

CHAPTER 9

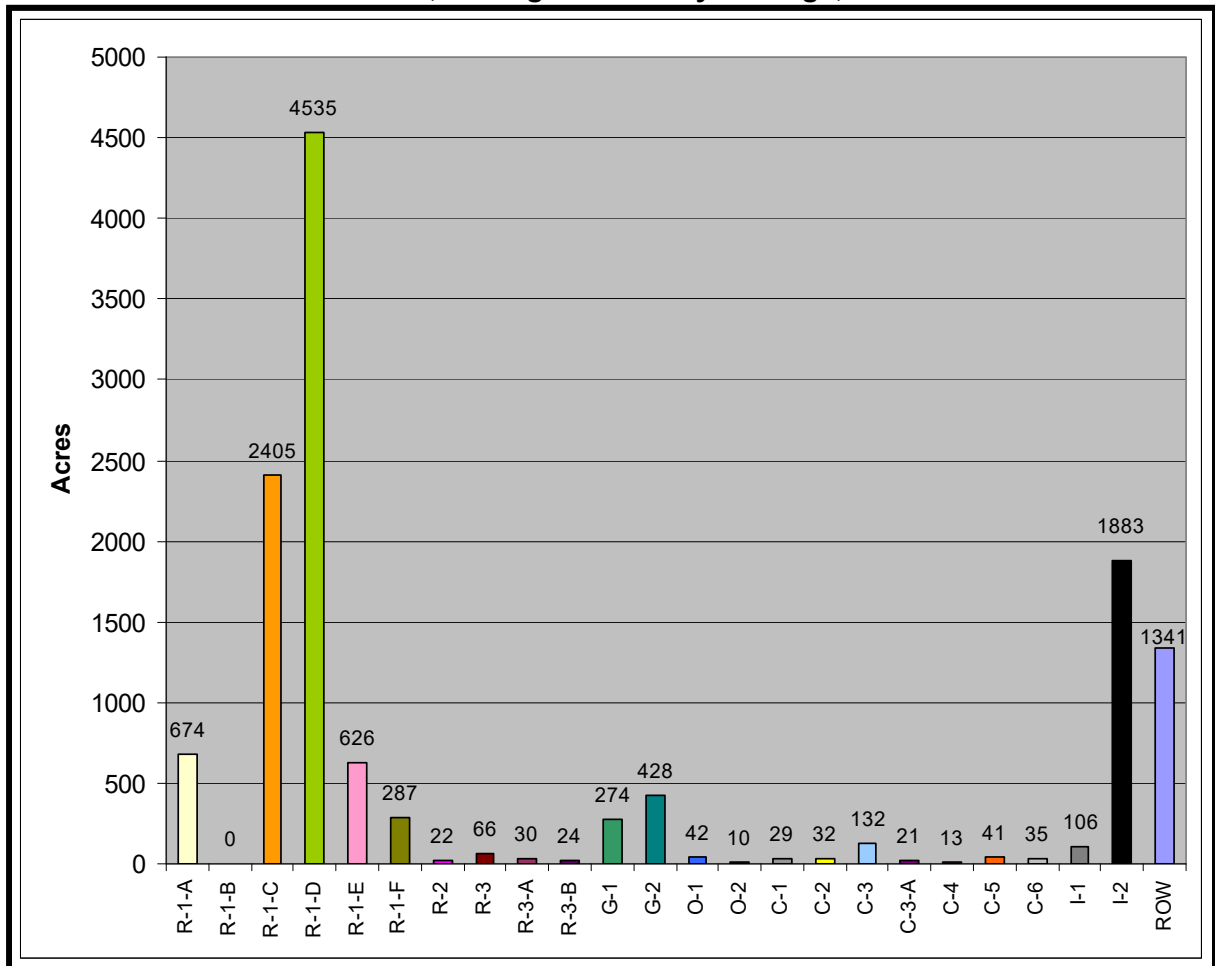
HOUSING & NEIGHBORHOOD
ANALYSIS

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SECTION 1
INTRODUCTION: ZONING

The manner in which a community develops is largely dependent on zoning. For example, Solon is known for its extensive single-family housing base. This is due to the fact that sixty-five (65) percent of the City is zoned for single family housing, excluding areas dedicated to right-of-ways. By comparison, approximately 1.1% of the land is zoned for two-family or multi-family housing. “Chart 9-1-A”, “Table 9-1-A”, and “Chart 9-1-B” provide a detailed breakdown of the total acreage and percentage of each of the zoning districts in the City.

“Chart 9-1-A”, Zoning Districts by Acreage, 2009



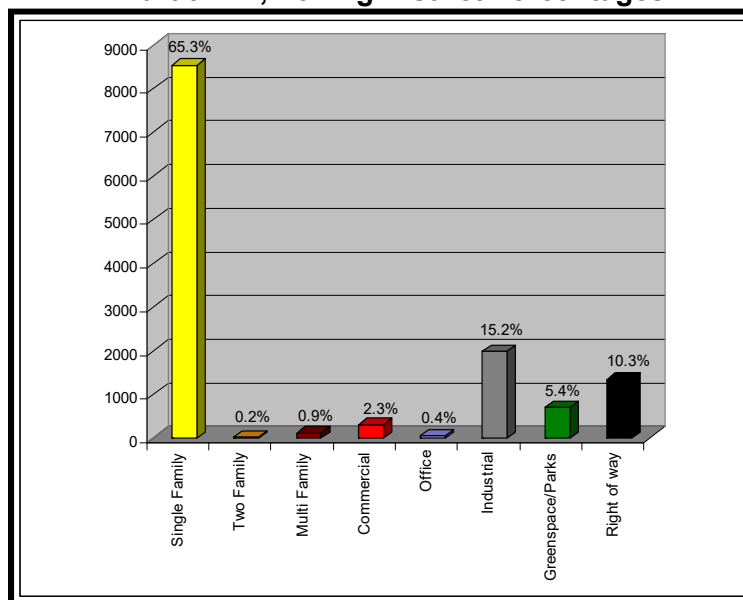
Source: Solon Department of Planning and Community Development

