

# 7 | Housing

## 7.1 Introduction



New residential development in northeast Painesville Township (LCPC)

At the time the 2007 Comprehensive Plan was written, housing prices and new residential development were increasing rapidly throughout most of the United States and Canada. Combined with low mortgage interest rates, home sales throughout most of the country were brisk. Subsequently, the United States was impacted by the subprime mortgage financial crisis of 2007, which resulted in a decrease in the value of housing for many communities, a steep increase in foreclosures, and a hold on new residential development. The effects of this crisis have had a lasting effect of the United States as a whole, as well as Painesville Township.

As of 2013, the United States Census Bureau estimates the population of Painesville Township to be approximately 16,980 residents, distributed amongst 6,984 housing units. The Township offers a variety of housing types, with a wide diversity of age, architectural style, size and price range.

While much of the houses in the Township are in relatively good condition, some houses in the NE region of Painesville Township, as

There may be some small discrepancies in data shown in the following tables. The American Community Survey conducted by the U.S. Census Bureau includes data for Fairport Harbor Village and Grand River Village in cumulative data for Painesville Township. To find data for the Township alone, data for the villages must be subtracted. However, the end result can be different than the cumulative total of data from the four Census tracts that make up the Township. For example:

Housing units in the Census-defined Painesville Township area:	+8,719
Housing units in Fairport Harbor Village:	- 1,584
Housing units in Grand River Village:	- 151
<b>Total housing units in Painesville Township:</b>	<b>6,984</b>
Housing units in Census tract 2062 (NW region):	+ 508
Housing units in Census tract 2047 (SW region):	+ 2,133
Housing units in Census tract 2048 (NE region):	+ 2,157
Housing units in Census tract 2049 (SE region):	+ 2,263
<b>Total housing units in Painesville Township alone, calculated from tract-level data:</b>	<b>7,061</b>

There is a ±1.1% difference between the two results.

well as some smaller, older houses in the SW and NW regions of the Township, are often less well maintained. Painesville-on-the-Lake and Sunset Point are two neighborhoods located within the NE region of the Township that experience issues with property upkeep. Code violations and intrusive home-based businesses, lack of maintenance for some properties, and the threat of shoreline erosion impede redevelopment efforts and threaten the investments of lower and moderate income homeowners.

The housing element discusses the existing conditions and factors that affect the housing market in Painesville Township. Discussion of the housing market centers on major variables that affect housing demand, including: the existing housing stock, household size, household income, housing costs, and housing preferences.

As in other elements of the Comprehensive Plan, data is provided for Painesville Township, it's four noncontiguous regions, and surrounding communities.

## 7.2 Housing Inventory

### *Housing units*

As of 2013, Painesville Township has 6,984 housing units, which equates to a 1.76% decrease since 2010. From 1970 to 2013, the quantity of housing units increased by 3,753 units, or 116.2%. The 1970s and the 1990s were the most active decades, with a 39.6% and 23.6% increase in housing units respectively. New housing built in Painesville Township between 1970 and 2000 represents 8% of the 36,002 housing units added in Lake County during the same time period (Table 7.1).

Year	Housing units	Δ from previous decade	%Δ from previous decade
1970	3,231	(x)	(x)
1980	4,512	1,281	39.60%
1990	4,938	426	9.44%
2000	6,102	1,164	23.57%
2010	7,109	1,007	16.50%
2013	6,984	-125	-1.76%

(United States Census Bureau, 1970 to 2013)

From 2000 to 2010, the NE region of the Township experienced the largest increase in housing units, from 1,388 units to 2,227 units, which equates to a 60.45% increase. From 2010 to 2013, the NE region experienced the largest decrease in housing units, from 2,227 to 2,157 units, which equates to a 3.14% decrease.

	2000 units	2010 units	2013 units	Δ 2000 to 2010	%Δ 2000 to 2010	Δ 2010 to 2013	%Δ 2010 to 2013
<b>Painesville Township</b>	6,102	7,109	6,984	1,007	16.50%	-125	-1.76%
<b>NW</b>	456	508	508	52	11.40%	0	0.00%
<b>SW</b>	2,125	2,169	2,133	44	2.07%	-36	-1.66%
<b>NE</b>	1,388	2,227	2,157	839	60.45%	-70	-3.14%
<b>SE</b>	2,133	2,271	2,263	138	6.47%	-8	-0.35%

(United States Census Bureau, 1990 to 2013)

The SW region experienced the smallest increase in housing units from 2000 to 2010, from 2,125 units to 2,169 units, or a 2.07% increase. From 2010 to 2013, all regions of

the Township experienced a decrease in the quantity of housing units, except for the NW region, which maintained the same quantity. A decrease in the quantity of housing units may be attributed to the demolition of substandard housing. Another attributing factor to the significant decrease in housing may be disparities in the methodology for data collection for the United States Census Bureau's 2013 American Community Survey and the 2010 Demographic Profile (Table 7.2).

Of the 6,984 housing units in Painesville Township, 5.36% are vacant. Vacant units primarily consist of units that are sold and not occupied, for rent, or for sale. The region within Painesville Township with the most vacant units is the NE region. In this region, 133 units are considered to be vacant, equating to 6.17%. The smallest proportion of vacant units can be found in the SE region, at 4.86%. While the NW region has the second highest percentage of vacant units, at 6.10%, it contains approximately a fourth of quantity of units found in the other Township regions (Table 7.3).

<b>Table 7.3</b>										
<b>Vacant Units: 2013</b>										
<b>Painesville Township Regions</b>										
	<b>Township</b>		<b>NW</b>		<b>SW</b>		<b>NE</b>		<b>SE</b>	
	<b>Units</b>	<b>% of Twp</b>	<b>Units</b>	<b>% of region</b>	<b>Units</b>	<b>% of region</b>	<b>Units</b>	<b>% of region</b>	<b>Units</b>	<b>% of region</b>
<b>Total Units</b>	6,984	(x)	508	(x)	2,133	(x)	2,157	(x)	2,263	(x)
<b>Vacant Units</b>	374	5.36%	31	6.10%	100	4.69%	133	6.17%	110	4.86%
<i>For rent</i>	47	12.57%	0	0.00%	0	0.00%	47	35.34%	0	0.00%
<i>Rented, not occupied</i>	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
<i>For sale only</i>	139	37.17%	31	100.00%	49	49.00%	23	17.29%	36	32.73%
<i>Sold, not occupied</i>	73	19.52%	0	0.00%	0	0.00%	33	24.81%	40	36.36%
<i>For seasonal, recreational, or occasional use</i>	51	13.64%	0	0.00%	51	51.00%	0	0.00%	0	0.00%
<i>For migrant workers</i>	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
<i>Other vacant</i>	64	17.11%	0	0.00%	0	0.00%	30	22.56%	34	30.91%
United States Census Bureau, 2013										

### **Housing Types**

According to 2013 U.S. Census data, single family, detached houses make up 71.71% of all housing units in the Township. The highest percentage of single family houses can be found in the SE region, at 88.38%, and the lowest quantity is found in the SW region, at 55.46% (Table 7.4).

