Heads of Household			0	5-9 Units	0	0	0.0%
Total number of household members			0	10 or More Units	0	0	0.0%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	N/A	N/A	N/A	12/5/1987	1151.05	Any number

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Familial Status, Disability, and Ancestry

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Glenwillow

Population	2000	2010	10 Year Change
Total Population	449	923	105.5%

Percent Foreign Born 1.1% 6.7% 5.6%

Percent with a Disability 10.9% NC N/A

Total Households 205 316 54.1%

Percent with Individuals under 18 26.8% 43.7% 16.9%

Race & Ethnicity	2000	2010	10 Year Change
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White 425 530 24.7%

African American 19 265 1294.7%

American Indian & Native Alaskan 0 2 N/A

Asian American & Pacific Islander 0 96 N/A

Other Race 0 3 N/A

Two or More Races 5 27 440.0%

Hispanic/Latino (of Any Race) 3 10 233.3%

Income	2000*	2010	10 Year Change
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Median Household Income \$47,749 \$70,938 48.6%

Unemployment Rate 1.2% 4.9% 3.7%

Percent of Residents in Poverty 5.0% 6.5% 1.5%

Housing Choice Voucher Holders	2014
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Heads of Household 0

Total number of household members 0

Housing Cost Burden	2000*	2010	10 Year Change
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Median Monthly Gross Rent \$530 \$500 -5.6%

Paying Over 30% Income in Rent 14 7 -50.0%

Renters Paying Less than \$500/mo 32 10 -68.7%

Renters Paying \$500 to 749/mo 18 2 -88.8%

Renters Paying \$750 to 999/mo 1 4 300.0%

Renter Paying \$1000 or More/mo 3 4 33.3%

Housing Units	2000	2010	10 Year Change
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Total Units 222 383 72.5%

Total Occupied Units 250 316 26.4%

Owner Occupied 155 262 69.0%

Renter Occupied 50 54 8.0%

Year Housing Built	Number	Percent
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Built 1990 or Later 124 37.4%

Built 1940 to 1989 176 53.2%

Built 1939 or Earlier 31 9.4%

Rental Units by Building Size	2000	2010	10 Year Change
--------------------------------------	-------------	-------------	-----------------------

Single Family / 1 Unit 22 16 -27.3%

2-4 Units 0 0 0.0%

5-9 Units 0 0 0.0%

10 or More Units 0 0 0.0%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	N/A	N/A	N/A	3/12/2004	1109.11	3

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Familial Status, Disability, and Ancestry

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Highland Heights

Population	2000	2010	10 Year Change
Total Population	8,082	8,345	3.6%

Percent Foreign Born 11.1% 12.9% 1.8%

Percent with a Disability 10.9% NC N/A

Total Households 2,779 3,205 15.3%

Percent with Individuals under 18 38.1% 31.0% -7.1%

Race & Ethnicity	2000	2010	10 Year Change
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White 7,531 7,590 0.8%

African American 112 155 38.4%

American Indian & Native Alaskan 1 10 900.0%

Asian American & Pacific Islander 372 483 29.8%

Other Race 5 29 480.0%

Two or More Races 61 78 27.8%

Hispanic/Latino (of Any Race) 36 116 222.2%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$88,324 \$92,117 4.3%

Unemployment Rate 2.5% 3.3% 0.8%

Percent of Residents in Poverty 4.0% 2.0% -2.0%

Housing Choice Voucher Holders	2014
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Heads of Household 2

Total number of household members 8

Housing Cost Burden	2000*	2010	10 Year Change
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Median Monthly Gross Rent \$1,266 \$989 -21.9%

Paying Over 30% Income in Rent 36 71 97.2%

Renters Paying Less than \$500/mo 0 0 0.0%

Renters Paying \$500 to 749/mo 13 0 -100.0%

Renters Paying \$750 to 999/mo 19 92 384.2%

Renter Paying \$1000 or More/mo 32 85 265.6%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 2,862 3,405 18.9%

Total Occupied Units 2,779 3,205 15.3%

Owner Occupied 2,703 3,055 13.0%

Renter Occupied 76 150 97.3%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 1,256 37.5%

Built 1940 to 1989 1,906 47.0%

Built 1939 or Earlier 186 5.5%

Rental Units by Building Size	2000	2010	10 Year Change
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Single Family / 1 Unit 75 198 164.0%

2-4 Units 0 8 N/A

5-9 Units 0 0 0.0%

10 or More Units 0 0 0.0%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
IPMC 2009	Living room = 120 sq. ft.	Living room = 120 sq. ft.	Living room = 120 sq. ft.	7/9/1963, 2/22/2011	1101.05, 1327.011	0
	Every bedroom = 70 sq. ft. # of occupants must not create conditions that endanger health safety, or welfare of occupants	Every bedroom = 70 sq. ft. # of occupants must not create conditions that endanger health safety, or welfare of occupants	Every bedroom = 70 sq. ft. # of occupants must not create conditions that endanger health safety, or welfare of occupants			

Classes Protected under municipal Fair Housing Ordinance**: N/A

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Highland Hills

Population	2000	2010	10 Year Change
Total Population	1,618	1,130	-30.1%

Percent Foreign Born 0.7% 2.0% 1.3%

Percent with a Disability 14.2% NC N/A

Total Households 272 268 -1.4%

Percent with Individuals under 18 24.3% 19.8% -4.5%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 493 265 -46.2%

African American 1,053 841 -20.1%

American Indian & Native Alaskan 1 1 0.0%

Asian American & Pacific Islander 6 3 -50.0%

Other Race 16 3 -81.25%

Two or More Races 40 17 -57.5%

Hispanic/Latino (of Any Race) 32 30 -6.25%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$40,180 \$23,631 -41.2%

Unemployment Rate 4.5% 1.1% -3.4%

Percent of Residents in Poverty 22.9% 32.0% 9.1%

Housing Choice Voucher Holders	2014
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Heads of Household 17

Total number of household members 30

Housing Cost Burden	2000*	2010	10 Year Change
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Median Monthly Gross Rent \$601 \$507 -15.6%

Paying Over 30% Income in Rent 42 99 135.7%

Renters Paying Less than \$500/mo 74 70 -5.4%

Renters Paying \$500 to 749/mo 45 20 -55.5%

Renters Paying \$750 to 999/mo 4 42 950.0%

Renter Paying \$1000 or More/mo 5 11 120.0%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 309 315 1.9%

Total Occupied Units 272 268 -1.4%

Owner Occupied 146 115 -21.2%

Renter Occupied 126 153 21.4%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 0 0.0%

Built 1940 to 1989 305 96.8%

Built 1939 or Earlier 10 3.2%

Rental Units by Building Size	2000	2010	10 Year Change
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Single Family / 1 Unit 9 10 11.1%

2-4 Units 0 9 N/A

5-9 Units 76 24 -68.4%

10 or More Units 151 101 -33.1%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	Minimum habitable floor space = 250 sq. ft.	Minimum habitable floor space = 250 sq. ft.	Minimum habitable floor space = 100 sq. ft. per additional occupant	3/11/1992, 4/14/2010	1103.02, 1335.02, 1335.03	3
	Sleeping purposes = 70 sq. ft.	Sleeping purposes = 120 sq. ft.	Sleeping purposes = 50 sq. ft. per additional occupant			

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Familial Status, Disability, and Ancestry

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Hunting Valley

Population	2000	2010	10 Year Change
Total Population	735	705	-4.1%

Percent Foreign Born 5.0% 5.1% 0.1%

Percent with a Disability 8.7% NC N/A

Total Households	284	277	-2.5%
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Percent with Individuals under 18 28.2% 26.7% -1.5%

Race & Ethnicity	2000	2010	10 Year Change
White	728	684	-6.0%

African American 1 4 300.0%

American Indian & Native Alaskan 0 0 0.0%

Asian American & Pacific Islander 5 8 60.0%

Other Race 0 2 N/A

Two or More Races 1 7 600.0%

Hispanic/Latino (of Any Race) 4 19 375.0%

Income	2000*	2010	10 Year Change
Median Household Income	\$253,260	\$250,000+	NC

Unemployment Rate 0.3% 3.5% 3.2%

Percent of Residents in Poverty 2.3% 0.0% -2.3%

Housing Choice Voucher Holders	2014
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Heads of Household 0

Total number of household members 0

Housing Cost Burden	2000*	2010	10 Year Change
Median Monthly Gross Rent	\$1,076	\$1,063	-1.2%

Paying Over 30% Income in Rent 6 17 183.3%

Renters Paying Less than \$500/mo 2 0 -100.0%

Renters Paying \$500 to 749/mo 4 5 25.0%

Renters Paying \$750 to 999/mo 2 0 -100.0%

Renter Paying \$1000 or More/mo 6 7 16.6%

Housing Units	2000	2010	10 Year Change
Total Units	317	322	1.6%

Total Occupied Units	284	277	-2.5%
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Owner Occupied 243 236 -2.9%

Renter Occupied 41 41 0.0%

Year Housing Built	Number	Percent
Built 1990 or Later	62	19.6%

Built 1940 to 1989 188 59.5%

Built 1939 or Earlier 66 20.9%

Rental Units by Building Size	2000	2010	10 Year Change
Single Family / 1 Unit	35	16	-54.3%

2-4 Units 4 3 -25.0%

5-9 Units 0 0 0.0%

10 or More Units 0 0 0.0%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	N/A	N/A	N/A	N/A	N/A	No definition

Classes Protected under municipal Fair Housing Ordinance**: N/A

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Independence

Population	2000	2010	10 Year Change
Total Population	7,109	7,133	0.3%

Percent Foreign Born 5.3% 4.6% -0.7%

Percent with a Disability 14.6% NC N/A

Total Households 2,673 2,770 3.6%

Percent with Individuals under 18 31.7% 30.9% -0.8%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 6,937 6,892 -0.6%

African American 41 30 -26.8%

American Indian & Native Alaskan 0 4 N/A

Asian American & Pacific Islander 92 136 47.8%

Other Race 10 15 50.0%

Two or More Races 29 56 93.1%

Hispanic/Latino (of Any Race) 58 77 32.7%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$73,107 \$73,403 0.4%

Unemployment Rate 1.2% 2.9% 1.7%

Percent of Residents in Poverty 3.6% 3.5% -0.1%

Housing Choice Voucher Holders	2014
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Heads of Household 0

Total number of household members 0

Housing Cost Burden	2000*	2010	10 Year Change
---------------------	-------	------	----------------

Median Monthly Gross Rent \$786 \$810 3.1%

Paying Over 30% Income in Rent 19 33 73.6%

Renters Paying Less than \$500/mo 21 0 -100.0%

Renters Paying \$500 to 749/mo 34 47 38.2%

Renters Paying \$750 to 999/mo 28 47 67.8%

Renter Paying \$1000 or More/mo 0 9 N/A

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 2,726 2,868 5.2%

Total Occupied Units 2,673 2,770 3.6%

Owner Occupied 2,528 2,541 0.5%

Renter Occupied 145 229 57.9%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 583 20.6%

Built 1940 to 1989 1,829 64.9%

Built 1939 or Earlier 408 14.5%

Rental Units by Building Size	2000	2010	10 Year Change
-------------------------------	------	------	----------------

Single Family / 1 Unit 125 152 21.6%

2-4 Units 21 0 -100.0%

5-9 Units 3 0 -100.0%

10 or More Units 0 0 0.0%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	Minimum habitable floor space = 150 sq. ft.	N/A	N/A	1/9/1968, 2/11/2003	1107.07, 1331.04	3

