

Rental Factbook: Geauga County

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About the Authors

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About the Fair Housing Resource Center, Inc.

The Fair Housing Resource Center, Inc. (FHRC) is a 501(c)(3) non-profit organization that offers several housing programs that benefit residents of Geauga County, Ohio and surrounding communities. The mission of Fair Housing Resource Center is to promote equal housing opportunities for all persons and to advocate for fair housing and diversity in Geauga County and surrounding communities through the education and involvement of the public, the governments, and the business community. FHRC operates a fair housing intake complaint service for victims of housing discrimination. FHRC is a Housing Counseling Agency certified by the U.S. Department of Housing and Urban Development and provides homeownership counseling such as foreclosure prevention, predatory lending, home financing and repairs.

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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Introduction

This rental factbook was designed to provide basic information on rental patterns in Geauga County. The Housing Research & Advocacy Center undertook this project when it was stated as a need in the area by the Fair Housing Resource Center in Painesville, Ohio. Across the nation, rental costs are rising and affordable housing is being reduced entirely or concentrated in certain areas. This factbook attempts to address some of these issues so that fair housing, social service, and governmental agencies can better address the matter of increasing rental costs.

The Rental Factbook: Geauga County covers the following information:

- Racial demographics by city, village, or township in Geauga County
- Rental costs by city, village, or township in Geauga County
- Percentage of owner-occupied, renter-occupied, or vacant units in Geauga County
- Comparison of median rental cost to other similar counties in Ohio
- Housing discrimination complaint numbers in Geauga County

Notes on the Data

Race and Ethnic Data

For purposes of this rental factbook, we examined the following racial categories: African Americans, Asians, Native Americans, non-Hispanic whites, and "other." Because the total number of Native Hawaiians and Other Pacific Islanders were relatively small in each of the geographic areas studied, these two groups were combined into the "Asian" category. Similarly, because the total number of Alaska Natives was relatively small in these geographic areas, this group was combined into the "Native American" category. "Other" includes individuals classified as "some other race."

Under U.S. Census definitions, "Hispanic" is considered an ethnic designation and not a racial designation; individuals categorized as "Hispanic" may be of any racial group.¹ Because the U.S. Census considers the vast majority of Hispanic individuals as white,² we excluded Hispanics from the "white" racial category. Therefore, data for a white Hispanic would be reported only under "Hispanic" category. Hispanics of other races (African American, Asian, Native American, and Other) are included in both the relevant racial category and also in the Hispanic ethnic category. Therefore, adding up the racial and ethnic categories will result in double-counting non-white Hispanics.

¹ See U.S. Census, "Race and Hispanic Origin in 2005," available at <http://www.census.gov/population/pop-profile/dynamic/RACEHO.pdf>.

² According to 2011 population estimates, nationwide of 88.31% Hispanics/Latinos are White alone, compared to 4.64% of whom are African American alone, 2.93% of whom are American Indian and Alaska Native alone, 0.99% of whom are Asian alone, 0.35 of whom are Native Hawaiians and Pacific Islanders, and 2.79% of whom are two or more races. In Geauga County, 97.21% of Hispanics/Latinos are White alone, compared to 1.3% who are African American alone, 0.09% who are American Indian and Alaska Native alone, 0.61% who are Asian alone, 0.012% who are Native Hawaiian and other Pacific Islander Alone, and 0.79% who are two or more races. U.S. Census Bureau, Population Estimate Program, NC-EST2011-03. Hispanic or Latino by Race, Data Set: 2011 Population Estimates.

Geauga County Demographics

According to the 2010 Census, 96.29% of Geauga County residents are white and just 1.2% of the population identified as African American. Bainbridge Township has the highest concentration of African-American residents at 4.63% (See Table 1).

Table 1. Race of Population by City, Village, or Township, 2010.

