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## Sellers of Cleveland Homes, 1988-1996 1998

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**SELLERS OF  
CLEVELAND  
HOMES:  
1988-1996**



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## SELLERS OF CLEVELAND HOMES, 1988-1996

### *EXECUTIVE SUMMARY*

A survey of people who sold their home in the City of Cleveland during 1996, coupled with the results of similar surveys in 1988, 1989, 1990 and 1992 (and with other data including surveys of homebuyers), indicates the following:

- **Movement out of Cleveland is declining.**
  - ▶ More sellers are staying in the city. Although most still leave (83 percent in 1996 vs. 90 percent in 1992), indications are that a longer-term trend of retention is underway.
  - ▶ The outer neighborhoods of the Westside show the largest decline in movement from the city.
  - ▶ Willingness to consider Cleveland as the location for a future move is increasing.
- **Satisfaction with city services is increasing, particularly police protection and snow removal.**
  - ▶ Garbage removal received the highest satisfaction rating in all five surveys, followed by fire protection.
  - ▶ The Cleveland Public Schools received the highest dissatisfaction rating, but in 1996 dissatisfaction lowered a bit. Condition of streets received the second highest dissatisfaction rating.
- **Although satisfaction with police protection is increasing, safety is the dominant concern.**
  - ▶ The most important reason in the decision to move continues to be “wanted to move to a safer neighborhood,” followed by “needed a larger house,” “wanted a newer house,” and “wanted children to attend suburban schools” (although 55 percent of 1996 movers did not have children at home).
  - ▶ The typical Cleveland seller moved up from a 68-year-old home priced at \$68,000 to a larger, 40-year-old home priced at \$117,000.
- **Most movers with school-aged children who leave the city shift their children from parochial, private, or other non-public schools to suburban public schools.**
  - ▶ Before moving to the suburbs, 24 percent of all school-aged children were in public schools; after the move, 72 percent were in public schools.
- **During the 1990s, progress has been achieved in making the city more attractive for residents. The three major issues for the city continue to be safety, the need for new and larger homes, and the public schools.**

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## **BACKGROUND**

The Housing Policy Research Program (HPRP) at Cleveland State University has conducted five surveys of sellers of City of Cleveland homes, beginning with those who sold in 1988, and then in 1989, 1990, 1992, and 1996. This report consists of the findings of the 1996 survey and the previous four, plus a detailed listing of comments (Appendix C) made by the 1996 sellers in response to the question: "If you were to move again, would you consider the City of Cleveland as a possible location?"

The purpose of the surveys has been to determine where Cleveland homesellers were moving and why. This information provides public officials and planners with evidence of change and the directions of change. When combined with the results of surveys of homebuyers, nine of which were conducted by HPRP between 1983 and 1995, a complete assessment of the Cleveland homeselling/buying market is obtained.

## **METHOD**

Deed transfer records for the year 1996 were obtained from the Cuyahoga County auditor's office. The records contained the addresses of properties sold in the City of Cleveland and the names of the sellers. A survey letter was sent to the address of those who sold single-family, two-family and condominium properties.<sup>1</sup> The letter was sent to the address of the sold property with the expectation that the post office would forward the letter to the seller's new address.

Of the 3,715 surveys mailed, 25 percent were returned as "not forwardable" (See Appendix A). Also, 11 percent of the 3,715 properties were estimated to be not owner-occupied at the time of the sale. The return rate for owner-occupied properties was 15.9 percent. Highest return rates were from the city's outer neighborhoods, particularly the Westside. In some respects, therefore, the results can be considered reliable measures of sellers who had been living in most of Cleveland's highest income neighborhoods.

It is important to note that year-to-year changes have not been subjected to rigorous statistical analysis. Thus, a small change from one year to the next (one or two percentage points) should not be interpreted as "statistically significant." However, changes of three percentage points or more are possibly significant.

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<sup>1</sup>Appendix B contains the questions asked and the results of each of the five surveys.

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## **FINDINGS**

- Two-thirds of all homesellers in 1996 had lived in Cleveland for 15 or more years. The median age was 39 years. The average household size was 2.7 persons, down from 2.9 in previous surveys, which reflects the fact that fewer of the 1996 sellers had children at home (45 percent vs. 50-52 percent in previous surveys).
- 83 percent of all homesellers in 1996 moved out of the city, down from 89-90 percent in previous surveys.<sup>2</sup> Movement out of the Westside was down to 81 percent, with ZIP Code 44135 (the Riverside-Puritas neighborhoods) being the lowest at 77 percent. The Eastside was down to 87 percent from 90-92 percent.<sup>3</sup>
  - ▶ Surveys of homebuyers show that across the years 1983-1995, the proportion of Westside buyers who already had been living on the Westside steadily increased from 20 percent in 1983 to 25 percent in 1995.<sup>4</sup> The Westside is showing a growing retention of its existing residents. The Eastside is showing some improvement, but not as much as the Westside.
  - ▶ Of the sellers who stayed in Cleveland, those who reported that they expected to remain at their new residence for more than four years increased from 41 percent in 1988 to 57 and 52 percent in 1992 and 1996, respectively — indicating an increase in satisfaction with their situation and in neighborhood stability.
- Of the sellers who moved out of Cleveland in 1996, the largest percentage (5.3 percent) moved to Parma, followed by Lakewood, North Ridgeville, Brunswick, Strongsville and North Olmsted.
  - ▶ 27 percent moved to an adjacent county, primarily Lorain and Medina Counties. The highest previous figure was 22 percent in 1989.

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<sup>2</sup>Another method employed by the HPRP to track the movement of homesellers involves matching the names of sellers and buyers on deed transfers. That method tracks only those who sold a home in Cleveland **and** purchased another home somewhere in the seven-county region. That method shows a decline in movement out of Cleveland from 87 percent in 1988 to 81 percent in 1996.

<sup>3</sup>An 80 percent rate of movement out of the community by homesellers is not unusual. Many suburbs of Cuyahoga County have rates equally high, if not higher.

<sup>4</sup>“Buyers of Cleveland Homes, 1995, and Trends 1983-1995.” Housing Policy Research Program, Cleveland State University, June, 1996.

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Willingness to consider Cleveland as a possible location for a future move has increased. In 1988, 69 percent said “no, not interested;” in 1996, this figure was down to 55 percent.

- The major reason for moving continues to be “wanted a safer neighborhood.” “Needed a larger house” has increased in importance across the survey years to where, in 1996, it had the second-highest ranking, followed closely by “wanted a newer house.” “Wanted children to attend suburban schools” and “wanted better city services” both have declined in importance.
  - ▶ When sellers said they needed a larger and newer house they meant it. In 1996, the median home sold was 68 years old, had 1,204 square feet of living area and sold for \$68,000; the median home purchased was 40 years old, had 1,391 square feet of living area and cost \$117,000. Because there are few homes in Cleveland which can match that “move-up demand,” most movers invariably leave the city. In 1996, only 2.7 percent of Cleveland’s sales, 118 homes, sold for \$117,000 or more.
- Satisfaction with city services is increasing, particularly police protection and snow removal. Garbage removal received the highest rating in all five surveys, followed by fire protection.
  - ▶ The Cleveland Public Schools received the highest dissatisfaction rating, but in 1996 dissatisfaction lowered a bit. “Condition of streets” received the second highest dissatisfaction.
  - ▶ Satisfaction with “neighborhood housing values” increased substantially between 1988 and 1996. During that period, the median price of Westside single-family homes increased 55 percent — well ahead of the inflation figure of 30 percent. The Eastside median price increase was 31 percent.
- The proportion of movers with children at home declined to 45 percent in 1996, down from 51-52 percent between 1988 and 1990. However, in the households with children, the children were younger. In 1988, 27 percent of all the children in mover households were less than five years old; in 1996 the figure was up to 39 percent.
- Of the movers with school-aged children who left the city, most shifted from parochial, private, or other non-public schools in the city to public schools in the suburbs. Before the move, 24 percent of the children were in public schools; after the move, 72 percent were in public schools. Of the movers who stayed in Cleveland, there was little shifting.

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It should be noted that of all the households that moved from Cleveland, only seven percent had one child or more in the Cleveland Public Schools before the move. That figure has been similarly low in all the surveys; the highest was 12 percent in 1988. Although dissatisfaction toward the Cleveland Public Schools is high among the city's homesellers, few of those who left the city actually used them. Also, some moves may have coincided with a child's reaching the age of kindergarten. In that case, the survey could indicate no school before the move but public school after the move.

- The median household gross income of movers from Cleveland continues to be higher than those who remain in the city, but not by a large margin. In 1996, the annual gross income of those who moved out was \$50,026 (1996 dollars) for those who stayed it was \$42,511. The highest incomes were reported by those who moved to Lorain and Medina Counties, with a median of \$52,488.
  - ▶ 22 percent of all sellers in 1996 had a median household income of \$70,000 or more.
- 33 percent of all the adults in the seller homes in 1996 were college graduates, up from 24 percent in 1989.