As of 2013, 23.87% of all housing units in the Township are found in multi-family buildings. Over half of those units are single family, attached units. The highest concentration of multi-family housing is found in the SW region, at 40.60%, and the lowest is found in the SE region, at 11.62%. Buildings with five or more units are concentrated in the NW region, where they include 18.31% of all units, and the SW region, where they include 11.77% of all units. Of all units in the NE region, only 1.02%

of all housing units include 5 or more units, while the SE region contains no residential buildings with five or more units (Table 7.4).

As of 2013, the only region without mobile homes is the SE region. In the NE region, mobile homes make up 9.92% of all housing units, in the SW region they make up 3.94% of all units, and in the NW region they make up 2.17% of all units. Mobile homes make up 4.42% of all housing units in the Township (Table 7.4).

Table 7.4 Units in Structure: 2013 Painesville Township Regions										
	Painesville Township		NW		SW		NE		SE	
	Units	% of Twp	Units	% of region	Units	% of region	Units	% of region	Units	% of region
<b>Total Housing Units</b>	6,984	(x)	508	(x)	2,133	(x)	2,157	(x)	2,263	(x)
<i>1 unit, detached</i>	5,008	71.71%	349	68.70%	1,183	55.46%	1,482	68.71%	2,000	88.38%
<i>1 unit, attached</i>	970	13.89%	39	7.68%	449	21.05%	325	15.07%	157	6.94%
<i>2 units</i>	201	2.88%	0	0.00%	95	4.45%	0	0.00%	106	4.68%
<i>3 or 4 units</i>	185	2.65%	16	3.15%	71	3.33%	114	5.29%	0	0.00%
<i>5 to 9 units</i>	128	1.83%	54	10.63%	78	3.66%	11	0.51%	0	0.00%
<i>10 to 19 units</i>	183	2.62%	39	7.68%	161	7.55%	11	0.51%	0	0.00%
<i>≥20 units</i>	0	0.00%	0	0.00%	12	0.56%	0	0.00%	0	0.00%
<i>Mobile Home</i>	309	4.42%	11	2.17%	84	3.94%	214	9.92%	0	0.00%
<i>Boat, RV, van, etc.</i>	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%

United States Census Bureau, 2013

The NW region has the smallest population of any region in the Township. About 68.70% of the residential units in the region are single family houses. Overall, units are relatively smaller than those in other parts of the Township, with a large percentage of one-story houses built before 1960. The NW region also includes the highest proportion of multi-family homes with five or more units out of all regions in the Township (Table 7.4).

In the NE region, detached, single family houses make up 68.71% of all housing in the region, and about 15.07 % of all units are side-by-side duplexes (Table 7.4). About two-thirds of all mobile homes in the Township are found in this region. Some mobile homes are located within mobile home parks, while others on scattered lots in the Painesville-on-the-Lake and Sunset Point areas. Subdivision development altered the pattern of housing development in the NE region, as it was once almost exclusively comprised of mobile homes and small, winterized pre-WWII cottages. New, high-quality subdivisions are being constructed in this area.

The SW region includes the widest variety of housing in the Township. Approximately 55.46% of units are detached, single-family houses, with a wide range of size, age and

architectural styles (Table 7.4). The region has the highest proportion of side-by-side duplexes, at 21.05%. The region includes two mobile home parks, containing mostly older, metal-sided and single-wide trailers. About 67.09% of all units in the SW region were built before 1980. As of 2015, there are very few sites available for new residential development in this region.

The highest proportion of single family houses is found in the SE region, at 88.38% (Table 7.4). Most of the other units are side-by-side duplexes. As of 2013, there are no residential buildings with greater than two units. The SE region has relatively newer, larger and more expensive housing in comparison to other regions within the Township. About 70.79% of all units were built after 1970. The majority of houses in the region are located within a low-density suburban setting. Most subdivision lots are 0.3 to 0.5 acre (0.13 to 0.2 hectare) in size, and are located within small subdivisions with looping streets, cul-de-sacs, and few sidewalks.

### Age of Housing Stock

Table 7.5 Median Year Structure Built: 2013 Painesville Township Regions					
	Painesville Township	NW	SW	NE	SE
All units	1975	1970	1970	1995	1979
Owner-occupied	1978	1968	1967	1996	1979
Renter-occupied	1970	1971	1972	1990	1977
United States Census Bureau, 2013					
*Census data for Painesville Township includes Grand River Village and Fairport Harbor Village.					
*Census data for the NW region includes Grand River Village.					

As of 2013, the average construction year for dwelling units in Painesville Township was 1975 (Table 7.5). Rental housing in the NW region tends to be older than housing in the rest of the Township, while owner and renter-occupied housing in the NE region is relatively newer.

The pattern of new residential development in the Township is cyclical and dependent upon both national and local economic trends. The quantity of new residential development was relatively high between 1950 and 1959, but decreased from 1960 to 1969. The quantity of residential development increased from 1970 and 1979, but was lower during the 1980s recession, and rose again in the 1990s. From 2000 to 2009, the construction of new residences varied by Township region. For instance, the NW and NE regions experienced an increase in the rate of construction for new residences, while this rate decreased significantly for the SW and SE regions. From 2010 onward, new residential development experienced a stand-still in all regions besides the NE region, which experienced a small 1.58% increase from 2010 until 2013.

<b>Table 7.6</b>										
<b>Year Structure Built: 2013</b>										
<b>Painesville Township Regions</b>										
	<b>Painesville Township</b>		<b>NW</b>		<b>SW</b>		<b>NE</b>		<b>SE</b>	
	<b>Units</b>	<b>% of Twp</b>	<b>Units</b>	<b>% of region</b>	<b>Units</b>	<b>% of region</b>	<b>Units</b>	<b>% of region</b>	<b>Units</b>	<b>% of region</b>
<b>Total housing units</b>	6,984	(x)	508	(x)	2,133	(x)	2,157	(x)	2,263	(x)
≤ 1939	548	7.85%	109	21.46%	127	5.95%	174	8.07%	144	6.36%
1940 to 1949	446	6.39%	29	5.71%	228	10.69%	98	4.54%	91	4.02%
1950 to 1959	874	12.51%	31	6.10%	441	20.68%	262	12.15%	167	7.38%
1960 to 1969	548	7.85%	51	10.04%	207	9.70%	31	1.44%	259	11.44%
1970 to 1979	1,173	16.80%	80	15.75%	428	20.07%	124	5.75%	569	25.14%
1980 to 1989	922	13.20%	25	4.92%	335	15.71%	197	9.13%	365	16.13%
1990 to 1999	1,342	19.22%	69	13.58%	338	15.85%	474	21.97%	477	21.08%
2000 to 2009	1,097	15.71%	114	22.44%	29	1.36%	763	35.37%	191	8.44%
≥ 2010	34	0.49%	0	0.00%	0	0.00%	34	1.58%	0	0.00%