“Table 9-1-A”, Zoning Districts by Acreage and Percentages, 2009

Zoning District	Total Area in Acres	% of Total Area	
R-1A	Single Family, 16,000	674.3	5.2%
R-1-B	Single Family, 18,000	0	0%
R-1-C	Single Family 24,000	2,405.1	18.4%
R-1-D	Single Family 1 Acre	4,535.3	34.7%
R-1-E	Single Family 5 Acre	626.3	4.8%
R-1-F	Single Family Golf Course	287.4	2.2%
R-2	Two Family	21.6	0.2%
R-3	Multi-Family	66.2	0.5%
R-3-A	Senior Citizen Residential	30.4	0.2%
R-3-B	Senior Citizen Residential	24.2	0.2%
O-1	General Office	42.2	0.3%
O-2	Office Park	9.7	0.1%
C-1	Historic Business	29.3	0.2%
C-2	Restricted Commercial	32.4	0.2%
C-3	Commercial	132.3	1.0%
C-3-A	Commercial Shopping Center	21.2	0.2%
C-4	Motor Service Commercial	13.4	0.1%
C-5	Industrial Retail & Service	40.8	0.3%
C-6	General Commercial	35.5	0.3%
I-1	Industrial Warehousing	106.2	0.8%
I-2	Industrial Manufacturing	1,882.5	14.4%
G-1	Green Space	274.1	2.1%
G-2	Parks and Recreation	427.9	3.3%
N/A	Right of Ways/Utilities	1341.0	10.3%
Total		13,059.3	100.00%

Source: Solon Department of Planning and Community Development

Chart 9-1-B, Zoning District Percentages



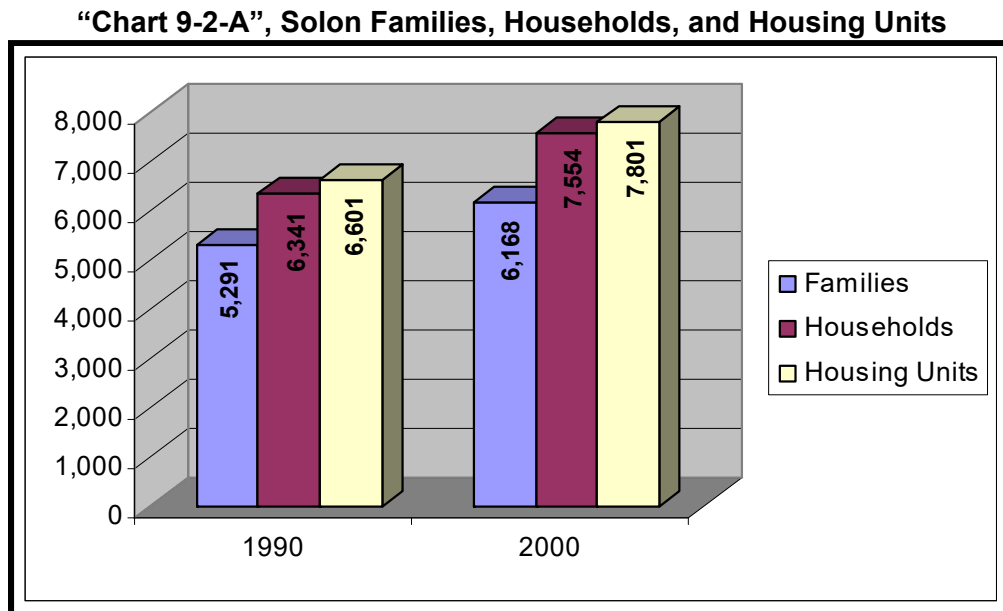
Source: Solon Department of Planning and Community Development

SECTION 2

HOUSING UNITS, HOUSEHOLDS, AND FAMILIES

When reviewing housing information, it is important to understand the difference between the terms “household”, “housing unit”, and “family”, as defined by the U.S. Census Bureau and used in this Plan. A “housing unit” is the structural living space itself while a “household” is considered to be all of the people that reside within a particular housing unit. “Family” refers to a group of two or more people who reside together and are related by birth, marriage, or adoption.

“Chart 9-2-A” depicts the increase in families, households, and housing units from the 1990 Census to the 2000 Census.



Source: U.S. Census Bureau, 1990 Census and 2000 Census

According to the 2000 Census there were 7,801 housing units within Solon, an increase of 1,200 housing units from the 1990 Census. This represents an average of 120 new units each year or an increase of 18.2%. Solon’s population growth rate over this same time period was 17.5% which indicates that both are increasing in relative balance to each other, and that the housing market is not surpassing the needs of the population, or vice versa. Of these housing units, 88% (6,631) are owner-occupied and 12% (923) are renter-occupied. The remaining 247 units were reported as vacant.

The average household size according to the 2000 census was 2.89 persons while the average family size was 3.26 persons. “Table 9-2-A” illustrates the change over time in housing unit totals for Solon and the twelve adjoining communities.