Classes Protected under municipal Fair Housing Ordinance**: N/A

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Lakewood

Population	2000	2010	10 Year Change
Total Population	56,646	52,131	-7.9%

Percent Foreign Born 8.7% 8.2% -0.5%

Percent with a Disability 14.0% 11.7% -2.3%

Total Households 26,693 25,274 -5.3%

Percent with Individuals under 18 24.5% 22.5% -2.0%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 52,723 45,598 -13.5%

African American 1,116 3,340 199.3%

American Indian & Native Alaskan 139 149 7.2%

Asian American & Pacific Islander 815 997 22.3%

Other Race 349 655 87.7%

Two or More Races 1,504 1,392 -7.4%

Hispanic/Latino (of Any Race) 1,269 2,147 69.1%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$51,319 \$43,154 -15.9%

Unemployment Rate 2.6% 6.1% 3.5%

Percent of Residents in Poverty 8.9% 15.1% 6.2%

Housing Choice Voucher Holders	2014
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Heads of Household 375

Total number of household members 648

Housing Cost Burden	2000*	2010	10 Year Change
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Median Monthly Gross Rent \$695 \$684 -1.6%

Paying Over 30% Income in Rent 4,280 6,301 47.2%

Renters Paying Less than \$500/mo 5,680 2,543 -55.2%

Renters Paying \$500 to 749/mo 6,284 5,787 -7.9%

Renters Paying \$750 to 999/mo 1,692 3,373 99.3%

Renter Paying \$1000 or More/mo 649 1,865 187.3%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 28,416 28,498 0.3%

Total Occupied Units 26,693 25,274 -5.3%

Owner Occupied 12,063 10,956 -9.8%

Renter Occupied 14,630 14,318 -2.1%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 409 1.4%

Built 1940 to 1989 9,297 33.4%

Built 1939 or Earlier 18,219 65.2%

Rental Units by Building Size	2000	2010	10 Year Change
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Single Family / 1 Unit 1,406 1,627 15.7%

2-4 Units 5,255 4,759 -9.4%

5-9 Units 950 1,035 8.9%

10 or More Units 7,023 6,474 7.8%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	Minimum habitable floor space = 150 sq. ft.	Minimum habitable floor space = 250 sq. ft.	Minimum habitable floor space = 100 sq. ft. per additional occupant	1/17/2012, 4/20/1998	1103.2, 1306.15	Any number
	Sleeping purposes = 70 sq. ft.	Sleeping purposes = 120 sq. ft.	Sleeping purposes = 50 sq. ft. per additional occupant			

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Gender, Familial Status, Disability, Ancestry, Gender Identity, and Sexual Orientation

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Linndale

Population	2000	2010	10 Year Change
Total Population	117	179	52.9%

Percent Foreign Born 0.0% 0.0% 0.0%

Percent with a Disability 17.9% NC N/A

Total Households 57 66 15.8%

Percent with Individuals under 18 28.1% 37.9% 9.8%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 80 118 47.5%

African American 22 50 127.3%

American Indian & Native Alaskan 1 0 -100.0%

Asian American & Pacific Islander 0 3 N/A

Other Race 5 8 60.0%

Two or More Races 9 0 -100.0%

Hispanic/Latino (of Any Race) 9 31 244.4%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$27,225 \$34,250 25.8%

Unemployment Rate 2.1% 15.0% 12.9%

Percent of Residents in Poverty 15.7% 8.8% -6.9%

Housing Choice Voucher Holders	2014
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Heads of Household 0

Total number of household members 0

Housing Cost Burden	2000*	2010	10 Year Change
---------------------	-------	------	----------------

Median Monthly Gross Rent \$569 \$788 38.5%

Paying Over 30% Income in Rent 12 2 -83.3%

Renters Paying Less than \$500/mo 24 4 -83.3%

Renters Paying \$500 to 749/mo 12 2 -83.3%

Renters Paying \$750 to 999/mo 0 9 N/A

Renter Paying \$1000 or More/mo 0 0 0.0%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 71 75 5.6%

Total Occupied Units 57 66 15.8%

Owner Occupied 25 23 -8.0%

Renter Occupied 32 43 34.4%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 0 0.0%

Built 1940 to 1989 45 56.2%

Built 1939 or Earlier 35 43.8%

Rental Units by Building Size	2000	2010	10 Year Change
-------------------------------	------	------	----------------

Single Family / 1 Unit 9 10 11.1%

2-4 Units 10 28 180.0%

5-9 Units 0 0 0.0%

10 or More Units 2 0 -100.0%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
IPMC 2003	Sleeping purposes = 70 sq. ft.	Sleeping purposes = 120 sq. ft.	Minimum living and dining area = 200 sq. ft. Sleeping purposes = 50 sq. ft. per additional occupant	Date not provided	1365.01	No definition

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, Sex, Familial Status, National Origin, Disability, Ancestry, Military Status, Sexual Orientation, Gender Identity, and Source of Income

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Lyndhurst

Population	2000	2010	10 Year Change
Total Population	15,279	14,001	-8.3%

Percent Foreign Born 7.1% 6.8% -0.3%

Percent with a Disability 14.6% NC N/A

Total Households 6,642 6,447 -2.9%

Percent with Individuals under 18 25.3% 21.4% -3.9%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 14,778 12,646 -14.4%

African American 196 901 359.7%

American Indian & Native Alaskan 1 5 400.0%

Asian American & Pacific Islander 184 224 21.7%

Other Race 30 57 90.0%

Two or More Races 90 168 86.6%

Hispanic/Latino (of Any Race) 104 185 77.8%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$66,191 \$62,470 -5.6%

Unemployment Rate 2.0% 4.5% 2.5%

Percent of Residents in Poverty 2.5% 4.0% 1.5%

Housing Choice Voucher Holders	2014
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Heads of Household 11

Total number of household members 42

Housing Cost Burden	2000*	2010	10 Year Change
---------------------	-------	------	----------------

Median Monthly Gross Rent \$1,045 \$965 -7.7%

Paying Over 30% Income in Rent 338 496 46.7%

Renters Paying Less than \$500/mo 58 8 -86.2%

Renters Paying \$500 to 749/mo 180 88 -51.1%

Renters Paying \$750 to 999/mo 290 371 27.9%

Renter Paying \$1000 or More/mo 169 335 98.2%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 6,855 6,890 0.5%

Total Occupied Units 6,642 6,447 -2.9%

Owner Occupied 5,846 5,535 -5.3%

Renter Occupied 796 912 14.5%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 292 4.3%

Built 1940 to 1989 5,971 88.9%

Built 1939 or Earlier 454 6.8%

Rental Units by Building Size	2000	2010	10 Year Change
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Single Family / 1 Unit 262 267 1.9%

2-4 Units 28 108 218.7%

5-9 Units 118 97 -17.8%

10 or More Units 391 357 -8.7%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	Minimum habitable floor space = 250 sq. ft.	Minimum habitable floor space = 250 sq. ft.	Minimum habitable floor space = 100 sq. ft. per additional occupant	6/4/2001, 3/7/2011	1150.09, 1385.03	4

Classes Protected under municipal Fair Housing Ordinance**: N/A

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Maple Heights

Population	2000	2010	10 Year Change
Total Population	26,156	23,138	-11.5%

Percent Foreign Born 2.9% 2.7% -0.2%

Percent with a Disability 16.9% 16.4% -0.5%

Total Households 10,489 9,515 -9.3%

Percent with Individuals under 18 34.6% 32.5% -2.1%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 13,509 6,477 -52.1%

African American 11,598 15,788 36.1%

American Indian & Native Alaskan 33 39 18.2%

Asian American & Pacific Islander 458 236 -48.5%

Other Race 124 118 -4.8%

Two or More Races 434 480 10.6%

Hispanic/Latino (of Any Race) 316 357 12.9%

Income	2000*	2010	10 Year Change
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Median Household Income \$51,176 \$42,139 -17.7%

Unemployment Rate 3.3% 7.0% 3.7%

Percent of Residents in Poverty 5.9% 16.4% 10.5%

Housing Choice Voucher Holders	2014
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Heads of Household 696

Total number of household members 2,269

Housing Cost Burden	2000*	2010	10 Year Change
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Median Monthly Gross Rent \$659 \$763 15.8%

Paying Over 30% Income in Rent 637 412 -35.3%

Renters Paying Less than \$500/mo 696 264 -62.1%

Renters Paying \$500 to 749/mo 592 810 53.1%

Renters Paying \$750 to 999/mo 250 427 70.8%

Renter Paying \$1000 or More/mo 70 706 908.6%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 10,935 10,894 -0.4%

Total Occupied Units 10,489 9,515 -9.3%

Owner Occupied 8,785 7,013 -20.2%

Renter Occupied 1,704 2,502 46.8%

Year Housing Built	Number	Percent
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Built 1990 or Later 260 2.3%

Built 1940 to 1989 9,541 86.1%

Built 1939 or Earlier 1,292 11.6%

Rental Units by Building Size	2000	2010	10 Year Change
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Single Family / 1 Unit 612 1,254 104.9%

2-4 Units 187 82 -56.1%

5-9 Units 290 227 -21.7%

10 or More Units 608 762 25.3%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
IPMC 2006	Living room = 120 sq. ft.	Living room = 120 sq. ft.	Living room = 120 sq. ft.	12/6/2000, 4/1/2009	1261.41, 1490.02	Any number
	Every bedroom = 70 sq. ft. # of occupants must not create conditions that endanger health safety, or welfare of occupants	Every bedroom = 70 sq. ft. # of occupants must not create conditions that endanger health safety, or welfare of occupants	Every bedroom = 70 sq. ft. # of occupants must not create conditions that endanger health safety, or welfare of occupants			

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Familial Status, Disability, Ancestry, Military Status, Age, Gender Identity, and Sexual Orientation

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Mayfield

Population	2000	2010	10 Year Change
Total Population	3,435	3,460	0.7%
Percent Foreign Born	11.7%	11.1%	-0.6%
Percent with a Disability	9.7%	NC	N/A
Total Households	1,392	1,531	9.9%
Percent with Individuals under 18	27.2%	24.8%	-2.4%
Race & Ethnicity	2000	2010	10 Year Change
White	3,244	3,117	-3.9%
African American	45	96	113.3%
American Indian & Native Alaskan	1	1	0.0%
Asian American & Pacific Islander	123	206	67.5%
Other Race	6	4	-33.3%
Two or More Races	16	36	125.0%
Hispanic/Latino (of Any Race)	27	42	155.5%
Income	2000*	2010	10 Year Change
Median Household Income	\$83,636	\$78,319	-6.4%
Unemployment Rate	1.5%	5.1%	3.6%
Percent of Residents in Poverty	2.6%	2.8%	0.2%
Housing Choice Voucher Holders			2014
Heads of Household			0
Total number of household members			0

Housing Cost Burden	2000*	2010	10 Year Change
Median Monthly Gross Rent	\$1,272	\$1,147	-9.8%
Paying Over 30% Income in Rent	67	44	-34.3%
Renters Paying Less than \$500/mo	9	47	422.2%
Renters Paying \$500 to 749/mo	6	0	-100.0%
Renters Paying \$750 to 999/mo	102	34	-66.6%
Renter Paying \$1000 or More/mo	121	235	94.2%

Housing Units	2000	2010	10 Year Change
Total Units	1,471	1,614	9.7%
Total Occupied Units	1,392	1,531	9.9%
Owner Occupied	1,138	1,085	-4.6%
Renter Occupied	254	446	75.6%