## **CONCLUSION**

Efforts to strengthen the City of Cleveland appear to be paying off. The rate of movement from the city by homesellers is declining (although in 1996 it was still a high 83 percent, but that figure is comparable with many suburbs in Cuyahoga County); city services are being given more positive ratings; there is an increasing willingness to consider Cleveland as the location for a future move; and home prices have increased well ahead of inflation on the Westside, and equal with inflation on the Eastside. Concern for safety continues to be the dominating issue, while the condition of the schools seem to be less important, possibly because less than half (45 percent) of 1996 sellers had children at home. A factor that is severely limiting the city is its housing stock. The city lacks housing that would enable homeowners who want a larger and newer home to remain in the city, and lacks housing that would enable suburban owners to move in. The construction program that is underway in the neighborhoods and downtown is beginning to address this need. Steady expansion of that program over the next 10-20 years, coupled with continuing improvement of city services and the public schools, should result in an increasingly positive future for Cleveland.

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SELLERS OF CITY OF CLEVELAND SINGLE-, TWO-, AND CONDO HOMES  
1988, 1989, 1990, 1992, AND 1996 MAJOR FINDINGS

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	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1992</u>	<u>1996</u>
<u>Percent who had lived in Cleveland 15 or more years</u>	69	66	65	63	66
<u>Median Age</u>	39	39	37	40	39
<u>Percent of sellers in their thirties</u>	44	43	44	43	38
<u>Percent who moved out of Cleveland</u>	89	86	89	90	83
Percent of West Side sellers who moved out	89	85	88	89	81
Zip 44135 Riverside, Puritas	93	87	91	92	77
44111 West Park, Kamms Corners	92	87	88	90	85
44144 Clark-Fulton	89	90	93	86	88
44102 Detroit-Shoreway	86	72	81	78	78
44109 Brooklyn Center, Old Brooklyn	85	90	89	90	82
Percent of East Side sellers who moved out	90	90	92	91	87
Zip 44110 Collinwood	97	93	100	78	88
44105 Broadway	89	97	85	95	92
44112 Collinwood	87	96	96	100	100
44120 Shaker Square	69	64	100	100	100
<u>Of those who moved out of Cleveland, percent who</u>					
Moved to a west suburb in Cuyahoga County	50	46	46	47	42
Moved to an east suburb in Cuyahoga County	14	12	11	10	13
Moved to Medina or Lorain County	13	14	12	13	17
Moved to Lake, Geauga, Summit, or Portage County	6	8	6	7	10
Moved out of the Cleveland region	18	20	24	23	18
<u>Of those who moved from the West Side, percent who</u>					
Moved to a west suburb in Cuyahoga County	61	58	55	58	53
Moved to an east suburb in Cuyahoga County	3	3	5	2	1
Moved to Medina or Lorain County	18	18	14	15	23
Moved to Lake, Geauga, Summit, or Portage County	1	2	4	3	4
Moved out of the Cleveland region	18	19	22	22	18



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<u>Of those who moved from the East Side, percent who</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1992</u>	<u>1996</u>
Moved to a west suburb in Cuyahoga County	15	14	16	17	14
Moved to an east suburb in Cuyahoga County	47	36	34	33	41
Moved to Medina or Lorain County	1	2	4	4	3
Moved to Lake, Geauga, Summit, or Portage County	18	24	14	19	24
Moved out of the Cleveland region	19	24	32	27	18

Major reasons for moving were (percent responding)

Wanted a safer neighborhood	55	54	55	54	52
Wanted children to attend suburban schools	37	34	34	35	27
Wanted a newer house	31	33	34	34	33
Needed a larger house	26	26	31	31	34
Wanted better city services	31	33	29	28	25

Median Income (\$ as reported -- not adjusted for inflation)

All sellers	36,700	37,920	40,713	41,612	48,409
Those who moved out of Cleveland	37,980	38,991	41,237	42,171	50,026
Those who stayed in Cleveland	27,500	33,007	36,597	38,345	42,511

Median income of those who moved (\$ as reported)

To a west suburb in Cuyahoga County	38,519	39,999	42,551	43,118	49,999
To an east suburb in Cuyahoga County	34,286	35,510	40,027	36,502	37,031
To Medina or Lorain County	43,333	42,994	46,153	42,499	52,488
To Lake, Geauga, Summit, or Portage County	37,500	36,946	42,523	48,128	48,725
Out of the Cleveland region	33,750	37,500	36,948	36,551	49,999
And remained in Cleveland	27,500	33,007	36,597	38,345	42,511

Percent who expect to remain at their new residence for more than four years

Movers to a west suburb in Cuyahoga County	67	65	63	68	64
Movers to an east suburb in Cuyahoga County	48	53	55	56	54
To Medina or Lorain County	77	82	75	75	78
To Lake, Geauga, Summit, or Portage County	74	49	75	83	45
Out of the Cleveland region	43	45	46	54	56
And remained in Cleveland	41	41	48	57	52

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	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1992</u>	<u>1996</u>
<u>Percent who had children at home</u>	52	51	52	50	45
<u>Of those sellers who moved out of Cleveland,</u>					
<u>percent who had</u>					
Child(ren) in Public School before move	12	9	8	8	7
Child(ren) in Public School after move	33	29	29	31	20
Child(ren) in Parochial School before move	27	25	24	26	17
Child(ren) in Parochial School after move	12	12	9	9	7
Child(ren) in Private/Other School before move	8	5	6	5	7
Child(ren) in Private/Other School after move	4	2	2	3	1

Households moving out of Cleveland

Percentage of children in type of school before

and after move

Public

Parochial

Private/Other

	Move 1989		Move 1990		Move 1992		Move 1996	
	Before	After	Before	After	Before	After	Before	After
Public	20.5	67.1	17.8	75.3	19.5	75.7	24.0	72.1
Parochial	67.5	29.4	68.1	21.8	68.6	18.3	55.2	23.3
Private/Other	11.9	3.5	14.1	2.8	11.9	6.0	20.8	4.7

Households staying in Cleveland

Percentage of children in type of school before

and after move

Public

Parochial

Private/Other

	Move 1989		Move 1990		Move 1992		Move 1996	
	Before	After	Before	After	Before	After	Before	After
Public	41.6	50.0	29.9	37.4	16.5	14.0	33.3	30.0
Parochial	58.4	50.0	66.5	59.2	83.5	86.0	53.3	56.7
Private/Other	0.0	0.0	0.0	3.3	0.0	0.0	13.3	13.3



**APPENDIX B**

**1988, 1989, 1990, 1992, AND 1996 CLEVELAND HOMESELLER SURVEY QUESTIONS**

	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1992</u>	<u>1996</u>
1. <u>What was your zip code where you last lived?</u>	See Appendix A				
2. <u>How long had you lived in your previous residence?</u>					
<u>(Pct. respondents in each category.)</u>					
Less than 5 years	20	18	25	21	21
5 - 9 years	27	27	26	34	31
10 - 14 years	24	22	21	14	15
15 or more years	29	31	28	31	33
3. <u>In your lifetime, how many years have you lived</u>					
<u>in Cleveland? (Pct. respondents in each category.)</u>					
Less than 5 years	10	8	12	10	7
5 - 9 years	13	14	11	17	17
10 - 14 years	9	11	12	11	10
15 or more years	69	66	65	62	66

4. <u>Satisfaction with following at previous residence (Pct. of respondents)</u>	Dissatisfied					Somewhat Dissatisfied					No Opinion					Somewhat Satisfied					Satisfied				
	1988	1989	1990	1992	1996	1988	1989	1990	1992	1996	1988	1989	1990	1992	1996	1988	1989	1990	1992	1996	1988	1989	1990	1992	1996
Police protection	24	21	20	19	18	23	19	20	21	15	10	6	8	10	9	24	27	26	24	29	19	27	26	26	29
<b>Fire protection</b>	<b>3</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>6</b>	<b>6</b>	<b>3</b>	<b>4</b>	<b>3</b>	<b>22</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>21</b>	<b>22</b>	<b>20</b>	<b>18</b>	<b>19</b>	<b>21</b>	<b>46</b>	<b>50</b>	<b>51</b>	<b>49</b>	<b>53</b>
Garbage removal	4	5	3	2	3	11	11	8	8	8	3	2	2	1	1	26	24	25	28	29	56	59	62	61	58
<b>Snow removal</b>	<b>29</b>	<b>26</b>	<b>24</b>	<b>21</b>	<b>18</b>	<b>25</b>	<b>29</b>	<b>24</b>	<b>24</b>	<b>21</b>	<b>4</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>25</b>	<b>23</b>	<b>28</b>	<b>29</b>	<b>30</b>	<b>17</b>	<b>20</b>	<b>22</b>	<b>23</b>	<b>30</b>
Public schools	65	66	63	65	59	8	8	9	8	11	19	15	19	18	19	3	5	5	5	6	4	5	4	5	
<b>Elected officials</b>	<b>25</b>	<b>26</b>	<b>20</b>	<b>21</b>	<b>21</b>	<b>26</b>	<b>25</b>	<b>25</b>	<b>28</b>	<b>21</b>	<b>17</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>21</b>	<b>24</b>	<b>27</b>	<b>28</b>	<b>25</b>	<b>27</b>	<b>7</b>	<b>9</b>	<b>11</b>	<b>9</b>	<b>10</b>
City hall staff	23	20	17	16	19	20	20	16	17	18	37	37	34	39	37	17	17	24	19	18	4	6	9	9	
<b>Condition of city streets</b>	<b>29</b>	<b>31</b>	<b>28</b>	<b>33</b>	<b>28</b>	<b>35</b>	<b>36</b>	<b>37</b>	<b>30</b>	<b>34</b>	<b>5</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>6</b>	<b>24</b>	<b>22</b>	<b>23</b>	<b>25</b>	<b>23</b>	<b>6</b>	<b>8</b>	<b>8</b>	<b>9</b>	<b>10</b>
Neighborhood housing values	30	31	23	21	18	26	25	21	23	18	6	6	8	3	8	25	24	30	31	31	13	13	18	22	24
<b>Look of neighborhood</b>	<b>20</b>	<b>23</b>	<b>18</b>	<b>17</b>	<b>18</b>	<b>22</b>	<b>20</b>	<b>21</b>	<b>23</b>	<b>21</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>3</b>	<b>33</b>	<b>34</b>	<b>33</b>	<b>32</b>	<b>36</b>	<b>21</b>	<b>18</b>	<b>25</b>	<b>26</b>	<b>23</b>
Availability of shopping	8	9	7	9	9	11	8	11	13	15	4	2	3	5	7	30	32	27	29	30	47	47	52	45	40
<b>Type of housing available</b>	<b>10</b>	<b>12</b>	<b>9</b>	<b>10</b>	<b>8</b>	<b>13</b>	<b>14</b>	<b>11</b>	<b>16</b>	<b>12</b>	<b>15</b>	<b>19</b>	<b>19</b>	<b>14</b>	<b>16</b>	<b>30</b>	<b>27</b>	<b>29</b>	<b>28</b>	<b>31</b>	<b>32</b>	<b>29</b>	<b>32</b>	<b>33</b>	<b>32</b>

