

3.1 INTRODUCTION

Demographic analysis is an important part of a community comprehensive plan. Identification of demographic and socioeconomic characteristics in Mentor, surrounding communities, Lake County, and the Cleveland metropolitan area are vital, both for understanding the community and for providing information used in making policy decisions.

This chapter provides a demographic profile of Mentor, examining information such as population characteristics, educational attainment, school enrollment, income statistics, and employment characteristics.

Demographic analysis provides basic information necessary to develop a well thought-out comprehensive plan. Demographic information is used in a number of ways:

Quantify: Quantifying the various characteristics of municipal residents is needed to understand the impacts of a population, or subgroup, on matters such as the level of services required, size of markets that can be supported, and impact on transportation and infrastructure.

Trends: Analyzing numbers over time can identify trends now affecting or which may affect the community in the future.

Identifying issues and needs: Numbers or trends may identify conditions or issues the city may need to address through policy or programs.

Projections: Demographic analysis is the starting point for developing projections. Understanding the size and characteristics of the future population to be served can help a community plan policy and programs in a timely fashion.

The latest data available for most demographic characteristics is from the 2000 Census of Population and Housing by the U.S. Census Bureau. More recently collected data have been included to supplement Census Bureau data wherever possible.

The following highlight some of the more important points of the analysis.

1. Population growth in Mentor continues to grow, but at a much slower rate than in the past and at a slower rate than the surrounding communities. Mentor has a higher growth rate than the county.

2. Mentor City's percentage of families (75.7%) is higher compared to the Lake County percentage of families.
3. The age group that is represented by the largest percentage is the 35 to 44 years old group with 17.8%. This is very comparable to the Lake County, 16.9%, and the Cleveland Primary Metropolitan Statistical Area (PMSA), 16.1%.

3.2 POPULATION

Mentor was originally two communities, Mentor Village (incorporated in 1855) and Mentor Township, which merged in 1963. Mentor became a city with a combined population of 21,652. Populations for 1910 to 1960 shown on table 3.1 are the combined populations for Mentor Township and Mentor Village.

Mentor's population growth is a similar pattern for a post World War II community and of an exurban community. From 1940 to 1960, as evident by the double digit growth rates, the city grew rapidly (Table 3.1, 3.2). Through the 1950's the population grew at an even faster pace, increasing by 163% during the decade.

This growth was similar to Eastlake, Willowick, Wickliffe and other post World War II communities (Chart 3.1). But unlike Eastlake, Willowick and Wickliffe, Mentor had a much larger land base to expand upon as the other communities become landlocked in the 1970s.

Evidence of a slowing population growth rate is apparent beginning in the 1970s when the growth rate dropped to approximately 14% (Table 3.2).

Table 3.1 Population Comparison 1910-2000

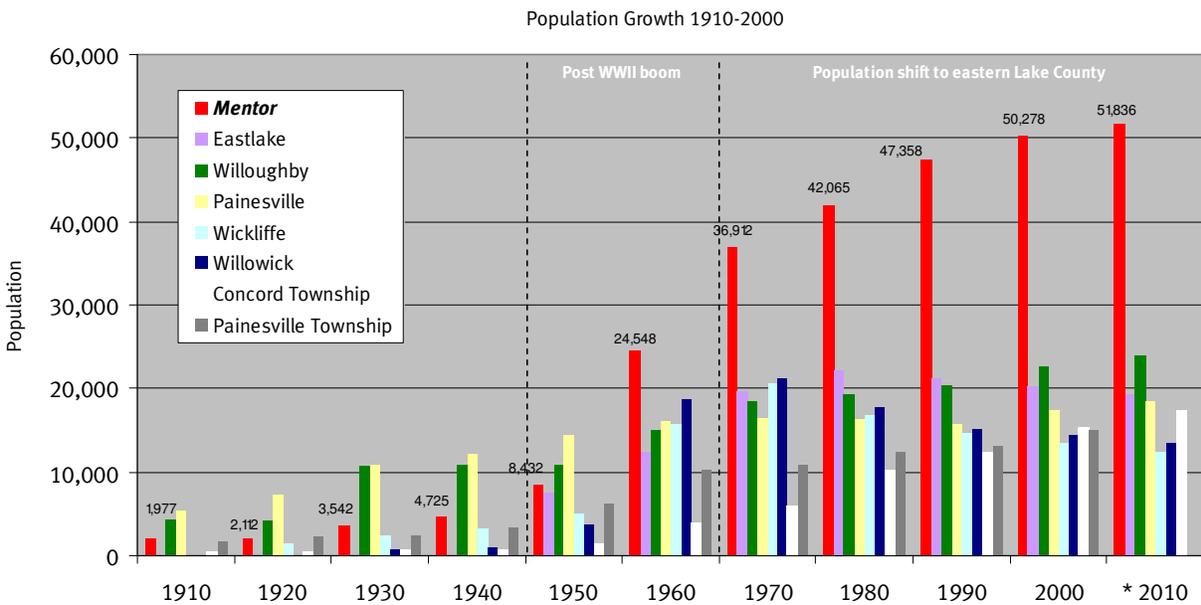
Year	Mentor	Concord Twp.	Grand River	Kirtland	Kirtland Hills	Mentor on the Lake	P'ville Twp.	Willoughby	Lake County
1910	1,760	608	203	1,047	n/a	n/a	1,634	4,370	22,927
1920	1,880	623	249	957	n/a	n/a	2,288	4,177	28,667
1930	3,417	710	314	1,159	206	230	2,433	10,640	41,674
1940	4,635	795	305	1,333	237	598	3,403	10,957	50,020
1950	8,228	1,440	448	1,723	235	1,413	6,102	10,967	75,979
1960	21,652	3,860	477	4,709	292	3,290	10,316	15,058	148,700
1970	36,912	5,948	613	5,530	452	6,514	10,870	18,634	197,200
1980	42,065	10,335	412	5,969	506	7,919	12,348	19,329	212,801
1990	47,358	12,432	297	5,881	628	8,271	13,218	20,510	215,499
2000	50,278	15,282	345	6,670	597	8,127	15,037	22,621	227,511
2007 Est.	51,739	16,370	365	7,343	779	8288	15,516	22,410	233,392