Year Housing Built	Number	Percent
Built 1990 or Later	137	9.2%
Built 1940 to 1989	1,258	85.1%
Built 1939 or Earlier	84	5.7%

Rental Units by Building Size	2000	2010	10 Year Change
Single Family / 1 Unit	43	20	-53.5%
2-4 Units	4	53	1225.0%
5-9 Units	175	195	11.4%
10 or More Units	26	58	123.1%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
IPMC 2006	Minimum habitable floor space = 300 sq. ft.	Minimum habitable floor space = 500 sq. ft.	Minimum habitable floor space = 200 sq. ft. per additional occupant	4/20/1970, 11/7/1989, 1/22/2008	1113.07, 1157.03, 1335.01	3

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Familial Status, Disability, and Ancestry

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Mayfield Heights

Population	2000	2010	10 Year Change
Total Population	19,386	19,155	-1.2%

Percent Foreign Born 18.1% 17.8% -0.3%

Percent with a Disability 22.5% NC N/A

Total Households	9,848	9,662	-1.9%
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Percent with Individuals under 18 19.0% 21.2% 2.2%

Race & Ethnicity	2000	2010	10 Year Change
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White 17,806 15,397 -13.5%

African American 577 1,979 242.9%

American Indian & Native Alaskan 5 19 280.0%

Asian American & Pacific Islander 783 1,342 71.4%

Other Race 34 90 164.7%

Two or More Races 181 328 81.2%

Hispanic/Latino (of Any Race) 201 391 94.5%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$47,151 \$45,116 -4.3%

Unemployment Rate 3.0% 2.3% -0.7%

Percent of Residents in Poverty 6.3% 7.4% 1.1%

Housing Choice Voucher Holders	2014
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Heads of Household 22

Total number of household members 59

Housing Cost Burden	2000*	2010	10 Year Change
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Median Monthly Gross Rent \$842 \$783 -7.0%

Paying Over 30% Income in Rent 1,807 1,686 -6.7%

Renters Paying Less than \$500/mo 820 543 -33.8%

Renters Paying \$500 to 749/mo 2,605 1,198 -54.0%

Renters Paying \$750 to 999/mo 962 1,902 97.7%

Renter Paying \$1000 or More/mo 123 701 469.9%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 10,461 10,538 0.7%

Total Occupied Units 9,848 9,662 -1.9%

Owner Occupied 5,002 4,905 -1.9%

Renter Occupied 4,846 4,757 -1.8%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 602 6.0%

Built 1940 to 1989 8,872 88.7%

Built 1939 or Earlier 527 5.3%

Rental Units by Building Size	2000	2010	10 Year Change
-------------------------------	------	------	----------------

Single Family / 1 Unit 433 602 39.0%

2-4 Units 137 114 -16.8%

5-9 Units 476 338 -28.9%

10 or More Units 3,803 3,404 -10.5%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
IPMC 2012	Living room = 120 sq. ft.	Living room = 120 sq. ft.	Living and dining area = 200 sq. ft.	1/26/2004, 12/10/2012	1381.04, 1393.01	Any number
	Sleeping purposes = 70 sq. ft.	Sleeping purposes = 120 sq. ft.	Sleeping purposes = 50 sq. ft. per additional occupant			

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Familial Status, Disability, Ancestry, Military Status, Age, Creed, and Marital Status

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Middleburg Heights

Population	2000	2010	10 Year Change
Total Population	15,542	15,946	2.6%

Percent Foreign Born 9.0% 12.7% 3.7%

Percent with a Disability 16.8% NC N/A

Total Households 6,705 7,114 6.1%

Percent with Individuals under 18 23.4% 22.8% -0.6%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 14,708 14,528 -1.2%

African American 206 253 22.8%

American Indian & Native Alaskan 24 27 12.5%

Asian American & Pacific Islander 362 891 146.1%

Other Race 43 96 123.2%

Two or More Races 199 151 -24.1%

Hispanic/Latino (of Any Race) 197 356 80.7%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$60,646 \$51,371 -15.3%

Unemployment Rate 2.8% 5.4% 2.6%

Percent of Residents in Poverty 3.0% 10.0% 7.0%

Housing Choice Voucher Holders	2014
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Heads of Household 7

Total number of household members 13

Housing Cost Burden	2000*	2010	10 Year Change
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Median Monthly Gross Rent \$786 \$743 -5.5%

Paying Over 30% Income in Rent 561 434 22.6%

Renters Paying Less than \$500/mo 167 148 -11.4%

Renters Paying \$500 to 749/mo 1,178 816 -30.7%

Renters Paying \$750 to 999/mo 244 604 147.5%

Renter Paying \$1000 or More/mo 145 292 101.4%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 7,094 7,586 6.9%

Total Occupied Units 6,705 7,114 6.1%

Owner Occupied 4,905 5,182 5.6%

Renter Occupied 1,800 1,932 7.3%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 1,333 18.1%

Built 1940 to 1989 5,831 79.2%

Built 1939 or Earlier 197 2.7%

Rental Units by Building Size	2000	2010	10 Year Change
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Single Family / 1 Unit 244 345 41.4%

2-4 Units 92 63 -31.5%

5-9 Units 128 225 75.7%

10 or More Units 1,336 1,213 -9.2%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	N/A	N/A	N/A	N/A	1121.05	3

Classes Protected under municipal Fair Housing Ordinance**: N/A

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Moreland Hills

Population	2000	2010	10 Year Change
Total Population	3,298	3,320	0.6%
Percent Foreign Born	10.2%	11.3%	1.1%
Percent with a Disability	11.5%	NC	N/A
Total Households	1,286	1,262	-1.8%
Percent with Individuals under 18	33.0%	32.7%	-0.3%

Race & Ethnicity	2000	2010	10 Year Change
White	3,067	2,976	-2.9%
African American	100	123	23.0%
American Indian & Native Alaskan	1	2	100.0%
Asian American & Pacific Islander	107	154	43.9%
Other Race	3	9	200.0%
Two or More Races	20	56	180.0%
Hispanic/Latino (of Any Race)	22	37	68.2%

Income	2000*	2010	10 Year Change
Median Household Income	\$144,328	\$121,553	-15.8%
Unemployment Rate	1.2%	4.6%	3.4%
Percent of Residents in Poverty	3.3%	1.1%	-2.2%

Housing Choice Voucher Holders	2014
Heads of Household	0
Total number of household members	0

Housing Cost Burden	2000*	2010	10 Year Change
Median Monthly Gross Rent	\$1,266	\$1,345	6.2%
Paying Over 30% Income in Rent	12	65	441.6%
Renters Paying Less than \$500/mo	4	0	-100.0%
Renters Paying \$500 to 749/mo	7	0	-100.0%
Renters Paying \$750 to 999/mo	14	21	100.0%
Renter Paying \$1000 or More/mo	25	78	212.0%

Housing Units	2000	2010	10 Year Change
Total Units	1,341	1,376	2.6%
Total Occupied Units	1,286	1,262	-1.8%
Owner Occupied	1,222	1,186	-2.9%
Renter Occupied	64	76	18.7%

Year Housing Built	Number	Percent
Built 1990 or Later	133	10.0%
Built 1940 to 1989	1,080	81.6%
Built 1939 or Earlier	111	8.4%

Rental Units by Building Size	2000	2010	10 Year Change
Single Family / 1 Unit	61	99	62.3%
2-4 Units	0	0	0.0%
5-9 Units	0	0	0.0%
10 or More Units	0	0	0.0%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	N/A	N/A	N/A	7/11/2012	1123.03	4

Classes Protected under municipal Fair Housing Ordinance**: N/A

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Newburgh Heights

Population	2000	2010	10 Year Change
Total Population	2,389	2,167	-9.3%

Percent Foreign Born 2.5% 1.7% -0.8

Percent with a Disability 19.6% NC N/A

Total Households 1,052 958 -8.9%

Percent with Individuals under 18 27.8% 30.7% 2.9%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 2,257 1,715 -24.0%

African American 75 323 330.6%

American Indian & Native Alaskan 5 3 -40.0%

Asian American & Pacific Islander 3 6 100.0%

Other Race 13 50 284.6%

Two or More Races 36 69 91.6%

Hispanic/Latino (of Any Race) 59 118 100.0%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$47,370 \$39,000 -17.7%

Unemployment Rate 4.2% 9.6% 5.4%

Percent of Residents in Poverty 12.0% 16.2% 4.2%

Housing Choice Voucher Holders	2014
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Heads of Household 19

Total number of household members 52

Housing Cost Burden	2000*	2010	10 Year Change
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Median Monthly Gross Rent \$644 \$676 4.9%

Paying Over 30% Income in Rent 82 32 -60.9%

Renters Paying Less than \$500/mo 179 59 -67.0%

Renters Paying \$500 to 749/mo 161 160 -0.6%

Renters Paying \$750 to 999/mo 40 105 162.5%

Renter Paying \$1000 or More/mo 0 37 N/A

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 1,157 1,145 -1.0%

Total Occupied Units 1,052 958 -8.9%

Owner Occupied 665 510 -23.3%

Renter Occupied 387 448 15.7%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 0 0.0%

Built 1940 to 1989 240 21.6

Built 1939 or Earlier 872 78.4%

Rental Units by Building Size	2000	2010	10 Year Change
-------------------------------	------	------	----------------

Single Family / 1 Unit 58 108 86.2%

2-4 Units 319 252 -21.0%

5-9 Units 3 27 800.0%

10 or More Units 0 0 0.0%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
IPMC 2006	Living room = 120 sq. ft.	Living room = 120 sq. ft.	Living room = 120 sq. ft.	8/21/2001, 3/15/2011	1103.02, 1307.01	Any number
	Every bedroom = 70 sq. ft. # of occupants must not create conditions that endanger health safety, or welfare of occupants	Every bedroom = 70 sq. ft. # of occupants must not create conditions that endanger health safety, or welfare of occupants	Every bedroom = 70 sq. ft. # of occupants must not create conditions that endanger health safety, or welfare of occupants			

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Familial Status, Disability, Ancestry, Age, and Sexual Orientation

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

North Olmsted

Population	2000	2010	10 Year Change
Total Population	34,113	32,718	-4.1%

Percent Foreign Born 7.8% 8.1% 0.3%

Percent with a Disability 13.4% 12.0% -1.4%

Total Households 13,517 13,645 0.9%

Percent with Individuals under 18 31.5% 26.5% -5.0%

Race & Ethnicity	2000	2010	10 Year Change
White	32,055	30,307	-5.4%

African American 346 642 85.5%

American Indian & Native Alaskan 43 34 -20.9%

Asian American & Pacific Islander 940 889 -5.4%

Other Race 155 305 96.7%

Two or More Races 574 541 -5.7%

Hispanic/Latino (of Any Race) 575 1,136 97.5%

Income	2000*	2010	10 Year Change
Median Household Income	\$66,533	\$57,958	-12.8%

Unemployment Rate 2.2% 4.4% 2.2%

Percent of Residents in Poverty 4.1% 6.3% 2.2%

Housing Choice Voucher Holders 2014

Heads of Household 29

Total number of household members 78

Housing Cost Burden	2000*	2010	10 Year Change
Median Monthly Gross Rent	\$802	\$718	-10.5%