5. At previous residence, type of school children

<u>attended during year before move (percentage)</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1992</u>	<u>1996</u>
Public	23	26	19	19	25
Parochial	61	63	68	69	55
Private/Other	16	10	13	12	20

6. Most important reasons in decision to move (Pct. of respondents)	Ranked 1st		Ranked 2nd		Ranked 3rd		Ranked 1st or 2nd		Ranked 1st, 2nd, or 3rd	
	1990	1992	1990	1992	1990	1992	1990	1992	1990	1992
To live with son or daughter	3.2	1.7	1.4	0.7	1.1	0.0	4.6	2.4	4.6	2.4
<b>Wanted to be closer to friends/relatives</b>	<b>5.1</b>	<b>3.9</b>	<b>3.0</b>	<b>3.5</b>	<b>4.5</b>	<b>2.9</b>	<b>8.1</b>	<b>7.4</b>	<b>11.0</b>	<b>10.0</b>
Wanted to be closer to work	1.3	1.1	2.5	2.2	1.8	1.2	3.8	3.3	5.0	4.0
<b>Wanted children to attend suburban schools</b>	<b>17.8</b>	<b>19.8</b>	<b>7.2</b>	<b>7.0</b>	<b>6.8</b>	<b>5.6</b>	<b>25.0</b>	<b>26.8</b>	<b>30.6</b>	<b>32.0</b>
Wanted a newer house	8.6	7.8	10.3	10.4	10.0	8.2	18.9	18.2	27.1	26.9
<b>Wanted to move into a condominium</b>	<b>2.2</b>	<b>2.4</b>	<b>1.7</b>	<b>1.5</b>	<b>1.8</b>	<b>0.5</b>	<b>3.9</b>	<b>3.9</b>	<b>4.7</b>	<b>4.6</b>
Wanted to move into an apartment	3.9	2.8	1.7	1.1	1.3	0.2	5.6	3.9	5.8	4.3
<b>Wanted to move to a safer neighborhood</b>	<b>19.2</b>	<b>17.8</b>	<b>19.5</b>	<b>20.0</b>	<b>17.1</b>	<b>9.8</b>	<b>38.7</b>	<b>37.8</b>	<b>48.5</b>	<b>45.8</b>
Wanted better city services	2.7	2.0	6.4	6.5	7.4	9.9	9.1	8.5	19.0	17.2
<b>Had trouble with neighbors</b>	<b>2.5</b>	<b>3.7</b>	<b>3.2</b>	<b>3.0</b>	<b>2.9</b>	<b>2.5</b>	<b>5.7</b>	<b>6.7</b>	<b>8.2</b>	<b>8.7</b>
Needed a larger house	13.1	11.3	6.1	8.5	10.8	5.2	19.2	19.8	24.4	24.1
<b>Wanted to retire here</b>	<b>3.9</b>	<b>3.0</b>	<b>2.5</b>	<b>2.0</b>	<b>2.9</b>	<b>1.9</b>	<b>6.4</b>	<b>5.0</b>	<b>8.3</b>	<b>6.3</b>
Change of job	5.7	4.3	0.7	0.2	1.1	0.2	6.4	4.5	6.6	5.4
<b>Looking for a job out of state</b>	<b>1.0</b>	<b>1.7</b>	<b>1.3</b>	<b>0.7</b>	<b>1.3</b>	<b>0.0</b>	<b>2.3</b>	<b>2.4</b>	<b>2.3</b>	<b>2.4</b>

7. What community are you now living in? (Communities

<u>(constituting at least 1.0% of total in 1996)</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1992</u>	<u>1996</u>
Cleveland	11.0	14.6	11.5	10.3	16.8
Parma	7.6	8.5	7.4	7.0	5.3
Lakewood	4.9	3.9	4.5	2.0	3.2
North Ridgeville	2.4	1.6	1.4	1.5	3.2
Brunswick	4.5	3.2	1.7	3.1	2.7
Strongsville	3.4	2.4	2.4	5.0	2.7
North Olmsted	4.9	2.8	3.6	4.6	2.4
Brook Park	3.4	2.4	2.6	2.0	2.1
North Royalton	1.7	1.0	3.3	1.8	2.1
Westlake	1.5	2.0	2.2	4.2	2.1
Euclid	2.2	3.4	2.7	2.0	1.9
Fairview Park	3.0	2.2	1.2	3.1	1.6
Medina	N/A	N/A	N/A	N/A	1.6
Middleburg Heights	N/A	N/A	N/A	N/A	1.6
Rocky River	N/A	2.4	1.2	2.2	1.6
Boradview Heights	N/A	1.2	1.4	1.1	1.3
Brooklyn	1.9	0.8	1.0	1.1	1.3
Mentor	1.3	2.2	1.0	2.4	1.3
Seven Hills	N/A	N/A	N/A	N/A	1.3
Shaker Heights	N/A	N/A	N/A	N/A	1.3
Cleveland Heights	N/A	N/A	N/A	N/A	1.1
Olmsted Falls	1.7	1.2	1.0	1.1	1.1
Olmsted Twp	N/A	N/A	1.5	1.3	1.1
Parma Heights	3.0	3.4	2.2	1.8	1.1
Total for 1996 for this subgroup					61.8

8. What other communities did you consider moving to?      1988      1989      1990      1992      1996



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Rocky River	4.8	5.5	2.6	5.6	5.3
North Olmsted	7.0	6.9	7.3	5.0	5.0
Strongsville	5.6	4.3	3.7	3.6	4.3
Westlake	4.8	4.6	2.1	4.6	3.7
Fairview Park	5.1	5.7	5.0	6.6	3.4
Medina	2.0	1.4	3.7	4.3	3.4
Parma	5.5	6.3	5.5	3.6	3.4
Bay Village	N/A	N/A	N/A	N/A	3.0
Lakewood	2.3	3.6	3.7	5.0	2.7
Olmsted Falls	2.7	3.3	3.4	1.3	2.5
Brooklyn	N/A	N/A	N/A	3.3	2.3
Brook Park	N/A	N/A	N/A	1.7	2.3
North Ridgeville	0.8	1.5	1.3	2.3	2.1
Brunswick	N/A	N/A	N/A	N/A	1.8
North Royalton	4.5	3.8	1.8	1.7	1.8
Berea	2.7	1.9	1.0	3.3	1.6
Twinsburg	N/A	N/A	N/A	N/A	1.6
Avon	N/A	N/A	N/A	N/A	1.4
Brecksville	1.7	1.5	1.3	2.6	1.4
Cleveland	N/A	N/A	N/A	N/A	1.4
Euclid	N/A	N/A	N/A	N/A	1.4
Solon	N/A	N/A	N/A	N/A	1.4
Independence	2.0	1.4	1.6	1.7	1.1
Mentor	0.9	1.9	1.6	1.3	1.1
Middleburg Heights	N/A	N/A	N/A	2.0	1.1
Willoughby	1.1	1.5	1.3	1.7	1.1
Total for 1996 for this subgroup					61.6

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9. <u>Do you currently own or rent? (Pct. of respondents)</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1992</u>	<u>1996</u>
Currently own	79	77	79	82	79
Currently rent	17	20	16	15	13
Other form of tenure	4	3	6	3	7

10. <u>How long do you expect to live where you are now?</u> <u>(Pct. of respondents)</u>					
Less than 2 years	7	7	7	6	6
2 - 4 years	6	4	7	5	7
More than 4 years	59	58	59	65	60
Do not know	28	31	29	25	27

11. <u>Type of school children now attend (percentage of kids)</u>					
Public	65	66	73	77	59
Parochial	28	31	23	18	35
Private/Other	7	3	4	5	6