C i t y o f S o l o n M a s t e r P l a n

“Table 9-2-A”, Housing Unit Change, Adjoining Communities

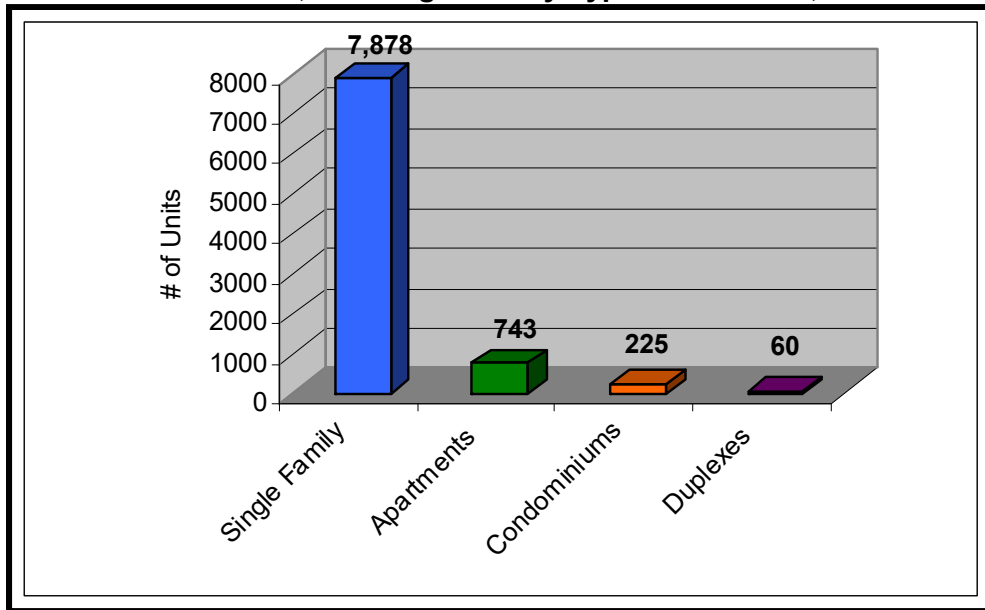
Community	1990 Census	2000 Census	Number Change	Percent Change
Aurora	3,478	5,361	1,883	54.1
Bainbridge	3,398	3,980	582	17.1
Bedford Hts.	5,736	5,577	-159	-2.8
Bentleyville	221	306	85	38.5
Glenwillow	221	222	1	0.5
Moreland Hills	1,290	1,341	51	4.0
Oakwood	1,354	1,480	126	9.3
Orange	1,047	1,236	189	18.1
Reminderville	818	937	119	14.5
Solon	6,601	7,801	1,200	18.2
Twinsburg City	3,855	6,871	3,016	78.2
Twinsburg Twp.	625	818	193	30.9
Warrensville Hts.	6,785	6,741	-44	-0.6

SECTION 3
HOUSING STOCK (USE, STYLE, PHYSICAL CONDITION)

Housing by Use

As noted in the previous section, land zoned for single family uses comprises the highest percentage of zoned land in the City. “Chart 9-3-A” illustrates the breakdown between single, two, and multi-family dwelling units. Proposed re-zonings to higher densities, such as two-family or multi-family uses, have been and continue to be carefully considered so that the build out population will not be significantly increased while still providing an appropriate variety of housing options.

“Chart 9-3-A”, Dwelling Units by Type of Structure, 2009

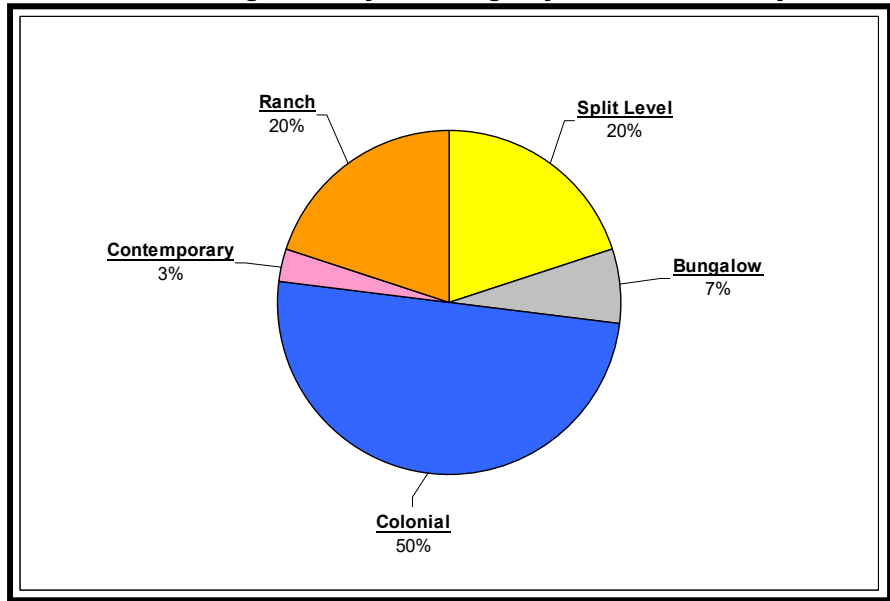


Source: Solon Department of Planning and Economic Development

Housing by Architectural Style

According to data from the Cuyahoga County Auditor and the Haines Database, colonial style homes are the most common architectural style in Solon, accounting for 50% of all single family dwellings. See “Chart 9-3-B” for a further breakdown of architectural styles.