Paying Over 30% Income in Rent 853 1,143 33.9%

Renters Paying Less than \$500/mo 290 172 -40.9%

Renters Paying \$500 to 749/mo 1,789 1,200 -32.9%

Renters Paying \$750 to 999/mo 277 648 133.9%

Renter Paying \$1000 or More/mo 291 431 48.1%

Housing Units	2000	2010	10 Year Change
Total Units	14,059	14,500	3.1%

Total Occupied Units 13,517 13,645 0.9%

Owner Occupied 10,773 10,413 -3.3%

Renter Occupied 2,744 3,232 17.7%

Year Housing Built	Number	Percent
Built 1990 or Later	1,802	11.9%

Built 1940 to 1989 12,688 84.3%

Built 1939 or Earlier 571 3.8%

Rental Units by Building Size	2000	2010	10 Year Change
Single Family / 1 Unit	466	450	-3.4%

2-4 Units 157 118 -24.8%

5-9 Units 472 680 44.0%

10 or More Units 1,644 1,357 -17.4%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	N/A	N/A	N/A	4/19/2005	1115.02	Any number

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Familial Status, Disability, Ancestry, Age, and Sexual Orientation

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

North Randall

Population	2000	2010	10 Year Change
Total Population	906	1,027	13.3%

Percent Foreign Born 8.1% 6.9% -1.2%

Percent with a Disability 19.8% NC N/A

Total Households 465 462 -0.6%

Percent with Individuals under 18 23.2% 21.4% -1.8%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 191 105 -45.0%

African American 650 886 36.3%

American Indian & Native Alaskan 3 9 200.0%

Asian American & Pacific Islander 9 13 44.4%

Other Race 27 2 -92.6%

Two or More Races 26 12 -53.8%

Hispanic/Latino (of Any Race) 66 7 -89.4%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$35,753 \$30,335 -15.2%

Unemployment Rate 3.0% 9.3% 6.3%

Percent of Residents in Poverty 11.4% 19.0% 7.6%

Housing Choice Voucher Holders	2014
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Heads of Household 8

Total number of household members 18

Housing Cost Burden	2000*	2010	10 Year Change
---------------------	-------	------	----------------

Median Monthly Gross Rent \$704 \$645 -8.4%

Paying Over 30% Income in Rent 134 155 15.7%

Renters Paying Less than \$500/mo 119 9 -92.4%

Renters Paying \$500 to 749/mo 205 282 37.5%

Renters Paying \$750 to 999/mo 19 12 -36.8%

Renter Paying \$1000 or More/mo 2 14 600.0%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 490 571 16.5%

Total Occupied Units 465 462 -0.6%

Owner Occupied 131 116 -11.4%

Renter Occupied 334 346 3.6%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 17 3.0%

Built 1940 to 1989 542 96.6%

Built 1939 or Earlier 2 0.4%

Rental Units by Building Size	2000	2010	10 Year Change
-------------------------------	------	------	----------------

Single Family / 1 Unit 7 15 114.3%

2-4 Units 3 3 0.0%

5-9 Units 24 9 -62.5%

10 or More Units 313 303 -3.2%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
IPMC 2012	Living room = 120 sq. ft.	Living room = 120 sq. ft.	Living and dining area = 200 sq. ft.		1203.03	Any number
	Sleeping purposes = 70 sq. ft.	Sleeping purposes = 120 sq. ft.	Sleeping purposes = 50 sq. ft. per additional occupant			

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Familial Status, Disability, and Ancestry

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

North Royalton

Population	2000	2010	10 Year Change
Total Population	28,648	30,444	6.3%

Percent Foreign Born 6.8% 8.7% 1.9%

Percent with a Disability 12.8% 11.1% -1.7%

Total Households 11,250 12,944 15.1%

Percent with Individuals under 18 32.8% 26.5% -6.3%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 27,553 28,810 4.5%

African American 203 348 71.4%

American Indian & Native Alaskan 33 19 -42.4%

Asian American & Pacific Islander 576 843 46.3%

Other Race 45 88 95.5%

Two or More Races 238 336 41.1%

Hispanic/Latino (of Any Race) 273 473 73.2%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$72,682 \$62,332 -14.2%

Unemployment Rate 2.7% 4.2% 1.5%

Percent of Residents in Poverty 2.3% 4.9% 2.6%

Housing Choice Voucher Holders	2014
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Heads of Household 6

Total number of household members 15

Housing Cost Burden	2000*	2010	10 Year Change
---------------------	-------	------	----------------

Median Monthly Gross Rent \$814 \$748 -21.0%

Paying Over 30% Income in Rent 592 982 65.9%

Renters Paying Less than \$500/mo 328 395 20.4%

Renters Paying \$500 to 749/mo 1,503 1,192 -20.7%

Renters Paying \$750 to 999/mo 748 1,137 52.0%

Renter Paying \$1000 or More/mo 152 438 188.1%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 11,754 13,710 16.6%

Total Occupied Units 11,250 12,944 15.1%

Owner Occupied 8,430 9,274 10.0%

Renter Occupied 2,820 3,670 30.1%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 4,382 33.7%

Built 1940 to 1989 8,066 62.3%

Built 1939 or Earlier 521 4.0%

Rental Units by Building Size	2000	2010	10 Year Change
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Single Family / 1 Unit 380 627 65.0%

2-4 Units 139 50 -64.0%

5-9 Units 320 546 70.6%

10 or More Units 1,995 2,046 2.5%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	N/A	N/A	N/A	N/A	N/A	No definition

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Familial Status, Disability, and Ancestry

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Oakwood

Population	2000	2010	10 Year Change
Total Population	3,667	3,667	0.0%

Percent Foreign Born 1.2% 5.8% 4.6%

Percent with a Disability 22.7% NC N/A

Total Households 1,416 1,544 9.0%

Percent with Individuals under 18 29.1% 24.6% -4.5%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 1,491 1,125 -24.4%

African American 2,062 2,372 15.0%

American Indian & Native Alaskan 7 7 0.0%

Asian American & Pacific Islander 14 29 107.1%

Other Race 26 8 -69.2%

Two or More Races 67 126 88.1%

Hispanic/Latino (of Any Race) 51 84 64.7%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$49,897 \$50,668 1.5%

Unemployment Rate 1.6% 6.0% 4.4%

Percent of Residents in Poverty 6.3% 15.4% 9.1%

Housing Choice Voucher Holders	2014
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Heads of Household 13

Total number of household members 31

Housing Cost Burden	2000*	2010	10 Year Change
---------------------	-------	------	----------------

Median Monthly Gross Rent \$579 \$598 3.3%

Paying Over 30% Income in Rent 116 175 50.8%

Renters Paying Less than \$500/mo 214 123 -42.5%

Renters Paying \$500 to 749/mo 129 252 95.3%

Renters Paying \$750 to 999/mo 29 27 -6.9%

Renter Paying \$1000 or More/mo 0 10 N/A

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 1,480 1,648 11.3%

Total Occupied Units 1,416 1,544 9.0%

Owner Occupied 1,025 1,130 10.2%

Renter Occupied 391 414 5.9%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 349 22.3%

Built 1940 to 1989 1,131 72.3%

Built 1939 or Earlier 84 5.4%

Rental Units by Building Size	2000	2010	10 Year Change
-------------------------------	------	------	----------------

Single Family / 1 Unit 126 141 11.9%

2-4 Units 26 51 96.1%

5-9 Units 31 27 -12.9%

10 or More Units 211 228 8.1%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
IPMC 2012 or most current	Living room = 120 sq. ft.	Living room = 120 sq. ft.	Living and dining area = 200 sq. ft.	9/14/2004	3/2/1971, 1327.01	3
	Sleeping purposes = 70 sq. ft.	Sleeping purposes = 120 sq. ft.	Sleeping purposes = 50 sq. ft. per additional occupant			

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Familial Status, Disability, and Ancestry

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Olmsted Falls

Population	2000	2010	10 Year Change
Total Population	7,962	9,024	13.3%

Percent Foreign Born 2.4% 4.3% 1.9%

Percent with a Disability 12.2% NC N/A

Total Households 3,121 3,684 18.0%

Percent with Individuals under 18 36.6% 32.6% -4.0%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 7,700 8,567 11.2%

African American 104 179 72.1%

American Indian & Native Alaskan 3 8 166.6%

Asian American & Pacific Islander 63 109 73.0%

Other Race 22 40 81.8%

Two or More Races 70 121 70.4%

Hispanic/Latino (of Any Race) 120 231 92.5%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$73,224 \$66,038 -9.8%

Unemployment Rate 0.6% 2.1% 1.5%

Percent of Residents in Poverty 2.1% 4.9% 2.8%

Housing Choice Voucher Holders	2014
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Heads of Household 7

Total number of household members 9

Housing Cost Burden	2000*	2010	10 Year Change
---------------------	-------	------	----------------

Median Monthly Gross Rent \$747 \$726 -2.8%

Paying Over 30% Income in Rent 130 105 -19.2%

Renters Paying Less than \$500/mo 89 18 -79.8%

Renters Paying \$500 to 749/mo 314 288 -8.2%

Renters Paying \$750 to 999/mo 70 149 112.8%

Renter Paying \$1000 or More/mo 12 66 450.0%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 3,267 3,897 19.3%

Total Occupied Units 3,121 3,684 18.0%

Owner Occupied 2,601 2,972 14.2%

Renter Occupied 520 712 36.9%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 1,278 34.9%

Built 1940 to 1989 2,092 57.3%

Built 1939 or Earlier 285 7.8%

Rental Units by Building Size	2000	2010	10 Year Change
-------------------------------	------	------	----------------

Single Family / 1 Unit 168 199 18.4%

2-4 Units 45 34 -24.4%

5-9 Units 68 120 76.5%

10 or More Units 248 241 -2.8%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
BOCA 1996	Kitchen = 50 sq. ft.	Kitchen = 50 sq. ft.	Kitchen = 50 sq. ft., Living and dining area = 200 sq. ft.	4/13/2010, 6/11/1996	1204.03, 1480.01	Related persons plus 2 unrelated persons; or four persons all unrelated
	Sleeping purposes = 70 sq. ft.	Sleeping purposes = 120 sq. ft.	Sleeping purposes = 50 sq. ft. per additional occupant			

Classes Protected under municipal Fair Housing Ordinance**: Race, Color, Religion, National Origin, Sex, Familial Status, Disability, and Ancestry

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Olmsted Township

Population	2000	2010	10 Year Change
Total Population	10,575	13,513	27.8%

Percent Foreign Born 4.2% 3.9% -0.3%

Percent with a Disability 15.6% NC N/A

Total Households 4,374 5,571 27.4%

Percent with Individuals under 18 28.8% 31.3% 2.5%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 10,164 12,731 25.2%

African American 119 223 87.4%

American Indian & Native Alaskan 3 12 300.0%

Asian American & Pacific Islander 136 283 108.1%

Other Race 61 93 52.4%

Two or More Races 92 171 85.8%

Hispanic/Latino (of Any Race) 164 411 150.6%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$60,859 \$60,934 0.1%

Unemployment Rate 3.1% 4.0% 0.9%

Percent of Residents in Poverty 3.0% 3.5% 0.5%

Housing Choice Voucher Holders	2014
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Heads of Household 1

Total number of household members 4

Housing Cost Burden	2000*	2010	10 Year Change
---------------------	-------	------	----------------

Median Monthly Gross Rent \$969 \$873 -9.9%

Paying Over 30% Income in Rent 328 492 50.0%

Renters Paying Less than \$500/mo 78 22 -71.8%

Renters Paying \$500 to 749/mo 252 121 -51.9%

Renters Paying \$750 to 999/mo 374 756 102.1%

Renter Paying \$1000 or More/mo 151 307 203.3%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 4,639 5,996 29.2%

Total Occupied Units 4,374 5,571 27.4%

Owner Occupied 3,518 4,240 20.5%

Renter Occupied 856 1,331 55.5%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 2,551 43.0%