n/a- Not incorporated at the time of the census. Populations shown for Mentor from 1910 to 1960 are the populations of Mentor Twp. and Mentor Village Combined. The Village and the Twp. merged in 1963 (US Census Bureau and Ohio Dept of Development).

Table 3.2 Population Growth Rates 1910-2000

Year	Mentor	Concord Twp.	Grand River	Kirtland	Kirtland Hills	Mentor on the Lake	P'ville Twp.	Willoughby	Lake County
1910-20	6.82%	2.47%	22.66	-8.60%	n/a	n/a	40.02%	-4.42%	25.04%
1920-30	81.76%	13.96%	26.10%	21.11%	n/a	n/a	6.34%	154.7%	45.37%
1930-40	35.65%	11.97%	-2.87%	15.01%	15.05%	160.0%	39.91%	2.98%	20.03%
1940-50	77.52%	81.13%	46.89%	29.26%	-0.84%	136.29%	79.31%	0.09%	51.9%
1950-60	163.1%	168.1%	6.47%	173.3%	24.26%	132.8%	69.06%	37.30%	95.71%
1960-70	70.48%	54.09%	28.51%	17.43%	54.79%	97.99%	5.37%	23.75%	32.62%
1970-80	13.96%	73.76%	-32.79%	7.94%	11.95%	21.57%	13.60%	3.73%	7.91%
1980-90	12.58%	20.29%	-27.91%	-1.47%	24.11%	4.45%	7.05%	6.11%	1.27%
1990-2000	6.17%	22.92%	16.16%	13.42%	-4.94%	-1.74%	13.76%	10.29%	5.57%

(U.S. Census)



Mentor was only able to maintain its double digit growth rates through the 1980's. The west to east migration shift evident since 1950 continues today, but transportation upgrades such as SR2 and I-90 and employment sprawl to the I-271 corridor has allowed more people to locate to semi-rural communities in central and eastern Lake County. The City has not been able to maintain a similar growth as exurban communities such as Concord Township and Kirtland (Table 3.2).

However, to place the growth rate over the last three decades in perspective, it is important to note that it occurred during the same period in which the population of the region decreased, and the county increased very modestly in the 70's and much less in the 80's and only 6% in the 90's.

Mentor’s population growth rate percentage places it at number 17 of the top 20 communities of Northeast Ohio. Painesville City is number 14 and Willoughby is number 15 (Table 3.3).

Table 3.3 Northeast Ohio Population Growth Rates 1990-2000

Rank	Community	County	Growth Rate Percentage	Community	County	Growth Rate Percentage	
1	Green City	Summit	542.2%	11	Wadsworth City	Medina	17.3%
2	Hudson City	Summit	344.9%	12	Stow City	Summit	16.0%
3	Twinsburg City	Summit	77.0%	13	Wooster City	Wayne	11.8%
4	Medina City	Medina	30.7%	14	Painesville City	Lake	11.5%
5	Strongsville City	Cuyahoga	24.2%	15	Willoughby City	Lake	10.3%
6	N. Royalton City	Cuyahoga	23.5%	16	New Philadelphia	Tuscarawas	8.7%
7	Avon Lake City	Lorain	20.4%	17	Mentor City	Lake	6.2%
8	Brunswick City	Medina	18.3%	18	Ashland City	Ashland	5.8%
9	Solon City	Cuyahoga	17.5%	19	N. Ridgeville City	Lorain	3.6%
10	Westlake City	Cuyahoga	17.4%	20	Rocky River	Cuyahoga	1.6%

ODOD

Map 3.1 shows growth from a geographical perspective. While most areas have witnessed population increases, three tracts have shown a decrease in total population (2032, 2034, 2028). These losses were more that offset by the large increase in population in tract 2035.

