

6.1 INTRODUCTION

The housing element of the Comprehensive Plan establishes policy to guide development, maintenance, and redevelopment of housing resources in the City of Mentor. The aim of the housing element is to ensure that all current and future residents have access to safe, habitable, and affordable housing in livable neighborhoods; that the existing housing stock remains viable and desirable; and that housing types and residential community's appealing to a broader range of lifestyles and age groups are provided.

A typical housing element in a comprehensive plan includes an inventory of existing housing, a determination of future housing needs, and addresses concerns such as affordability, substandard housing, and issues affecting lower income residents. This plan addresses those topics, but also highlights broader concerns - the effects of shifting demographics, changing lifestyles, and evolving homebuyer preferences; the role of housing in urban life; and retaining and attracting residents by providing a variety of housing choices and experiences.

The housing element is closely tied to other elements of the Comprehensive Plan. All of the elements touch on factors contributing to the quality of life of residential neighborhoods found in the City. More in-depth analysis and discussion of land use, transportation, and recreational needs can be found in other Comprehensive Plan elements.

The City of Mentor is divided into 10 census tracts (Map 6.1). Census tracts are geographic divisions of larger political unit that U.S. Census department created for demographic purposes. The census tracts have population, economic, housing, and social data attached to them. This data allows us to analyze smaller parts of the city and compare different parts of the community. This chapter will be comparing the housing data.

6.2 HOUSING INVENTORY

“Age” – The age of the housing stock in Mentor is relatively young compared to the remainder of Lake County. Using data from the 2000 Census as the baseline, the largest proportion of the housing in Mentor is between 20 to 30 years old. The second largest segment is the 30 to 40 age bracket and third is 10 to 20 years old (see table 6.1 and 6.2). All three groups are fairly even. They are only divided by 3.1%. 10.1% of the housing in Mentor is more than 50 years old and 14% is less than 10 years old. This data is consistent with the 2007 estimate as indicated in Table 6.2

In contrast, the housing in the remainder of Lake County is fairly evenly distributed among all age categories. The County, in general, has a higher percentage of older homes than Mentor.

The age of the housing stock is directly related to the need for housing maintenance and the numbers of substandard houses in the city. Since most of the housing has been built in recent years and the City has a property maintenance code for all residential units, blight has not been a concern in the city. In addition, the City has a rental inspection and apartment inspection programs.

Table 6.1 Decade housing unit constructed

<i>Decade built</i>	<i>Mentor City</i>		<i>Lake County</i>		<i>Cleveland PMSA</i>	
	<i>Number of units</i>	<i>% of total units</i>	<i>Number of units</i>	<i>% of total units</i>	<i>Number of units</i>	<i>& of total units</i>
1999-2000	158	0.8%	1,180	1.3%	11,075	1.2%
1995-98	890	4.6%	5,159	5.5%	35,874	3.8%
1990-94	1,656	8.6%	6,080	6.5%	40,612	4.3%
1980-89	3,510	18.2%	10,429	11.2%	66,212	6.9%
1970-79	4,110	21.3%	17,579	18.8%	128,921	13.5%
1960-69	3,867	20.0%	15,854	17.0%	143,945	15.1%
1950-59	3,167	16.4%	19,925	21.3%	185,819	19.4%
1940-49	808	4.2%	6,696	7.2%	107,646	11.3%
Prior to 1939	1,135	5.9%	10,585	11.3%	235,044	24.6%

(US Census Bureau)

Table 6.2 Decade housing unit constructed, Estimate 2007

<i>Decade built</i>	<i>Mentor City</i>		<i>Lake County</i>		<i>Cleveland PMSA</i>	
	<i>Number of units</i>	<i>% of total units</i>	<i>Number of units</i>	<i>% of total units</i>	<i>Number of units</i>	<i>% of total units</i>
2005-07	191	0.95%	1,350	1.35%	10,110	1.01%
2000-04	660	3.29%	5,302	5.32%	42,741	4.29%
1990-99	2,612	13.02%	12,014	12.05%	76,953	7.72%
1980-89	3,510	17.50%	10,429	10.46%	66,212	6.64%
1970-79	4,110	20.49%	17,579	17.63%	128,921	12.93%
1960-69	3,867	19.28%	15,854	15.90%	143,945	14.43%
1950-59	3,167	15.79%	19,925	19.98%	185,819	18.63%
1940-49	808	4.03%	6,696	6.71%	107,646	10.79%
Prior to 1939	1,135	5.66%	10,585	10.61%	235,044	23.57%

(US Census Bureau, 2007 Estimate)

Table 6.3 and Maps 6.2 displays the number of housing units in 1970, 1980, 1990 and 2000 by census tract. Since 1960 there has been a 172% increase in housing units indicating a tremendous amount of development. The largest percentage of that increase occurred between 1960 and 1970. In 1970 there were 10,385 housing units. That number increased to 14,123 by 1980, a 36% increase throughout the city. Between 1980 and 1990 the percentage increase was 22% and it increased by 12.4% between 1990 and 2000.