Built 1940 to 1989 2,982 50.3%

Built 1939 or Earlier 398 6.7%

Rental Units by Building Size	2000	2010	10 Year Change
-------------------------------	------	------	----------------

Single Family / 1 Unit 218 235 7.8%

2-4 Units 106 110 3.7%

5-9 Units 352 407 15.6%

10 or More Units 207 479 131.4%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
IPMC 2000	Kitchen = 50 sq. ft.	Kitchen = 50 sq. ft.	Kitchen = 50 sq. ft. Living and dining area = 200 sq. ft.	2/20/2003, 5/22/2013	1401.01, Zoning Resolution section 110.02	4
	Sleeping purposes = 70 sq. ft.	Sleeping purposes = 120 sq. ft.	Sleeping purposes = 50 sq. ft. per additional occupant			

Classes Protected under municipal Fair Housing Ordinance**: N/A

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Orange

Population	2000	2010	10 Year Change
Total Population	3,236	3,323	2.7%

Percent Foreign Born 8.9% 10.0% 1.1%

Percent with a Disability 10.0% NC N/A

Total Households 1,170 1,227 4.8%

Percent with Individuals under 18 42.6% 33.4% -9.2%

Race & Ethnicity	2000	2010	10 Year Change
White	2,636	2,562	-2.8%

African American 409 480 17.3%

American Indian & Native Alaskan 2 2 0.0%

Asian American & Pacific Islander 139 192 38.1%

Other Race 8 23 187.5%

Two or More Races 42 64 52.4%

Hispanic/Latino (of Any Race) 23 52 126.1%

Income	2000*	2010	10 Year Change
Median Household Income	\$113,536	\$112,386	-1.0%

Unemployment Rate 2.0% 2.1% 0.1%

Percent of Residents in Poverty 3.6% 3.3% -0.3%

Housing Choice Voucher Holders	2014
--------------------------------	------

Heads of Household 4

Total number of household members 11

Housing Cost Burden	2000*	2010	10 Year Change
Median Monthly Gross Rent	\$1,319	\$1,240	-5.9%

Paying Over 30% Income in Rent 17 0 -100.0%

Renters Paying Less than \$500/mo 0 0 0.0%

Renters Paying \$500 to 749/mo 14 0 -100.0%

Renters Paying \$750 to 999/mo 0 0 0.0%

Renter Paying \$1000 or More/mo 19 50 163.2%

Housing Units	2000	2010	10 Year Change
Total Units	1,236	1,374	11.1%

Total Occupied Units 1,170 1,227 4.8%

Owner Occupied 1,120 1,182 5.5%

Renter Occupied 50 95 90.0%

Year Housing Built	Number	Percent
Built 1990 or Later	389	29.4%

Built 1940 to 1989 802 60.7%

Built 1939 or Earlier 131 9.9%

Rental Units by Building Size	2000	2010	10 Year Change
Single Family / 1 Unit	48	50	4.2%

2-4 Units 0 0 0.0%

5-9 Units 0 0 0.0%

10 or More Units 2 0 -100.0%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	N/A	N/A	N/A	10/14/1998	1140.05	4

Classes Protected under municipal Fair Housing Ordinance**: N/A

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Parma

Population	2000	2010	10 Year Change
Total Population	85,655	81,601	-4.7%

Percent Foreign Born 9.1% 10.6% 1.5%

Percent with a Disability 16.1% 13.6% -2.5%

Total Households	35,126	34,489	-1.8%
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Percent with Individuals under 18 29.4% 27.1% -2.3%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 81,948 75,921 -7.3%

African American 905 1,887 108.5%

American Indian & Native Alaskan 118 151 27.9%

Asian American & Pacific Islander 1,366 1,524 11.5%

Other Race 384 834 117.1%

Two or More Races 934 1,284 37.5%

Hispanic/Latino (of Any Race) 1,323 2,915 120.3%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$55,615 \$48,950 -11.9%

Unemployment Rate 2.4% 5.1% 2.7%

Percent of Residents in Poverty 4.9% 7.5% 2.6%

Housing Choice Voucher Holders	2014
--------------------------------	------

Heads of Household 130

Total number of household members 323

Housing Cost Burden	2000*	2010	10 Year Change
---------------------	-------	------	----------------

Median Monthly Gross Rent \$749 \$700 -6.5%

Paying Over 30% Income in Rent 2,453 3,614 47.3%

Renters Paying Less than \$500/mo 1,747 532 69.5%

Renters Paying \$500 to 749/mo 4,179 4,161 -0.4%

Renters Paying \$750 to 999/mo 1,208 1,890 56.4%

Renter Paying \$1000 or More/mo 329 1,012 207.6%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 36,414 36,608 0.5%

Total Occupied Units 35,126 34,489 -1.8%

Owner Occupied 27,212 25,576 -6.0%

Renter Occupied 7,914 8,913 12.6%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 2,096 5.8%

Built 1940 to 1989 30,651 84.4%

Built 1939 or Earlier 3,554 9.8%

Rental Units by Building Size	2000	2010	10 Year Change
-------------------------------	------	------	----------------

Single Family / 1 Unit 2,738 1,970 -28.0%

2-4 Units 976 865 -11.3%

5-9 Units 1,104 852 -22.8%

10 or More Units 4,086 4,234 3.6%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	N/A	N/A	N/A	5/6/1996,	1703.12	Any number

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Disability, and Ancestry

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Parma Heights

Population	2000	2010	10 Year Change
Total Population	21,659	20,718	-4.3%

Percent Foreign Born 10.2% 13.5% 3.3%

Percent with a Disability 20.1% 15.0% -5.1%

Total Households 9,823 9,534 -2.9%

Percent with Individuals under 18 24.3% 23.4% -0.9%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 20,523 18,880 -8.0%

African American 253 571 125.7%

American Indian & Native Alaskan 29 35 20.7%

Asian American & Pacific Islander 508 640 25.9%

Other Race 98 217 121.4%

Two or More Races 248 375 51.2%

Hispanic/Latino (of Any Race) 351 793 125.9%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$46,833 \$41,701 -10.9%

Unemployment Rate 2.3% 4.3% 2.0%

Percent of Residents in Poverty 7.6% 9.3% 1.7%

Housing Choice Voucher Holders	2014
--------------------------------	------

Heads of Household 86

Total number of household members 115

Housing Cost Burden	2000*	2010	10 Year Change
---------------------	-------	------	----------------

Median Monthly Gross Rent \$739 \$694 -6.1%

Paying Over 30% Income in Rent 1,613 1,912 18.5%

Renters Paying Less than \$500/mo 932 332 -64.4%

Renters Paying \$500 to 749/mo 2,074 2,025 -2.3%

Renters Paying \$750 to 999/mo 672 1,048 55.9%

Renter Paying \$1000 or More/mo 143 455 211.2%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 10,263 10,295 0.3%

Total Occupied Units 9,823 9,534 -2.9%

Owner Occupied 5,884 5,668 -3.6%

Renter Occupied 3,939 3,866 -1.8%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 692 7.2%

Built 1940 to 1989 8,595 88.5%

Built 1939 or Earlier 420 4.3%

Rental Units by Building Size	2000	2010	10 Year Change
-------------------------------	------	------	----------------

Single Family / 1 Unit 363 485 33.6%

2-4 Units 179 219 22.3%

5-9 Units 605 531 -12.2%

10 or More Units 2,788 2,683 -3.7%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	N/A	N/A	N/A	N/A	N/A	No definition

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Familial Status, Disability, Ancestry, and Military Status

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Pepper Pike

Population	2000	2010	10 Year Change
Total Population	6,040	5,979	1.0%

Percent Foreign Born 12.2% 10.7% -1.5%

Percent with a Disability 9.3% NC N/A

Total Households 2,203 2,176 -1.2%

Percent with Individuals under 18 32.7% 31.3% -1.4%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 5,432 5,158 -5.0%

African American 294 386 31.3%

American Indian & Native Alaskan 3 10 233.3%

Asian American & Pacific Islander 251 326 29.8%

Other Race 20 6 -70.0%

Two or More Races 40 93 132.5%

Hispanic/Latino (of Any Race) 70 86 22.8%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$168,817 \$149,631 -11.4%

Unemployment Rate 2.1% 3.0% 0.9%

Percent of Residents in Poverty 3.7% 3.1% -0.6%

Housing Choice Voucher Holders	2014
--------------------------------	------

Heads of Household 0

Total number of household members 0

Housing Cost Burden	2000*	2010	10 Year Change
---------------------	-------	------	----------------

Median Monthly Gross Rent \$678 \$746 10.0%

Paying Over 30% Income in Rent 34 11 -67.6%

Renters Paying Less than \$500/mo 12 0 -100.0%

Renters Paying \$500 to 749/mo 44 13 -70.5%

Renters Paying \$750 to 999/mo 0 0 0.0%

Renter Paying \$1000 or More/mo 13 11 -15.4%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 2,296 2,349 2.3%

Total Occupied Units 2,203 2,176 -1.2%

Owner Occupied 2,106 2,063 -2.0%

Renter Occupied 97 113 16.5%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 190 8.0%

Built 1940 to 1989 2,117 89.4%

Built 1939 or Earlier 61 2.6%

Rental Units by Building Size	2000	2010	10 Year Change
-------------------------------	------	------	----------------

Single Family / 1 Unit 31 22 -29.0%

2-4 Units 2 0 -100.0%

5-9 Units 18 0 -100.0%

10 or More Units 29 13 -55.1%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
IPMC 2012	Living room = 120 sq. ft.	Living room = 120 sq. ft.	Living and dining area = 200 sq. ft.	8/16/1989, 1/16/2013	1260.06, 1428.01	2, additional restrictions on minors
	Sleeping purposes = 70 sq. ft.	Sleeping purposes = 120 sq. ft.	Sleeping purposes = 50 sq. ft. per additional occupant			

Classes Protected under municipal Fair Housing Ordinance**: N/A

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Richmond Heights

Population	2000	2010	10 Year Change
Total Population	10,944	10,546	-3.6%

Percent Foreign Born 17.4% 13.7% -3.7%

Percent with a Disability 14.5% NC N/A

Total Households 4,864 4,766 -2.0%

Percent with Individuals under 18 25.9% 23.7% -2.2%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 7,549 5,112 -32.3%

African American 2,612 4,731 81.1%

American Indian & Native Alaskan 6 7 16.6%

Asian American & Pacific Islander 523 459 -12.2%

Other Race 71 49 -30.9%

Two or More Races 183 188 2.7%

Hispanic/Latino (of Any Race) 173 189 9.2%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$55,242 \$48,672 -11.9%

Unemployment Rate 3.0% 5.6% 2.6%

Percent of Residents in Poverty 5.3% 3.6% -1.7%

Housing Choice Voucher Holders	2014
--------------------------------	------

Heads of Household 178

Total number of household members 372

Housing Cost Burden	2000*	2010	10 Year Change
---------------------	-------	------	----------------

Median Monthly Gross Rent \$705 \$691 -1.9%

Paying Over 30% Income in Rent 519 698 34.5%

Renters Paying Less than \$500/mo 340 57 -83.2%

Renters Paying \$500 to 749/mo 1,228 927 -24.5%

Renters Paying \$750 to 999/mo 155 367 136.7%

Renter Paying \$1000 or More/mo 56 212 278.5%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 5,060 5,370 6.1%

Total Occupied Units 4,864 4,766 -2.0%

Owner Occupied 3,070 3,057 -0.4%

Renter Occupied 1,794 1,709 -4.7%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 933 17.1%