“Chart 9-3-B”, Single Family Dwellings by Architectural Style

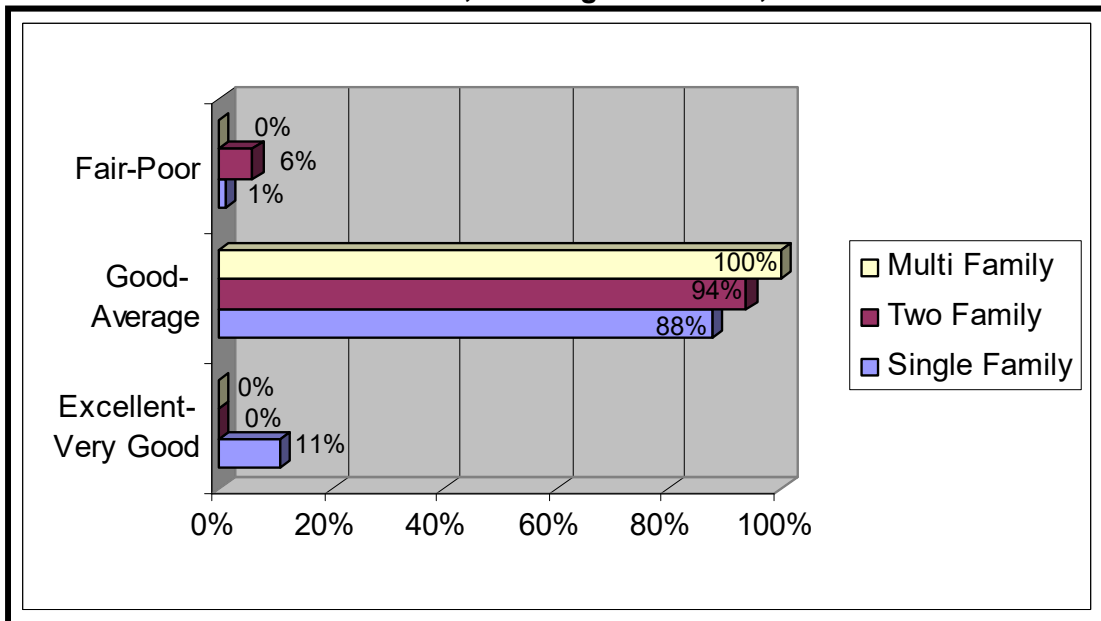


Source: 2005 Cuyahoga County Auditor and Haines Criss-Cross Database

Housing by Physical Condition

Additionally, the Cuyahoga County Auditor and the Haines Database classify houses by physical condition. Dwellings are rated as being either in Excellent-Very Good, Good-Average, or Fair-Poor condition. Approximately 80% of the dwellings in Solon were built prior to 1989 and “Chart 9-3-C” depicts the overall condition of all homes in Solon. Overall, 88% of the single family dwellings are rated in Good-Average condition.

“Chart 9-3-C”, Housing Conditions, 2002



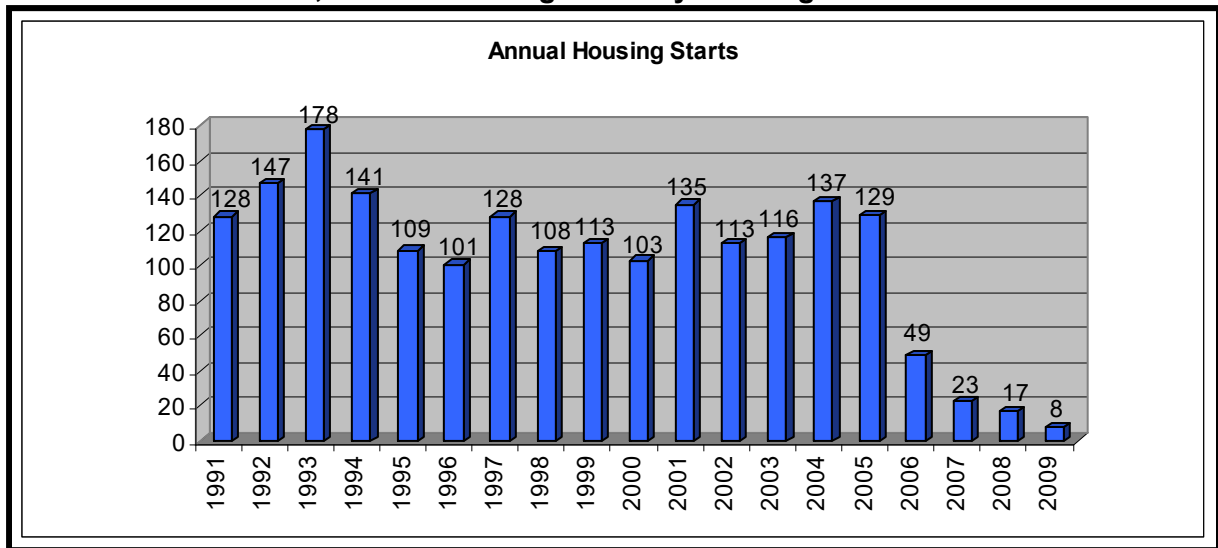
Source: Cuyahoga County Auditor and Haines Criss-Cross Database

SECTION 4
HOUSING STARTS

“Chart 9-4-A” depicts the number of new housing starts for the City from 1991-2009. Between 1991 and 2005, on average, approximately 125 new dwellings were approved for construction each year. The year 1993 marked the highest rate of new dwelling construction with 178 dwellings while 2009 was the lowest with eight.

Beginning in 2006 the housing market declined rapidly and significantly nationwide. Indiscriminate and improper lending practices led to widespread homeownership by buyers who were incapable of making their mortgage payments; this coupled with sub-prime mortgages and mortgage fraud, lead to the highest foreclosure rates the nation has ever experienced.