City, Village, or Township	White	African American	American Indian & Alaska Native	Asian & Pacific Islander	Other Race	Two or More Races	Total
Aquilla Village	333	-	N/A	1	N/A	N/A	340
Auburn Township	6,233	71	8	57	13	61	6,443
Bainbridge Township	10,583	528	7	90	48	139	11,395
Burton Township	2,879	24	N/A	7	N/A	N/A	2,957
Burton Village	1,414	18	N/A	11	N/A	N/A	1,455
Chardon City	4,988	41	11	33	10	65	5,148
Chardon Township	4,462	44	6	34	6	33	4,585
Chester Township	10,008	60	7	69	34	77	10,255
Claridon Township	2,746	46	N/A	8	N/A	N/A	2,860
Hambden Township	4,582	20	4	20	8	27	4,661
Hunting Valley Village	115	0	0	1	0	0	116
Huntsburg Township	3,575	30	2	2	6	22	3,637
Middlefield Township	4,431	26	2	13	10	11	4,493
Middlefield Village	2,610	22	1	16	2	43	2,694
Montville Township	1,935	19	1	4	2	30	1,991
Munson Township	6,464	56	2	40	15	44	6,621
Newbury Township	5,330	86	3	30	25	63	5,537
Parkman Township	4,091	8	5	5	0	22	4,131
Russell Township	5,034	64	3	55	14	20	5,190
South Russell Village	3,715	14	2	49	2	28	3,810
Thompson Township	2,242	5	4	3	0	15	2,269
Troy Township	2,744	16	1	20	5	15	2,801
TOTAL	90,514	1,198	69	568	200	715	93,389

Source: US Census, 2010, SF1.

Geauga County is 1.07% Hispanic or Latino. Census data shows no significant concentration of Hispanics or Latinos in any city, village, or township (See Table 2).

Table 2. Hispanic or Latino Population by City, Village, or Township, 2010.

City, Village, or Township	Hispanic or Latino		Not Hispanic or Latino		Total
	Number	Percent	Number	Percent	
Aquilla Village	0	0	340	100	340
Auburn Township	97	1.51	6,346	98.49	6,443
Bainbridge Township	114	1	11,281	99	11,395
Burton Township	29	0.98	2,928	99.02	2,957
Burton Village	19	1.31	1,436	98.69	1,455
Chardon City	75	1.46	5,073	98.54	5,148
Chardon Township	37	0.81	4,548	99.19	4,585
Chester Township	183	1.78	10,072	98.22	10,255
Claridon Township	78	2.73	2,782	97.27	2,860
Hambden Township	34	0.73	4,627	99.27	4,661
Hunting Valley Village	0	0	116	100	116
Huntsburg Township	26	0.71	3,611	99.29	3,637
Middlefield Village	23	0.51	4,470	99.49	4,493
Middlefield Township	22	0.82	2,672	99.18	2,694
Montville Township	13	0.65	1,978	99.35	1,991
Munson Township	66	1	6,555	99	6,621
Newbury Township	51	0.92	5,486	99.08	5,537
Parkman Township	13	0.31	4,118	99.69	4,131
Russell Township	67	1.29	5,123	98.71	5,190
South Russell Village	31	0.81	3,779	99.19	3,810
Thompson Township	8	0.35	2,261	99.65	2,269
Troy Township	15	0.54	2,786	99.46	2,801
TOTAL	1,001	0.01	92,388	99.99	93,389

Source: US Census, 2010, SF1.

The poverty rate in Geauga County is 7.6%, with pockets of concentrated poverty in Middlefield (21.4%) and Troy Township (18.74%). However, median household income is relatively high in both areas (\$43,701 and \$53,083 respectively) as compared to the other low-income areas of the state, which suggests a significant wage gap among residents (See Table 3).

Table 3. Poverty Rate & Median Household by City, Village, or Township, 2010.

City, Village, or Township	Poverty Rate (%)	Median Household Income (\$)
Aquilla Village	9.02	48,125
Auburn Township	4.35	88,795
Bainbridge Township	6.89	79,457
Burton Township	9.61	62,841
Burton Village	12.97	43,839
Chardon City	6.84	54,063
Chardon Township	2.94	77,054
Chester Township	5.37	72,898
Claridon Township	7.16	52,600
Hambden Township	8.73	66,267
Hunting Valley Village	0	250,001
Huntsburg Township	7.69	63,561
Middlefield Township	21.41	43,701
Middlefield Village	6.24	43,015
Montville Township	4	57,092
Munson Township	5.6	82,979
Newbury Township	11.28	64,875
Parkman Township	9.03	51,713
Russell Township	6.39	61,066
South Russell Village	0.26	92,969
Thompson Township	7.75	46,692
Troy Township	18.74	53,083
Total	7.6	65,663

Source: U.S. Census Bureau, 2006-2010 ACS.

