Cleveland Neighborhood Conditions and Trends

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Cleveland Neighborhood Conditions and Trends

Prepared For
Cleveland City Council

May 2001

By
Mark J. Salling, Ph.D.

Maps and Graphics: Gustavo Rotondaro and Mark Salling
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Cleveland, Ohio
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Cleveland Neighborhood Conditions and Trends

The following pages provide a description of the City of Cleveland in regard to a variety of demographic, housing, economic, and social characteristics. The emphasis of the report is to illustrate the geographic variation of these characteristics and to identify recent and in some cases long-term trends in these distributions.

The report is mainly a series of maps and charts accompanied by basic descriptions of what the graphics illustrate. Maps enable the reader to see the geographic variation among and within the city’s neighborhoods. Appendix A provides a map showing the city’s Statistical Planning Areas (SPAs) and their names. Many of the maps include these SPA boundaries for orientation.

Most of the data are derived from either the 1990 Census of Population and Housing or the Cuyahoga County Auditor’s Tax Assessment and Property Records databases. Additional data and maps are provided by the 1980 or earlier censuses, and some historical maps prepared by the Real Property Inventory are also included to provide historical context.

Recently released Census 2000 population data have been mapped and added as Appendix B. Appendix C lists sources for maps, charts, and tables.

These data, maps, and charts are organized into the following categories:

1. Demographic Trends – including population and race
2. Real Estate and Housing – including year built, tenure, value, cost burden, sales activity, and development opportunities
3. Social and Economic Patterns – including poverty, employment, unemployment, labor force participation, commute times, employment location, and mode of travel to work.

I. Demographic Patterns

A. Population

Map 1 shows the population density in the City of Cleveland.
Cleveland has some of the most densely populated residential areas in the region. Population density generally tapers off the farther one travels away from the city. However, there are sectors of higher population density stretching in several directions:

- northeast (to Euclid),
- southeast (toward Maple Heights),
- south (into Parma), and
- west (into Lakewood).

Generally, the densest areas of the city are those with older housing, particularly those with housing built before 1940 (see Map 6 Year Built). Apartments and duplex (rental) housing is concentrated in these areas (see Map 2 Generalized Land Use and Map 8 Percent Renter Occupied Units). Non-residential areas with little or no population are evident along major commercial roads, in industrial sectors near the Cuyahoga River Valley, rail lines, and along Lake Erie, the airport and park areas, and in some older neighborhoods on the near east side.

This map can be compared to one showing the density of families in 1930 (see Map 3 below). The relative concentration of population in Hough, Central, and other neighborhoods close to downtown has declined while outer neighborhoods have seen relative growth.
Map 2
In the 1930s population in the city was still growing, though it was shifting from the inner core to outer neighborhoods (see the Map 4 below).

Since 1960 and until very recently population has been declining in the City. **Graph 1** below shows these losses. Census estimates during the 1990s, however, indicate that the city’s population leveled off at approximately 500,000. The 2000 Census reported the population at 478,403, thought the City may challenge that count.

New housing development in the city since 1990 is changing the pattern of population density. While some neighborhoods are likely still losing some population, others are gaining through new housing. The 2000 Census is also likely to show that household size continues to decline (nationally and perhaps to a lesser degree in Cleveland), explaining stable or increasing numbers of households even when population change declines in a neighborhood.
Map 4

Graph 1
B. Race

Graphs 2 and 3 below show that Cleveland has a racially diverse population. Map 5 shows the geographic distribution of the African American population in the city. Cleveland is one of the most racially segregated cities in the country, with high concentrations of African Americans on the east side and high concentrations of whites on the west side. Hispanics are largely concentrated on the near west side (see Map 6).

**Graph 2**

![Racial Composition of Cleveland 1990](image)

**Graph 3**

![Percent African American Population](image)
II. Real Estate and Housing

A. Year Built

Cleveland has older housing than the rest of the county (see Graph 4). The concentric pattern of development within the city is very evident in Map 6 which shows period of construction for residential property. Newer (largely single-family) housing, built in the 1940s or more recently, is seen in the northeast (Euclid Green), southeast (Lee-Miles), the south (parts of Old Brooklyn), and the southwest (Riverside, Puritas-Longmead, Kamms-Corner, and part of Jefferson SPAs). Very recent developments also show up in the eastern neighborhoods. The oldest housing is mostly found on the near west and east sides, though there are also pockets of concentrated older housing in neighborhoods along the southeast corridor in south Broadway and to the northeast from Payne to South Collinwood.