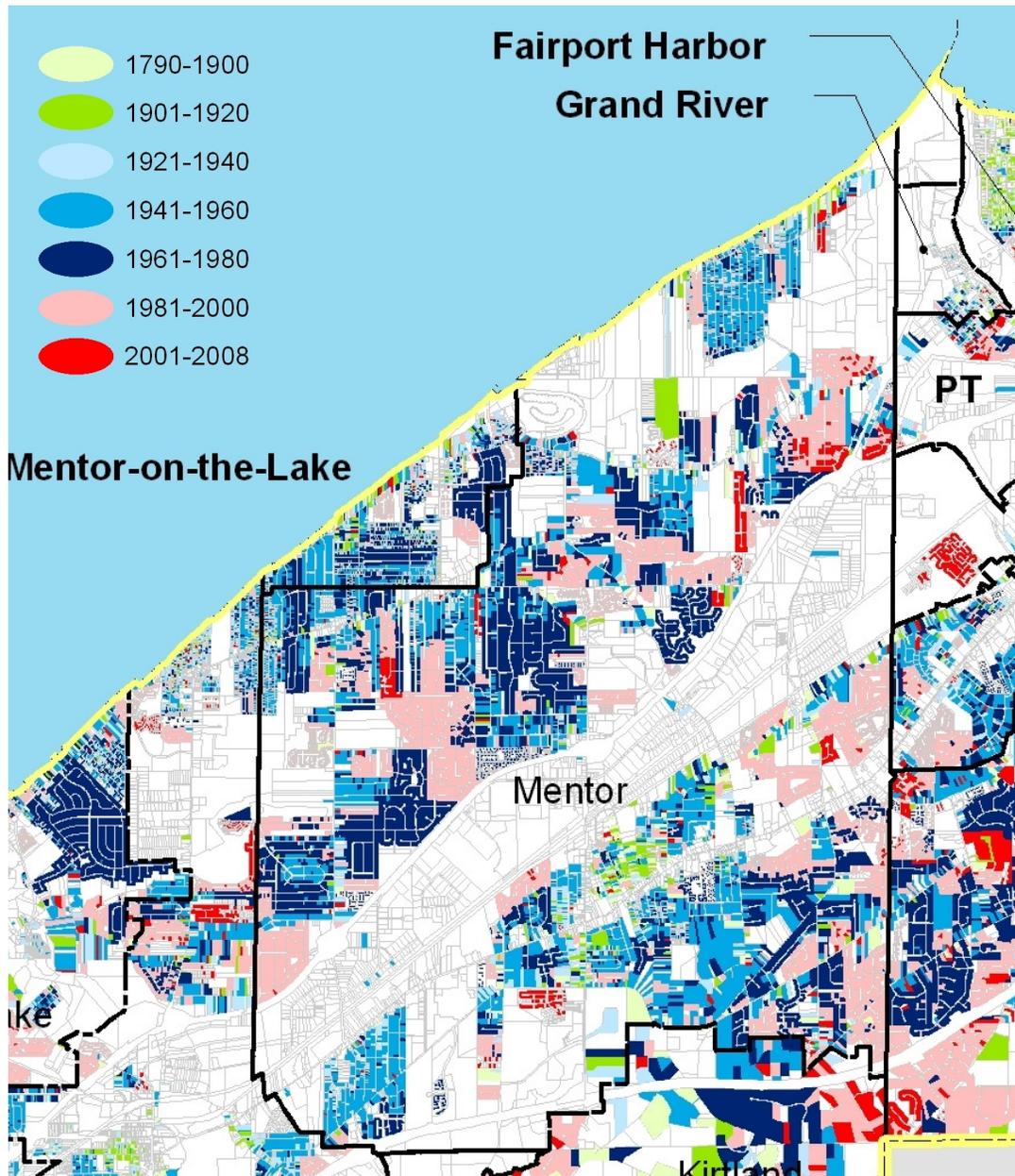
Table 6.3 Housing Units per decade, estimate 2007

Decade built	Mentor City			Lake County		
	Number of units	Change # of Units	% Change	Number of units	Change # of Units	% Change
1960	6,319			37,453		
1970	10,385	4,068	64.4%	47,100	9,647	25.89%
1980	14,123	3,738	36.0%	61,044	13,944	29.62%
1990	17,172	3,049	21.6%	84,658	23,614	38.68%
2000	19,301	2,129	12.4%	93,487	8,829	10.42%
2007	19,955	654	3.4%	98,049	4,562	4.88%

(US Census Bureau, 2007 Estimate)

Rates of growth and new construction have varied not only with time, but also from area to area within the City. Each census tract has grown at different rates and those rates have fluctuated with time (Table 6.3, Map 6.3). The most units built prior to 1939 were in tract 2034 (Map 6.1). As shown in the green shading on Map 6.3, this is the historic center of the center and was once Mentor Village.

Map 6.3: Year Structure Built, Lake County



Tract 2026 lead in having most housing starts from 1940 to 1959. Housing starts then shifted to tract 2028 during the 1960's and then to tract 2030 in the 1970's. Tract 2035 was the leader from 1980 to 1994. Housing shifted to tract 2027 in the last decade with developments along Lakeshore Blvd.

Tract 2026 has the highest percent of units built in the City prior to 1959. 10.75% of the 1,135 units built prior to 1939, 21.53% of the 808 units built between 1940 and 1949 and 20.65% of the 3,167 units built between 1950 and 1959 were built in census tract 2026. This is a development pattern typical of Post WWII bedrooms such as Wickliffe and Willowick.

Census Tract 2029 has developed over the years at a constant rate. It has had double digit percentages of no less than 13.19% and no more than 18.99% for 7 out of the 9 time periods listed. As of the 2000 Census, tract 2030 had the highest percentage of housing units in Mentor at 14.39% (Table 6.4).

Table 6.4 Percent of Units Built by Decade and by Census Tract											
<i>Mentor</i>		<i>Tract 2026</i>	<i>Tract 2027</i>	<i>Tract 2028</i>	<i>Tract 2029</i>	<i>Tract 2030</i>	<i>Tract 2031</i>	<i>Tract 2032</i>	<i>Tract 2033</i>	<i>Tract 2034</i>	<i>Tract 2035</i>
Decade built	# of units	%	%	%	%	%	%	%	%	%	%
1999-2000	158	0.00%	47.47%	5.06%	18.99%	7.59%	0.00%	0.00%	11.39%	8.23%	1.27%
1995-98	890	4.83%	27.42%	12.58%	16.40%	15.96%	0.00%	2.58%	2.36%	1.24%	16.63%
1990-94	1,656	4.11%	9.12%	15.46%	20.59%	13.53%	0.54%	3.50%	2.78%	2.36%	28.02%
1980-89	3,510	3.22%	12.93%	10.14%	18.60%	13.87%	3.30%	4.56%	1.17%	4.30%	27.89%
1970-79	4,110	1.90%	12.09%	8.47%	9.15%	30.54%	0.15%	13.28%	2.41%	8.83%	13.19%
1960-69	3,867	9.44%	9.36%	27.41%	13.19%	9.03%	0.16%	9.96%	4.76%	9.08%	7.63%
1950-59	3,167	20.65%	5.21%	11.46%	15.88%	6.73%	0.66%	12.06%	5.75%	17.84%	3.76%
1940-49	808	21.53%	2.23%	7.30%	15.97%	3.59%	1.11%	14.60%	12.25%	15.72%	5.69%
Prior to 1939	1,135	10.75%	6.43%	5.99%	7.49%	5.81%	2.11%	9.25%	12.16%	33.13%	6.87%
Total	19,301	8.38%	10.56%	13.63%	14.37%	14.39%	0.99%	9.21%	4.29%	10.34%	13.85%

(US Census Bureau)

Mentor has had a huge impact on the housing stock of Lake County (Table 6.5). 20.65% of the housing built in Lake County is located in Mentor. Mentor has accounted for at least 10% of the new housing starts and it was averaging 25.74% from 1960 to 1999. It reached its peak during the time period of 1980 to 1989 when Mentor accounted for almost 34% of new housing starts.