Built 1940 to 1989 4,132 75.5%

Built 1939 or Earlier 402 7.4%

Rental Units by Building Size	2000	2010	10 Year Change
-------------------------------	------	------	----------------

Single Family / 1 Unit 99 163 64.6%

2-4 Units 26 85 126.9%

5-9 Units 32 19 -40.6%

10 or More Units 1,643 1,333 -18.8%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
IPMC 2012 or most current	Living room = 120 sq. ft.	Living room = 120 sq. ft.	Living and dining area = 200 sq. ft.	8/31/1972, 5/8/2007	1123.04, 1309.01	Any number
	Sleeping purposes = 70 sq. ft.	Sleeping purposes = 120 sq. ft.	Sleeping purposes = 50 sq. ft. per additional occupant			

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Familial Status, Disability, Ancestry, and Age

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Rocky River

Population	2000	2010	10 Year Change
Total Population	20,735	20,213	-2.5%

Percent Foreign Born 7.0% 8.5% 1.5%

Percent with a Disability 14.3% 9.0% -5.3%

Total Households	9,709	9,283	-4.4%
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Percent with Individuals under 18 23.3% 25.1% 1.8%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 20,077 19,295 -3.9%

African American 84 204 142.8%

American Indian & Native Alaskan 14 19 35.7%

Asian American & Pacific Islander 280 364 30.0%

Other Race 57 73 28.0%

Two or More Races 223 258 15.7%

Hispanic/Latino (of Any Race) 248 367 47.9%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$65,386 \$65,055 -0.5%

Unemployment Rate 1.3% 2.4% 1.1%

Percent of Residents in Poverty 2.3% 5.5% 3.2%

Housing Choice Voucher Holders	2014
--------------------------------	------

Heads of Household 49

Total number of household members 61

Housing Cost Burden	2000*	2010	10 Year Change
---------------------	-------	------	----------------

Median Monthly Gross Rent \$849 \$799 -5.9%

Paying Over 30% Income in Rent 1,163 839 -27.8%

Renters Paying Less than \$500/mo 427 163 -61.8%

Renters Paying \$500 to 749/mo 1,330 715 -46.2%

Renters Paying \$750 to 999/mo 620 778 25.5%

Renter Paying \$1000 or More/mo 312 534 71.1%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 10,166 10,181 0.1%

Total Occupied Units 9,709 9,283 -4.4%

Owner Occupied 6,912 6,697 -3.1%

Renter Occupied 2,797 2,586 -7.5%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 596 6.1%

Built 1940 to 1989 7,280 74.0%

Built 1939 or Earlier 1,959 19.9%

Rental Units by Building Size	2000	2010	10 Year Change
-------------------------------	------	------	----------------

Single Family / 1 Unit 324 340 4.9%

2-4 Units 317 315 -0.6%

5-9 Units 544 366 -32.7%

10 or More Units 1,611 1,218 -24.4%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
IPMC 2003	Sleeping purposes = 70 sq. ft.	Sleeping purposes = 120 sq. ft.	Living and dining space = 200 sq. ft. Sleeping purposes = 50 sq. ft. per additional occupant	7/25/2005	1123.02, 1370.01	2

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Familial Status, Disability, and Ancestry

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Seven Hills

Population	2000	2010	10 Year Change	Housing Cost Burden	2000*	2010	10 Year Change
Total Population	12,080	11,804	-2.3%	Median Monthly Gross Rent	\$986	\$1,067	8.2%
Percent Foreign Born	11.5%	12.3%	0.8%	Paying Over 30% Income in Rent	43	103	139.5%
Percent with a Disability	17.7%	NC	N/A	Renters Paying Less than \$500/mo	12	0	-100.0%
Total Households	4,787	4,989	4.1%	Renters Paying \$500 to 749/mo	39	38	-2.5%
Percent with Individuals under 18	24.5%	21.5%	-3.0%	Renters Paying \$750 to 999/mo	28	31	10.7%
Race & Ethnicity	2000	2010	10 Year Change	Renter Paying \$1000 or More/mo	30	110	166.6%
White	11,739	11,289	-3.8%	Housing Units	2000	2010	10 Year Change
African American	18	96	433.3%	Total Units	4,883	5,167	5.8%
American Indian & Native Alaskan	3	8	166.6%	Total Occupied Units	4,787	4,989	4.2%
Asian American & Pacific Islander	256	294	14.8%	Owner Occupied	4,625	4,727	2.2%
Other Race	13	29	123.0%	Renter Occupied	162	262	61.7%
Two or More Races	51	88	72.5%	Year Housing Built	Number	Percent	
Hispanic/Latino (of Any Race)	92	153	66.3%	Built 1990 or Later	554		11.0%
Income	2000*	2010	10 Year Change	Built 1940 to 1989	4,348		85.7%
Median Household Income	\$68,902	\$58,950	-14.4%	Built 1939 or Earlier	168		3.3%
Unemployment Rate	1.7%	3.5%	1.8%	Rental Units by Building Size	2000	2010	10 Year Change
Percent of Residents in Poverty	2.6%	5.8%	3.2%	Single Family / 1 Unit	103	217	110.6%
Housing Choice Voucher Holders			2014	2-4 Units	24	0	-100.0%
Heads of Household			1	5-9 Units	6	22	166.6%
Total number of household members			3	10 or More Units	13	12	-7.7%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
IPMC 2006	Living room = 120 sq. ft. Every bedroom = 70 sq. ft. # of occupants must not create conditions that endanger health safety, or welfare of occupants	Living room = 120 sq. ft. Every bedroom = 70 sq. ft. # of occupants must not create conditions that endanger health safety, or welfare of occupants	Living room = 120 sq. ft. Every bedroom = 70 sq. ft. # of occupants must not create conditions that endanger health safety, or welfare of occupants	3/11/1974	931.05	3

Classes Protected under municipal Fair Housing Ordinance**: N/A

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Shaker Heights

Population	2000	2010	10 Year Change
Total Population	29,405	28,448	-3.3%

Percent Foreign Born 7.2% 7.6% 0.4%

Percent with a Disability 15.4% 10.0% -5.4%

Total Households 12,220 11,840 -3.1%

Percent with Individuals under 18 34.4% 34.4% 0.0%

Race & Ethnicity	2000	2010	10 Year Change
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White 17,624 15,635 -11.3%

African American 10,030 10,545 5.1%

American Indian & Native Alaskan 19 42 121.1%

Asian American & Pacific Islander 932 1,306 40.1%

Other Race 147 161 9.5%

Two or More Races 653 755 15.6%

Hispanic/Latino (of Any Race) 339 626 84.6%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$81,021 \$76,476 -5.6%

Unemployment Rate 2.4% 3.5% 1.1%

Percent of Residents in Poverty 6.9% 8.6% 1.7%

Housing Choice Voucher Holders	2014
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Heads of Household 303

Total number of household members 804

Housing Cost Burden	2000*	2010	10 Year Change
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Median Monthly Gross Rent \$945 \$897 -5.1%

Paying Over 30% Income in Rent 1,354 2,020 49.2%

Renters Paying Less than \$500/mo 549 209 -61.9%

Renters Paying \$500 to 749/mo 1,533 573 -62.6%

Renters Paying \$750 to 999/mo 1,442 1,719 19.2%

Renter Paying \$1000 or More/mo 606 1,286 112.2%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 12,982 13,318 2.6%

Total Occupied Units 12,220 11,840 -3.1%

Owner Occupied 7,935 7,569 -4.6%

Renter Occupied 4,285 4,271 -0.3%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 393 3.2%

Built 1940 to 1989 7,208 56.6%

Built 1939 or Earlier 5,115 40.2%

Rental Units by Building Size	2000	2010	10 Year Change
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Single Family / 1 Unit 645 655 1.5%

2-4 Units 996 1,012 1.6%

5-9 Units 316 348 10.1%

10 or More Units 2,303 1,913 -16.9%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	Minimum habitable floor space = 250 sq. ft.	Minimum habitable floor space = 400 sq. ft.	Minimum habitable floor space = 150 sq. ft. per additional occupant	7/22/2002	1407.13, 1411.02	3, including no more than 2 roomers or domestic servants

Classes Protected under municipal Fair Housing Ordinance:** Race Color, Religion, National Origin, Sex, Familial Status, Disability, Ancestry, Gender Identity, and Sexual Orientation

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Solon

Population	2000	2010	10 Year Change
Total Population	21,802	23,348	7.1%

Percent Foreign Born 8.6% 12.7% 4.1%

Percent with a Disability 10.2% 7.4% -2.8%

Total Households 7,554 8,352 10.5%

Percent with Individuals under 18 46.2% 41.5% -4.7%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 19,140 18,104 -5.4%

African American 1,334 2,476 85.6%

American Indian & Native Alaskan 8 14 75.0%

Asian American & Pacific Islander 1,072 2,334 117.7%

Other Race 37 90 143.2%

Two or More Races 211 317 50.2%

Hispanic/Latino (of Any Race) 153 357 133.3%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$99,914 \$96,965 -2.9%

Unemployment Rate 1.1% 3.8% 2.7%

Percent of Residents in Poverty 2.5% 4.8% 2.3%

Housing Choice Voucher Holders	2014
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Heads of Household 9

Total number of household members 25

Housing Cost Burden	2000*	2010	10 Year Change
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Median Monthly Gross Rent 1,030 942 -8.5%

Paying Over 30% Income in Rent 336 446 32.7%

Renters Paying Less than \$500/mo 34 10 -70.6%

Renters Paying \$500 to 749/mo 301 92 -69.4%

Renters Paying \$750 to 999/mo 358 574 60.3%

Renter Paying \$1000 or More/mo 219 381 73.9%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units \$7,801 \$8,765 12.3%

Total Occupied Units 7,554 8,352 10.5%

Owner Occupied 6,631 7,255 9.4%

Renter Occupied 923 1,097 18.8%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 2,610 30.3%

Built 1940 to 1989 5,733 66.4%

Built 1939 or Earlier 282 3.3%

Rental Units by Building Size	2000	2010	10 Year Change
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Single Family / 1 Unit 277 312 12.6%

2-4 Units 94 107 13.8%

5-9 Units 264 386 46.2%

10 or More Units 284 396 39.4%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	Living room = 120 sq. ft.	Living room = 120 sq. ft.	Living room = 120 sq. ft.	9/7/2011	1489.04, 1489.08	4
	Sleeping purposes = 70 sq. ft.	Sleeping purposes = 100 sq. ft.	Sleeping purposes = 30 sq. ft. per additional occupant			