Graph 4

Percent of Units that Were Built Before 1940

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<th>Percent of Units</th>
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<td>Cuyahoga County</td>
<td>31.76</td>
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<tr>
<td>Ohio</td>
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<tr>
<td>United States</td>
<td>18.42</td>
</tr>
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</table>

B. Housing Tenure

Cleveland also has more rental housing than does the rest of the county and the nation as a whole (see Graph 5). New construction of single-family units in the city has reduced this disparity in recent years. Rental units are concentrated in near eastern and near western parts of the city, where the housing is older (compare Maps 6 and 7).

Graph 5

<table>
<thead>
<tr>
<th></th>
<th>Cleveland</th>
<th>Cuyahoga County</th>
<th>Ohio</th>
<th>United States</th>
</tr>
</thead>
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<tr>
<td>1990</td>
<td>52.07</td>
<td>38.03</td>
<td>32.52</td>
<td>35.81</td>
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<tr>
<td>1980</td>
<td>50.60</td>
<td>38.29</td>
<td>31.55</td>
<td>35.57</td>
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</table>
C. Housing Value

The geographic distribution of the value of owner occupied housing in Cleveland is illustrated in the Map 9. This 1990 Census-based map is corroborated by the parcel-based map produced using the Cuyahoga County Auditor’s data on market value (see Map 10).

In both cases higher values were found in the outer neighborhoods of the city, including Riverside, Kamms Corners, Edgewater, and parts of Puritas-Longmead on the west side, parts of Old Brooklyn, and portions of North Collinwood, Lee-Miles, Buckeye-Shaker, and University on the east side of the city. Ohio City also has some higher valued housing, as do isolated enclaves in other parts of town. The recent construction of housing in the city is not easily seen in the parcel map due to the small size of parcels at this map’s scale. In Map 11 there is evidence of the decline in market value in the 1990s in scattered neighborhoods. This housing value loss represents a larger portion of housing in some of the near eastern neighborhoods.

Map 9
Cleveland’s housing values are well below those of the county, state, and nation (see Graph 6 below).

Graph 6
D. Housing Cost Burden

One measure of how well the population is housed is the housing cost burden, which is determined by the percentage of a household’s income that is used for monthly mortgage or rent. **Graph 9** shows the percent of households that pay at least 30 percent of their income for housing. A large share (36.1%) of the city’s residents has a high housing cost burden.

**Graph 7**

![Housing Cost Burden](chart.png)

**Map 12** shows the distribution of households that pay more than 30 percent of their income on housing rent or mortgage. Inner core neighborhoods, particularly on the east side have the greatest housing cost burden. This distribution is correlated with poverty, as illustrated and discussed below.
E. Sales Activity

Residential property sales in both Cleveland and the county’s suburbs have been on an upward trend since the early 1980s (see Graph 8). This recovery comes after a very precipitous drop during the recession of 1979-1982. Sales activity has now reached pre-recession levels.

Graph 8

The near east and west side neighborhoods continue to trail the outer neighborhoods and suburbs in sales activity (see Map 13).
Map 13 shows that the east side of the city (as well as East Cleveland) has the greatest problem in securing mortgage loans. On the other hand, there are some neighborhoods in Cleveland that have significantly lower denial rates than the nearby suburbs.
Map 14

Conventional Housing Loans Denial Rate per Applications
By Census Tract

Percent
- 60 to 100
- 30 to 60
- 15 to 30
- 0 to 15
- None

Miles

0 15 3
F. Development Opportunities

Map 15 shows the distribution of vacant and land bank properties in the city. Map 15 shows the vacant land by industrial and commercial categories, based on the County Auditor’s records. These properties represent opportunities for development, though there may also be some substantial impediments to such development. Land assembly, environmental clean-up, and low market demand in some cases may limit the ability of the city and the private sector to put these properties into productive use.