Table 3.4 Census basics 2000

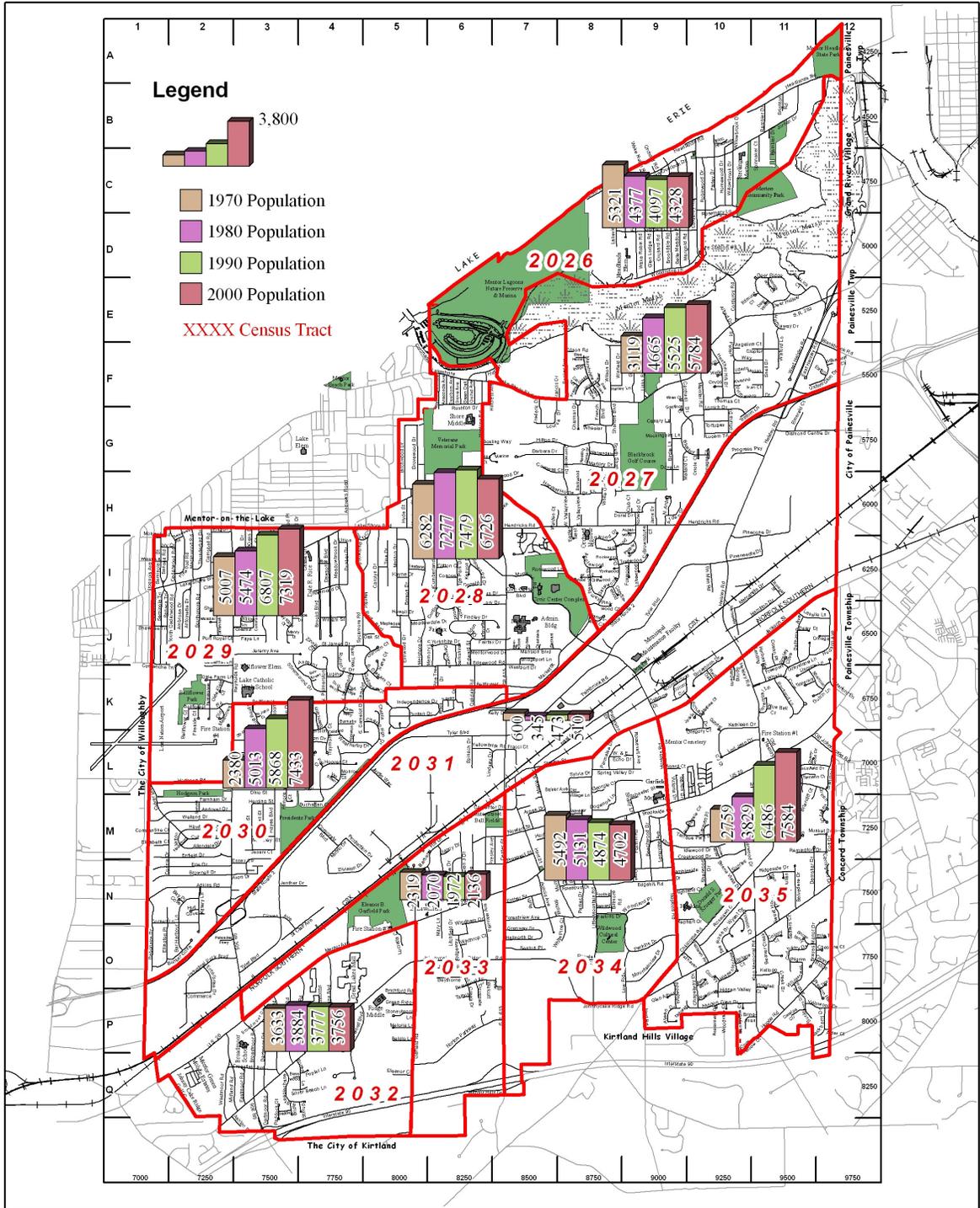
Tract	Population	Dwelling units	Area (acre)	Density (per acre)
2026	4,328	1,617	1,387.16	1.17
2027	5,784	2,039	2,966.13	0.69
2028	6,726	2,630	1,582.01	1.66
2029	7,319	2,773	1,555.89	1.78
2030	7,433	2,760	1,272.65	2.17
2031	510	208	3,165.58	0.07
2032	3,756	1,761	1,267.23	1.39
2033	2,136	844	1,143.39	0.74
2034	4,702	1,996	1,525.08	1.31
2035	7,584	2,673	2,159.76	1.24
Total	50,278	19,301	18,024.87	1.07

(US Census Bureau)

The growth between 1960 and 1980 reflects a general migration eastbound from Cuyahoga County as well as a continuing exodus from the central city. It also reflects the availability of large tracts of vacant developable land. Today, the City of Mentor is Lake County’s most populous political subdivision with a 2007 population estimate of 51,739.

Map 3.1: Population Growth

POPULATION GROWTH COMPREHENSIVE PLAN



3.3 HOUSEHOLDS AND FAMILIES

Household size has been steadily declining in both Mentor and Lake County since 1960 (Table 3.5). The largest drop occurred in the 1970's, when the average household lost half a person and it has lost a full person between the 1970 Census and Census 2000. While the average household size in Mentor has declined, it still remains well above both the regional and state averages.