Table 6.5 Percentage of Mentor Units Constructed by Decade			
	<i>Mentor</i>	<i>Lake County</i>	<i>Percent of Mentor</i>
Decade built	# of units	# of units	Units
1999-2000	158	1,180	13.39%
1995-98	890	5,159	17.25%
1990-94	1,656	6,080	27.24%
1980-89	3,510	10,429	33.66%
1970-79	4,110	17,579	23.38%
1960-69	3,867	15,854	24.39%
1940-59	3,167	19,925	15.89%
1940-49	808	6,696	12.07%
Prior to 1939	1,135	10,585	10.72%
Total	19,301	93,487	20.65%

(US Census Bureau)

Housing Types

The housing stock in Mentor has been primarily single family since the incorporation of the City in the early 1960's. In 1960 approximately 97% of the homes in the area that would become Mentor City were single family. By 1970 the percentage of single family units had decreased to 85%.

In the 20 years after the 1970's, the composition of the housing did not change significantly. The percentage of single family homes in 1980 was approximately 80%. In 2000 Mentor's housing composition was as follows: 79.2% single family-detached, 7.8% single family-attached, 12.1% multi-family and 0.9% mobile home (Table 6.6, 6.7).

Table 6.6 Single-Family Units by Community

<i>Community</i>	<i>Number of single-family units</i>	<i>Percentage</i>
Mentor	15,278	79.2%
Concord Twp.	4,450	75.5%
Grand River	108	93.1%
Kirtland	2,216	86.6%
Kirtland Hills	237	97.5%
Mentor on the Lake	2,286	67.1%
Painesville Twp.	4,332	70.9%
Willoughby	5,353	50.0%
Lake County	68,094	72.8%
Cleveland PMSA	611,865	64.1%
<i>(US Census Bureau)</i>		

Map 6.4: Single Family Construction

NEW SINGLE FAMILY HOMES COMPREHENSIVE PLAN

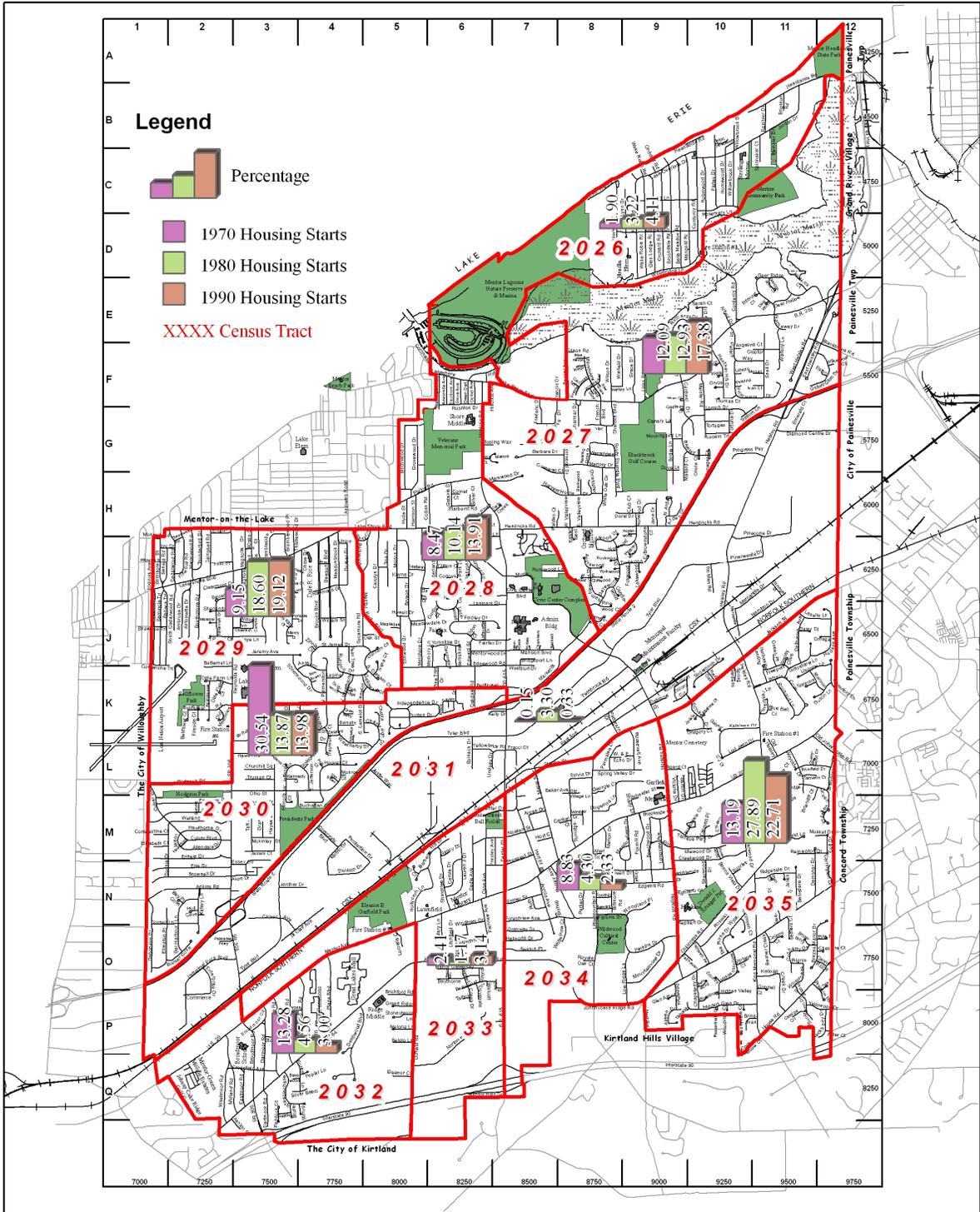


Table 6.7 Housing Unit Types

Units in the Structure	Mentor City		Lake County		Cleveland PMSA	
	Number of Units	Percentage	Number of Units	Percentage	Number of Units	Percentage
1 Unit, Detached	15,278	79.2%	68,094	72.8%	611,865	64.1%
1 Unit, Attached	1,505	7.8%	5,549	6.3%	52,285	5.5%
2 Units	112	0.6%	1,573	1.7%	70,934	7.4%
3 or 4 Units	513	2.7%	2,194	2.3%	33,702	3.5%
5 to 9 Units	447	2.3%	3,875	4.1%	37,657	3.9%
10 to 19 Units	531	2.8%	3,575	3.8%	41,359	4.3%
20 or more units	560	2.9%	5,999	6.4%	92,180	9.7%
Mobile Homes	355	0.9%	2,329	2.5%	14,996	1.6%
Boat, RV, van, Etc.	0	0.0%	9	0.0%	170	0.0%