Map 15
III. Social and Economic Patterns

A. Poverty

Graph 9

Cleveland has a high poverty rate (Graph 9), though it declined during the 1990s from 33.3 percent to 28.7 percent. Meanwhile, the poverty rate in the county as a whole increased (11.5% to 13.8%), while the national rate also increased (10.3% to 13.1%). Map 17 shows that poverty rates are higher in the inner neighborhoods where there are also higher concentrations of African-Americans, Hispanics and renters.
Map 17

Percent Persons Living Below Poverty Level*

By Block Group

*Poverty based on 1989 income

Percent

- 50 to 100
- 30 to 50
- 15 to 30
- 0 to 15
- None
- No Population

Miles

0 1.5 3

[Map showing the distribution of poverty levels by block group, with areas shaded in different colors to indicate different percent ranges.]
B. Employment

Cleveland is a major focus of employment opportunities in the county and region. **Map 18** shows the high concentration of employment in the downtown area and along rail lines and major roads. The industrial neighborhood in Goodrich-Kirtland is evident, as are the major employment centers along Euclid Avenue to University Circle and elsewhere.

**Map 18**
C. Unemployment

Unemployment is relatively high in the city. **Graph 10** illustrates the problem. While unemployment rates declined in the county and state, Cleveland’s rate continued to rise in the 1990s. This unemployment is largely concentrated on the east and near west sides of the city (see **Map 19**).

**Graph 10**

![Percent Persons Unemployed](image)

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<th>1980</th>
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<tr>
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<td>10.96</td>
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<td>Cuyahoga County</td>
<td>6.40</td>
<td>7.10</td>
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<tr>
<td>Ohio</td>
<td>7.14</td>
<td>7.95</td>
</tr>
<tr>
<td>United States</td>
<td>7.32</td>
<td>6.42</td>
</tr>
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</table>
D. Not in Labor Force

The unemployment rate is an important measure of economic stress, but it does not account for the population that is not in the labor force. Those not in the labor force include the chronically unemployed who are not seeking employment. It also includes the population that is dependent on employed members of the household, such as spouses, children, and the elderly. **Graph 11** shows that Cleveland has a relatively large proportion of its population who are neither employed or actively seeking employment. **Map 20** shows that this population is also largely concentrated among the neighborhoods of greatest poverty and unemployment (see **Maps 17** and **18**).

**Graph 11**

Percent Persons Not in Labor Force

<table>
<thead>
<tr>
<th>Percent of Population</th>
<th>Cleveland</th>
<th>Cuyahoga County</th>
<th>Ohio</th>
<th>United States</th>
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<tbody>
<tr>
<td>1990</td>
<td>33.61</td>
<td>30.24</td>
<td>28.13</td>
<td>26.80</td>
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<td>1980</td>
<td>33.85</td>
<td>30.34</td>
<td>29.09</td>
<td>28.75</td>
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E. Average Commute Time, Percentage Employed Outside of Central City, and Mode of Transportation to Work

Though Cleveland remains a place of major employment it experienced the national trend of job movement to the suburbs and on the urban fringe resulting in a decline in employment in the central city. Thus Cleveland’s residents have larger commute times (Graph 12) and are also more dependent on public transportation that the rest of the county, state, and nation (see Graph 13). Public transportation dependence declined in the 1990s in all these regions. Clevelanders on the near east and west sides of the city are more likely to work in the city (Map 21) and are public transportation dependent (Map 22).

Graph 12

![Average Commute Time](image_url)
Map 21

Percent of Persons Working Outside the Central City
By Block Group

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<tr>
<td>20 to 46.7</td>
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<tr>
<td>10 to 20</td>
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<td>5 to 10</td>
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<td>0 to 5</td>
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<tr>
<td>None</td>
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<td>No Population</td>
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Miles

0 1.5 3
Graph 13

Percent Persons Using Public Transportation for Work Commute

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<th>Region</th>
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<td>Cuyahoga County</td>
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<td>Ohio</td>
<td>2.50</td>
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<tr>
<td>United States</td>
<td>5.27</td>
<td>6.39</td>
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Map 22

Percent of Those Persons Employed (16 Years Old and Over) Using Public Transportation for Work Commute

By Block Group

Percent
- 50 to 100
- 30 to 50
- 15 to 30
- 0 to 15
- None
- No Population

Legend:
- Highway
- RTA Rail Line
- RTA Bus Route

Miles
Appendix A: Cleveland’s Statistical Planning Areas
Maps A1 – A8 are based on data recently released from the 2000 Census of Population and Housing. To date, only population by race and Hispanic origin and population over 18 years old by race and Hispanic origin have been released.