Mentor's average family size is the second highest amongst its neighbors, with only Grand River higher (Table 3.6). Mentor's average family size is near the county average and is equal to the regional average, but it is less than the national average.

Mentor average household size is in the middle compared to its neighbors. Concord Township, Mentor-on-the-Lake, Painesville Township and Willoughby all have average household sizes smaller than Mentor, while Grand River, Kirtland and Kirtland Hills are all larger. The shift in household size reflects the changing social conditions in the nation. People are waiting longer to marry and are establishing more single person households. The increase in the number of divorces has created additional single parent households.

The smaller household size has had an impact on the total number of households in the community. Between 1990 and 2000 the population in Mentor increased 6%. During the same period the number of households increased at a lower rate. As household size declines, more dwelling units are needed to house the same population, therefore a portion of new housing starts serves merely to accommodate the redistribution of people into more units.

Table 3.5 Household Size 1970 Census to 2000 Census

<i>Census</i>	<i>Mentor</i>	<i>Lake County</i>	<i>Cleveland PMSA</i>	<i>Ohio</i>
1970	3.63	3.50	3.13	3.16
1980	3.07	2.95	2.70	2.76
1990	2.83	2.68	2.56	2.65
2000	2.65	2.50	2.47	2.59
<i>(US Census Bureau)</i>				

Table 3.6 Household and family size 2000

<i>Community</i>	<i>Household size (persons)</i>	<i>Family size (persons)</i>
Mentor	2.65	3.08
Willoughby	2.17	2.87
Mentor on the Lake	2.46	3.00
Cleveland PMSA	2.47	3.08
Painesville Twp.	2.49	2.98
Lake County	2.50	3.03
Concord Twp.	2.63	3.01
Kirtland Hills	2.68	2.99
Kirtland	2.69	3.06
Grand River	2.83	3.24
United States	2.59	3.23
<i>(US Census Bureau)</i>		

Mentor's percentage of family households is in the 70th percentile and it is very similar to the surrounding communities (Table 3.7). Kirtland Hills has the highest percentage of family households and the lowest non-family and single person households. This trend may have been caused by the fact that the majority of the housing stock in Kirtland Hills is single family homes.

There are 18,797 households in the city of Mentor and the majority of them, 75.7%, are inhabited by families. This is 6 percentage points higher than Lake County (69.7%) and almost 10 percentage points higher than the Cleveland PMSA (65.9%) (Table 3.7).

The majority of these families are headed by married couples but, 12.1% of all households in the city are single-parent families. This average is higher compared to 7.3% of Lake County households (Table 3.8).

20.5% of the households in Mentor are single person households. This is lower than the county, regional and national averages. 8.1% of all the households in the city are people sixty-five years or older and are living alone. This is lower than the county average of 9.8%

Table 3.7 Family and non-family households 2000

<i>Community</i>	<i>Family households</i>	<i>Single Person households</i>	<i>Nonfamily households</i>
Mentor	75.7%	20.5%	24.3%
Concord Twp.	77.7%	18.2%	22.3%
Grand River	78.8%	18.9%	21.3%
Kirtland	77.1%	19.8%	22.9%
Kirtland Hills	80.7%	14.8%	19.3%
Mentor on the Lake	67.5%	26.6%	32.5%
Painesville Twp.	70.4%	24.7%	29.6%
Willoughby	57.4%	36.6%	42.6%
Lake County	69.7%	25.6%	30.3%
Cleveland PMSA	65.9%	29.2%	34.1%
United States	68.1%	25.8%	31.9%

(US Census Bureau)

Table 3.8 Household type 2000

<i>Family type</i>	<i>Households</i>	<i>% households</i>
Total households	18,797	100.0%
Family households:	14,235	75.7%
Married-couple family:	11,957	63.6%
Male Householder, no wife	600	3.2%
Female Householder, no husband	1,678	8.9%
Non-Family households:	4,562	24.3%
Male Householder	1,989	10.6%
Living alone	1,570	8.4%
65 years and older	366	1.9%
Not living alone	419	2.2%
Female Householder	2,573	13.7%
Living alone	2,291	12.1%
65 Years and older	1,159	6.2%
Not living alone	282	1.6%

(US Census Bureau)

3.4 AGE

The City of Mentor’s median age of 38.9 is very similar to the overall County average (38.6) (Table 3.9). Both the City and the County are slightly higher than the averages for the Cleveland PMSA and United States. Mentor on the Lake has the lowest median age of 35.1 years and Kirtland Hills has the highest. Mentor has a similar median age to Painesville Township and Willoughby.

The aging of Mentor’s population is evidenced by the increase in median age from 25 in 1970 to more than 38.9 in 2000 (Table 3.9). The “baby boom generation” of the 1950’s and 1960’s is growing older resulting in larger numbers in the middle and upper middle age ranges. The life expectancy of the average person is also increasing. This inflates the upper age groupings.

Table 3.10 provides an age profile and age-sex pyramid of the City according to the 2000 census. The 40-49 age sector is the largest population segment for both men and women. The small percentage of the 20-24 age segment is partially due to the number of people attending non-local colleges or attending local colleges and pursuing job opportunities outside of the region. This same age sector often returns in their thirties to pursue stable employment and raise a family.