United States Census Bureau, 2013

Housing construction in the SW region coincides with the post-WWII baby boom, and was high from 1950 to 1980, but decreased after this period. The NW region has the highest proportion of pre-war housing in the Township, as a post-WWII rise in construction was followed by a 30-year period of slow development, cycling upward again in the 1990s. This increase in residential development coincided with the deindustrialization of Northeast Ohio, and was expected to continue as middle end subdivisions are developed in the area. The rate of new construction has fluctuated for each region at different periods of time. Since 2010, very few units have been constructed due to the subprime mortgage financial crisis of 2007. The NE region was the only section of Painesville Township to construct new housing units since 2010, with 34 new units that make up 1.58% of all housing units within the NE region. (Table 7.6)

### ***Resident Tenure***

As of 2013, the median year that households moved into owner-occupied units is higher than that of renter-occupied units for all regions within Painesville Township. The most significant difference can be found in the NW region, as the median year for owner-occupied households is 1997 and the median year for renter-occupied households is 2009. (Table 7.7)

There is little variation in the proportion of long-established residents between regions. For Painesville Township as a whole, the majority of households moved into their residences between 2000 and 2009. (Table 7.8)

Table 7.7 Median Year Household Moved into Housing Unit: 2013 Painesville Township Regions					
	Painesville Township	NW	SW	NE	SE
All housing units	2002	2002	2001	2004	2002
Owner-occupied	2001	1997	1995	2003	2001
Renter-occupied	2007	2009	2006	2008	2007

United States Census Bureau, 2013  
 \*Census data for Painesville Township includes Grand River Village and Fairport Harbor Village.  
 \*Census data for the NW region include Grand River Village

Table 7.8 Year Household Moved into Housing Unit: 2013 Painesville Township Regions										
	Painesville Township		NW		SW		NE		SE	
	Units	% of Twp	Units	% of region	Units	% of region	Units	% of region	Units	% of region
<b>Occupied housing</b>	6,610	(x)	477	(x)	2,033	(x)	2,024	(x)	2,153	(x)
≥ 2010	755	11.42%	67	14.05%	240	11.81%	264	13.04%	229	10.64%
2000 to 2009	3,259	49.30%	222	46.54%	855	42.06%	1,209	59.73%	999	46.40%
1990 to 1999	1,176	17.79%	82	17.19%	334	16.43%	298	14.72%	473	21.97%
1980 to 1989	610	9.23%	53	11.11%	281	13.82%	57	2.82%	219	10.17%
1970 to 1979	471	7.13%	25	5.24%	200	9.84%	120	5.93%	126	5.85%
≤ 1969	339	5.13%	28	5.87%	123	6.05%	87	4.30%	107	4.97%

United States Census Bureau, 2013

## Housing Size

The U.S. Census does not collect data for the square footage of houses. To measure housing size, information is gathered for the number of rooms and bedrooms per unit. (Table 7.9)

Based on room size, there was a slight increase in the number of houses with 5, 7, and 9 rooms, while houses with 6 and 9 rooms have shown a slight decrease from 2000 to 2013. There has been a decrease in the number of houses with 1, 2, or 3 rooms from 2000 to 2013. (Table 7.9)

In comparison to the regions within Painesville Township, the SW region has the highest proportion of units with five rooms or less, at 46.04%. As new units continue to be built in this region, the percentage of smaller units is expected to decrease over time. The SE region has the highest percentage of units with seven or more rooms, at 53.95%. (Table 7.10)

Table 7.9 Rooms per Unit: 2000 to 2013 Painesville Township						
Rooms	2000		2010		2013	
	Units	% of units	Units	% of units	Units	% of units
1	23	0.38%	0	0.00%	0	0.00%
2	59	0.97%	103	1.45%	52	0.74%
3	245	4.02%	179	2.52%	177	2.53%
4	647	10.60%	597	8.42%	704	10.08%
5	1,100	18.03%	1,330	18.75%	1,387	19.86%
6	1,634	26.78%	1,789	25.22%	1,654	23.68%
7	1,215	19.91%	1,486	20.95%	1,512	21.65%
8	704	11.54%	859	12.11%	758	10.85%
≥ 9	475	7.78%	741	10.45%	740	10.60%
<b>Total units</b>	6,102	(x)	7,094	(x)	6,984	(x)

United States Census Bureau, 1990 to 2013

Table 7.10 Rooms per Unit: 2013 Painesville Township Regions										
Rooms	Painesville Township		NW		SW		NE		SE	
	Units	% of Twp	Units	% of region	Units	% of region	Units	% of region	Units	% of region
1	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
2	52	0.74%	5	0.98%	11	0.52%	36	1.67%	0	0.00%
3	177	2.53%	35	6.89%	102	4.78%	26	1.21%	30	1.33%
4	704	10.08%	76	14.96%	349	16.36%	267	12.38%	53	2.34%
5	1,387	19.86%	90	17.72%	520	24.38%	419	19.43%	378	16.70%
6	1,654	23.68%	149	29.33%	411	19.27%	513	23.78%	581	25.67%
7	1,512	21.65%	72	14.17%	325	15.24%	511	23.69%	604	26.69%
8	758	10.85%	68	13.39%	250	11.72%	201	9.32%	239	10.56%
≥9	740	10.60%	13	2.56%	165	7.74%	184	8.53%	378	16.70%
<b>Total housing units</b>	6,984	(x)	508	(x)	2,133	(x)	2,157	(x)	2,263	(x)

United States Census Bureau, 2013

Table 7.11 Bedrooms per Unit: 1990 to 2013 Painesville Township								
	1990		2000		2010		2013	
	Units	% of units	Units	% of units	Units	% of units	Units	% of units
<b>No bedroom</b>	30	0.61%	23	0.39%	0	0.00%	15	0.21%
<b>1 bedroom</b>	234	4.74%	256	4.36%	316	4.46%	257	3.68%
<b>2 bedrooms</b>	1,045	21.16%	1,223	20.81%	1,256	17.73%	1,162	16.64%
<b>3 bedrooms</b>	2,670	54.07%	3,212	54.64%	3,966	55.99%	4,078	58.39%
<b>4 bedrooms</b>	885	17.92%	1,032	17.56%	1,406	19.85%	1,315	18.83%
<b>≥5 bedrooms</b>	74	1.50%	132	2.25%	140	1.98%	157	2.25%
<b>Total units</b>	4,938	(x)	5,878	(x)	7,084	(x)	6,984	(x)

United States Census Bureau, 2013

The number of bedrooms found in a typical Painesville Township housing unit has remained relatively constant from 1990 to 2013. In 1990, 54.1% of all units in the Township have three bedrooms and in 2013, 58.39% had three bedrooms. (Table 7.11)