Table 4. Poverty Rate & Median Household Income by Race & Ethnicity, 2010.

Race	Poverty Rate (%)	Median Household Income (\$)
White	7.4	65,651
African American	28.0	62,083
American Indian & Alaska Native	24.0	21,250
Asian & Pacific Islander	2.41	102,431
Other Race	0	47,574
Two or More Races	8.8	64,167
Hispanic or Latino	14.4	56,856
Total	7.6	65,663

Source: U.S. Census Bureau, 2006-2010 ACS.

Table 4 displays poverty rate and median household income by race or ethnicity in Geauga County. The poverty rate of African Americans, American Indians, and Hispanics is significantly higher than that of Whites (28% of African Americans, 24% of American Indians, and 14.4% of Hispanics live in poverty compared to 7.4% of Whites).

Housing Statistics in Geauga County

In addition to prohibiting discrimination based on handicap, the 1988 amendments to the Fair Housing Act also required that certain new multifamily housing be constructed with certain accessible features (effective March 1991) to ensure that people with disabilities have more housing options. While single-family housing is not required to meet these accessibility standards, newer single-family homes are often easier to retrofit to become accessible for individuals with a disability. Thus, the age of housing in a region is often an indication of the amount of housing that is potentially more accessible to these individuals. Additionally, the age of housing might reflect the overall quality of the housing market. In Geauga County, 42.68% of the housing was built in 1969 or earlier, compared to 26.26% built in 1990 or later (See Table 5).

Table 5. Year Housing Built, 2010.

Year Built	Number	Percent
Built 2005 or later	889	2.45
Built 2000 to 2004	2,735	7.54
Built 1990 to 1999	5,902	16.27
Built 1980 to 1989	4,474	12.34
Built 1970 to 1979	6,788	18.72
Built 1960 to 1969	4,012	11.06
Built 1950 to 1959	5,333	14.71
Built 1940 to 1949	1,690	4.66
Built 1939 or earlier	4,442	12.25
Total housing units	36,265	100

Source: U.S. Census Bureau, 2006-2010 ACS.

Geauga County's cities, villages, and townships have varying rates of homeownership. Homeownership rates often signify a community's economic security and stability. Table 6 on page 6 shows the household type by tenures in each city, village, or township in the county.

Table 6. Household Type by Tenure, 2010.

City, Village, or Township	Renter-Occupied		Owner-Occupied		Total
	Number	Percent	Number	Percent	
Aquilla Village	20	15.63	108	84.38	128
Auburn Township	128	5.62	2,151	94.38	2,279
Bainbridge Township	409	9.50	3,897	90.50	4,306
Burton Township	135	13.04	900	86.96	1,035
Burton Village	244	42.00	337	58.00	581
Chardon City	932	40.79	1,353	59.21	2,285
Chardon Township	130	7.47	1,611	92.53	1,741
Chester Township	333	8.45	3,609	91.55	3,942
Claridon Township	123	11.19	976	88.81	1,099
Hambden Township	124	7.25	1,587	92.75	1,711
Hunting Valley Village	5	10.20	44	89.80	49
Huntsburg Township	143	14.31	856	85.69	999
Middlefield Township	319	25.20	947	74.80	1,266
Middlefield Village	522	44.01	664	55.99	1,186
Montville Township	70	9.45	671	90.55	741
Munson Township	245	10.28	2,138	89.72	2,383
Newbury Township	376	17.39	1,786	82.61	2,162
Parkman Township	180	16.22	930	83.78	1,110
Russell Township	149	7.19	1,922	92.81	2,071
South Russell Village	55	4.01	1,318	95.99	1,373
Thompson Township	100	11.42	776	88.58	876
Troy Township	151	16.05	790	83.95	941

Source: US Census, 2010, SF1.

In South Russell Village where the median household income is \$92,969, almost 96% of its residents are homeowners. Middlefield Village, which has the lowest median income (\$43,015), has the lowest owner-occupied housing rate in the County at 55.99%, followed by Burton Village and Chardon City at 58% and 59.21% respectively (See Table 6). South Russell Village's very high-income population and limited number of renters signals a lack of affordable housing for low-income, or even middle-income, residents. Indeed, the median rental cost in South Russell Village is \$1,804 a month; while in Middlefield Village the median rent is \$632 and in Middlefield Township, \$655 (see Table 7, page 7). Several factors might contribute to rental costs in Geauga County: quality of housing, the area's school district, neighborhood desirability, proximity to community assets, and the age of housing.