12. Importance of the following

factors in the decision to rent

or buy current residence

<u>(Pct. of respondents)</u>	<u>Very Important</u>					<u>Important</u>					<u>Somewhat Important</u>					<u>Not a Factor</u>			
	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1992</u>	<u>1996</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1992</u>	<u>1996</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1992</u>	<u>1996</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1992</u>
Near place of work	12	13	12	15	13	16	19	16	17	20	29	26	27	30	30	43	42	45	39
<b>Near friends or family</b>	<b>14</b>	<b>17</b>	<b>16</b>	<b>17</b>	<b>23</b>	<b>16</b>	<b>18</b>	<b>17</b>	<b>19</b>	<b>23</b>	<b>28</b>	<b>27</b>	<b>24</b>	<b>25</b>	<b>25</b>	<b>42</b>	<b>38</b>	<b>43</b>	<b>38</b>
Near stores	12	15	11	11	15	22	26	27	30	28	39	33	36	35	36	27	26	26	24
<b>Near public transportation</b>	<b>10</b>	<b>11</b>	<b>9</b>	<b>9</b>	<b>8</b>	<b>9</b>	<b>14</b>	<b>11</b>	<b>9</b>	<b>11</b>	<b>18</b>	<b>15</b>	<b>17</b>	<b>18</b>	<b>13</b>	<b>63</b>	<b>60</b>	<b>63</b>	<b>63</b>
Good price	38	40	38	38	41	32	33	36	40	34	18	19	17	14	14	12	8	9	
<b>Near parks or recreation</b>	<b>16</b>	<b>13</b>	<b>14</b>	<b>18</b>	<b>17</b>	<b>28</b>	<b>31</b>	<b>27</b>	<b>31</b>	<b>34</b>	<b>31</b>	<b>28</b>	<b>33</b>	<b>29</b>	<b>26</b>	<b>25</b>	<b>28</b>	<b>26</b>	<b>22</b>
Style of house	40	33	34	35	39	30	36	31	35	35	19	17	21	19	15	11	14	14	11
<b>Look of neighborhood</b>	<b>52</b>	<b>48</b>	<b>48</b>	<b>50</b>	<b>50</b>	<b>33</b>	<b>37</b>	<b>36</b>	<b>37</b>	<b>38</b>	<b>12</b>	<b>10</b>	<b>12</b>	<b>8</b>	<b>6</b>	<b>3</b>	<b>5</b>	<b>4</b>	
Like to fix up a house	6	6	5	5	3	8	8	9	9	8	15	19	13	15	16	71	67	73	71
<b>Near neighborhood schools</b>	<b>29</b>	<b>28</b>	<b>27</b>	<b>31</b>	<b>23</b>	<b>22</b>	<b>20</b>	<b>18</b>	<b>18</b>	<b>19</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>13</b>	<b>11</b>	<b>38</b>	<b>40</b>	<b>42</b>	<b>38</b>
Safe community	74	71	71	72	69	20	22	23	23	23	4	5	5	3	3	2	2	1	

13. Ages of adults (18 or older): percentage

	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1992</u>	<u>1996</u>
18-29 years old	14	20	17	17	13
30-39 years old	44	41	42	33	39
40-49 years old	17	16	17	22	21
50-59 years old	6	7	6	10	10
60-69 years old	12	10	11	9	8
70+ years old	7	7	7	9	10
Median age	39.4	39.1	36.8	39.8	39.2
Average household size	2.9	2.9	3.0	2.9	2.7

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14. <u>Age of any children (under 18) living in the household (percentage)</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1992</u>	<u>1996</u>
Less than 5 years old	27	34	34	33	39
5-17 years old	73	66	66	67	61

15. <u>Total household income (before taxes and deductions): percentage</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1992</u>	<u>1996</u>
Less than \$20,000	16	16	16	13	14
\$20,000-\$29,999	17	16	13	13	11
\$30,000-\$39,999	24	22	20	21	14
\$40,000-\$49,999	17	18	17	20	13
\$50,000-\$59,999	13	10	15	13	18
\$60,000-\$69,999	7	7	8	8	8
\$70,000 or more	6	9	11	12	22
Median	\$36,700	\$37,920	\$40,713	\$41,612	\$48,409

17. <u>Highest educational level for each person 18 or older (Pct. of adults)</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1992</u>	<u>1996</u>
College graduate	28	24	32	33	33
Some college	31	37	31	30	33
High school graduate	32	32	28	29	29
Some high school	6	6	6	6	3
No high school	2	1	2	2	2

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18. What is your race or ethnic group?

<u>(Pct. of respondents)</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1992</u>	<u>1996</u>
American Indian	1	1	1	1	0
Asian	1	1	1	1	1
Black	7	6	4	6	6
Hispanic	1	1	2	2	2
White	89	91	92	90	92

19. If you were to move again, would you consider the city of Cleveland as a possible location?

<u>(Pct. of respondents)</u>					
Yes	15	19	22	20	20
Maybe	16	18	22	20	26
No	69	62	56	60	55

Respondents were asked to explain and comment on their answer to this question. These explanations and comments, grouped by zip code, are in Appendix C.

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**APPENDIX C**

**COMMENTS AND EXPLANATIONS IN REPLY TO QUESTION 19  
(1996 SELLERS ONLY)**

**If you were to move again, would you consider the  
city of Cleveland as a possible location?**

20% replied "YES"  
26% replied "MAYBE"  
55% replied "NO"

Respondents were asked to explain their answer. Following are all of the responses that were submitted. The five digits to the left is the zip code in which the respondent sold a house. Responses without an asterisk (\*) indicate that the sale took place in the period January through June 1996. Responses marked with an asterisk (\*) indicate that the sale took place in the period July through December 1996. Each zip code grouping is preceded by the breakdown of total responses for that zip code whether a comment was given or not.

**????? Yes**

I liked Cleveland.

**????? No**

No way would I ever live in Cleveland again!

**????? Maybe**

I've recently applied for employment with the City of Cleveland.

**????? No\***

School system in disarray. Taxes (property) increased. (Too much violence, gangs and low morals of families)

**????? No\***

Not safe at night.

**44102 Responses      30.4% Yes                      21.7% Maybe                      47.8% No**

**44102                      Yes**

I enjoy the culture and location of Cleveland. Have family here.

**44102                      Yes**

We loved the city but gay couples moved in all around us. We looked in Cleveland but did not find a house we liked as much as the one we were in. This is the only reason we moved. You must protect your children from this.

\* Responses without an asterisk (\*) indicate the sale took place in the period January through June 1996. Responses with an asterisk (\*) indicate that the sale took place between July through December 1996.

- 
- 44102**            **Maybe**  
If public transportation and housing costs became the only two factors. But the city noises cannot compare to the tranquillity we now enjoy. Example, we do not have to run our air conditioner just to have an agreeable noise to sleep to.
- 44102**            **No**  
Houses too close together.
- 44102**            **No**  
The gangs are too many and trash removal and snow removal. Government too upset to pay attention.
- 44102**            **No**  
The crime, schools and social tension was and is too much for anyone to live comfortable in. It seemed everything about Cleveland is mismanaged.
- 44102**            **Yes**  
If you "live in Cleveland" then you should live in Cleveland. I miss the easy access to culture, food, everything. But I could find no suitable, safe housing.
- 44102**            **No**  
In the years I owned the home I put \$ 60,000 in renovations in it. The city services were awful and nonexistent. A.) I watched crack deals on the corner, you call the police and they tell you to mail a video tape. B.) The city sponsored 11 buildings for Section 8 housing within 3 blocks of my home and did nothing to monitor the safety of the neighborhood. C.) Michael White and city council seem to only worry about downtown or the flats and the neighborhoods are going to hell.
- 44102**            **No**  
The neighbor was getting worse every year. More fights, more gang activity. Lorain looks like it's going very downhill, etc. etc.
- 44102**            **Maybe**  
A total overhaul of the schools and school board would be necessary.
- 44102**            **No\***  
Unsafe and poor public services.
- 44102**            **No\***  
Not a place to raise kids. I Loved it when we were working downtown and had no children but when the kids came along it was time to go. We lived in the Edgewater area. I would strongly suggest improving the police response time. It was very poor while we were there.
- 44102**            **Maybe\***  
I am a single woman. This type of house is very affordable for me. I am also involved in the arts. There are many kindred spirits in Ohio City. I love the lake and the pace of the city.
- 44102**            **No\***  
Cleveland is not a safe community to live in. Every night we had to listen to the police helicopter flying over our house and fear for our safety and our children's safety. You couldn't even go to a neighborhood grocery or department store without someone approaching you. Just the appearance of the neighborhood lets you know it's not where you want to live.
- 44102**            **Yes\***  
Although lack of public school choice is a big problem.
-

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- 44102**            **No\***  
Crime. Property depreciation. Schools (public).
- 44102**            **No\***  
Too much crime, drugs, and thugs.
- 44102**            **Yes\***  
Very convenient when you have kids to live near place of work. We love living in Cleveland and don't feel we can afford to live elsewhere anyway. Have lots of friends, like city life.
- 44102**            **Yes\***  
We wanted to move to Edgewater area but could not find home that fit our needs in our price range at time we moved.
- 44102**            **Maybe\***  
If the situation arose and the neighborhood was nice I might move back, but I really appreciate the country.
- 44103 Responses**      **33.3% Yes**                      **0% Maybe**                      **66.7% No**
- 44103**            **No**  
This city has declined socially for 35 to 50 years. I expect it won't be up to my standards, if things reversed, for about 75 years. (I'll be long dead in 2071 A. D.) [or if you're an atheist without your own calendar 2071 C. E.]
- 44103**            **No\***  
My next move will be a nursing home - I'm 85 years old.
- 44104 Responses**      **50% Yes**                      **0% Maybe**                      **50% No**
- 44104**            **No\***  
Need some space. Less crime.
- 44104**            **Yes\***  
I like living in Cleveland. 4 adults, 1 baby. Retired, both of us, on fixed income.
- 44105 Responses**      **8.7% Yes**                      **34.8% Maybe**                      **56.5% No**
- 44105**            **No**  
Don't like schools. Neighborhoods going bad. Streets falling apart.
- 44105**            **Maybe**  
If grandparents die and I can't afford this house I could find a job and affordable housing - maybe I'd consider Cleveland's suburbs.