“Chart 9-4-A”, Annual Housing Starts by Building Permits Issued

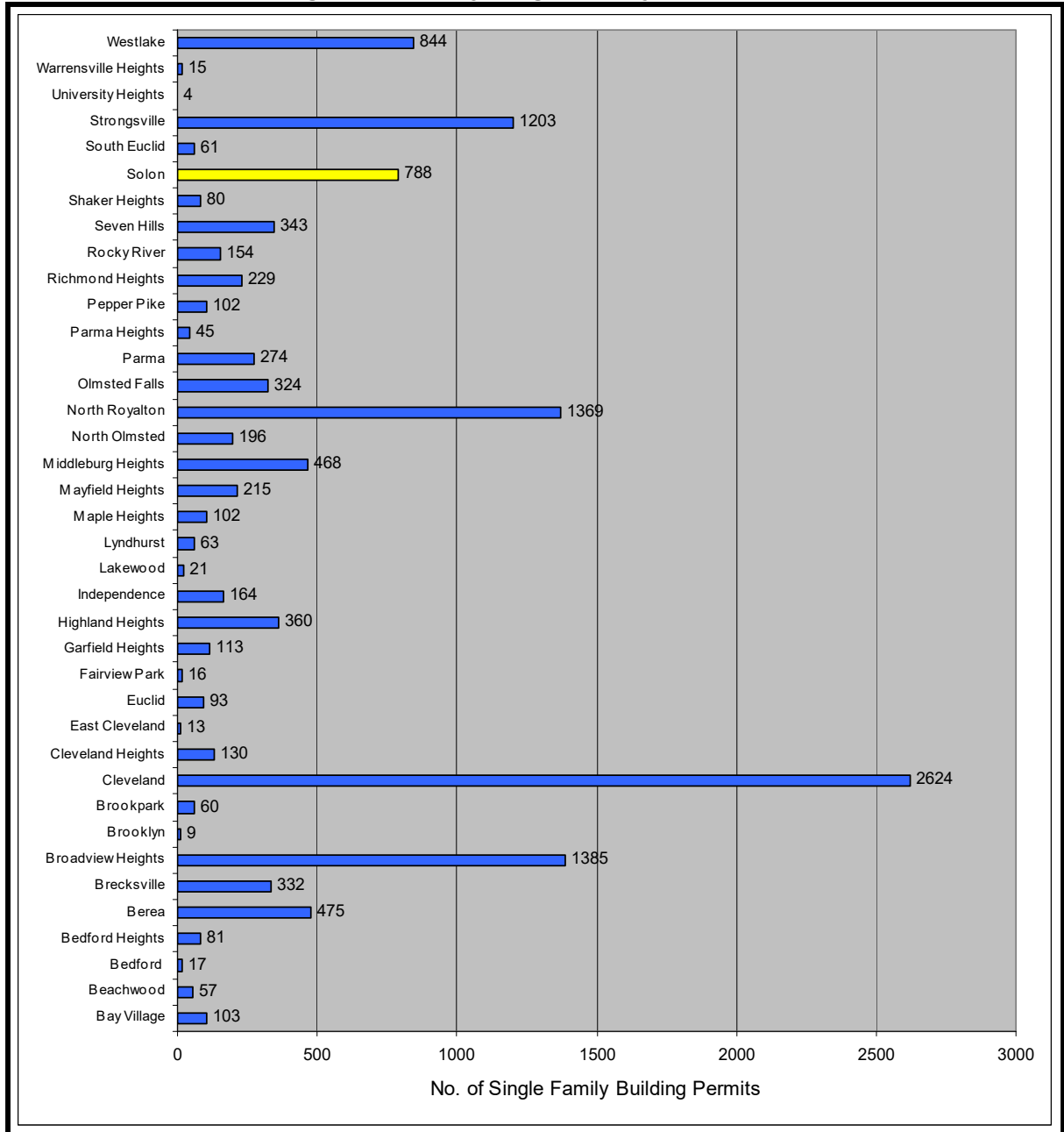


Source: Solon Building Department and U.S. Census Bureau.

According to the Census Bureau, the 748 new building permits issued in Solon between 2000-2006 was the highest total number of new single family permits issued in the area, as compared to the twelve adjacent communities. During this same seven year period, when compared to all thirty-eight cities within Cuyahoga County, Solon had the sixth highest total number of single family building permits. Cleveland was first with 2,331; Broadview Heights was second with 1,337; North Royalton was third with 1,258; Strongsville was fourth with 1,080; and Westlake was fifth with 757.

“Chart 9-4-B” lists all building permit activity within Cuyahoga County from 2000-2008. As the Census Bureau did not require monthly reports from every municipality, therefore some of the totals listed in “Chart 9-4-B” are estimates.