The data on Chart 3.11 indicates an evening out of the age groups from 1960-2000. According to the Census, in 1960 and 1970 more than 43% of the total population was less than 18 years of age. By 1980 this segment of the population declined to 34%, and decreased further in 1990 to 30%. The 2000 Census indicated that this population segment had decreased to 28%. At the same time, the population more than 55 years of age increased from 10% in 1960 to 22% of the total population in 2000.

Table. 3.9 Median Age

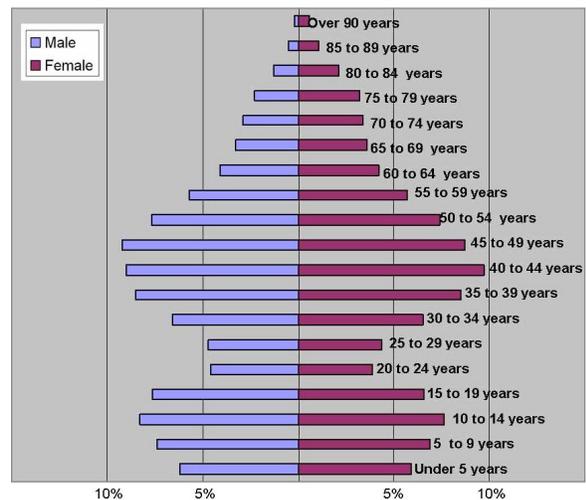
Community	Median Age
Mentor	38.9
Concord Twp.	41.4
Grand River	37.6
Kirtland	42.5
Kirtland Hills	44.9
Mentor on the Lake	35.1
Painesville Twp.	38.1
Willoughby	39.1
Lake County	38.6
Cleveland PMSA	37.3
United States	35.4

(US Census Bureau)

Table 3.10 Age distribution 2000

Age	Mentor		Lake County		Cleveland PMSA	
	Persons	%	Persons	%	Persons	%
≤5	3,026	6%	13,906	6.1%	148,150	6.6%
5-9	3,606	7.2%	15,486	6.8%	164,872	7.3%
10-14	3,972	7.9%	16,079	7.1%	164,207	7.3%
15-19	3,560	7.1%	14,689	6.5%	149,349	6.6%
20-24	2,140	4.3%	11,460	5.0%	121,813	5.4%
25-34	5,595	11.2%	29,247	12.9%	295,398	13.1%
35-44	8,969	17.8%	38,345	16.9%	363,179	16.1%
45-54	8,272	16.5%	33,689	14.8%	313,916	13.9%
55-59	2,879	5.7%	12,718	5.6%	111,566	5.0%
60-64	2,090	4.2%	9,848	4.3%	91,791	4.1%
65-74	3,341	6.6%	17,024	7.5%	165,665	7.4%
75-84	2,236	4.4%	11,676	5.1%	121,616	5.4%
≥85	592	1.2%	3,344	1.5%	39,349	1.7%
Grouping of ages 19 and under, 20-54, and 55 and over						
≤19	14,164	28.2%	60,160	26.5%	626,578	27.8%
20-54	24,976	49.7%	112,741	49.6%	1,094,306	48.5%
≥55	11,138	22.2%	54,610	24.0%	529,987	23.6%

(US Census Bureau)

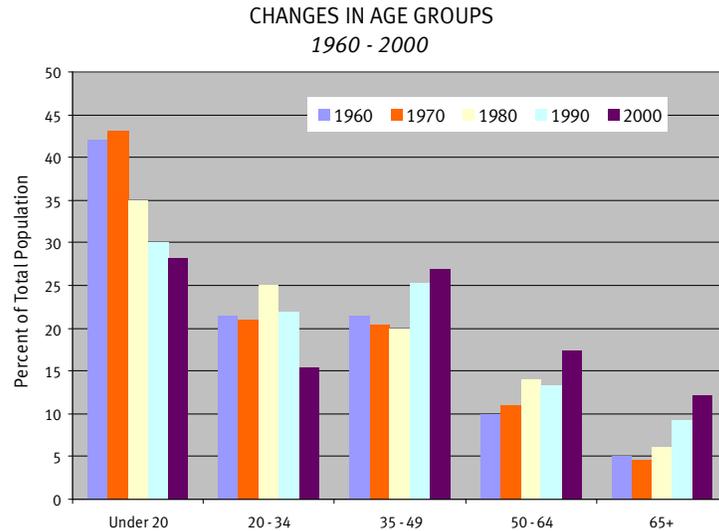


The changing social and economic climate has had an influence on the population. Many couples are choosing not to have children or are waiting longer and having fewer children than in the past reducing the number of persons in the lower age groups and ultimately the enrollment in the local schools.