Housing units with the smallest number of bedrooms tend to be found in the NW region. The SE region contains the highest percentage of units with three or more bedrooms. (Table 7.12)



<b>Table 7.12</b>										
<b>Bedrooms per Unit: 2013</b>										
<b>Painesville Township Regions</b>										
	<b>Painesville Township</b>		<b>NW</b>		<b>SW</b>		<b>NE</b>		<b>SE</b>	
	<b>Units</b>	<b>% of Twp</b>	<b>Units</b>	<b>% of region</b>	<b>Units</b>	<b>% of region</b>	<b>Units</b>	<b>% of region</b>	<b>Units</b>	<b>% of region</b>
<b>No bedroom</b>	15	0.21%	0	0.00%	0	0.00%	0	0.00%	15	0.66%
<b>1 bedroom</b>	257	3.68%	63	12.40%	138	6.47%	57	2.64%	15	0.66%
<b>2 bedrooms</b>	1,162	16.64%	125	24.61%	534	25.04%	435	20.17%	123	5.44%
<b>3 bedrooms</b>	4,078	58.39%	218	42.91%	1,133	53.12%	1,278	59.25%	1,455	64.30%
<b>4 bedrooms</b>	1,315	18.83%	102	20.08%	298	13.97%	387	17.94%	528	23.33%
<b>≥5 bedrooms</b>	157	2.25%	0	0.00%	30	1.41%	0	0.00%	127	5.61%
<b>Total housing units</b>	6,984	(x)	508	(x)	2,133	(x)	2,157	(x)	2,263	(x)
United States Census Bureau, 2013										

### **Heating fuel**

The majority of housing units in the Township are heated with natural gas, at 87.49%. Approximately 11.06% of all units are heated with electricity. In comparison, 22.43% of units in the NW region are heated with electricity. (Table 7.13)

<b>Table 7.13</b>										
<b>Heating Fuel Used: 2013</b>										
<b>Painesville Township Regions</b>										
	<b>Painesville Township</b>		<b>NW</b>		<b>SW</b>		<b>NE</b>		<b>SE</b>	
	<b>Units</b>	<b>% of Twp</b>	<b>Units</b>	<b>% of region</b>	<b>Units</b>	<b>% of region</b>	<b>Units</b>	<b>% of region</b>	<b>Units</b>	<b>% of region</b>
<b>Utility Gas</b>	5,783	87.49%	358	75.05%	1,702	83.72%	1,797	88.78%	1,947	90.43%
<b>Bottled, tank, or LP gas</b>	16	0.24%	0	0.00%	30	1.48%	0	0.00%	0	0.00%
<b>Electricity</b>	731	11.06%	107	22.43%	258	12.69%	188	9.29%	206	9.57%
<b>Fuel oil, kerosene, etc.</b>	76	1.15%	8	1.68%	29	1.43%	39	1.93%	0	0.00%
<b>Coal or coke</b>	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
<b>Wood</b>	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
<b>Solar energy</b>	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
<b>Other fuel</b>	4	0.06%	4	0.84%	14	0.69%	0	0.00%	0	0.00%
<b>No fuel used</b>	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
<b>Total occupied units</b>	6,610	(x)	477	(x)	2,033	(x)	2,024	(x)	2,153	(x)
United States Census Bureau, 2013										

## 7.3 The Homeowner Experience

### *Home Ownership*

From 1900 to 2000, the percentage of households in Painesville Township that own their own residence rose from 78.90% to 82.70%. In 2010, 83.12% of units were owner occupied, but in 2013 this number decreased to 80.92% (Table 7.14). The initial increase could be attributed to the decrease in mortgage interest rates from 1990 to 2010, but the recent decrease may be a result of the lasting effects of the subprime mortgage crisis of 2007 and recession.

From 2000 to 2013, home ownership varied by region. The largest decrease from 2000 to 2010 occurred in the NW region, from 70.50% to 55.77%, while the largest increase occurred in the NE region, from 81.73% to 83.97%. From 2010 to 2013, the largest decrease in home ownership occurred in the SE region, from 93.00% to 89.55%, while the largest increase is seen in the NW region, from 55.77% to 70.65%. (Table 7.14)

	2000			2010			2013		
	Total occupied units	Owner-occupied units	% of region	Total occupied units	Owner-occupied units	% of region	Total occupied units	Owner-occupied units	% of region
<b>Painesville Township</b>	5,879	4,862	82.70%	6,749	5,610	83.12%	6,610	5,349	80.92%
<b>NW</b>	417	294	70.50%	477	266	55.77%	477	337	70.65%
<b>SW</b>	2,062	1,590	77.11%	2,206	1,615	73.21%	2,033	1,419	69.80%
<b>NE</b>	1,319	1,078	81.73%	1,971	1,655	83.97%	2,024	1,671	82.56%
<b>SE</b>	2081	1,900	91.30%	2,230	2,074	93.00%	2,153	1,928	89.55%

United States Census Bureau, 2013

### *Housing Values*

The U.S. Census data used in this element tends to underestimate the value of real estate. Respondents will often state the value of their property as the original list price from previous years, or they may be unaware of market conditions affecting the value of their home.

Painesville Township and all surrounding communities experienced an increase in the median value of housing from 2000 to 2010. The highest increase occurred in Fairport Harbor Village, as home values increase from \$94,800 to \$131,900, which equated to a 39.14% increase. The lowest increase occurred in Grand River Village, as median home values increased from \$119,300 to \$140,000, which equates to a 17.35% increase. From 2010 to 2013, Painesville Township and surrounding communities all

experienced a decrease in the median value of housing, except for Leroy Township. Fairport Harbor Village experienced the largest decrease, from \$131,900 to \$98,200, which equates to a 25.56% decrease. The smallest decrease occurred in Concord Township, from \$230,700 to \$224,900, a 2.51% decrease. The median value of housing units increased from \$200,000 to \$215,000 in Leroy Township, which equates to a 7.50% increase. (Table 7.15)

<b>Table 7.15</b>					
<b>Median Value of Owner-Occupied Housing: 2000 to 2013</b>					
<b>Painesville Township and Surrounding Communities</b>					
	<b>2000</b>	<b>2010</b>	<b>2013</b>	<b>%Δ from 2000 to 2010</b>	<b>%Δ from 2010 to 2013</b>
<b>Painesville Township</b>	\$127,778	\$150,600	\$143,600	17.86%	-4.65%
<b>City of Painesville</b>	\$91,400	\$121,900	\$110,500	33.37%	-9.35%
<b>City of Mentor</b>	\$144,100	\$172,600	\$169,000	19.78%	-2.09%
<b>Fairport Harbor Village</b>	\$94,800	\$131,900	\$98,200	39.14%	-25.56%
<b>Grand River Village</b>	\$119,300	\$140,000	\$130,000	17.35%	-7.14%
<b>Leroy Township</b>	\$165,000	\$200,000	\$215,000	21.21%	7.50%
<b>Concord Township</b>	\$179,600	\$230,700	\$224,900	28.45%	-2.51%
<b>Perry Township</b>	\$144,100	\$180,100	\$169,400	24.98%	-5.94%
<b>Lake County</b>	\$127,900	\$158,100	\$151,300	23.61%	-4.30%

United States Census Bureau, 2013  
 \*Data for Painesville Township includes Fairport Harbor Village and Grand River Village.  
 \*Data for Perry Township includes Perry Village and North Perry Village.