Classes Protected under municipal Fair Housing Ordinance**: N/A

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

South Euclid

Population	2000	2010	10 Year Change	Housing Cost Burden	2000*	2010	10 Year Change
Total Population	23,537	22,295	-5.2%	Median Monthly Gross Rent	\$867	\$1,062	22.5%
Percent Foreign Born	9.4%	6.8%	-2.6%	Paying Over 30% Income in Rent	599	835	39.4%
Percent with a Disability	14.6%	10.2%	-4.4%	Renters Paying Less than \$500/mo	85	87	2.3%
Total Households	9,542	8,913	-6.6%	Renters Paying \$500 to 749/mo	754	269	-64.3%
Percent with Individuals under 18	34.2%	32.6%	-1.6%	Renters Paying \$750 to 999/mo	331	333	0.6%
Race & Ethnicity	2000	2010	10 Year Change	Renter Paying \$1000 or More/mo	262	873	133.2%
White	17,709	12,063	-31.8%	Housing Units	2000	2010	10 Year Change
African American	5,032	9,073	80.3%	Total Units	9,854	9,607	-2.5%
American Indian & Native Alaskan	24	16	-33.3%	Total Occupied Units	9,542	8,913	-6.6%
Asian American & Pacific Islander	356	440	23.6%	Owner Occupied	8,002	7,150	-10.6%
Other Race	99	148	49.5%	Renter Occupied	1,540	1,763	14.5%
Two or More Races	317	555	75.1%	Year Housing Built	Number	Percent	
Hispanic/Latino (of Any Race)	241	447	85.5%	Built 1990 or Later	271		2.8%
Income	2000*	2010	10 Year Change	Built 1940 to 1989	8,010		83.7%
Median Household Income	\$61,220	\$55,399	-9.5%	Built 1939 or Earlier	1,289		13.5%
Unemployment Rate	2.1%	7.1%	5.0%	Rental Units by Building Size	2000	2010	10 Year Change
Percent of Residents in Poverty	4.5%	7.7%	3.2%	Single Family / 1 Unit	531	941	77.2%
Housing Choice Voucher Holders		2014		2-4 Units	323	306	-5.2%
Heads of Household		249		5-9 Units	246	192	-21.9%
Total number of household members		776		10 or More Units	432	217	-50.2%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	Minimum habitable floor space = 300 sq. ft.	Minimum habitable floor space = 400 sq. ft.	Minimum habitable floor space = 100 sq. ft. per additional occupant	7/14/1997, 9/29/1992	1403.10, 1405.03	3

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Familial Status, Disability, and Ancestry

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Strongsville

Population	2000	2010	10 Year Change
Total Population	43,858	44,750	2.0%

Percent Foreign Born 6.5% 9.1% 2.6%

Percent with a Disability 10.6% 10.1% -0.5%

Total Households 16,209 17,659 8.9%

Percent with Individuals under 18 37.4% 31.5% -5.9%

Race & Ethnicity	2000	2010	10 Year Change
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White 41,304 41,185 -0.2%

African American 551 845 53.3%

American Indian & Native Alaskan 21 42 100.0%

Asian American & Pacific Islander 1,410 1,847 30.9%

Other Race 122 190 55.7%

Two or More Races 450 641 42.4%

Hispanic/Latino (of Any Race) 557 912 63.7%

Income	2000*	2010	10 Year Change
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Median Household Income \$86,943 \$76,588 -11.9%

Unemployment Rate 2.1% 3.9% 1.8%

Percent of Residents in Poverty 2.2% 4.7% 2.5%

Housing Choice Voucher Holders	2014
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Heads of Household 46

Total number of household members 52

Housing Cost Burden	2000*	2010	10 Year Change
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Median Monthly Gross Rent \$787 \$750 -4.7%

Paying Over 30% Income in Rent 828 1,189 43.6%

Renters Paying Less than \$500/mo 565 190 -66.4%

Renters Paying \$500 to 749/mo 1,265 1,287 1.7%

Renters Paying \$750 to 999/mo 590 749 26.9%

Renter Paying \$1000 or More/mo 271 726 167.9%

Housing Units	2000	2010	10 Year Change
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Total Units 16,863 18,476 9.5%

Total Occupied Units 16,209 17,659 8.9%

Owner Occupied 13,403 14,270 6.4%

Renter Occupied 2,806 3,389 20.7%

Year Housing Built	Number	Percent
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Built 1990 or Later 5,856 33.0%

Built 1940 to 1989 11,437 64.3%

Built 1939 or Earlier 482 2.7%

Rental Units by Building Size	2000	2010	10 Year Change
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Single Family / 1 Unit 541 551 1.8%

2-4 Units 157 86 -45.2%

5-9 Units 189 302 59.8%

10 or More Units 1,911 2,105 10.1%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
IPMC 2012	Living room = 120 sq. ft.	Living room = 120 sq. ft.	Living and dining area = 200 sq. ft.	6/6/2011, 12/19/2011	1240.08, 14801.01	2
	Sleeping purposes = 70 sq. ft.	Sleeping purposes = 120 sq. ft.	Sleeping purposes = 50 sq. ft. per additional occupant			

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Familial Status, Disability, and Ancestry

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

University Heights

Population	2000	2010	10 Year Change
Total Population	14,146	13,539	-4.3%

Percent Foreign Born 6.5% 8.8% 2.3%

Percent with a Disability 11.3% NC N/A

Total Households 5,163 4,810 -6.8%

Percent with Individuals under 18 31.0% 31.9% 0.9%

Race & Ethnicity	2000	2010	10 Year Change
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White 10,671 9,726 -8.8%

African American 2,916 3,133 7.4%

American Indian & Native Alaskan 14 14 0.0%

Asian American & Pacific Islander 246 330 34.1%

Other Race 88 121 37.5%

Two or More Races 211 215 1.9%

Hispanic/Latino (of Any Race) 221 374 69.2%

Income	2000*	2010	10 Year Change
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Median Household Income \$78,048 \$72,519 -7.1%

Unemployment Rate 2.2% 3.6% 1.4%

Percent of Residents in Poverty 5.8% 6.2% 0.4%

Housing Choice Voucher Holders	2014
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Heads of Household 81

Total number of household members 224

Housing Cost Burden	2000*	2010	10 Year Change
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Median Monthly Gross Rent \$916 \$965 5.3%

Paying Over 30% Income in Rent 484 628 29.7%

Renters Paying Less than \$500/mo 180 55 -69.4%

Renters Paying \$500 to 749/mo 513 156 -69.6%

Renters Paying \$750 to 999/mo 460 470 2.1%

Renter Paying \$1000 or More/mo 110 519 371.8%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 5,350 5,248 -1.9%

Total Occupied Units 5,163 4,810 -6.8%

Owner Occupied 3,879 3,357 -13.4%

Renter Occupied 1,284 1,453 13.2%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 157 2.9%

Built 1940 to 1989 4,166 75.1%

Built 1939 or Earlier 1,218 22.0%

Rental Units by Building Size	2000	2010	10 Year Change
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Single Family / 1 Unit 183 385 110.4%

2-4 Units 353 306 -13.3%

5-9 Units 101 94 -6.9%

10 or More Units 644 458 -28.8%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	Minimum habitable floor space = 300 sq. ft.	Minimum habitable floor space = 500 sq. ft.	Minimum habitable floor space = 200 sq. ft. per additional occupant	3/18/1997, 1/16/1967	1472.14, 1478.03	Any number with restrictions

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Familial Status, Disability, Ancestry, Military Status, Age, Gender Identity, Sexual Orientation, Source of Income, and Association with a Protected Class

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Valley View

Population	2000	2010	10 Year Change
Total Population	2,179	2,034	-6.6%

Percent Foreign Born 3.8% 4.8% 1.0%

Percent with a Disability 12.4% NC N/A

Total Households	779	758	-2.7%
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Percent with Individuals under 18 35.8% 30.5% -5.3%

Race & Ethnicity	2000	2010	10 Year Change
White	2,141	1,970	-7.9%

African American 7 4 -57.1%

American Indian & Native Alaskan 1 1 0.0%

Asian American & Pacific Islander 15 21 40.0%

Other Race 8 9 12.5%

Two or More Races 7 29 314.3%

Hispanic/Latino (of Any Race) 11 26 136.3%

Income	2000*	2010	10 Year Change
Median Household Income	\$81,122	\$78,625	-3.1%

Unemployment Rate 1.5% 3.4% 1.9%

Percent of Residents in Poverty 3.1% 0.0% -3.1%

Housing Choice Voucher Holders	2014
Heads of Household	0
Total number of household members	0

Housing Cost Burden	2000*	2010	10 Year Change
Median Monthly Gross Rent	\$900	\$889	-1.2%

Paying Over 30% Income in Rent 10 17 70.0%

Renters Paying Less than \$500/mo 11 6 -45.4%

Renters Paying \$500 to 749/mo 17 3 -82.3%

Renters Paying \$750 to 999/mo 5 23 360.0%

Renter Paying \$1000 or More/mo 6 16 166.6%

Housing Units	2000	2010	10 Year Change
Total Units	794	790	-0.5%

Total Occupied Units	779	758	-2.7%
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Owner Occupied 716 691 -3.5%

Renter Occupied 63 67 6.3%

Year Housing Built	Number	Percent
Built 1990 or Later	133	17.3%

Built 1940 to 1989 543 70.2%

Built 1939 or Earlier 97 12.5%

Rental Units by Building Size	2000	2010	10 Year Change
Single Family / 1 Unit	32	50	56.2%

2-4 Units 18 13 -27.7%

5-9 Units 0 0 0.0%

10 or More Units 0 0 0.0%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	N/A	N/A	N/A	1/7/1975	1240.07	2

Classes Protected under municipal Fair Housing Ordinance**: N/A

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Walton Hills

Population	2000	2010	10 Year Change
Total Population	2,400	2,281	-4.9%

Percent Foreign Born 4.0% 3.6% -0.4%

Percent with a Disability 9.3% NC N/A

Total Households 903 937 3.7%

Percent with Individuals under 18 23.4% 16.3% -7.1%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 2,315 2,068 -10.6%

African American 50 185 270.0%

American Indian & Native Alaskan 0 4 N/A

Asian American & Pacific Islander 12 7 -41.6%

Other Race 2 1 -50.0%

Two or More Races 21 16 -23.8%

Hispanic/Latino (of Any Race) 22 17 -22.7%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$78,916 \$70,068 -11.2%

Unemployment Rate 2.7% 4.7% 2.0%

Percent of Residents in Poverty 2.1% 5.3% 3.2%

Housing Choice Voucher Holders	2014
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Heads of Household 0

Total number of household members 0

Housing Cost Burden	2000*	2010	10 Year Change
---------------------	-------	------	----------------

Median Monthly Gross Rent \$823 \$449 -45.4%

Paying Over 30% Income in Rent 0 17 N/A

Renters Paying Less than \$500/mo 0 17 N/A

Renters Paying \$500 to 749/mo 7 0 -100.0%

Renters Paying \$750 to 999/mo 7 0 -100.0%

Renter Paying \$1000 or More/mo 0 16 N/A

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 919 969 5.4%

Total Occupied Units 903 937 3.7%

Owner Occupied 875 902 3.1%

Renter Occupied 28 35 25.0%

Year Housing Built	Number	Percent
--------------------	--------	---------

Built 1990 or Later 197 20.9%

Built 1940 to 1989 713 75.5%

Built 1939 or Earlier 34 3.6%

Rental Units by Building Size	2000	2010	10 Year Change
-------------------------------	------	------	----------------

Single Family / 1 Unit 28 50 78.6%

2-4 Units 0 0 0.0%

5-9 Units 0 0 0.0%

10 or More Units 0 0 0.0%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	N/A	N/A	N/A	9/15/2009	1252.02	2

Classes Protected under municipal Fair Housing Ordinance**: N/A

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Warrensville Heights

Population	2000	2010	10 Year Change
Total Population	15,109	13,542	-10.4%

Percent Foreign Born 3.3% 1.9% -1.4%

Percent with a Disability 18.7% NC N/A

Total Households 6,325 6,043 -4.4%

Percent with Individuals under 18 35.7% 31.7% -4.0%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 993 494 -50.2%

African American 13,660 12,657 -7.3%

American Indian & Native Alaskan 26 24 -7.7%

Asian American & Pacific Islander 142 35 -75.3%

Other Race 48 56 16.6%

Two or More Races 238 276 15.9%

Hispanic/Latino (of Any Race) 113 192 69.9%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$47,111 \$44,836 -4.8%