Table 3.11 Age distribution 1990-2000

Age	1990		2000	
	Persons	%	Persons	%
≤19	14,255	30.1%	14,164	28.2%
20-54	24,729	52.2%	24,976	49.7%
≥55	8,374	17.7%	11,138	22.2%

(US Census Bureau)



3.5 EDUCATION

The Mentor Public School system over the years has provided an excellent education experience for the children under the age of 18. During the past five years the district has received an excellent rating by the Ohio Department of Education. During the 2007–2008 school year the district met 29 out of the required 30 indicators (which measures the percentage of students scoring at or above proficient on the state assessments). In 2000, Mentor’s 89.2% high school graduation rate is higher than Lake County, the Cleveland PMSA and the US (Table 3.12).

Table. 3.12 Percentage of High School Graduates or Higher

Community	Percentage
Mentor	89.2%
Concord Twp.	94.0%
Grand River	89.9%
Kirtland	88.1%
Kirtland Hills	94.0%
Mentor on the Lake	87.8%
Painesville Twp.	87.9%
Willoughby	87.6%
Lake County	86.4%
Cleveland PMSA	82.8%
United States	80.3%

(US Census Bureau)

According to the 2000 Census approximately 89% of the City’s population age 25 years and older are high school graduates compared to 86.4% for Lake County and 80.3% for the country (Table 3.13). Furthermore, 27.5% of the population has attained a Bachelor’s or higher degree compared to 21.5% for Lake County, 23.3% for the Cleveland PMSA and 24.4% for the country.

Table 3.13 Educational attainment of Persons 25 years and Older 2000

Education	Mentor	Concord Twp	Grand River	Kirtland	Kirtland Hills	Mentor on the Lake	Painesville Twp	Willoughby	Lake County	Cleveland PMSA
Less than 9th grade	1.8%	0.9%	0.0%	3.7%	1.4%	1.8%	2.3%	2.0%	2.9%	4.3%
Some high school	9.0%	5.0%	9.8%	8.3%	4.8%	10.5%	9.9%	10.3%	10.6%	12.9%
High school grad or GED	30.0%	26.4%	60.0%	28.0%	15.20%	40.0%	38.2%	33.3%	34.4%	32.4%
Some college	24.9%	24.9%	19.7%	21.4%	22.9%	27.1%	22.3%	23.4%	23.8%	21.4%
Associate degree	6.8%	6.5%	6.4%	6.0%	8.2%	6.3%	6.6%	7.2%	6.7%	5.7%
Bachelor's degree	18.6%	24.0%	1.7%	21.5%	27.7%	9.4%	15.5%	17.4%	14.6%	14.9%
Graduate degree or PhD	8.9%	12.2%	2.1%	11.2%	20.0%	5.0%	5.3%	6.3%	6.9%	8.4%

(US Census Bureau)

3.6 OCCUPATION AND INDUSTRY

Among employed city residents, 25.2% work in the manufacturing sector, reflecting the large manufacturing base of Mentor and Lake County; only 20% of workers in Ohio and 14.1% of workers in the United States are employed in the manufacturing sector (Table 3.14). Data from the Harris Publishing Company indicates a 3% reduction in the number of companies and manufacturing companies in the City. The second largest employer is the education, health, and social services sector, with 18.3% of all workers living in the city; a lower percentage than the county (18.0%). According to the US Census, 13.1% of Mentor residents work in the retail trade sector; this is comparable to Lake County (12.0%) and to the Cleveland PMSA (11.2%)(Table 3.13).

75.9% of all workers in the city can be considered white-collar (management/professional, service, sales/office), compared to the 73.3% for Lake County and to the 75% for the Cleveland PMSA (Table 3.15).

Table 3.14 Employment by industry 2000

Industry	Mentor	Concord Twp	Grand River	Kirtland	Kirtland Hills	Mentor on the Lake	Painesville Twp.	Willoughby	Lake County	Cleveland PMSA
Agriculture	0.3%	0.5%	0.0%	0.7%	0.6%	0.1%	1.0%	0.2%	0.6%	0.5%
Construction	4.8%	6.0%	4.2%	8.0%	8.6%	5.6%	6.8%	5.8%	6.1%	5.6%
Manufacturing	25.2%	21.8%	30.7%	23.8%	23.6%	23.1%	25.9%	21.7%	24.4%	19.1%
Wholesale trade	4.0%	4.2%	4.2%	3.8%	4.1%	3.3%	3.1%	4.5%	4.0%	3.7%
Retail trade	13.1%	11.0%	4.8%	10.9%	7.3%	13.7%	12.8%	9.8%	12.0%	11.2%
Transportation, warehousing, utilities	3.6%	3.1%	6.0%	3.7%	0.6%	4.3%	2.9%	3.6%	3.9%	4.7%
Information technology	1.9%	2.0%	0.0%	1.0%	1.0%	2.0%	1.1%	2.6%	1.8%	2.5%
Finance, insurance, real estate	7.1%	8.1%	2.4%	6.4%	9.9%	7.2%	7.2%	8.9%	7.1%	7.5%
Professional, scientific, management, administrative	8.2%	11.3%	6.6%	8.6%	16.2%	8.1%	7.2%	8.4%	8.0%	9.1%
Educational, health, social services	18.3%	21.1%	20.5%	18.6%	20.7%	18.0%	16.5%	20.1%	18.0%	20.4%
Arts, entertainment, recreation, hospitality	6.3%	5.2%	12.0%	6.0%	3.8%	7.8%	6.6%	7.2%	6.7%	7.3%
Other services	4.0%	2.8%	4.8%	6.2%	3.5%	3.7%	4.4%	4.7%	4.3%	4.4%
Public administration	3.2%	2.9%	3.6%	2.2%	0.0%	3.1%	4.4%	2.5%	3.1%	3.8%