Maps A1 – A5 provide a county-wide overview of population density, change in African American population, density of children (persons under 18 years old), and change in children density and numbers since 1990. County, municipal, and SPA boundaries are shown for orientation.

These maps show that despite the continued outward growth in population in the region and loss of population in the city (Maps A1 and A2), Cleveland’s neighborhoods remain the most densely populated parts of the county and region (Map A3).

The African American and Hispanic populations also continue to expand outward from their neighborhoods of highest concentration to nearby housing opportunities (Maps A4, A5, and A6).

Cleveland’s neighborhoods also have the highest concentrations of the region’s children (Map A7), although the outer suburban ring continues to attract families with children (Map A8).

The city’s population is generally younger than the rest of the region, state, and nation. Chart A1, below, shows the higher proportion of children in Cleveland and that this is largely due to the Black and Hispanic populations. The proportion of population that is under 18 years old is also higher among the city’s American Indian population, though there are relatively fewer of this race.

More Census 2000 data will be released in the summer of 2001 and the following 18 months. Among the data that will be available in the summer of 2001 will be family characteristics, detailed age, and housing tenure, rent and value. The Census Bureau expects to release socioeconomic characteristics, ancestry, and more detailed housing data in the fall of 2002.
Map B2

Change in Total Population, 1990 to 2000
City of Cleveland
By Census Tract

Note: Some change may be due to changes in census tract boundaries between 1990 and 2000. Estimates for 1990 data using 2000 tracts were made by assigning 1990 blocks to their 2000 tract, based on their geographic centroid.

Prepared by:
Northern Ohio Data & Information Service
The Urban Center
Maxine Goodman Levin College of Urban Affairs
Cleveland State University
April 2001 eps
Map B3
Map B4

Change in Black Population
1990 - 2000
Cuyahoga County
By Census Tract
Single Race Responses

Note: Some change may be due to changes in census block boundaries which were used to compile tract totals.

Prepared by:
Northern Ohio Data & Information Service (NODIS)
The Urban Center
Marion Goodwin Levin College of Urban Affairs
Cleveland State University
April 2001 ngs
Map B7

Density of Children, 2000
Cuyahoga County
By Census Tract

Children per Sq. Mile
0
1 - 199
200 - 499
500 - 999
1,000 - 1,999
2,000 - 9,129

Prepared by:
Northern Ohio Data & Information Service (NODIS)
The Urban Center
Maxine Goodman Levin College of Urban Affairs
Cleveland State University
April 2001
Map B8

Percent Change in Children, 1990 - 2000

Cuyahoga County

By Census Tract

% Change in Children
- 50% - 100% loss
- 10% - 50% loss
- 5% - 10% loss
- 5% loss to 5% gain
- 5% - 10% gain
- 10% - 50% gain
- more than 50% gain

Note: Some change may be due to changes in census geography and the methodology used to adjust for such changes.

Prepared by:
Northern Ohio Data & Information Service (NODIS)
The Urban Center
Maxine Goodman Levin College of Urban Affairs
Cleveland State University
April 2001

NODIS
### Appendix C: Data Sources for Maps and Graphs

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<td>Percent African American</td>
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<td>4</td>
<td>Percent Hispanic</td>
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<td>Year Structure Built</td>
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<td>Percent Renter Occupied</td>
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<td>Value of Owner Occupied Housing</td>
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<td>Percent Persons Not in Labor Force</td>
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<td>Percent Persons Working Outside the Central City</td>
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<td>20</td>
<td>Percent of Those Persons Employed Using Public Transportation for Work Commute</td>
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#### Appendix A

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<td>Population Density, 2000, Cuyahoga County</td>
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<td>Change in Hispanic Population, 1990 to 2000, City of Cleveland</td>
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<td>Density of Children, 2000, Cuyahoga County</td>
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### Graph Sources

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<td>Percent Units Built Before 1940</td>
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