(US Census Bureau)

It is unlikely that the composition of the housing stock will change substantially during the foreseeable future. A charter amendment adopted in 1977 requires a voter referendum on changes of zoning to the multi-family zoning district. There is very little undeveloped multi-family zoned land left within Mentor, and it is unlikely that any land would be rezoned to multi-family. This plan recommends multi-family zoning strategies strictly as part of mixed use development proposals.

Table 6.8 details housing types per tract. Census tract 2026 has the least amount of housing units, but it is predominately single family units. 98.9% of the units are single family units. Census tract 2032 has the second least amount of housing units, but unlike tract 2026, it is not dominated by single family units. 40.5% of the units are multi-family and 6.6% are mobile homes.

Table 6.8 Percent of Unit Types by Census Tract

<i>Mentor</i>		<i>Tract 2026</i>	<i>Tract 2027</i>	<i>Tract 2028</i>	<i>Tract 2029</i>	<i>Tract 2030</i>	<i>Tract 2031</i>	<i>Tract 2032</i>	<i>Tract 2033</i>	<i>Tract 2034</i>	<i>Tract 2035</i>
<i>Unit Type</i>	<i>%</i>	<i>%</i>	<i>%</i>	<i>%</i>	<i>%</i>	<i>%</i>	<i>%</i>	<i>%</i>	<i>%</i>	<i>%</i>	<i>%</i>
1 Unit, Detached	79.2%	98.9%	95.8%	76.3%	86.5%	73.6%	60.2%	46.7%	72.8%	68.9%	88.0%
1 Unit, Attached	7.8%	0.60%	2.90%	8.90%	10.7%	15.7%	39.8%	5.8%	0.70%	10.1%	3.10%
2 Units	0.60%	0.10%	0.30%	0.60%	0.00%	0.00%	0.00%	0.00%	1.00%	3.00%	0.80%
3 or 4 Units	2.70%	0.00%	0.10%	3.30%	0.30%	7.50%	0.00%	0.40%	3.00%	8.90%	0.00%
5 to 9 Units	2.30%	0.00%	0.80%	1.90%	0.30%	1.70%	0.00%	13.2%	2.20%	3.70%	0.00%
10 to 19 Units	2.80%	0.00%	0.10%	5.40%	0.00%	1.30%	0.00%	15.6%	2.20%	2.70%	0.00%
20 or more units	2.90%	0.04%	0.00%	3.50%	1.80%	0.00%	0.00%	11.7%	18.10%	2.80%	0.00%
Mobile Homes	0.90%	0.00%	0.00%	0.30%	0.40%	0.30%	0.00%	6.60%	0.00%	0.00%	8.00%
Boat, RV, van, Etc.	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Total units in City	19,301	8.38%	10.56%	13.63%	14.37%	14.39%	0.99%	9.21%	4.29%	10.34%	13.85%

(US Census Bureau)

Table 6.9 notes the percentage of housing types per census tract in relation to the City’s entire housing stock. 15,278 single family units (1 unit, detached) are evenly spread out through out census tracts 2026, 2027, 2028, 2029, 2030 and 2035. Tracts 2029 and 2035 have the most single family units while tracts 2032 and 2033 have the least.

There are 2,163 multi-family units in the City of Mentor with most of those units located in census tract 2032. Census tract 2032 has over 50% of 5 to 19 unit buildings and 37.14% of the units that are located in buildings that have twenty or more units together. The proximity to employment, public transportation and shopping make tract 2032 a suitable location for multi-family development.

The majority of the mobile homes are located in census tract 2035 (60.28%) and census tract 2032. Census tract 2031, which is located between SR 2 and the railroad tracts, has the least amount of housing units. This tract is located on land that has been zoned industrial. The limited amount of housing that existed in this tract has been slowly converted into commercial, industrial or office uses or been removed. This trend will continue into the foreseeable future.

Table 6.9 Percent of Unit Types by Census Tract Relative to Entire City

Mentor		Tract	Tract	Tract	Tract	Tract	Tract	Tract	Tract	Tract	Tract
Unit Type	# of units	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
		%	%	%	%	%	%	%	%	%	%
1 Unit, Detached	15,278	10.46%	12.79%	13.13%	15.71%	13.38%	0.75%	5.43%	3.95%	9.00%	15.40%
1 Unit, Attached	1,505	0.66%	3.92%	15.48%	19.67%	28.97%	5.05%	6.84%	0.40%	13.42%	5.58%
2 Units	112	1.79%	5.36%	13.39%	0.00%	0.00%	0.00%	0.00%	7.14%	52.68%	19.64%
3 or 4 Units	513	0.00%	0.39%	16.76%	1.75%	40.35%	0.00%	1.36%	4.87%	34.50%	0.00%
5 to 9 Units	447	0.00%	3.58%	11.19%	2.01%	10.29%	0.00%	52.35%	4.03%	16.55%	0.00%
10 to 19 Units	531	0.00%	0.38%	26.74%	0.00%	6.97%	0.00%	52.35%	3.39%	10.17%	0.00%
20 or more units	560	1.25%	0.00%	16.25%	8.75%	0.00%	0.00%	37.14%	26.79%	9.82%	0.00%
Mobile Homes	355	0.00%	0.00%	1.97%	2.82%	1.97%	0.00%	32.96%	0.00%	0.00%	60.28%
Boat, RV, van, Etc.	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Total	19,301	8.38%	10.56%	13.63%	14.37%	14.39%	0.99%	9.21%	4.29%	10.34%	13.85%

(US Census Bureau)

Housing Size

The decennial Census does not collect data for house square footage. Instead, the Census looks at rooms (living rooms, family rooms, bedrooms, kitchens, dining rooms, but not “three season rooms”, bathrooms or closets). Table 6.10 provides a comprehensive comparison of rooms per unit for Mentor and surrounding communities.