“Chart 9-4-B” Building Permits, Cuyahoga County Municipalities, 2000-2008

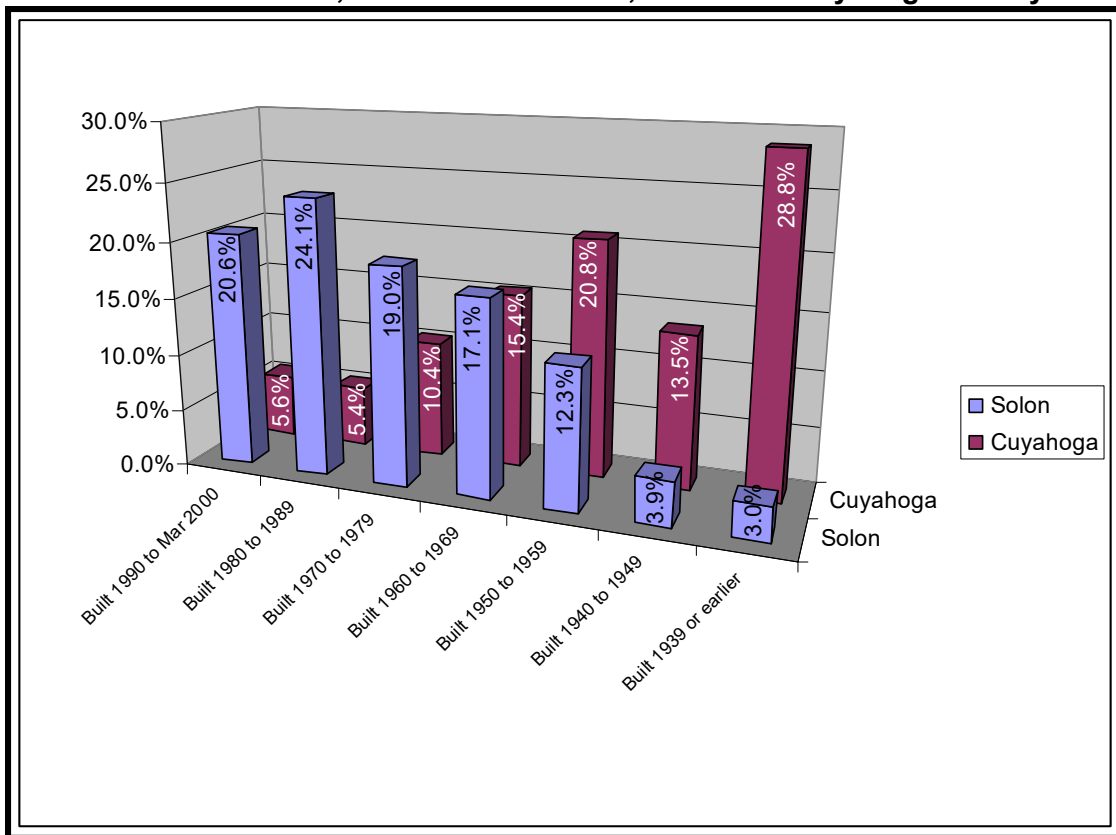


Source: U.S. Census Bureau

SECTION 5
YEAR STRUCTURE BUILT

Data relative to when dwellings were built demonstrates a community’s historic housing growth pattern. This can be further analyzed to help plan for public infrastructure improvements as well as to provide the basis for the implementation of assistance programs such as historic rehabilitation and low interest home improvement loans. “Chart 9-5-A” illustrates housing construction by decade for Solon and Cuyahoga County.

“Chart 9-5-A”, Year Structure Built, Solon and Cuyahoga County



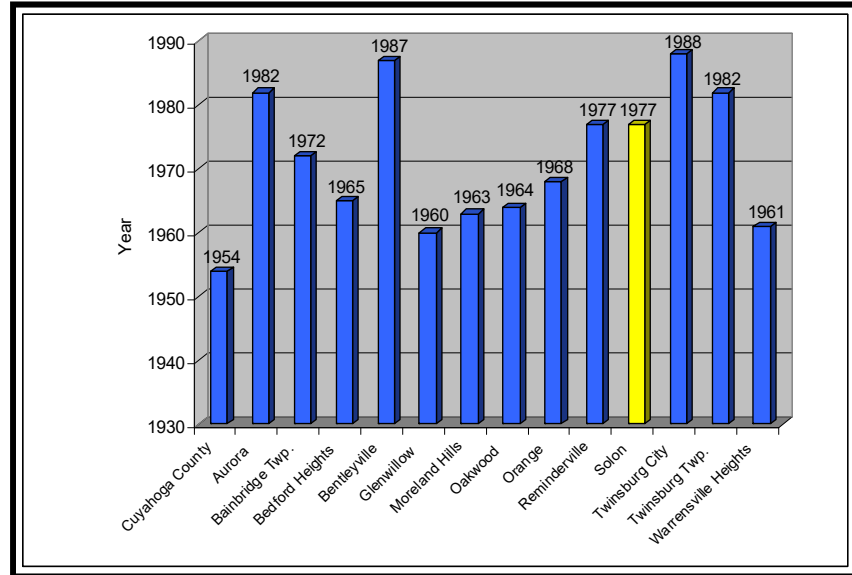
Source: U.S. Census Bureau

The majority of homes in Solon were constructed in the 1980’s accounting for 24.1% of total housing. Cuyahoga County as a whole, however, experienced its period of least growth in the 1980’s accounting for only 5.4%. The County experienced its greatest development period prior to 1939 accounting for 28.1% of all housing. The 1950’s were a close second at 20.8%. In Solon, 63.7% of all housing was constructed in 1970 or later. However, as an outer ring suburb it is perhaps no surprise that Solon experienced its greatest growth in the latter part of the 20th Century as compared to inner ring suburbs such as Lakewood where 60.5% of housing was constructed in 1939 or earlier.

Many communities that border Solon have an even much older housing stock. Bedford Heights, for instance, had 42.7% of its housing constructed between 1960-1969, while Warrensville Heights experienced 31.2% of its construction between 1950-1959.

“Chart 9-5-B” illustrates the median year structures were built in Solon compared to the adjoining communities. The median year structure built data provides a more general understanding of the age of the housing stock as one-half of the structures were either built prior to the median year or were built afterward.

“Chart 9-5-B, Median Year Structure Built



Source: U.S. Census Bureau

Solon’s 1977 median year structure built date can be directly correlated with the subdivision development data found in “Chart 8-5-A” of the *Demographic Analysis*. This data shows that 61 subdivisions were established before 1980 and 57 were established after 1980, which is consistent with the 1977 median year date.