(US Census Bureau)

Table 3.15 Employment by occupation 2000

<i>Industry</i>	<i>Mentor</i>	<i>Concord Twp</i>	<i>Grand River</i>	<i>Kirtland</i>	<i>Kirtland Hills</i>	<i>Mentor on the Lake</i>	<i>Painesville Twp.</i>	<i>Willoughby</i>	<i>Lake County</i>	<i>Cleveland PMSA</i>
<i>White collar</i>										
Management, professional, related	36.1%	45.7%	14.5%	42.5%	59.9%	27.8%	31.5%	34.7%	32.1%	33.0%
Service	11.1%	8.6%	25.3%	10.8%	2.9%	15.1%	14.1%	13.0%	13.0%	14.4%
Sales and office	28.7%	29.2%	16.9%	24.2%	23.6%	30.2%	27.5%	28.1%	28.2%	27.7%
<i>Blue collar</i>										
Farming, fishing and forestry	0.2%	0.3%	0.0%	0.3%	0.0%	0.0%	0.1%	0.1%	0.0%	0.3%
Construction, extraction, maintenance	7.0%	7.1%	13.9%	10.1%	8.3%	8.9%	8.8%	7.9%	10.3%	8.7%
Production, transportation, material moving	16.9%	9.1%	29.5%	12.1%	5.4%	18.0%	18.1%	16.1%	16.1%	17.7%

(US Census Bureau)

3.6 INCOME

Mentor City is considered a middle-class community. The median household and family income in the city (\$57,230 and \$60,322, respectively) is higher than the county (\$48,763 and \$57,134), and higher than the national median (\$41,994 and \$50,046.) Median household and family incomes are similar to the surrounding communities (Table 3.15).

Compared to Lake County and the Cleveland PMSA, Mentor has a lower percentage of households with an annual income under \$50,000 (42% than the county as a whole (51.4%), and a slightly lower percentage of households with an income of \$50,000 to \$149,000 (Table 3.17).

In 1999, 259 families, or 1.8% of all families in the city, lived below the poverty level, compared to 3.5% in Lake County and 8.2% in the Cleveland PMSA. 1,366 residents, or 2.7% of the city population, live under the poverty level, compared to 5.1% of all Lake County residents and 10.8% of all Cleveland PMSA residents.

Table 3.16 Median Household and family income 1999

<i>Income</i>	<i>Median Household Income</i>	<i>Median Family Income</i>
Mentor	\$57,230	\$60,322
Concord Twp.	\$69,256	\$77,117
Grand River	\$45,000	\$50,469
Kirtland	\$65,422	\$76,062
Kirtland Hills	\$112,421	\$144,134
Mentor on the Lake	\$44,871	\$50,802
Pville Twp.	\$51,170	\$56,175
Willoughby	\$43,387	\$53,677
Lake County	\$48,763	\$57,134
Cleveland PMSA	\$42,089	\$52,047

(US Census Bureau)

Table 3.17 Household income distribution 1999

<i>Income</i>	<i>Mentor City Households</i>	<i>%</i>	<i>% of Lake County</i>	<i>% of Cleve PMSA</i>
Less than \$10,000	575	3.1%	4.9%	9.3%
\$10,000 to \$14,999	541	2.9%	4.7%	6.2%
\$15,000 to \$24,999	1,628	8.7%	11.0%	12.8%
\$25,000 to \$34,999	1,896	10.1%	12.4%	12.8%
\$35,000 to \$49,999	3,225	17.2%	18.4%	16.7%
\$50,000 to \$74,999	4,563	24.3%	24.2%	20.1%
\$75,000 to \$99,999	3,320	17.7%	13.0%	10.7%
\$100,000 to \$149,999	2,385	12.7%	8.4%	7.3%
\$150,000 to \$199,999	348	1.9%	1.5%	1.9%
\$200,000 or more	277	1.5%	1.5%	2.1%

(US Census Bureau)

Household: A household includes all the people who occupy a housing unit as their usual place of residence and a person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person present, any household member 15 years old and over can serve as the householder for the purposes of the Census.

Family Household: A family consists of two or more people, one of whom is the householder, related by birth, marriage, or adoption and residing in the same housing unit.

Non-family Household: A non-family consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.

Source: US Census Bureau

There were 256 senior citizens living under the poverty level – 4.4% of those in poverty – while 5.4% of those living under the poverty level in Lake County are seniors. Female-headed single parent households usually make up the bulk of family types living under the poverty level, ninety-nine such households live under the poverty level in Mentor (Table 3.18).