Table 6.10 Rooms per unit

Community	1-3 rooms		4 rooms		5 rooms		6 rooms		7 rooms		8 rooms		9+ rooms		Med rooms
	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	
Mentor	535	2.8%	1,473	7.6%	3,059	15.8%	4,152	21.5%	3,920	20.3%	3,605	18.7%	2,557	13.2%	6.6
Concord Township	17	0.3%	331	5.6%	654	11.1%	1,090	18.5%	1,089	18.5%	1,276	21.6%	1,439	24.4%	7.4
Grand River Village	4	3.4%	18	15.5%	16	13.8%	28	24.1%	16	13.8%	25	21.6%	9	7.8%	6.3
Kirtland	125	4.9%	197	7.7%	236	9.2%	444	17.4%	514	20.1%	467	18.3%	575	22.5%	7.0
Kirtland Hills Village	4	1.6%	4	1.6%	8	3.3%	32	13.2%	26	10.7%	45	18.5%	124	51.0%	8.4
Mentor-on-the-Lake	382	11.2%	438	12.9%	795	23.3%	828	24.3%	542	15.9%	281	8.3%	139	4.1%	5.6
Painesville Township	519	6.7%	1,027	13.2%	1,465	18.8%	1,959	25.2%	1,448	18.6%	807	10.4%	551	7.1%	6.0
Willoughby	1,394	13.0%	2,004	18.7%	2,325	21.7%	2,153	20.1%	1,332	12.4%	866	8.1%	634	5.9%	5.5
Lake County	6,857	7.3%	10,660	11.4%	18,369	19.6%	21,000	22.5%	15,876	17.0%	11,430	12.2%	9,295	9.9%	6.1

For each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodgers' rooms. Excluded is strip or pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

Census data may vary from Lake County Planning Commission data

(US Census)

Table 6.11 notes the median number of rooms of 6.6 rooms in Mentor. This is above the median number of rooms in Lake County, which is 6.1 rooms and the Cleveland PMSA, which is 5.8 rooms.

The neighboring communities with the largest dwelling sizes, based on rooms per unit, include Kirtland Hills Village (8.4 rooms), Concord Township (7.4), and Kirtland (7.0) (Table 6.10)

The neighboring communities with the lowest median rooms per dwelling include Willoughby (5.5), Mentor on the Lake (5.6) and Painesville Township. These three communities are below the Lake County Median Number of 6.1 rooms. Willoughby (5.5) and Mentor-on-the-Lake (5.6) are communities with a large number of apartments or pre-World War II housing stock. Median rooms per dwelling in Grand River (6.3) is slightly lower than Mentor and slightly above the county median (6.1)

While the median number of rooms in Mentor is 6.6, not all of the census tracts in the city meet or exceed the median (Table 6.12). Six out ten census tracts are below median number of rooms. Two of the tracts do not meet or exceed the median number of rooms for the county (6.1) or the Cleveland PMSA (5.8). Tract 2026, whose median number of rooms is 5.8, has the largest amount of homes built prior to 1960 and tract 2032, whose median number of rooms is 5.2, has a low percentage of single family units and has various other types of housing units such as apartments, attached condominiums and mobile homes.

Even as household sizes shrunk, the number of bedrooms in a dwelling rose. In 1980, 65.5% of all dwellings in the county had three or more bedrooms; in 2000, 69.6% had three or more bedrooms (Table 6.13) Between 1980 and 2000, the number of homes in the county with three bedrooms rose by 23.8%, those with four bedrooms by 57.2%, and those with five or more bedrooms by 64.6%,

Table 6.11 Median Number of Rooms

<i>Community</i>	<i>Median Number of Rooms</i>
Mentor	6.6
Concord Twp.	7.4
Grand River	6.3
Kirtland	7.0
Kirtland Hills	8.4
Mentor on the Lake	5.6
Painesville Twp.	6.0
Willoughby	5.5
Lake County	6.0
Cleveland PMSA	5.8

(US Census Bureau)

Table 6.12 Median Number of Rooms by Census Tract

<i>Census tract</i>	<i>Median Number of Rooms</i>
2026	5.8
2027	7.6
2028	6.3
2029	6.7
2030	6.9
2031	6.3
2032	5.2
2033	6.3
2034	6.2
2035	7.5
Entire City	6.6

(US Census Bureau)

Table 6.13 Number of bedrooms

Community	No bedrooms		1 bedroom		2 bedrooms		3 bedrooms		4 bedrooms		5+ bedrooms		Median BRs
	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	
Mentor	43	0.2%	487	2.5%	3,276	17.0%	9,791	50.7%	5,067	26.3%	637	3.3%	3.1
Concord Township	0	0.0%	17	0.3%	876	14.9%	2,529	42.9%	2,149	36.4%	325	5.5%	3.3
Grand River Village	0	0.0%	9	7.8%	25	21.6%	48	41.4%	26	22.4%	8	6.9%	3.0
Kirtland	17	0.7%	158	6.2%	313	12.2%	1,125	44.0%	795	31.1%	150	5.9%	3.2
Kirtland Hills Village	0	0.0%	2	0.8%	16	6.6%	86	35.4%	88	36.2%	51	21.0%	3.7
Mentor-on-the-Lake	41	1.2%	377	11.1%	928	27.3%	1,684	49.5%	370	10.9%	5	0.1%	2.6
Painesville Township	48	0.6%	551	7.1%	1,952	25.1%	3,793	48.8%	1,256	16.2%	176	2.3%	2.8
Willoughby	127	1.2%	1,502	14.0%	3,616	33.8%	4,040	37.7%	1,223	11.4%	200	1.9%	2.5
Lake County	775	0.8%	6,913	7.4%	20,708	22.2%	44,626	47.7%	17,877	19.1%	2,588	2.8%	2.9

(US Census)

Mentor, which has 3.1 median number of bedrooms, is above the county median number of bedrooms, which is 2.9 (Table 6.13). Communities with dwellings that have more bedrooms than Mentor include Kirtland Hills Village (3.7 bedrooms), Kirtland (3.2) and Concord Township (3.3).