Table 7. Rental Costs by City, Village, or Township, 2010.

City, Village, or Township	Median Rental Costs (\$)
Aquila Village	738
Auburn Township	768
Bainbridge Township	907
Remainder of Burton Township	795
Burton Village	693
Chardon City	686
Chardon Township	627
Chester Township	873
Claridon Township	449
Hambden Township	842
Hunting Valley Village	1,063
Huntsburg Township	842
Middlefield Township	655
Middlefield Village	632
Montville Township	682
Munson Township	618
Newbury Township	741
Parkman Township	781
Russell Township	1,060
South Russell Village	1,804
Thompson Township	692
Troy Township	942

Source: U.S. Census Bureau, 2006-2010 ACS.

During the decade between 2000 and 2010, there was a dramatic increase in the number of rental units over \$1,000 (from 263 to 899, a 241.8% increase). This growth in rental cost is particularly meaningful when considering the less dramatic, though significant, decrease in more affordable rental units. Rental units \$499 or less decreased by 22.96% and units \$500-\$699 decreased by 20.37% (See Table 8 on page 8). This shift in the affordability of rental units can become a major barrier to housing choice in Geauga County.

Table 8. Number of Units per Rental Cost Range in Geauga County, 2000 & 2010.

Monthly Rent	2000	2010
\$0-499	993	765
\$500-699	1,345	1,071
\$700-999	732	1,367
\$1000+	263	899

Sources: U.S. Census 2000, Summary File 3; 2006-2010 ACS.

Geauga County's Median Rental Cost is comparable (\$751) to other counties in the state of Ohio (See Table 9). These counties were chosen because of they are adjacent to counties with a major metropolitan center as Geauga County is adjacent to Cuyahoga County.

Table 9. Rental Costs in Comparable Ohio Counties, 2010.

County	Population	Median Rental Cost
Butler County	368,130	\$752
Clermont County	177,977	\$698
Delaware County	174,214	\$781
Geauga County	93,389	\$751
Lake County	230,041	\$757
Lorain County	301,356	\$681
Warren County	212,693	\$890
Ohio	11,536,504	\$678

Source: U.S. Census Bureau, 2006-2010 ACS.

Housing Discrimination in Geauga County

Although fair housing and affordable housing are not the same, the two are strongly interrelated. Across the country, racial minorities have higher rates of poverty and lower median incomes than Whites. This is also true in Geauga County, where 28% of African Americans and 14.4% of Hispanics live in poverty compared to 7.4% of Whites. This raises the question of where affordable housing is located. Several communities object to building affordable housing in their neighborhoods, citing a potential increase in crime and loss of property values. Affordable housing has been concentrated in specific cities and neighborhoods for the past century and has often resulted in disinvestment, mortgage redlining, and blockbusting. Consequentially, such communities lack a number of assets that individuals might look for when choosing a community: good schools, public amenities, access to quality food, and other basic needs. When certain neighborhoods or cities are inaccessible for individuals either because of their race, income, or both, then economically and racially segregated communities are created.

Many Northeast Ohio communities have attempted to curb segregation by establishing additional laws prohibiting housing discrimination against particular groups of people; however Geauga County has not. Aside from the mandated Federal and State laws for protection, Geauga County has no additional fair housing ordinances for its localities.

Table 10 listed below the number of fair housing complaints filed through HUD or the Ohio Civil Right Commission per year.

Table 10. Fair Housing Complaints by Year

Year	Total
2008	15
2009	3
2010	5
2011	2
2012	0

Source: HUD TEAPOTS

Table 11 breaks down the Fair Housing Resource Center's complaints by protected class.

Table 11. Fair Housing Complaints by Protect Class

Violation Type	Total
Race/Color	2
National Origin	0
Persons with Disabilities	17
Gender	2
Familial Status	2
Religion	0
Retaliation	2

Source: HUD TEAPOTS

The majority of these complaints were filed in Chardon.

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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