To determine qualification for loans and grants, HUD considers the number of households who are very low, low or moderate income. 36.6% of households in Mentor City meet the HUD definition of moderate, low or very low income households (Table 3.19).

Table 3.18 Poverty status: persons 1999

Group	Mentor City		% of Lake County	% of Cleve PMSA
	Number	%		
All persons under poverty level	1,366	2.7%	5.1%	10.8%
Persons in poverty: ≤17 years	407	3.2%	6.8%	15.9%
Persons in poverty: 18-64 years	703	2.3%	4.3%	9.3%
Persons in poverty: ≥65 years	256	4.4%	5.4%	8.2%
All families under poverty level	*259	*1.8%	*3.5%	*8.2%
Families in poverty: married w/children ≤18	*51	*0.9%	*6.0%	*13.1%
Families in poverty: female HH w/children ≤18	*99	*10.7%	*21.0%	*34.0%

* = Number or percentage of all families under the poverty level; not number or percentage of all persons
 HH = householder, no partner of opposite sex present
 (US Census Bureau)

Table 3.19 Moderate, low and very low income households 2000

Household attribute	Households	% of households
Total households	18,758	100%
Mod. income (51- 80%)	3,127	16.7%
Low income (36-50%)	2,004	10.6%
Very low income (≤35%)	1,741	9.3%
Total households ≤80%	6,872	36.6%

(US Census Bureau)

3.8 RACE AND ETHNICITY

Table 3.20 Race and ethnicity 2000

Industry	Mentor	Concord Twp	Grand River	Kirtland	Kirtland Hills	Mentor on the Lake	Painesville Twp.	Willoughby	Lake County	Cleveland PMSA
White	97.3%	97.5%	99.4%	98.5%	98.2%	97.1%	96.4%	96.5%	95.4%	76.9%
Black / African-American	0.6%	0.5%	0.0%	0.3%	0.3%	0.8%	1.6%	0.7%	2.0%	18.5%
Native American / Alaskan	0.0%	0.1%	0.0%	0.1%	0.0%	0.1%	0.1%	0.0%	0.1%	0.2%
Asian	1.2%	1.0%	0.6%	0.4%	0.2%	0.7%	0.6%	0.6%	0.9%	1.4%
Hawaiian / Pacific Islander	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%
Other	0.2%	0.1%	0.0%	0.0%	0.0%	0.3%	0.4%	0.1%	0.7%	1.4%
Two or more races	0.6%	0.8%	0.0%	0.0%	1.3%	1.0%	1.0%	0.9%	0.9%	1.6%

(US Census Bureau)

Table 3.21 Hispanic/Latino population 2000

Industry	Mentor	Concord Twp	Grand River	Kirtland	Kirtland Hills	Mentor on the Lake	Painesville Twp.	Willoughby	Lake County	Cleveland PMSA
Hispanic or Latino	0.7%	0.5%	0.3%	0.6%	0.5%	1.2%	1.1%	0.7%	1.7%	3.3%
Not Hispanic or Latino	99.3%	99.5%	99.7%	99.4%	99.5%	98.8%	98.9%	99.3%	98.3%	96.7%

3.9 GROWTH

Any estimate of future population is faced with the task of also predicting social and economic trends that can affect the components of population change. As such, Table 3.22 indicates four projection data sets.

Table 3.22 Projected population 2010-2030

Year	LCPC (low)	LCPC (medium)	LCPC (high)	NOACA/ODOD projection
2000	50,278	50,278	50,278	50,278
2010	54,780	55,501	59,962	* 51,836
2020	58,886	60,040	66,732	* 51,976
2030	n/a	n/a	n/a	* 51,487

LCPC projections were calculated in 2003 using linear regression

Constrained by the decreasing amount of vacant buildable residential property and the requirements of the city’s zoning regulations, it is projected that the maximum population of the city will not exceed 55,000 people. That figure is based on household size stabilizing near 2.5 persons per household and the maximum density of residential development not changing substantially.

Barring major changes in fuel prices, locations of new employment centers and home-buyer preference trends that may continue to the near future include:

- Continued decrease in fertility rates and household sizes, which would impact built-out inner ring suburbs.
- Continued development in urban fringe areas, not from those leaving Cleveland or pre-WWII era suburbs, but rather families moving from inner and middle-ring suburbs to more exurban areas.
- Continued growth in the southern and western United States.

Table 3.21 is provided for comparison purposes. Similar to Mentor, the data for the communities shown indicate low growth rates through 2030.

Table 3.21 Projected population 2010-2030

Year	Mentor	Willoughby	Concord	Kirtland	Pville Twp.
1950	8,432	10,967	1,440	1,723	6,102
1960	24,548	15,058	3,860	4,709	10,316
1970	36,912	18,634	5,948	5,530	10,870
1980	42,065	19,329	10,335	5,969	12,348
1990	47,358	20,510	12,432	5,881	13,218
2000	50,278	22,621	15,282	6,670	15,123
*2010	51,836	23,978	17,176	7,210	16,445
*2020	51,976	24,049	17,478	7,232	16,496
*2030	51,847	23,801	17,260	7,153	16,314

** - projected population (ODOD, NOACA)*