Communities lower than Mentor and Lake County in amount of median bedrooms per unit include Painesville Township (2.8 bedrooms), Willoughby (2.5), and Mentor-on-the-Lake (2.6). Grand River, with 3.0 median bedrooms, is lower than Mentor, but higher than Lake County.

Housing Value

US Census statistics, as used in this element, tend to underestimate the price of real estate in a community. Respondents may be unaware of market conditions affecting the value of their property, or may state the value of their property as the original list price from years ago.

The estimated median value of a house in Lake County is \$144,100 (Table 6.14). In 2006, the value increased to \$177,00 (Crain's Business 11-19-2006).

Table 6.14 Median Home Values

Community	1990 Median Home Value	2000 Median Home Value	Δ% 1990-2000
Mentor	\$89,500	\$144,100	+61%
Concord Twp.	\$112,200	\$179,600	+60%
Grand River	\$72,000	\$119,300	+66%
Kirtland	\$113,200	\$204,100	+80%
Kirtland Hills	\$252,900	\$389,300	+54%
Mentor on the Lake	\$66,600	\$115,600	+74%
Painesville Twp.	\$73,584	\$127,778	+74%
Willoughby	\$72,700	\$114,300	+77%
Lake County	\$73,900	\$127,900	+73%

(US Census Bureau)

The most expensive housing near Mentor is found south of Interstate 90, in the wealthy estate communities of Kirtland Hills, affluent Kirtland and Concord Township. Home values in the other neighboring communities are below the median value of Mentor. Mentor and most of its neighboring communities have experienced at least 60% increase in the median home values between 1990 Census and Census 2000. Kirtland Hills is the only exception. Its \$136,400 increase only accounted for a change of 54%.

Table 6.15 shows that only four of the ten census tracts are above the median home value of \$144,100, but nine out of ten census tracts are above the county median home value of \$127,900. Most of the below median home value tracts are between 91% and 99% of the median home value of the city. Only census tract 2026, at 66% of the Mentor City median home value, is significantly below the city median home value. In fact, it only increased by 7.5% since the 1990 census of median home values in the City of Mentor.

Table 6.15 Median Home Value by Census Tract

<i>Census tract</i>	<i>Median Home Value</i>
2026	\$96,200
2027	\$176,500
2028	\$136,800
2029	\$130,900
2030	\$151,000
2031	\$143,300
2032	\$135,400
2033	\$157,200
2034	\$141,200
2035	\$188,100
Entire City	\$144,100

(US Census Bureau)

6.3 CONSTRUCTION, DEMANDS AND TRENDS

Vacant Land

Continued development has reduced the amount of vacant land in the city. According to the 1967 Comprehensive Plan, 62.8% of all land within the city was vacant. By 1972 the amount of vacant developable land had decreased to 42.9% or a 20% decline. In 1990, vacant land accounted for just 25.6% of all the land in the city. The majority of vacant land in the city is residentially zoned (14% residential, 3.4% commercial, 8.2% industrial). The 1960's saw the greatest reduction in the amount of vacant land and the largest increase in the number of housing units. In 1990 approximately 55% of all vacant land was residentially zoned. This represents more than 2,400 acres of land or almost 14% of all the land in the City. In 1994, a Mentor Community Development study found that available residential land had been further reduced to about 2,000 acres, 11.67% of all the land in the City.

In 2007, there was approximately 1,626.84 acres of vacant land in residentially zones areas. If necessary, local leaders may need to examine the amount of commercially zoned property and judge its value in relationship to rezoning the land to residential to continue to attract people to Mentor.

Buildout of Vacant Land

The projection of the number of new housing units is based on the continued desirability of Mentor as a place to live and raise a family. It is also based on the assumption that economic conditions will improve through 2009 (and beyond) and encouraging for new construction. While yearly economic fluctuation will influence the number of new units built each year, the general trend should be toward continued development, but at a slower pace than the previous decades. It is also assumed that no significant amount of land zoned commercial or industrial is rezoned residential, or that residentially zoned is rezoned to a higher density than three units per acre. Future rezonings to residential uses shall require open space preservation within the development site. Using the R-4 minimum lot size (22,000 sq.ft), this plan estimates approximately 2,500 single family homes can be built on the remaining vacant residentially zoned land before reaching build out.

Mentor will continue to grow and develop as a predominantly single family community. Similar to Newell Creek, future residential developments may include various types of dwelling units; single family, multi-family and senior living. This plan encourages various

styles of homes to provide a wide array of choices for college graduates, empty nesters, and those in need of assisted living.

The limited availability of land zoned for multi-family development and the required referendum for multi-family rezoning would appear to insure that trend. Mentor will continue to grow because it is a desirable place to live. Families move into Mentor to take advantage of one of the premier school systems in the state, outstanding park facilities and numerous recreation programs. They are also attracted by the low crime rate, excellent fire and emergency medical services, the generally high quality of city services, and the convenience of extensive retail facilities. Another attraction to the City of Mentor is the Lake County MRDD Board's Deepwood Facility and Deepwood Industries. These are residential and life skills centers for people with developmental disabilities. Many people with dependents with developmental disabilities like to live close by these services.

Housing Density

Each census tract in Mentor has added new units to their housing inventory since 1970. The number of housing units per acre has increased by 85.85% between 1970 Census and Census 2000 (Table 6.17). In 1970, there was just over half of a housing unit (0.58) per acre. By 2000, there were 1.07 housing units per acre. This is a result of an increase in condominium and cluster developments in the 1980s and 1990s.

Census tract 2030 and 2035 have seen the greatest amount of change over the past 30 years. Census tract 2030 had 0.47 of housing unit per acre in 1970 and it increased to 2.17 units per acre, which is 357.71% increase. Census tract 2035 had a similar experience going from 0.40 units per acre to 1.24 units per acre. The smallest percentage was for census tract 2033, which added 10.04% (Table 6.16).