<b>Table 7.16</b>							
<b>Median Value of Owner-Occupied Housing Units: 2000 to 2013</b>							
<b>Painesville Township Regions</b>							
	<b>1990</b>	<b>2000</b>	<b>%Δ 1990 to 2000</b>	<b>2010</b>	<b>%Δ 2000 to 2010</b>	<b>2013</b>	<b>%Δ 2010 to 2013</b>
<b>Painesville Township</b>	\$73,584	\$127,778	73.65%	\$150,600	17.86%	\$143,600	-4.65%
<b>NW</b>	\$59,300	\$91,200	53.79%	\$127,900	40.24%	\$118,300	-7.51%
<b>SW</b>	\$72,200	\$128,600	78.12%	\$140,100	8.94%	\$129,800	-7.35%
<b>NE</b>	\$58,300	\$108,500	86.11%	\$141,500	30.41%	\$141,100	-0.28%
<b>SE</b>	\$84,500	\$142,100	68.17%	\$179,500	26.32%	\$171,000	-4.74%

United States Census Bureau, 1990 to 2013  
 \*Census data for Painesville Township include Grand River Village and Fairport Harbor Village.  
 \*Census data for the NW region includes Grand River Village.

According to the U.S. Census, the median value of owner-occupied housing units in the Township increased from \$127,778 to \$150,600 from 2000 to 2010, but decreased to \$143,600 from 2010 to 2013, equating to a 4.65% decrease. This trend is consistent with the median values for Lake County during this time period. From 2000 to 2010, the NW region of the Township experienced the greatest increase in the median value of housing, from \$91,200 to \$127,900, equating to a 40.24% increase. The SW region experienced the lowest increase, from \$128,600 to \$140,100, equating to an 8.94% increase. From 2010 to 2013, all regions within Painesville Township experienced a decreased in the median value of owner-occupied housing units. The NW region

experienced the largest decrease, from \$127,900 to \$118,300, equating to a 7.51% decrease, while the NE region experienced the smallest decrease, from \$141,500 to \$141,100, equating to a 0.28% decrease. (Table 7.16)

The value of housing for Lake County is comparable to that of Painesville Township for most value brackets. The Township has a lower percentage of units valued over \$200,000 in comparison to Lake County, as 28% of all housing units within the county are valued at \$200,000 or above, while the same is only true for 25% of the housing units in Painesville Township.

**Table 7.17**  
**Value for Owner-Occupied Housing Units**  
**Lake County and Painesville Township**

	Lake County						Painesville Township					
	2000		2010		2013		2000		2010		2013	
	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
<b>Total Owner-Occupied Units</b>	63,314	(x)	72,582	(x)	70,497	(x)	4,327	(x)	5,610	(x)	5,349	(x)
≤ \$59,999	1,198	2%	2,807	4%	3,917	6%	149	3%	219	4%	325	6%
\$60,000 to \$99,999	14,727	23%	6,371	9%	8,922	13%	1,005	23%	868	15%	874	16%
\$100,000 to \$124,999	14,430	23%	10,423	14%	11,646	17%	797	18%	631	11%	819	15%
\$125,000 to \$149,999	11,403	18%	13,169	18%	10,265	15%	1,076	25%	884	16%	638	12%
\$150,000 to \$174,999	6,887	11%	10,890	15%	9,722	14%	556	13%	773	14%	785	15%
\$175,000 to \$199,999	5,031	8%	6,825	9%	6,232	9%	342	8%	525	9%	561	10%
\$200,000 to \$249,999	4,976	8%	10,410	14%	9,077	13%	263	6%	1,206	21%	955	18%
\$250,000 to \$299,999	2,314	4%	4,663	6%	4,607	7%	102	2%	255	5%	210	4%
≥ \$300,000	2,348	4%	7,024	10%	6,109	9%	37	1%	249	4%	182	3%

United States Census Bureau, 2000 to 2013

The range of values for owner-occupied housing units in Painesville Township shifted from 82% being under \$100,000 in 1990, to 26.6% in 2000. U.S. Census data from 2013 indicates that the quantity of housing valued below \$100,000 has continued to decrease to 22.42%. (Table 7.17)

The NW region of Painesville Township has the highest quantity of houses valued below \$99,999, at 35.01% of all housing units, and the lowest quantity of houses values above \$200,000, of all housing units. Alternatively, the SE region has the lowest quantity of houses valued below \$99,999, and accounts for 9.08% of all housing units, and the highest quantity of houses values above \$200,000, at 31.90%. This data indicates that the NW region of Painesville Township may offer more low-income options, while the SE region offers more high-end housing options. (Table 7.18)

Table 7.18 Value of Owner-Occupied Housing Units: 2013 Painesville Township Regions										
	Painesville Township		NW		SW		NE		SE	
	Units	% of Twp	Units	% of region	Units	% of region	Units	% of region	Units	% of region
<b>Total owner-occupied</b>	5,349	(x)	337	(x)	1,419	(x)	1,671	(x)	1,928	(x)
≤ \$59,999	289	5.40%	20	5.93%	101	7.12%	121	7.24%	47	2.44%
\$60,000 to \$99,999	910	17.01%	98	29.08%	369	26.00%	321	19.21%	128	6.64%
\$100,000 to \$149,999	1,457	27.24%	126	37.39%	352	24.81%	474	28.37%	505	26.19%
\$150,000 to \$199,999	1,346	25.16%	55	16.32%	326	22.97%	332	19.87%	633	32.83%
\$200,000 to \$299,999	1,165	21.78%	38	11.28%	194	13.67%	393	23.52%	540	28.01%
\$300,000 to \$499,999	182	3.40%	0	0.00%	77	5.43%	30	1.80%	75	3.89%
\$500,000 to \$999,999	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
≥ \$1,000,000	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%

United States Census Bureau, 2013

### Homeowner Costs

Homeowners in the SW region are more likely to own their houses with no mortgage debt, than those in other regions. This could be attributed to the higher median resident age and percentage of senior citizens in the region. Homeowners in the NE region are the most likely to have second mortgages than those in regions. (Table 7.19)