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- 44105**            **Maybe**  
I lived in the city of Cleveland for 33 years. My father recently died. I have been back and feel Cleveland has come back a long way. However several severe problems plague Cleveland nationally. The most serious is schools, then race and crime. Good things about Cleveland are arts and orchestra, medical too! Lack of regional planning, too many suburbs!!!
- 44105**            **Yes**  
I liked Cleveland. There is a lot of good people but my family is in Wisconsin and the people here are friendly...and Madison, WI. is No. 1 city in USA
- 44105**  
We really did not plan to leave Ohio. We have 2 children with families living there yet. Ohio was good to us - we had employment and was able to save for our retirement. We thought we would be better off in a warmer climate. Since this is where we were born we just decided to return here. Our neighborhood was not the best but we lived in Ohio 42 years and still call it home.
- 44105**            **No**  
Like to live closer to the country - to breathe fresh air and to live far away from the deadbeats in the city.
- 44105**            **Maybe**  
If all the city officials would have some backbone and enforce code, laws and in general stop being so "politically correct" and liberal. If not, all you'll have living in the city is gangs, homeboys and careless pieces of garbage. P.S. If the Mayor and councilmen opened their eyes, they would see the solution clear as day.
- 44105**            **No**  
Not safe.
- 44105**            **No**  
Nonexistent city services. Neighborhood filthy - houses and streets. Too many renters who don't care about area. Police are rude. Crime too close to my family.
- 44105**            **No**  
See #4 (Note: refers to dissatisfaction with almost all items listed on that questions.) Taxes too high - too low credits.
- 44105**            **No\***  
We no longer felt safe in our home of 35 years in the city.
- 44105**            **Maybe\***  
Borderline
- 44105**            **No\***  
I lived in the city of Cleveland my entire life. The inner city decline would be the major factor in my decision to never return.
- 44105**            **No\***  
See question # 4. (refers to dissatisfaction with services listed on that question)

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**44105**            **Maybe\***  
If I were to get a job in Cleveland.

**44105**            **No\***  
41 years in Cleveland cured me. Too many welfare bums and cheats. People who don't care and take care of their homes. Public schools are in the worst shape ever. Crime and drugs on the streets are at its worst.

**44105**            **No\***  
The city of Cleveland has so much potential but a few factors keep it from being an ultimate success. 1. Most politicians aren't interested in making a big sweep or turnaround of their areas, just happy with a job. 2. Lower income will always need a place to go. What intelligent, middle to upper middle class person really wants to live next to mills and ghettos?

**44106 Responses**      **0% Yes**                      **0% Maybe**                      **100% No**

**44106**            **No\***  
Poor housing, crime, school system in conflict, street cleaning poor.

**44108 Responses**      **80% Yes**                      **20% Maybe**                      **0% No**

**44108**            **Yes**  
City is meeting its growth potential in my opinion.

**44108**            **Yes**  
Cleveland is a nice city. The system just is messed up.

**44108**            **Yes**  
The city of Cleveland is growing because the Browns are gone.

**44108**            **Yes\***  
I like the city.

**44109 Responses**      **15% Yes**                      **23.3% Maybe**                      **61.7% No**

**44109**            **No**  
Want a large, open home with plenty of property in a younger community.

**44109**            **No**  
Life is peaceful out here, and we feel safer. Schools are better. People are better and no renters around me!

**44109**            **No**  
I was completely let down by the school system - these kids being bused across town - Lack of parent involvement - supervisors of special ed division uncaring attitude. Different school every year for my child. I could go on and on.

- 
- 44109 No**  
Although my family still lives in Cleveland and we loved our neighbors and our house, which we just out-grew, the public schools were the main reason of moving. Catholic schools are costly and there's no sense in spending that on school when you can move and use that money as a house payment.
- 44109 No**  
I appreciated what Cleveland had to offer but the area has become increasingly more congested. The commute to and from work was extremely stressful. After living in my home for more than 20 years I became more concerned with safety as the neighborhood became more rowdy with local bars and screeching motorists.
- 44109 Maybe**  
Depends on what they do with the city. Loved living in the city, just felt the neighborhood was going downhill and wanted to sell before we lost money on the home. Also wanted new construction which would hold value.
- 44109 Yes**  
Cleveland is quite an affordable place to live. There are nicer neighborhoods, within the city, than our previous location. Cleveland is very convenient, everything is close - - shopping, work, etc.
- 44109 No**  
We have to live here now. If given the opportunity we would move to a suburb!!
- 44109 No**  
Bad schools, gangs, drugs, etc.
- 44109 No**  
Poor schools/ high crime/ poor police response/ deteriorating neighborhood
- 44109 No**  
Because of my age I would move closer to my relatives.
- 44109 No**  
We don't believe that the city is safe enough to raise a family when there are other options. Also, the people in our neighborhood didn't seem to care about their property or their neighbors and were very inconsiderate.
- 44109 No**  
Lived there, done that, didn't like it or feel safe anymore. Wanted kids brought up in better place.
- 44109 No**  
The city made me very nervous - the public schools are not worth my children's time or my effort. They better change or all the attractions in downtown Cleveland won't be worth a dime.
- 44109 No**  
Too many "bad" neighborhoods. City neglects the people who want a positive progress for their area. Not enough convictions for crime being committed.

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- 44109**            **No**  
I wanted to get out of Cleveland, wanted bigger house, better yards, more access to friends and family. I'm very happy I moved but I'm proud to live close to Cleveland.
- 44109**            **Yes**  
Cleveland is a place that will soon grow. Cleveland is a growing city. I am use to Cleveland.
- 44109**            **No**  
I love living in Brunswick away from noise and a lot of traffic.
- 44109**            **Maybe**  
When they can improve school system.
- 44109**            **No**  
Grew up in rural area and big city life was no longer any fun, wanted to get back to small city.
- 44109**            **No**  
Would move to a suburb.
- 44109**            **No\***  
If we were not required to stay in Cleveland due to our jobs we definitely would not live in Cleveland. -Schools terrible -Taxes too high for bad schools -No land with home.
- 44109**            **No\***  
Politics (crooked). Crime. High taxes for poor services. Poor schools. (Police choppers remind me of Vietnam) Neighborhood infested with skunks and possums. Insurance is high etc. It will never change. My patience ran out.
- 44109**            **Yes\***  
My wife and I enjoyed living in Cleveland, specifically the cultural and recreational opportunities including the ballet, theater, sporting events, etc.
- 44109**            **No\***  
Houses and lots in areas desirable to us are too small. I would not send my kids to Cleveland Public Schools. Cleveland city council politics annoy us.
- 44109**            **Maybe\***  
We may have to go to assisted living and there aren't any of those in Cleveland.
- 44109**            **Maybe\***  
I'm senior citizen over 70 and have no comment.
- 44109**            **Maybe\***  
There are some lovely areas in Cleveland where people take pride in their homes. And then again you find just the opposite. We lived in old Brooklyn but there are no grocery stores close. Between Broadview and the next street going down by Deaconess Hospital and Pearl Rd. Across the street from the hospital, they need to tear that all down and make a nice parking lot and build a nice grocery store. Lots of old people there have to walk.
- 44109**            **Maybe\***  
I'm still exhausted from the move but I like the Old Brooklyn area so possibly in the distant future.
- 44109**            **Maybe\***  
Job opportunities.
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- 44109**            **No\***  
We have bought a house in Middleburg Hts. and plan to stay there.
- 44109**            **Yes\***  
If there is a safe, interesting and exciting neighborhood to live within the limits of Cleveland, I'd definitely consider moving back to city of Cleveland.
- 44109**            **No\***  
Do not want my children in Cleveland schools. Work in another city - tax differentiated.
- 44109**            **Yes\***  
Always lived in Cleveland, know areas, convenience.
- 44109**            **Yes**  
If I were 50 years younger.
- 44109**            **Maybe\***  
As long as a school system was no longer the question.
- 44109**            **Yes\***  
I lived in Cleveland all my life.
- 44109**            **No\***  
Based on our experience, Cleveland is no longer a desirable place to raise children.
- 44109**            **Yes\***  
There are "pockets" of the city that are as nice as the suburbs. Neighbors with similar pride in area are important.
- 44109**            **No\***  
Prefer the country.
- 44109**            **No\***  
School system is lousy, not worth tax dollars. I would rather pay a tiny bit more but highly benefit in quality of my tax dollars. Resale value of houses are much better.
- 44109**            **No\***  
Forced busing; unequal police services; residence tax. Integration should be done by adults who choose to, not forced upon children. The more tax you pay, the better your services should be. Irresponsibility should not be rewarded with better police response time. Police should be public servants. Lawless people ought to fear the authorities, not lawful people fearing the lawless.
- 44109**            **No\***  
I do not feel the public schools are safe and my children would not get the best education available!
- 44109**            **Maybe\***  
Liked Old Brooklyn but wanted newer home. Very few newer homes on far west side (airport).
- 44109**            **Maybe\***  
Providing property taxes do not get out of control and the school system stops being a zoo rather than educating children.
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- 44109**            **Maybe\***  
Would like to move closer to children.
- 44109**            **No\***  
Neighborhood is not very safe anymore. Had some problems with neighbors down the street.
- 44109**            **No\***  
Dissatisfied with public schools and large amount of property taxes.
- 44109**            **No\***  
Our insurance is cheaper. Safer.
- 44109**            **No\***  
#6 explains why we prefer to live where it's quiet and safer (Refers to question on most important reasons for moving). It was not easy to leave a home we were at for 40+ years of marriage.
- 44109**            **No\***  
Law is not enforced. Neighbors are too noisy. Teens commit too many crimes. School system absolutely inadequate and caters too much to minority interests.
- 44109**            **No\***  
Condition of school system. Lack of shopping. Laws restricting freedom
- 44109**            **No\***  
I am a 83 year old retired widower. Have 4 married grown children, 2 boys and 2 girls, 12 grandchildren. They keep me busy and going all the time, thank God. I still have fairly decent health and am enjoying my retirement.
- 44109**            **No\***  
1. Not safe. 2. No city services. 3. No desirable housing. 4. Poor school system. 5. Not an efficient city government.
- 44110 Responses**      **20.8% Yes**                      **29.2% Maybe**                      **50% No**
- 44110**            **No**  
Don't see us considering a move but above answer would apply if we did.
- 44110**            **No**  
Not safe. Public services poop. No leadership.
- 44110**            **Yes**  
Keep the housing stock up. We looked and did not find what we wanted.
- 44110**            **No**  
Too much poverty, welfare, horrible schools, crime. Terrible snow removal services.