Table 6.16 Percent in change in the number of housing units per acre, 1970-2000

Census tract	Δ% 1970-2000
2026	25.54%
2027	157.12%
2028	51.50%
2029	111.36%
2030	357.71%
2031	24.55%
2032	44.11%
2033	10.04%
2034	22.00%
2035	210.45%
Entire City	85.85%

(US Census Bureau)

Table 6.17 Housing Units and Density per Tract, 1970-2000

Tract	Housing Units				Acres	Square Miles	Units per Acre			
	1970	1980	1990	2000			1970	1980	1990	2000
2026	1,288	1,326	1,391	1,617	1,387.16	2.17	0.93	0.96	1.00	1.17
2027	793	1,355	1,766	2,039	2,966.13	4.63	0.27	0.46	0.60	0.69
2028	1,736	2,456	2,803	2,630	1,582.01	2.47	1.10	1.55	1.77	1.66
2029	1,312	1,750	2,401	2,773	1,555.89	2.43	0.84	1.12	1.54	1.78
2030	603	1,500	1,926	2,760	1,272.65	1.99	0.47	1.18	1.51	2.17
2031	167	124	217	208	3,165.58	4.95	0.05	0.04	0.07	0.07
2032	1,222	1,627	1,718	1,761	1,267.23	1.98	0.96	1.28	1.36	1.39
2033	767	771	806	844	1,143.39	1.79	0.67	0.67	0.70	0.74
2034	1,636	1,889	1,928	1,996	1,525.08	2.38	1.07	1.24	1.26	1.31
2035	861	1,325	2,216	2,673	2,159.76	3.37	0.40	0.61	1.03	1.24
Entire City	10,385	14,123	17,172	19,301	18,024.87	28.16	0.58	0.78	0.95	1.07
Lake County	57,485	75,167	83,194	93,487						

(US Census Bureau)

Population Density

The overall population density of Mentor has increased from 2.06 persons per acre in 1970 to 2.81 persons in 2000 (Table 6.18, 6.19). In 2000, tracts 2029 and 2030 had the highest density with approximately 5.5 persons per acre. Excluding tract 2031 (Tyler Blvd.), tracts 2033 and 2027 have the lowest population densities.

While the City has added new housing units and increased the housing unit density by 85%, the population density has increased by only 36% indicative of a 1980's large lot suburban type development pattern and a decrease in household and family sizes (Table 6.19).

Furthermore, Table 6.16 indicates four census tracts that increased the amount of housing units by greater than 100%, but there are only two that have exceeded 100% increases in population density (Table 6.18). Even with population growth, four tracts have even seen the population density per acre decrease since 1970.

Table 6.18 Percent change in population density per acre, 1970-2000

Census tract	Δ% 1970-2000
2026	-18.64%
2027	85.71%
2028	6.91%
2029	46.07%
2030	212.30%
2031	-15.79%
2032	3.37%
2033	-7.88%
2034	-14.58%
2035	174.22%
Entire City	36.41%

(US Census Bureau)

Table 6.19 Population and density per tract, 1970-2000

Tract	Population				Acres	Sq. Miles	Persons per Acre			
	1970	1980	1990	2000			1970	1980	1990	2000
2026	5,321	4,377	4,097	4,328	1,387.16	2.17	4.13	3.40	3.18	3.36
2027	3,119	4,665	5,525	5,784	2,966.13	4.63	1.05	1.57	1.86	1.95
2028	6,282	7,277	7,479	6,726	1,582.01	2.47	3.62	4.19	4.31	3.87
2029	5,007	5,474	6,807	7,319	1,555.89	2.43	3.82	4.17	5.19	5.58
2030	2,380	5,013	5,868	7,433	1,272.65	1.99	1.87	3.94	4.61	5.84
2031	600	345	473	510	3,165.58	4.95	0.19	0.11	0.15	0.16
2032	3,633	3,884	3,777	3,756	1,267.23	1.98	2.97	3.18	3.09	3.07
2033	2,319	2,070	1,972	2,136	1,143.39	1.79	2.03	1.81	1.72	1.87
2034	5,492	5,131	4,874	4,702	1,525.08	2.38	3.36	3.14	2.98	2.87
2035	2,759	3,829	6,486	7,584	2,159.76	3.37	1.28	1.77	3.00	3.51
Entire City	36,912	42,065	47,358	50,278	18,024.87	28.16	2.06	2.35	2.65	2.81
Lake County	197,200	212,801	215,499	227,511	147,840.00	231	1.33	1.44	1.46	1.54

(US Census Bureau)

6.4 OWNERSHIP AND RENTAL TRENDS

Value Rents

To rent a home or apartment in the City of Mentor, the median cost would be \$700 per month (Table 6.20). This cost is the second highest amongst its neighbors with only Concord Township being slightly higher at \$707 per month. The median rent in Mentor is also \$77 higher than the median rent value in Lake County.

Table 6.20 Median Rent Values Census 2000

<i>Community</i>	<i>2000 Median Rent</i>
Mentor	\$700
Concord Twp.	\$707
Grand River	\$634
Kirtland	\$621
Kirtland Hills	\$575
Mentor on the Lake	\$657
Painesville Twp.	\$603
Willoughby	\$656
Lake County	\$623

(US Census Bureau)

Table 6.21 Median Rent Value by Census Tract Census 2000

<i>Census tract</i>	<i>Median Rent Value</i>
2026	\$724
2027	\$754
2028	\$735
2029	\$824
2030	\$810
2031	\$530
2032	\$667
2033	\$595
2034	\$657
2035	\$461
Entire City	\$700

(US Census Bureau)

While the median rental value is higher than most of its neighbors and higher than

Lake County's median rental value, there are census tracts that are below the neighboring communities and below the median

rental value of Lake County (Table 6.21). Census tract 2035 is 65% of the median rent value and census tract 2033 is 85% of the rental value. Census tract 2031 is also showing lower value, but there is a limited amount of housing in this tract, so the numbers may be distorted.