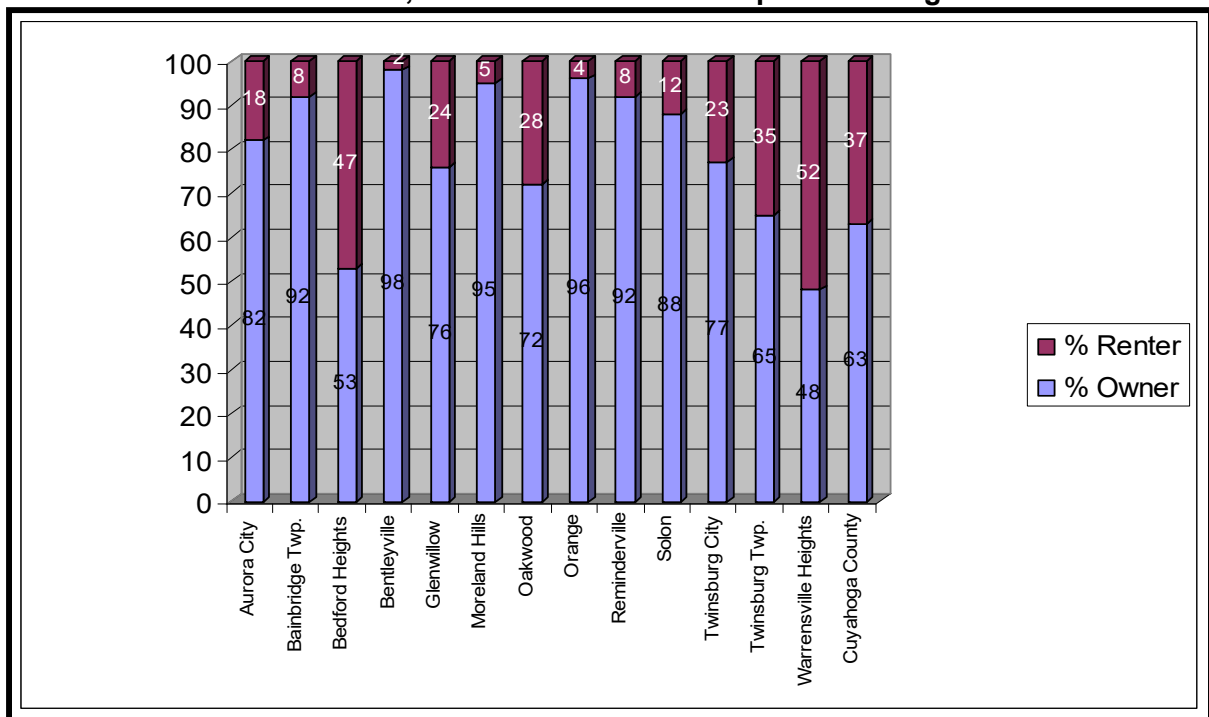
SECTION 6

**OWNER/RENTER OCCUPIED HOUSING,
HOUSEHOLD INCOME AND POVERTY STATUS**

Owner/Renter Occupied Housing

The percentage of owner-occupied versus renter-occupied housing that a community has is also a reliable indicator of household income. Typically, communities having a large percentage of owner-occupied housing tend to have higher average household income levels compared to those communities that have a large renter-occupied housing base. For example, of the twelve adjoining communities, Bentleyville Village has the highest percentage of owner occupied housing and the highest median household income. Conversely, Warrensville Heights has the lowest percentage of owner occupied housing and the lowest median household income. “Chart 9-6-A” depicts the comparison between owner-renter occupied housing in Solon and adjoining communities.

“Chart 9-6-A”, Owner and Renter Occupied Housing



Source: U.S. Census Bureau, 2000 Census

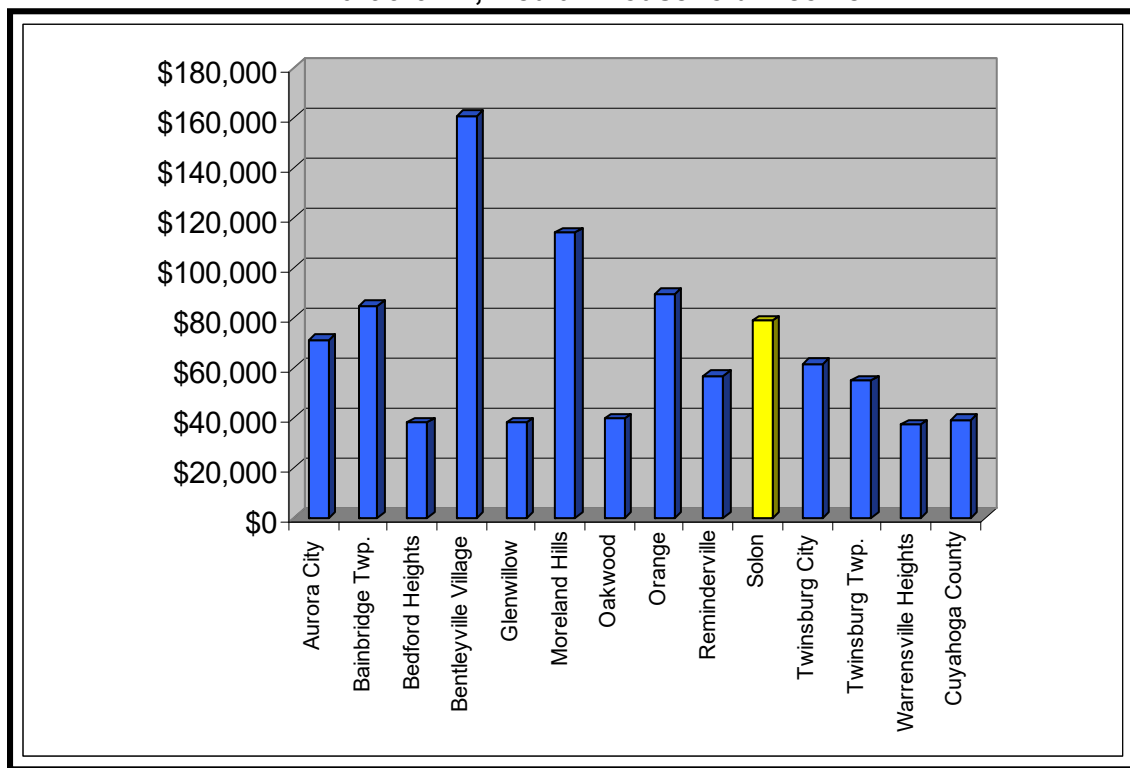
In Solon, 88% of all housing is owner occupied and 12% is renter occupied. Solon’s median contract rent was \$753 in 2000 while Cuyahoga County’s was \$463. Compared to the adjoining communities, Solon ranks sixth highest in percentage of owner occupied housing and fifth highest in median household income. Compared to all fifty-nine