Table 7.19 Mortgage Status: 2013 Painesville Township Regions										
	Painesville Township		NW		SW		NE		SE	
	Units	% of Twp	Units	% of region	Units	% of region	Units	% of region	Units	% of region
<b>Total housing units</b>	5,349	(x)	337	(x)	1,419	(x)	1,671	(x)	1,928	(x)
<b>Housing units with a mortgage, contract to purchase, or similar debt:</b>	4,003	74.84%	265	78.64%	942	66.38%	1,324	79.23%	1,472	76.35%
<i>Second mortgage only</i>	322	6.02%	17	5.04%	76	5.36%	146	8.74%	83	4.30%
<i>Home equity loan only</i>	633	11.83%	35	10.39%	131	9.23%	272	16.28%	195	10.11%
<i>Both second mortgage and home equity loan</i>	47	0.88%	0	0.00%	11	0.78%	0	0.00%	36	1.87%
<i>No second mortgage and no home equity loan</i>	3,001	56.10%	213	63.20%	724	51.02%	906	54.22%	1,158	60.06%
<b>Without a mortgage</b>	1,346	25.16%	72	21.36%	477	33.62%	347	20.2077	456	23.65%

United States Census Bureau, 2013

Homeowner costs are higher in the SE region, in comparison to the other regions within the Township. The expense compared to other regions may reflect the age of the housing stock, as newer houses that were purchased more recently are valued higher.

Table 7.20 Monthly Homeowner Costs: 2013 Painesville Township Regions															
	Painesville Township			NW			SW			NE			SE		
	2000	2013	Δ from 2000 to 2013	2000	2013	Δ from 2000 to 2013	2000	2013	Δ from 2000 to 2013	2000	2013	Δ from 2000 to 2013	2000	2013	Δ from 2000 to 2013
Housing units with a mortgage	\$1,097	\$1,322	20.51%	\$976	\$1,112	13.93%	\$945	\$1,148	21.48%	\$972	\$1,343	38.17%	\$1,168	\$1,514	29.62%
Housing units without a mortgage	\$327	\$497	51.99%	\$323	\$541	67.49%	\$341	\$547	60.41%	\$305	\$436	42.95%	\$305	\$506	65.90%

United States Census Bureau, 2000 to 2013  
 \* Data for Painesville Township includes Fairport Harbor Village and Grand River Village.  
 \* Data for the NW region include Grand River Village.

Table 7.20 identifies the monthly homeowner costs and Table 7.12 identifies the 2013 monthly homeowner costs as a percentage of household income in Painesville Township's four regions. The breakdown of mortgage costs as a percentage of household income is roughly similar in all Painesville Township regions. As of 2013, the average monthly homeowner cost for housing units with a mortgage is highest in the SE region, at \$1,514 and lowest in the NW region, at \$1,112. (Tables 7.20 & 7.21)

<b>Table 7.21</b>										
<b>Monthly Homeowner Costs as a Percentage of Household Income: 2013</b>										
<b>Painesville Township Regions</b>										
<b>Homeowner costs (% of income)</b>	<b>Painesville Township</b>		<b>NW</b>		<b>SW</b>		<b>NE</b>		<b>SE</b>	
	<b>Units</b>	<b>% of Twp</b>	<b>Units</b>	<b>% of region</b>	<b>Units</b>	<b>% of region</b>	<b>Units</b>	<b>% of region</b>	<b>Units</b>	<b>% of region</b>
<b>Total Units</b>	5,349	(x)	337	(x)	1,419	(x)	1,671	(x)	1,928	(x)
<b>With a mortgage</b>	4,003	74.84%	265	78.64%	942	66.38%	1,324	79.23%	1,472	76.35%
≤ 9.9%	73	1.82%	25	9.43%	0	0.00%	0	0.00%	48	3.26%
10.0% to 14.9%	472	11.79%	24	9.06%	134	14.23%	110	8.31%	204	13.86%
15.0% to 19.9%	918	22.93%	59	22.26%	203	21.55%	295	22.28%	361	24.52%
20.0% to 24.9%	689	17.21%	19	7.17%	111	11.78%	221	16.69%	338	22.96%
25.0% to 29.9%	546	13.64%	26	9.81%	151	16.03%	146	11.03%	223	15.15%
30.0% to 34.9%	345	8.62%	30	11.32%	64	6.79%	91	6.87%	160	10.87%
35.0% to 39.9%	346	8.64%	38	14.34%	121	12.85%	131	9.89%	56	3.80%
40.0% to 49.9%	265	6.62%	32	12.08%	39	4.14%	183	13.82%	11	0.75%
≥ 50.0%	349	8.72%	12	4.53%	119	12.63%	147	11.10%	71	4.82%
<b>Unaffordable homeowner costs (≥30.0%)</b>	1305	32.60%	112	42.26%	343	36.41%	552	41.69%	298	20.24%
<b>Not computed</b>	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
<b>Without a mortgage</b>	1,346	25.16%	72	21.36%	477	33.62%	347	20.77%	456	23.65%
≤ 9.9%	601	44.65%	50	69.44%	166	34.80%	149	42.94%	236	51.75%
10.0% to 14.9%	197	14.64%	0	0.00%	70	14.68%	20	5.76%	107	23.46%
15.0% to 19.9%	175	13.00%	6	8.33%	63	13.21%	47	13.54%	65	14.25%
20.0% to 24.9%	85	6.32%	0	0.00%	49	10.27%	22	6.34%	14	3.07%
25.0% to 29.9%	113	8.40%	0	0.00%	79	16.56%	23	6.63%	11	2.41%
30.0% to 34.9%	22	1.63%	11	15.28%	0	0.00%	11	3.17%	0	0.00%
35.0% to 39.9%	51	3.79%	5	6.94%	0	0.00%	34	9.80%	12	2.63%
40.0% to 49.9%	27	2.01%	0	0.00%	13	2.73%	14	4.03%	0	0.00%
≥ 50.0%	62	4.61%	0	0.00%	37	7.76%	14	4.03%	11	2.41%
<b>Unaffordable homeowner costs (≥30.0%)</b>	162	12.04%	16	22.22%	50	10.48%	73	21.04%	23	5.04%
<b>Not computed</b>	13	0.97%	0	0.00%	0	0.00%	13	3.75%	0	0.00%

United States Census Bureau, 2013

## 7.4 The Renter Experience

The percentage of households in Painesville Township that rent their residence fell from 17.28% to 16.88% from 2000 to 2010, but increased from 16.88% to 19.08% from 2010 to 2013. The increase from 2010 to 2013 may be a result of the housing crisis, including former homeowners who may have experienced foreclosure. (Table 7.22)

According to U.S. Census data from 2013, the highest proportion of renter-occupied units is found in the SW region of Painesville Township, at 30.20%. In 2010, the NW

region held the highest percentage of renter-occupied units, at 44.23%, but experienced a decrease in 2013, to 29.35%. (Table 7.22)