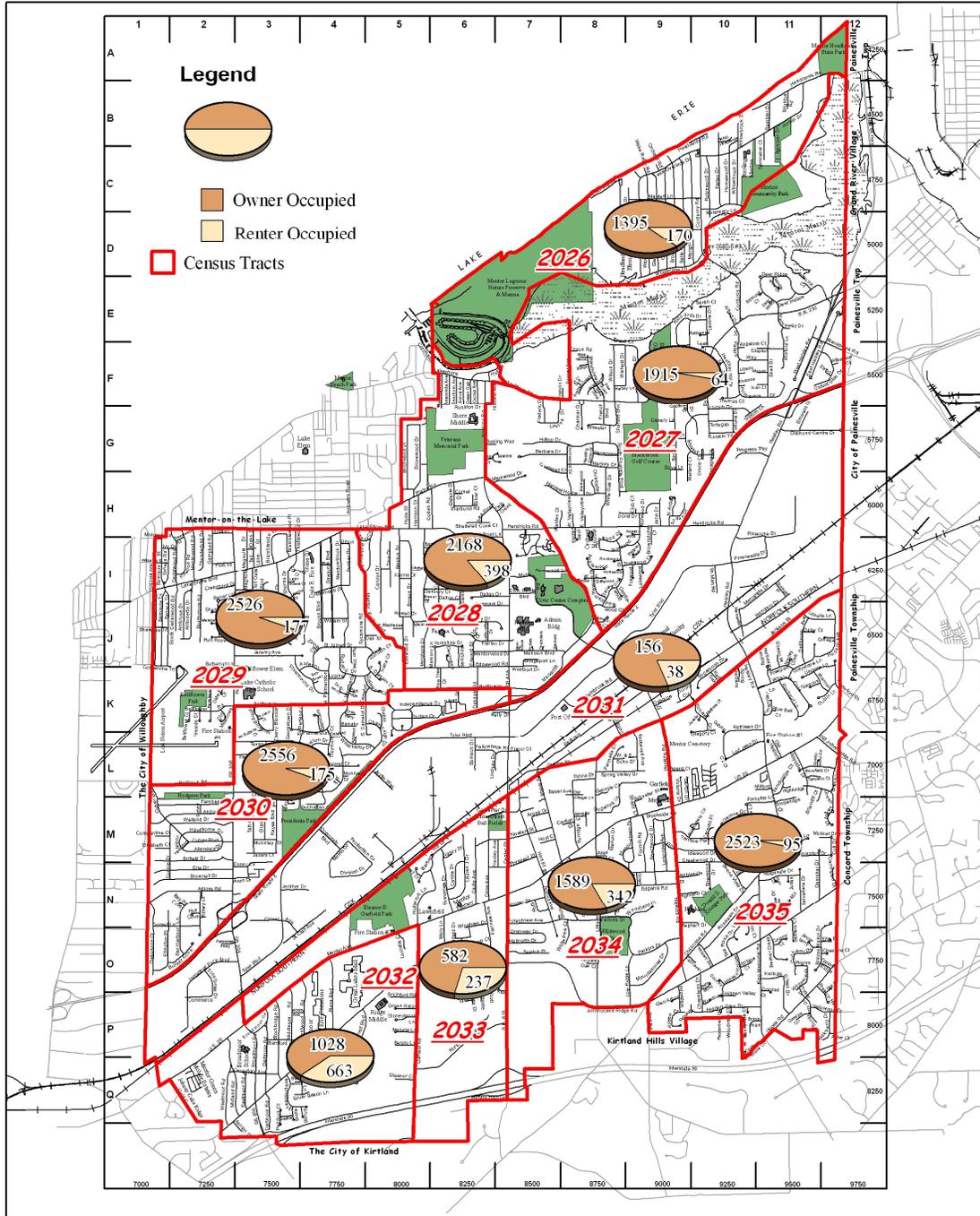
Tenure

In 2000, approximately 12.2% of the housing units in the city were rented. This rate was lower than the 1990 rate which was approximately 15.5% of the housing units and lower than the 1980 figure of 14.6%. This compares favorably with Lake County's rate of 32.3%. Mentor's rate is also low when compared with the national average for similar sized cities.

Map 6.5 shows the range in tenure in different areas of the city. Tracts 2032, 2033 and 2034 yield the highest proportion of renter occupied units. This is a direct and standard correlation to the apartments, condominiums and mobile home parks located on Mentor Avenue. Owner occupied units are a high proportion of the total units in the remaining tracts indicating a stable to strong residential community.

Map 6.5: Housing Tenure

HOUSING TENURE COMPREHENSIVE PLAN



Vacancy Rate

The housing vacancy rate in Mentor was 2.6% according to the Census 2000 (Table 6.22) and 4.9% according to the 2005-2007 American Community Survey.

Typically a rate less than 5% indicates a very strong housing market and is considered desirable. There will always be some vacant houses attributed to sales and general turn over in the market. In the past 25 years, the City of Mentor has

experienced a 2 to 3% vacancy rate. A rate this low indicates vacant houses are almost nonexistent. It also indicates a trend toward higher rents and housing prices as a result of unmet demand.

The economic climate in Ohio has impacted homeownership dramatically. From 2004-2008, Ohio has experienced a 45% increase in foreclosures. During this same time, Lake County experienced a 75% increase (Ohio Supreme Court filings).

According to the Coalition on Homelessness and Housing in Ohio, Ohio is near the top of list in the amount of foreclosure filings in nation. Currently, 1.91% of the owner occupied households in Ohio are affected by a foreclosure. Lake County is below the state average with a percentage of 1.64% and it is also below Cuyahoga County, 3.77% and Ashtabula County, 2.48%, but it is higher than Geauga County, 1.14%. While Lake County has a 1.64% household affected rate, Mentor has fared even better in this crisis. Their household affected rate is 0.42%. This is four times less than the county rate.

Table 6.22 Housing Units and Vacancy Rates

Community	Occupied units		Vacant units	
	Units	Percentage	Units	Percentage
Mentor	18,797	97.4%	504	2.6%
Concord Twp.	5,722	97.0%	174	3.0%
Grand River	112	96.6%	4	3.4%
Kirtland	2,446	95.6%	112	4.4%
Kirtland Hills	224	92.2%	19	7.8%
Mentor on the Lake	3,304	97.0%	101	3.0%
Painesville Twp.	5,890	96.3%	224	3.7%
Willoughby	10,272	95.9%	436	4.1%
Lake County	89,700	95.9%	3,787	4.1%

(US Census Bureau)

6.5 HOUSING GOALS

GOAL 1

“MAINTAIN THE QUALITY OF THE EXISTING HOUSING STOCK.”

- A. Maintain existing housing stock by increasing the oversight of the existing stock and maintaining standards and codes that are consistent with the housing stock profile and technological advances in construction materials and methods.
- B. Provide avenues of access to information and services for home maintenance and repair needs of residents.
- C. Continue the practice of the Single Family and Multi-family Rental Inspection program.
- D. Consider the implementation of a “point of sale inspection” to maintain quality of housing stock.
- E. Consider a comprehensive pedestrian access plan. This includes a sidewalk analysis and expanded bikeway/trail plan.