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- 44110**            **No**  
School system, city services, safety of neighborhoods.
- 44110**            **No**  
I intend to build my next home on a larger piece of property.
- 44110**            **No**  
Would move to the suburbs but not Cleveland because it isn't safe like it was 20 years ago.
- 44110**            **Maybe**  
We need safety. I love downtown and many of the neighborhoods but safety and schools don't cut it yet.
- 44110**            **No**  
Its not safe.
- 44110**            **No\***  
I lived there for 36 years that was enough. My auto insurance went down by a half.
- 44110**            **No\***  
My age is a factor. Realistically - How many years do I have left?
- 44110**            **Maybe\***  
Depends on income and health.
- 44110**            **Maybe\***  
Money must be spent on preserving neighborhoods and crime prevention and deterrents. The schools must return to local, neighborhood schools. The Recreation department must provide real programs. City Hall must reach a balance that is not political or racial, or partisan in demonstrating a value for the citizens and homeowners of Cleveland. -They have betrayed their constituency and abandoned Cleveland's greatest asset for money, personal gain and grandiose projects we cannot afford. -The priorities are not about a great American city, they are about being the biggest deal maker!
- 44110**            **No\***  
Because of police access, fire emergency
- 44110**            **Maybe\***  
If race relations improved and the community once again was safe. There has to be great strides in keeping the drug dealers off the corners - using intimidation. It is time to get all over that and get them out
- 44110**            **No\***  
Our area has changed so much in the last 5 years. Our home was burglarized. I don't want to raise my children in the environment. I want to let them go to a nice neighborhood pool/park and not be concerned about everything. I know the suburbs aren't perfect, but we are ready for a change.
- 44110**            **Yes\***  
So I can design the building of my own new home.
- 44110**            **Yes\***  
I hope Cleveland schools improve. I love Cleveland so much.
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- 44110**            **No\***  
Need to be near my children.
- 44110**            **Maybe\***  
Much cheaper to live.
- 44111 Responses**    **17.5% Yes**                    **22.5% Maybe**                    **60% No**
- 44111**            **Maybe**  
I could move in with one of my other children.
- 44111**            **No**  
I have immediate concerns with the following; schools, appreciation, safety.
- 44111**            **No**  
The weather in winter last year was the factor. I would rather sweat than walk through a blizzard ever again!
- 44111**            **Maybe**  
Depends on situation with the schools.
- 44111**            **Yes**  
Did not want to move out of Westpark. House and yard were too small. City services were slow.
- 44111**            **Yes**  
We liked Westpark. Would move back if we found a house and lot size that met our needs.
- 44111**            **No**  
Too much crime and drugs. Bad schools. Insurance on cars is much cheaper here. Had 2 hit skips and 2 stolen and never found.
- 44111**            **No**  
There's a light or stop sign it seems every other block. Makes it hard to get anywhere. Speed limits too low (25-Warren Rd, 25-W.14<sup>th</sup>, 25-Munn Rd., and stop sign just added). But I did love the city when I was there. The people, services good (except police - needs improved)
- 44111**            **Yes**  
Mortgage costs and housing values are good in city but utility and phone company costs are way too high. Especially Gas Co. - should be more city programs for lower income to reduce gas and electric costs. H.E.A.P. program doesn't work for me because my income too "high" but still can't afford heat costs.
- 44111**            **Maybe**  
We were very disappointed with the Cleveland Public School System, its history and the future of it looked grim. The schools need to be changed in order for more people to look at Cleveland as a place to raise a family!
- 44111**            **Yes**  
I love Cleveland.
- 44111**            **No**  
Cleveland is becoming run down - houses and yards not kept up. "schools bad"
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- 44111 No**  
#1 Rising crime, #2 Poor response time for police, fire, rescue, #3 Dirty and not a lot of property
- 44111 No**  
Dislike public schools. Nicer areas of the city are starting to deteriorate.
- 44111 No**  
Do not like the direction the city of Cleveland is heading.
- 44111 Maybe**  
It's possible if I do not move back to Cleveland I will relocate out of state, Florida or Georgia, to be with family
- 44111 No**  
The city spent too much time worrying about downtown and let neighborhoods go downhill. They don't enforce housing or parking codes or noise codes and we had no police visibility. Otherwise, I would have stayed in my house until I died. It was a beautiful 1924 colonial and I put a lot of money into it.
- 44111 No**  
We would look for a community with larger homes to accommodate our growing family. We would move to a city with functioning public schools.
- 44111 No**  
There doesn't seem to be the crime etc. out here. It's very peaceful here.
- 44111 No**  
If it wasn't for residency rule - we would be long gone - schools are terrible - police protection is a joke. Neighborhoods are crumbling for sake of downtown area.
- 44111 No**  
No reason to move back. Suburban schools and communities are safer. Schools in Cleveland are terrible! Government is terrible!
- 44111 No**  
Ever since I was a small child I wanted to live in the country. I don't want to move to the city.
- 44111 No**  
Not much help for people trying to keep up homes in West Park area. After living for 66 years in Cleveland, we decided to leave.
- 44111 No**  
Terrible schools, high taxes.
- 44111 No**  
The only way is if the school system changed drastically and bussing was stopped.
- 44111 No\***  
The cost of housing in the nicer neighborhoods, such as West Park and S. Hills, are "extremely" over priced. Would rather spend the money in a suburban neighborhood.

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- 44111**            **Maybe\***  
After children graduate from high school. As adults I would consider West Park again.
- 44111**            **Maybe\***  
Would depend on where in Cleveland. We had moved to downsize as we both retired.
- 44111**            **Yes\***  
Reasonable cost.
- 44111**            **No\***  
Due to the drastic change in the neighborhood. Was hoping to spend the rest of our lives in our home but found it impossible.
- 44111**            **No\***  
I lived in the city of Cleveland for most of my life but I'm very happy where I'm at. I don't foresee having to change schools for my children. I would not send my children to Cleveland Public Schools and my son's current school (public) is much better than his previous parochial school.
- 44111**            **No\***  
Taxes, certain aspects of city government, too close to your neighbor (very little "private space"), cost of living.
- 44111**            **Maybe\***  
Depends on housing - in Cleveland your neighbors are too close together.
- 44111**            **Yes\***  
We would still be in Cleveland if there were some new ranch condos in West Park area. We love Cleveland.
- 44111**            **No\***  
Too much violence. Too much drugs. Too much theft. Poor police response. Don't feel safe there.
- 44111**            **No\***  
We would not want to send our children to Cleveland Public Schools.
- 44111**            **No\***  
Have no relatives or family members in Cleveland.
- 44111**            **No\***  
Prefer quieter areas with less traffic.