Table 7.22 Renter-Occupied Housing units: 2000 to 2013 Painesville Township Regions									
	2000			2010			2013		
	Total occupied units	Renter-occupied units	% of region	Total occupied units	Renter-occupied units	% of region	Total occupied units	Renter-occupied units	% of region
<b>Painesville Township</b>	5,879	1,016	17.28%	6,749	1,139	16.88%	6,610	1,261	19.08%
<b>NW</b>	417	123	29.50%	477	211	44.23%	477	140	29.35%
<b>SW</b>	2,062	472	22.89%	2,206	591	26.79%	2,033	614	30.20%
<b>NE</b>	1,319	241	18.27%	1,971	316	16.03%	2,024	353	17.44%
<b>SE</b>	2081	180	8.65%	2,230	156	7.00%	2,153	225	10.45%

United States Census Bureau, 2013

The median gross rent in Painesville Township, including the monthly rent plus utilities, rose from \$736 to \$784 between 2010 and 2013, equating to an increase of 6.52%. (Table 7.23)

Table 7.23 Gross Rent: 2000 to 2013 Painesville Township								
	2000		2010			2013		
	Units	% of Twp	Units	% of Twp	%Δ from 2000 to 2010	Units	% of Twp	%Δ from 2010 to 2013
<b>Total Units</b>	967	(x)	1,139	(x)	17.79%	1,261	(x)	10.71%
<b>With cash rent</b>	900	93.07%	1,100	96.58%	22.22%	1,193	94.61%	8.45%
≤ \$499	217	24.11%	89	8.09%	-58.99%	69	5.78%	-22.47%
\$500 - \$549	102	11.33%	107	9.73%	4.90%	100	8.38%	-6.54%
\$550 - \$599	141	15.67%	77	7.00%	-45.39%	43	3.60%	-44.16%
\$600 - \$649	108	12.00%	44	4.00%	-59.26%	92	7.71%	109.09%
\$650 - \$699	40	4.44%	73	6.64%	82.50%	145	12.15%	98.63%
\$700 - \$749	77	8.56%	222	20.18%	188.31%	70	5.87%	-68.47%
\$750 - \$999	182	20.22%	204	18.55%	12.09%	437	36.63%	114.22%
≥ \$1,000	33	3.67%	284	25.82%	760.61%	231	19.36%	-18.66%
<b>No cash rent</b>	67	6.93%	39	3.42%	-41.79%	68	5.39%	74.36%
<b>Median gross rent</b>	(x)	(x)	\$736	(x)	(x)	\$784	(x)	(x)

\*Median gross rent data for Painesville Township includes Fairport Harbor Village and Grand River Village.  
United States Census Bureau, 2000 to 2013



Table 7.24										
Gross Rent : 2013										
Painesville Township Regions										
	Painesville Township		NW		SW		NE		SE	
	Units	% of Twp	Units	% of region	Units	% of region	Units	% of region	Units	% of region
<b>Total rental units</b>	1,261	(x)	140	(x)	614	(x)	353	(x)	225	(x)
<b>With cash rent</b>	1,193	94.61%	140	100.00%	614	100.00%	300	84.99%	210	93.33%
≤ \$499	87	7.29%	6	4.29%	58	9.45%	11	3.67%	0	0.00%
\$500- \$549	100	8.38%	33	23.57%	52	8.47%	0	0.00%	15	7.14%
\$550- \$599	43	3.60%	26	18.57%	17	2.77%	0	0.00%	0	0.00%
\$600- \$649	92	7.71%	11	7.86%	27	4.40%	37	12.33%	31	14.76%
\$650- \$699	145	12.15%	36	25.71%	112	18.24%	27	9.00%	0	0.00%
\$700- \$749	70	5.87%	15	10.71%	31	5.05%	12	4.00%	12	5.71%
\$750- \$999	437	36.63%	4	2.86%	271	44.14%	40	13.33%	149	70.95%
≥ \$1,000	231	19.36%	9	6.43%	46	7.49%	112	37.33%	64	30.48%
<b>No cash rent</b>	69	5.47%	0	0.00%	0	0.00%	15	4.25%	53	23.56%
<b>Median gross rent</b>	\$784	(x)	\$671	(x)	\$753	(x)	\$830	(x)	\$1,019	(x)

\*Median gross rent data for Painesville Township includes Fairport Harbor Village and Grand River Village.  
 \*Median gross rent data for the NW region includes Grand River Village.  
 United States Census Bureau, 2013

Median gross rent is highest in the SE region, at \$1,019 per month and is approximately 30.00% higher than the Township as a whole. Additionally, this region has the largest percentage of units with a gross rent of \$600 and greater. These factors may be attributed to newer housing stock in the region, as well as a larger proportion of single family and semi-detached homes in the rental market. The NW region includes the highest percentage of lower cost rental units, including units \$500 and lower, as compared to the rest of the township. The NE region has the widest range out of all Township regions for gross rent. (Table 7.24)

Most rental housing units available in the Township include apartments, mobile homes and cottages, and larger single family houses. There are very few middle-end apartments and upscale apartment complexes that offer rental units.

Contract rent is the actual monthly rent of a housing unit, not including any utilities or fees. The highest median contract rent can be found in the SE region, at \$866, while the lowest is found in the NW region, at \$649. (Table 7.25)

Table 7.25 Contract Rent: 2013 Painesville Township Regions					
Contract Rent	Painesville Township	NW	SW	NE	SE
Lower Quartile	\$503	\$486	\$434	\$490	\$627
Median	\$636	\$584	\$615	\$640	\$808
Upper Quartile	\$776	\$649	\$688	\$697	\$866
United States Census Bureau, 2013 *Data for Painesville Township includes Fairport Harbor Village and Grand River Village. *Data for the NW region includes Grand River Village.					

Despite lower gross and contract rents, households in the NW and NE regions spend a higher percentage of income on rent than those in other Township regions. On average, in the NE region approximately 43.10% of household income is spent on gross rent, while 35.00% of household income in the NW region is spend on gross rent. In comparison, the median gross rent as a percentage of household income is 19.70% in the SE region. From 2010 to 2013, the median gross rent as a percentage of income has decreased significantly in every Township region besides the NE region, where it has experienced a significant increase of 18.60%. (Table 7.26)

Table 7.26 Median Gross Rent as Percentage of Income: 1990 to 2013 Painesville Township Regions				
	1990	2000	2010	2013
NW	28.10%	27.30%	>50.00%	35.00%
SW	24.70%	19.90%	44.70%	31.40%
NE	28.00%	26.50%	24.50%	43.10%
SE	22.90%	18.60%	25.80%	19.70%
United States Census Bureau, 1990 to 2013				

## 7.5 Housing Affordability

There are 5,450 homeowner households in Painesville Township, of which 1,123 (20.61%) are low income, with a household income of 80% or less of the annual median household income (“AMI”) for the Cleveland metropolitan region. Of the low-income household homeowners in the Township, about 50.94% spend more than 30% of their income on housing, while 49.06% spend more than 50% of their income on housing. Approximately 220 homeowner households, or 4.04%, with incomes of 80% or greater than the AMI are cost burdened. (Table 7.27)

Compared to owners, a larger percentage of renter households are cost burdened for housing expenses. Approximately, 1,010 households in the Township rent their residences, 489 (47.94%) of which have household incomes of 80% or below the AMI.