Unemployment Rate 5.3% 6.7% 1.4%

Percent of Residents in Poverty 11.4% 14.8% 3.4%

Housing Choice Voucher Holders	2014
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Heads of Household 256

Total number of household members 733

Housing Cost Burden	2000*	2010	10 Year Change
---------------------	-------	------	----------------

Median Monthly Gross Rent \$749 \$741 -1.0%

Paying Over 30% Income in Rent 1,081 1,252 15.8%

Renters Paying Less than \$500/mo 719 225 -68.7%

Renters Paying \$500 to 749/mo 1,993 1,430 -28.2%

Renters Paying \$750 to 999/mo 461 1,104 139.5%

Renter Paying \$1000 or More/mo 52 409 686.5%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 6,741 6,743 0.1%

Total Occupied Units 6,325 6,043 -4.4%

Owner Occupied 3,036 2,618 -13.7%

Renter Occupied 3,289 3,425 4.1%

Year Housing Built	Number	Percent
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Built 1990 or Later 246 3.7%

Built 1940 to 1989 6,009 88.4%

Built 1939 or Earlier 537 7.9%

Rental Units by Building Size	2000	2010	10 Year Change
-------------------------------	------	------	----------------

Single Family / 1 Unit 343 429 25.1%

2-4 Units 138 108 -21.7%

5-9 Units 572 388 -32.2%

10 or More Units 2,237 2,296 2.6%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
IPMC 2003	Minimum habitable floor space = 350 sq. ft.	Minimum habitable floor space = 450 sq. ft.	Minimum habitable floor space = 100 sq. ft. per additional occupant	7/19/2005, 11/21/1978 3/7/1989	1306.01, 1373.12, 1377.03	0

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Familial Status, Disability, Ancestry, Military Status, Gender Identity, Sexual Orientation, and Source of Income

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Westlake

Population	2000	2010	10 Year Change
Total Population	31,719	32,729	3.2%

Percent Foreign Born 8.4% 12.2% 3.8%

Percent with a Disability 11.9% 9.2% -2.7%

Total Households 12,826 13,870 8.1%

Percent with Individuals under 18 29.3% 26.2% -3.1%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 29,477 29,847 1.2%

African American 301 518 72.1%

American Indian & Native Alaskan 18 23 27.7%

Asian American & Pacific Islander 1,337 1,617 20.9%

Other Race 106 195 83.9%

Two or More Races 480 529 10.2%

Hispanic/Latino (of Any Race) 402 812 101.9%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$82,262 \$68,091 -17.2%

Unemployment Rate 1.8% 2.9% 1.1%

Percent of Residents in Poverty 2.5% 4.3% 1.8%

Housing Choice Voucher Holders	2014
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Heads of Household 14

Total number of household members 26

Housing Cost Burden	2000*	2010	10 Year Change
---------------------	-------	------	----------------

Median Monthly Gross Rent \$1,096 \$951 -13.2%

Paying Over 30% Income in Rent 1,145 1,305 13.9%

Renters Paying Less than \$500/mo 210 21 -90.0%

Renters Paying \$500 to 749/mo 781 476 -33.7%

Renters Paying \$750 to 999/mo 1,324 1,498 13.1%

Renter Paying \$1000 or More/mo 832 1,524 83.2%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 13,648 14,843 8.7%

Total Occupied Units 12,826 13,870 8.1%

Owner Occupied 9,595 10,061 4.8%

Renter Occupied 3,231 3,809 17.9%

Year Housing Built	Number	Percent
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Built 1990 or Later 4,190 29.0%

Built 1940 to 1989 9,822 67.7%

Built 1939 or Earlier 481 3.3%

Rental Units by Building Size	2000	2010	10 Year Change
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Single Family / 1 Unit 400 771 92.7%

2-4 Units 200 187 -6.5%

5-9 Units 433 474 9.4%

10 or More Units 2,169 2,274 4.8%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
No	N/A	N/A	N/A	7/16/1970	1203.07	3

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Gender, Familial Status, Disability, and Ancestry

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

Woodmere

Population	2000	2010	10 Year Change
Total Population	828	884	6.7%

Percent Foreign Born 14.2% 10.4% -3.8%

Percent with a Disability 17.6% NC N/A

Total Households 424 446 5.2%

Percent with Individuals under 18 25.5% 28.7% 3.2%

Race & Ethnicity	2000	2010	10 Year Change
------------------	------	------	----------------

White 329 261 -20.6%

African American 411 547 33.1%

American Indian & Native Alaskan 1 0 -100.0%

Asian American & Pacific Islander 64 33 -48.4%

Other Race 3 9 200.0%

Two or More Races 20 34 70.0%

Hispanic/Latino (of Any Race) 7 33 371.4%

Income	2000*	2010	10 Year Change
--------	-------	------	----------------

Median Household Income \$40,650 \$30,375 -25.3%

Unemployment Rate 2.4% 7.9% 5.5%

Percent of Residents in Poverty 10.7% 11.5% 0.8%

Housing Choice Voucher Holders	2014
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Heads of Household 2

Total number of household members 4

Housing Cost Burden	2000*	2010	10 Year Change
---------------------	-------	------	----------------

Median Monthly Gross Rent \$799 \$705 -11.7%

Paying Over 30% Income in Rent 109 156 43.1%

Renters Paying Less than \$500/mo 45 3 -93.3%

Renters Paying \$500 to 749/mo 187 192 2.6%

Renters Paying \$750 to 999/mo 46 97 110.8%

Renter Paying \$1000 or More/mo 9 29 222.2%

Housing Units	2000	2010	10 Year Change
---------------	------	------	----------------

Total Units 460 468 1.7%

Total Occupied Units 424 446 5.2%

Owner Occupied 133 137 3.0%

Renter Occupied 291 309 6.2%

Year Housing Built	Number	Percent
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Built 1990 or Later 70 14.9%

Built 1940 to 1989 374 79.2%

Built 1939 or Earlier 28 5.9%

Rental Units by Building Size	2000	2010	10 Year Change
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Single Family / 1 Unit 9 20 122.2%

2-4 Units 8 0 -100.0%

5-9 Units 82 53 -35.4%

10 or More Units 198 253 27.7%

*All dollar values adjusted to 2010 dollars

Occupancy Codes

IPMC or BOCA?	1 Occupant	2 Occupants	Additional Occupants	Code adapted/amended as of	Relevant Code Sections	# of unrelated persons allowed under family definition
IPMC 2006	Minimum habitable floor space = 500 sq. ft.	Minimum habitable floor space = 750 sq. ft.	Minimum habitable floor space = 250 sq. ft. per additional occupant	1973, 12/19/2012, 5/15/1974	1101.01, 1307.01, 1317.15	Any number

Classes Protected under municipal Fair Housing Ordinance:** Race, Color, Religion, National Origin, Sex, Disability, Age, Creed, and Marital Status

**Race, Color, Religion, National Origin, Sex/Gender, Familial Status, and Handicap/Disability are covered under the federal Fair Housing Act and Ohio state law. Ancestry and Military Status are covered under Ohio state law.

APPENDIX: Complete BOCA and IPMC Occupancy Codes

Code	1 Occupant	2 Occupants	3-5 Occupants	6+ Occupants	Relevant Code Sections
BOCA 1996	Minimum kitchen space = 50 sq. ft.	Minimum kitchen space = 50 sq. ft.	Minimum living room space = 120 sq. ft. Minimum dining room space = 80 sq. ft. Minimum kitchen space = 50 sq. ft.	Minimum living room space = 150 sq. ft. Minimum dining room space = 100 sq. ft. Minimum kitchen space = 60 sq. ft.	405.3 405.5
	Sleeping purposes = 70 sq. ft.	Sleeping purposes = 70 sq. ft. for first occupant and 50 sq. ft. for every additional occupant	Sleeping purposes = 70 sq. ft. for first occupant and 50 sq. ft. for every additional occupant	Sleeping purposes = 70 sq. ft. for first occupant and 50 sq. ft. for every additional occupant	
IPMC 2000	Minimum kitchen space = 50 sq. ft.	Minimum kitchen space = 50 sq. ft.	Minimum living room space = 120 sq. ft. Minimum dining room space = 80 sq. ft. Minimum kitchen space = 50 sq. ft.	Minimum living room space = 150 sq. ft. Minimum dining room space = 100 sq. ft. Minimum kitchen space = 60 sq. ft.	404.4.1 404.5
	Sleeping purposes = 70 sq. ft.	Sleeping purposes = 70 sq. ft. for first occupant and 50 sq. ft. for every additional occupant	Sleeping purposes = 70 sq. ft. for first occupant and 50 sq. ft. for every additional occupant	Sleeping purposes = 70 sq. ft. for first occupant and 50 sq. ft. for every additional occupant	
IPMC 2003			Minimum living room space = 120 sq. ft. Minimum dining room space = 80 sq. ft.	Minimum living room space = 150 sq. ft. Minimum dining room space = 100 sq. ft.	404.4.1 404.5.1
	Sleeping purposes = 70 sq. ft.	Sleeping purposes = 70 sq. ft. for first occupant and 50 sq. ft. for every additional occupant	Sleeping purposes = 70 sq. ft. for first occupant and 50 sq. ft. for every additional occupant	Sleeping purposes = 70 sq. ft. for first occupant and 50 sq. ft. for every additional occupant	
IPMC 2006	Minimum living room space = 120 sq. ft.	Minimum living room space = 120 sq. ft.	Minimum living room space = 120 sq. ft.	Minimum living room space = 120 sq. ft.	404.4.1 404.5
	Every bedroom = 70 sq. ft. # of occupants must not create conditions that endanger health safety, or welfare of occupants	Every bedroom = 70 sq. ft. # of occupants must not create conditions that endanger health safety, or welfare of occupants	Every bedroom = 70 sq. ft. # of occupants must not create conditions that endanger health safety, or welfare of occupants	Every bedroom = 70 sq. ft. # of occupants must not create conditions that endanger health safety, or welfare of occupants	
IPMC 2009	Minimum living room space = 120 sq. ft.	Minimum living room space = 120 sq. ft.	Minimum living room space = 120 sq. ft.	Minimum living room space = 120 sq. ft.	404.4.1 404.5
	Every bedroom = 70 sq. ft. # of occupants must not create conditions that endanger health safety, or welfare of occupants	Every bedroom = 70 sq. ft. # of occupants must not create conditions that endanger health safety, or welfare of occupants	Every bedroom = 70 sq. ft. # of occupants must not create conditions that endanger health safety, or welfare of occupants	Every bedroom = 70 sq. ft. # of occupants must not create conditions that endanger health safety, or welfare of occupants	
IPMC 2012	Minimum living room space = 120 sq. ft.	Minimum living room space = 120 sq. ft.	Minimum living room space = 120 sq. ft. Minimum dining room space = 80 sq. ft.	Minimum living room space = 150 sq. ft. Minimum dining room space = 100 sq. ft.	404.4.1 404.5
	Every bedroom = 70 sq. ft. for the first occupant and 50 sq. ft. for every additional occupant	Every bedroom = 70 sq. ft. for the first occupant and 50 sq. ft. for every additional occupant	Every bedroom = 70 sq. ft. for the first occupant and 50 sq. ft. for every additional occupant	Every bedroom = 70 sq. ft. for the first occupant and 50 sq. ft. for every additional occupant	

The Housing Research & Advocacy Center is a not-for-profit agency whose mission is to promote fair housing and diverse communities, and to work to eliminate housing discrimination in Northeast Ohio by providing effective research, education and advocacy.

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