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- 44111           **No\***  
Bad weather
- 44111           **Yes\***  
A new job opportunity for my wife was the reason we moved. Our family loved Cleveland but fate took us elsewhere.
- 44111           **Yes\***  
Did move within Cleveland
- 44111           **No\***  
Always felt like a second class citizen when people asked where I lived, know it's not nice but I feel much better about myself now. Would feel like a failure if I ever moved back.
- 44111           **No\***  
The school board's inability to be responsible and put the children before their need for attention and nightly news sound bites.
- 44111           **Yes\***  
We would consider moving to Cleveland again as long as the children were out of school. The school system was a big factor in our decision to move to the suburbs. Even though they are attending parochial school now, they will eventually attend public high school.
- 44111           **No\***  
1. No police services to your home.  
2. No snow removal.  
3. Very poor schools.
- 44111           **No\***  
We moved for school system. Our children were coming to high school age. The cost of \$ 6,000 - \$ 7,000/year for Catholic high school and the distance to the school was prohibitive. We knew that there was definitely no way we'd use the Cleveland Public School system.
- 44111           **No\***  
I have a daughter who will soon be in school. I don't wish to send her to Cleveland public schools or a parochial school. Also my insurance rates are lower outside the city.
- 44111           **Yes\***  
I am familiar with the area. I want to be in the city. I'm comfortable here.
- 44111           **No\***  
Decline schools. Crime. Police response time.
- 44111           **No\***  
Schools are awful. My kids are still paying for their lack of education. Plus city services in Brookpark are hard to leave.
- 44111           **No\***  
Cleveland public schools are in disarray and too political. For the size home and location we want the mortgage would be too expensive and then we'd also have to pay for private education which would leave us strapped financially.
- 44111           **Yes\***  
Another move to another apartment or house, if not option of out of state move.
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- 44111           **No\***  
Want to be near family
- 44111           **No\***  
Neighborhoods are becoming run down. Schools lack discipline and do not encourage children to finish school.
- 44111           **Maybe\***  
Depends on the location in Cleveland.
- 44111           **No\***  
1. Crime  
2. Schools
- 44111           **Maybe\***  
If a new Mayor was elected and the Mayor had nothing to do with schools. Safer streets. Zoning laws enforced. More police. Buildings updated and not boarded up.
- 44111           **No\***  
The cost of living is high in the city. The crime is high in Cleveland. The schools and police are pitiful. The Mayor is very racially biased and egotistical.
- 44111           **No\***  
I would have to be convinced that neighborhoods were getting better, not worse.
- 44111           **Yes\***  
I lived in the West Park area and the street was well kept. I only moved so my grandson could have a home. A larger home was necessary.
- 44111           **Maybe\***  
Would consider if taking a job in Cleveland and the kids were out of school.
- 44111           **Yes\***  
If we are able to afford parochial high school, we will stay in Cleveland, and if our neighborhood stays safe.
- 44111           **No\***  
Want better schools for our children, environment where there is less violence and drugs. Quieter, more peaceful and enjoyable lifestyle.
- 44111           **Yes\***  
West Park - a neighborhood where people still have pride in their houses and streets.
- 44111           **No\***  
Not too pleased with conditions overall.
- 44111           **?\***  
Hope not.
- 44111           **No\***  
Cost of living, taxes, car insurance too expensive.
- 44111           **Maybe\***
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House would have to be on valley or lake and unique.

**44112 Responses      0% Yes                  0% Maybe                  100% No**

**44112                  No**

The city is only concerned about some areas of the city and downtown. I tried for 17 years to have our curbs and sidewalks repaired without any results. Some one should remember that not all people want to leave the city, they have no choice.

**44113 Responses      50% Yes                  12.5% Maybe                  37.5% No**

**44113                  Maybe**

I don't like the crime and weather.

**44113                  No\***

Police response time rates the lowest! Schools quality very low, county appraisers should do their job in person, not from their desk and property values would exist! If housing inspectors knew what their jobs were the neighborhood wouldn't be as it is. It's not the people, it's the politics!

**44113                  No\***

Focus of politicians on Downtown area and not neighborhoods. Big business (tax abatements at expense of school system and neighborhoods).

**44113                  Yes\***

I was born in Cleveland, spent my whole life there until this move.

**44113                  Yes\***

I am a Clevelander. I will always live in Cleveland. I enjoy the urban setting.

**44119 Responses      9.5% Yes                  33.3% Maybe                  57.1% No**

**44119                  Maybe**

If the school system was better and the city safer, we would be happy to buy in Cleveland again - unfortunately I do not see that happening.

**44119                  No**

Are you kidding! North Collinwood is going downhill.

**44119                  No**

We left for all the reasons mentioned above. We would not return to Cleveland under the same conditions!

**44119                  No**

Look at # 4. (Note: question refers to dissatisfaction with police, snow removal, elected officials and neighborhood housing values.)

**44119                  No**

Did that. Been there - loved it. Just time for a downsizing from a 3 level home with maintenance responsibility - lawn and leaf removal to less of all of the above. Time to travel and enjoy the time left.

**44119                  Maybe**

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Sons in North Carolina and Florida want me to be near them.

**44119**            **No**

Not if I can help it.

**44119**            **Maybe\***

Really don't expect to move again, but circumstances may change.

**44119**            **Maybe\***

Last resort

**44119**            **Maybe\***

As long as I would not have any school aged children.

**44119**            **No\***

Have to pay taxes if you work outside the city. Bad school system. High insurance rates on automobile insurance. Fear of escalating crime in the neighborhood.

**44119**            **No\***

I have no desire to get stuck in a deteriorating neighborhood in my older years.

**44119**            **No\***

Winters are too cold. This is nothing or nobody here for me, except fine restaurants and ballroom dancing.

**44119**            **Maybe\***

There would have to be some sort of attractive circumstances, financial, attractive housing, relatives or friends or church in the vicinity.

**44119**            **No\***

Tired of sirens, freeway noise, police headquarters waking us up at 2:00 am with noise and flood lights. City is too congested, we prefer more open area, safety reasons. 2<sup>nd</sup> Amendment rights. Never did frequent Cleveland entertainment. Some elected officials arrogant attitudes. There really isn't anything to hold us in Cleveland.

**44119**            **Yes\***

Downtown or lakefront condo.

**44119**            **No\***

Arthritis - seeking warmer climate. Living with son.

**44119**            **Maybe\***

We loved our house - but the neighbor on one side was too much of a bully - we need to have peace at home and this community provides that possibility.

**44119**            **No\***

Main reason we moved was the school system. The only way I would move back would be if the school system and Board were totally revamped. The Board needs people who care about the kids, not people who only care about the political games. P.S. Mike White taking charge of the schools is not!!! the answer.

**44120 Responses**      **20% Yes**                      **50% Maybe**                      **30% No**

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**44120**            **No**  
Too cold.

**44120**            **No**  
Poor educational system makes for dull people.

**44120**            **Yes**  
Lived at Shaker Square before and would move back after children complete school.

**44120**            **Yes**  
Cleveland has undergone a laudable transformation with respect to its downtown. Suburbs remain strong. Weakness persists along corridors, 2<sup>nd</sup> in education system. Given upward trends (perceived) in areas of weakness, remarkably low cost of living and ease of accessibility and good public transportation, it's a good place to live in spite of relatively high tax burden (Cleveland and Cuyahoga county) and terrible weather.

**44120**            **Maybe**  
Depends on the neighborhood, price of housing, location to my job, taxes, safety.

**44120**            **Maybe\***  
Since the majority of my net worth is invested in housing/real estate it is important to me to own properties with good resale value in stable neighborhoods. I am looking to grow my money - condos in Cleveland do not seem to appreciate.

**44120**            **Maybe\***  
If we can't afford to continue living as we've become used to out here!

**44120**            **No\***  
Poor schools. Lack of preferred housing choices. Deteriorating infrastructure.

**44121 Responses**    **0% Yes**            **0% Maybe**            **100% No**

**44121**            **No\***  
Cannot afford the suitable dwellings in the well kept areas of the city.

**44122 Responses**    **0% Yes**            **100% Maybe**            **0% No**

**44122**            **Maybe\***  
Friends and relatives. Activities. Transportation.

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**44127 Responses      0% Yes                  20% Maybe                  80% No**

**44127                  No**  
Living with daughters assist. Depends on how things will work out.

**44127                  No**  
3 break ins, arson.

**44127                  No**  
High crime. Poor services. Constant bickering between Mayor and city employees.

**44127                  No\***  
You could not go anyplace unless you were hassled with someone wanting money or to sell you something or trying to rob you.

**44128 Responses      12.5% Yes                  50% Maybe                  37.5% No**

**44128                  No**  
Unsafe environment. Police Response terrible. All needs must be emergencies to be answered - Why?

**44128                  Maybe**  
I was in Cleveland from 8-6-54 to 9-23-96. I love Cleveland. I work 40 years, 9 months at Republic Steel, now LTV. I am now back where I was born 12-6-33. Army 8-5-52 to 8-5-54

**44128                  Maybe\***  
Like the new homes that are being built around the city.

**44128                  No\***  
Atrocious school system and shopping centers. Very depressing in the city - white oriented and ruled! School system and city hall need revamping!

**44135 Responses      25% Yes                  23.4% Maybe                  51.6% No**

**44135                  Yes**  
Cleveland is a great place! It needs some help but there's hope if you have the right people.