Approximately 12.16% of household renters with an income 80% or less than the AMI have housing costs greater than 30% of the household income, while 35.78% have a housing cost burden that accounts for greater than 50% of the household income. No renter households earning 80% or more of the AMI for the Cleveland metro are cost burdened.

**Table 7.27**  
**HUD Housing Affordability: 2007 to 2011**  
**Painesville Township**

	Renter households					Owner households				
		Housing cost burden >30% of income		Housing cost burden >50% of income			Housing cost burden >30% of income		Housing cost burden >50% of income	
Household income level (% of annual median income (AMI))	Total	#	%	#	%	Total	#	%	#	%
<b>0% to 30% AMI</b>	280	45	36%	235	64%	235	70	10%	165	36%
<b>30% to 50% AMI</b>	190	60	48%	130	36%	289	120	18%	169	37%
<b>50% to 80% AMI</b>	19	19	15%	0	0%	379	270	40%	109	24%
<b>80% to 100% AMI</b>	0	0	0%	0	0%	220	210	31%	10	2%
<b>All households</b>	1,020	124	12%	365	36%	5,450	670	12%	453	8%

United States Department of Housing and Urban Development (2007 -2011)

Considering lower median household and family incomes, gross rent and mortgage expenses as a percentage of income, it is likely that a higher percentage of cost burdened households live in the NW and NE regions.

## 7.6 Painesville-on-the-Lake and Sunset Point

As described earlier in this plan, Painesville-on-the-Lake and Sunset Point, located next to each other in the NE region of Painesville Township, were founded as cottage communities in the early 20th century. Larger estates were often divided into small lots, where the middle class from Northeast Ohio could escape the summer heat in a small cottage of their own.

As the Depression took its toll on family finances, World War II rations limited driving, heavy industry encroached, and once-exotic vacation destinations further afield became more accessible, Painesville-on-the-Lake and Sunset Point became less popular as resorts. The small cottages in the area were winterized, and converted to year-round residences. Mobile homes were placed on some lots, and smaller site-built houses were built on many others.

The 1958 Lake County Comprehensive Plan devoted several pages to housing issues in Painesville-on-the-Lake. At the time, the area (Census tract 2048, block group 2) included 452 dwelling units, 68 of which were mobile homes. As of 2000, there were 326 units in the same area, the decrease being the result of lot consolidation, demolition of cottages, and shoreline erosion. Of those units, 190 (58%) were built before 1950.

Land between Painesville-on-the-Lake and Sunset Point is now being developed as Lake Terrace Estates, a subdivision of site-built single family homes sponsored by the Lake County Community Development Corporation. Houses in Lake Terrace Estates, ranging from 1,300 to 1,500 square feet (120 to 140 square meters) are intended for sale to moderate income households.



## ***Property Maintenance and Upgrades***

Many of the same problems mentioned in the 1958 plan persist today, including property maintenance, the scattered presence of mobile homes, and erosion. The demolition of older cottages and the construction of some infill housing removed many of the more dilapidated housing units from the area's housing stock. Programs sponsored by local government and non-profit agencies upgraded many other units. Lake Terrance Estates subdivision is a successful example of infill development in this area. Homes in the area today – outside of areas where the threat of erosion is imminent – are generally sound and yearly inventories indicate annual improvements.

Some houses are situated on lots adjacent to industrial areas, potentially decreasing their value; the expense of repairs and upgrades may be difficult to justify. The buffer between heavy industrial areas and residential areas has the potential to be made less transparent. For instance, a solid wall or large buffer may conceal the visual and aural impact of adjacent industrial areas. Buffers are required for new industrial uses adjacent to residential zoned property.

## ***Zoning Violations and Nuisances***

Zoning violations and nuisances in the area tend to be more slightly more intensive than elsewhere in the township. Major violations and nuisances include off-site storage of construction supplies, heavy equipment and commercial vehicles; intrusive home occupations such as vehicle repair; poor lot maintenance, and the presence of junked and inoperable vehicles. The Township Zoning Department actively pursues the remediation of these violations.



Code violations are problematic, as vehicle repair, restoration and resale are common home occupations. However, what may be a relatively unobtrusive use on a large, forested rural parcel becomes a major nuisance when transplanted to a 5,000 square foot lot.

Many living in the Painesville-on-the-Lake and Sunset Point area work hard to maintain and improve their properties. Zoning violations and nuisances may threaten the investment of adjacent homeowners.

Painesville Township Zoning has been successful in implementing a long-term code enforcement program with frequent and random enforcement sweeps with the help of law enforcement agencies, if needed. Those familiar with the area can easily see the improvement in the area since the last comprehensive plan.

Residents should be encouraged to anonymously report code violations. Removal of inoperable vehicles should continue to be a priority, to prevent accumulation of half-completed projects on a lot.

## 7.7 Goals & Objectives

**HS-1        The range of housing available and planned in Painesville Township will accommodate all residents, taking into consideration the Townships' socioeconomic diversity and aging population.**

HS-1-01    Encourage a variety of housing types and price ranges.

HS-1-02    Continue to encourage a wide variety of lot and home sizes in new developments, to accommodate a diversity of housing types.

HS-1-03    Encourage redevelopment of existing substandard areas.

HS-1-04    Encourage the development of high end, owner-occupied multifamily housing in areas convenient to retail centers.

HS-1-05    Ensure that zoning regulations allow owners of houses on small, legal nonconforming parcels to update and reasonably expand their homes.

**HS-2        The Township will continue to move forward in its effort to improve the aging housing stock and properties impacted by foreclosure.**

HS-2-01    Evaluate abandoned houses to determine a course of action for either rehabilitation or demolition.

HS-2-02    Target government and non-profit home improvement programs and subsidies towards properties that would benefit the most from it. Discourage funding improvements for homes that are beyond repair, mobile homes, houses in erosion-prone areas, and other residences that are likely to be demolished.

HS-2-03    Use government and non-profit housing improvement programs to extend the lifespan and increase the value of housing units by addressing functional obsolescence, as well as basic structural, exterior, climate control and energy efficiency issues.

HS-2-04    Continue to provide the tools, personnel and support needed to aggressively enforce land use regulations, including but not limited to: property maintenance, home occupations, outdoor storage, junk vehicles, and visible evidence of obsessive hoarding.

- HS-2-05 Conduct frequent but random code enforcement sweeps. Conduct regular field surveys to find violations that have the potential of growing into larger problems, such as junked vehicles and outdoor storage.
- HS-2-06 Create programs that recognize and reward homeowners for maintaining their properties, such as “Home/Yard of the Month” and “Most Improved Yard” awards, donated home improvement supplies or landscaping materials from area businesses, or cash awards.