**44135                  Maybe**  
Only if I couldn't afford to buy elsewhere.

**44135                  No**  
Suburbs are a lot more quiet and the values of the homes are not as high in Cleveland. Also, Cleveland Public Schools suck bad.

**44135                  No**  
Many more advantages in other locations.

**44135                  Yes**  
Living my life all but 9 yrs. in Cleveland. Has been an enjoyable place to raise 11 children.



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- 44135**            **No**  
Bad neighborhoods.
- 44135**            **No**  
School system will never be what it should be and with the airport being expanded it will be impossible to sleep.
- 44135**            **No**  
Neighborhood was nice in the 1960s. Has deteriorated since. No close stores to walk to. Indifference by Public Officials to correct nagging problems like tree removal requests and doing something about vandalism occurring in a building across the street from former house. This street was one of the last serviced when there was a heavy snowfall. Many times street was a frozen rutted ice rink. I could go on.
- 44135**            **Maybe**  
Don't intend to move but life is full of surprises! Former home was on a direct flight plan to airport. Fact many planes did a U turn above it. Recent years have been worse than earlier. It was a big factor in my move. Empty nest was a secondary factor.
- 44135**            **No**  
I don't want to live in the city
- 44135**            **No**  
I do not feel that there are any advantages to living in the city of Cleveland.
- 44135**            **No**  
Do not like school system. No availability of acreage. Can't operate business out of your home.
- 44135**            **No**  
Tired of the city. Want space and privacy.
- 44135**            **No**  
I would move to a location with better schools.
- 44135**            **No**  
Don't want to send our children to Cleveland public school and don't want to pay for a private school. May consider Cleveland after children are out of school.
- 44135**            **Yes**  
I was born and raised here. There are still good neighborhoods. Don't like suburbs!
- 44135**            **No**  
Politics
- 44135**            **Maybe**  
Due to illness may want to move closer to hospital, doctor or children
- 44135**            **Yes**  
Cleveland has good neighborhoods, good taxes, close to everything, no RITA tax.

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- 44135**            **No**  
I'm living where I want to live.
- 44135**            **No**  
Tired of big city crime and lack of privacy due to closeness of homes.
- 44135**            **Yes**  
West Park is ideal for living in Cleveland.
- 44135**            **Yes**  
Kamm's area is very nice, rather affordable.
- 44135**            **No**  
School system is terrible - We do not want Catholic schools due to overcrowding because of public schools.
- 44135**            **Yes**  
Cleveland has so much to offer at very reasonable rates and I do not have children so schools are not an issue.
- 44135**            **No**  
We enjoy the peace and quiet of the country too much to ever want to move back to any big city; however, we truly love the greater Cleveland area.
- 44135**            **No**  
Except for a very few streets and houses, Cleveland has been depleted of its best architecture and neighborhoods. Many small towns in the Western Reserve, however, are very interested in historic preservation.
- 44135**            **No**  
School district is in total disarray. Airport neglecting community needs for noise reduction. City services for east side free/cost to west side, that is unfair. County/city governing officials do more "finger pointing" than actual work. Political nepotism at its finest! Continual waste of taxpayers money.
- 44135**            **No**  
Want larger lot.
- 44135**            **No**  
We bought 5 acres - would never want to be in the city - anywhere. We enjoy nature, trees and animals - would only consider moving to an area that offered the same.

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- 44135**            **Maybe**  
As indicated, as a city employee, I have no choice. If I were to find other employment, I would strongly investigate leaving the city and the county. Let's face it, Mr. Bier, we are going to keep paying more and more for Gateway. The hemorrhaging will only get worse. If that's not bad enough we will get raped badly on the new football stadium. (The county won't bail us out on that.) (I won't even broach the other abatement/T.I.F/sweetheart/kickback deals.) Unequivocally, Mayor White is a thief and history will not be kind to him. Unfortunately, the taxpayers will be penalized more severely in the future for his mismanagement, graft, and tyranny. Further, God help this town if Mike White and his "Godfather" Sam Miller gain control of the schools. The possibilities for their personal financial gain are seemingly unlimited. We think Sam Miller, the Ratners, and Forest City pay little now in taxes, just wait for Mikey White to take control . . . Sorry, It's just that not many people see the ugliness on a daily basis. Regardless of who runs the schools, bailing them out will not be cheap and unfortunately will be regressive on the citizens of Cleveland. (Paying a 13.9 mill levy will not be easy!)
- 44135**            **No\***  
Did not feel very safe in Cleveland.
- 44135**            **Yes\***  
I lived in West Park. I really liked the area, neighbors and conveniences.
- 44135**            **Maybe\***  
I would not consider Cleveland if I had school age children and the school system is in the condition which it currently is. It is a shame, I am proud of the education I received in Cleveland, during the Paul Briggs era, before outsiders interfered with the system.
- 44135**            **No\***  
My kids would be approaching school age and the Cleveland City Schools are unacceptable.
- 44135**            **Yes\***  
I like Cleveland - diverse neighborhoods, less expensive, all amenities. Suburbs are not "safer" than Cleveland.
- 44135**            **No\***  
We love it here!! Cleveland - poor schools, high taxes, bad neighborhoods getting worse, property values dropping,\* high crime rate. \*The house we sold- if located in a suburb would have been worth \$30 to \$40,000 more.
- 44135**            **No\***  
Safety. Airplane noise. Too much crime! Poor services. Too high of tax - for poorly run schools.
- 44135**            **Yes\***  
There are some very nice areas of Cleveland. Also the taxes aren't that bad.
- 44135**            **Yes\***  
For city tax reasons.
- 44135**            **No\***  
Police that don't care. Residents that are pigs. Government that only wants to feed its own EGO!

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- 44135**            **No\***  
Do not like large towns, cities. Houses too close together.
- 44135**            **No\***  
Schools
- 44135**            **No\***  
As long as we have school aged children we will not move back to Cleveland. The school system is terrible.
- 44135**            **Maybe\***  
Price of house and neighborhood would determine decision.
- 44135**            **Yes\***  
Affordable housing, reasonable taxes, decent city services, good neighbors, solidarity with folks who don't have a lot of other suburban options.
- 44135**            **No\***  
We really liked the West Park area of Cleveland. We liked the neighborhood and the area, but the schools were becoming increasingly bad. The elementary school was OK. But when our daughter went to Schuler it was terrible.
- 44135**            **Maybe\***  
If I could find the type of housing I want.
- 44135**            **Yes\***  
Cleveland is a great place to live. Cost of living is good. It's nice to see a city like Cleveland grow and develop.
- 44135**            **Maybe\***  
We've moved into "West Park" which is the last good neighborhood in Cleveland. Next stop is the western suburbs.
- 44135**            **No\***  
Drugs, welfare, crime, bad schools, bad police, gangs. I do not like Cleveland because of crimes and lack of values for education. I am far from my family and my work. I feel much safer now. To bad I had to leave the area.
- 44135**            **Maybe\***  
If schools improve and crime rate drops.
- 44144 Responses**      **16.7% Yes**                      **29.2% Maybe**                      **54.2% No**
- 44144**            **No**  
It's not just Cleveland, my husband doesn't want to live in Cuyahoga County at all.
- 44144**            **No**  
Socio-economic status of city of Cleveland. The people value the economics of a new stadium while at the same time are unable to meet the educational needs of their children in the community.
- 44144**            **No**
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The housing value dropped when I moved from my home in zip code 44109. It dropped again with my retirement home.

**44144**            **No**

Too crowded, crime is bad, no officials listen to your concerns, no land, and the public schools suck!

**44144**            **No**

If economics were a factor I would consider moving back to Cleveland - Old Brooklyn area only. Otherwise no. Cleveland borders areas that are not safe and dark, rising crime and theft and vandalism. There are only "pockets" of decent, safe areas in Cleveland - i. e. west - Old Brooklyn and Westpark which borders the metropolitan housing.

**44144**            **No**

I don't see Cleveland getting the school system straight. Need to get neighborhoods back.

**44144**            **Maybe**

Depending on residency law.

**44144**            **No**

No reason to move back, can not duplicate what I have now.

**44144**            **Yes**

I don't anticipate moving at my age.

**44144**            **No**

City is a slum, income tax too high for what you get. School system is garbage. Mayor is an asshole. Too many minorities. Police department corrupt, incompetent.

**44144**            **Yes\***

I like the variety of house available and the size of houses in Cleveland - they're larger.

**44144**            **No\***

Received no cooperation from city or schools when having trouble with high school students.

**44144**            **No\***

Houses and lots too small, neighborhoods not exactly the best.

**44144**            **Yes\***

If in the right area only.

**44144**            **Yes\***

I really loved my home and neighbor but would not of felt safe letting my kids go to Cleveland Schools.

**44144**            **Maybe\***

We lived in a beautiful neighborhood with wonderful neighbors. If it weren't for job relocation we wouldn't have moved.

**44144**            **Maybe\***

It would depend on the condition of the city at the time (housing prices, city officials, neighborhoods).

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**44144**            **Maybe\***  
We like the small town setting.

**44144**            **Maybe\***  
Enjoyed living close to family in Cleveland; convenient for travel and work.

**44144**            **No\***  
Moving to Cleveland would not be a smart idea. Schools are a mess.