communities within Cuyahoga County, Solon ranks as the fifteenth highest in owner occupied housing and sixth highest in median household income.

Median Household Income and Poverty Status

As shown in “Chart 9-6-A”, in 2000, Solon’s median household income was \$78,903, an increase of 46.1% from the 1990 Census income level of \$55,005. Bentleyville had the highest median household income of the adjoining communities at \$160,902 while Warrensville Heights had the lowest at \$37,204. Residents living in Solon below the poverty level accounted for 2.5% of the population in 1990 and 2000 while Cuyahoga County’s poverty level in 1990 was 13.7% and decreased slightly to 13.1% in 2000.

“Chart 9-6-A”, Median Household Income



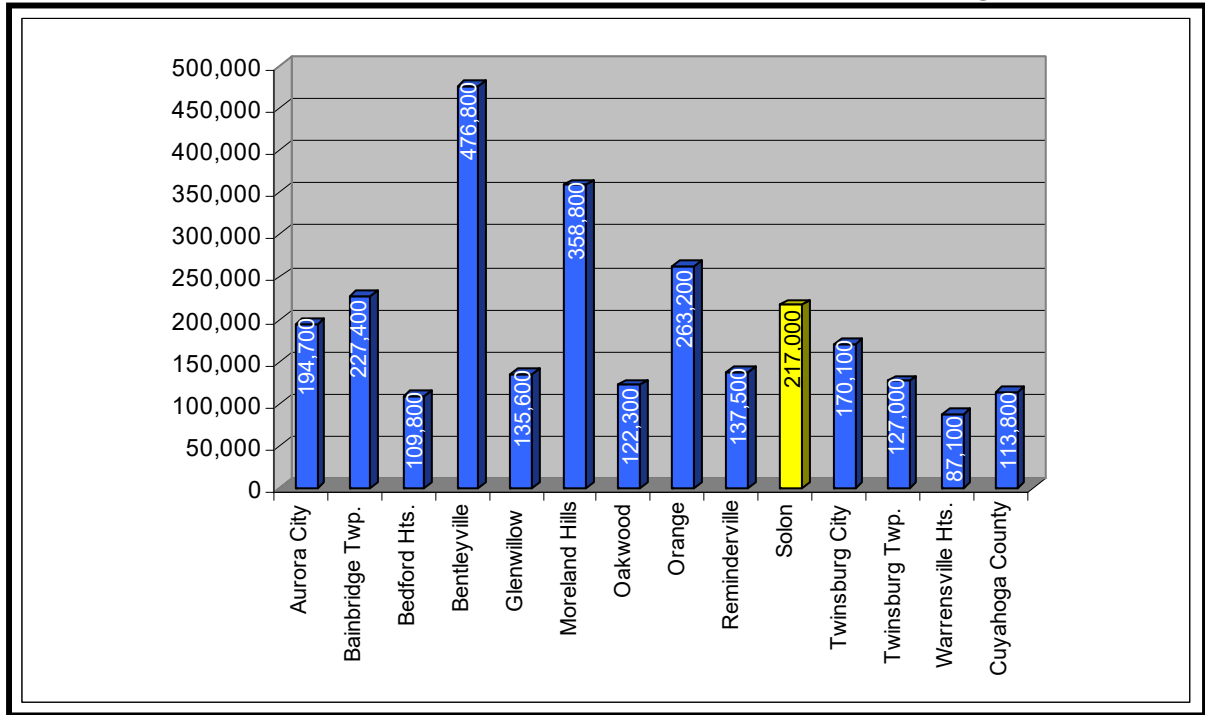
Source: U.S. Census Bureau, 2000 Census

SECTION 7
MEDIAN VALUE AND VALUE

Median Value

While a consistent growth rate of new homes can be desirable, maintaining the value of those homes is equally important. Solon has the fifth highest median value out of the thirteen adjoining communities with Bentleyville, Moreland Hills, Orange, and Bainbridge Township ranking in the top four. Median value means that one half of the housing units fall below the median and one-half exceed the median. Solon’s median value of \$217,000 is 91% higher than that of Cuyahoga County, which is \$113,800. These values are based upon the Census Bureau’s definition of “Specified Owner-Occupied Housing Unit” which is the “Total number of owner occupied housing units described as either a one family home detached from any other house or a one family house attached to one or more houses on less than 10 acres with no business on the property.”

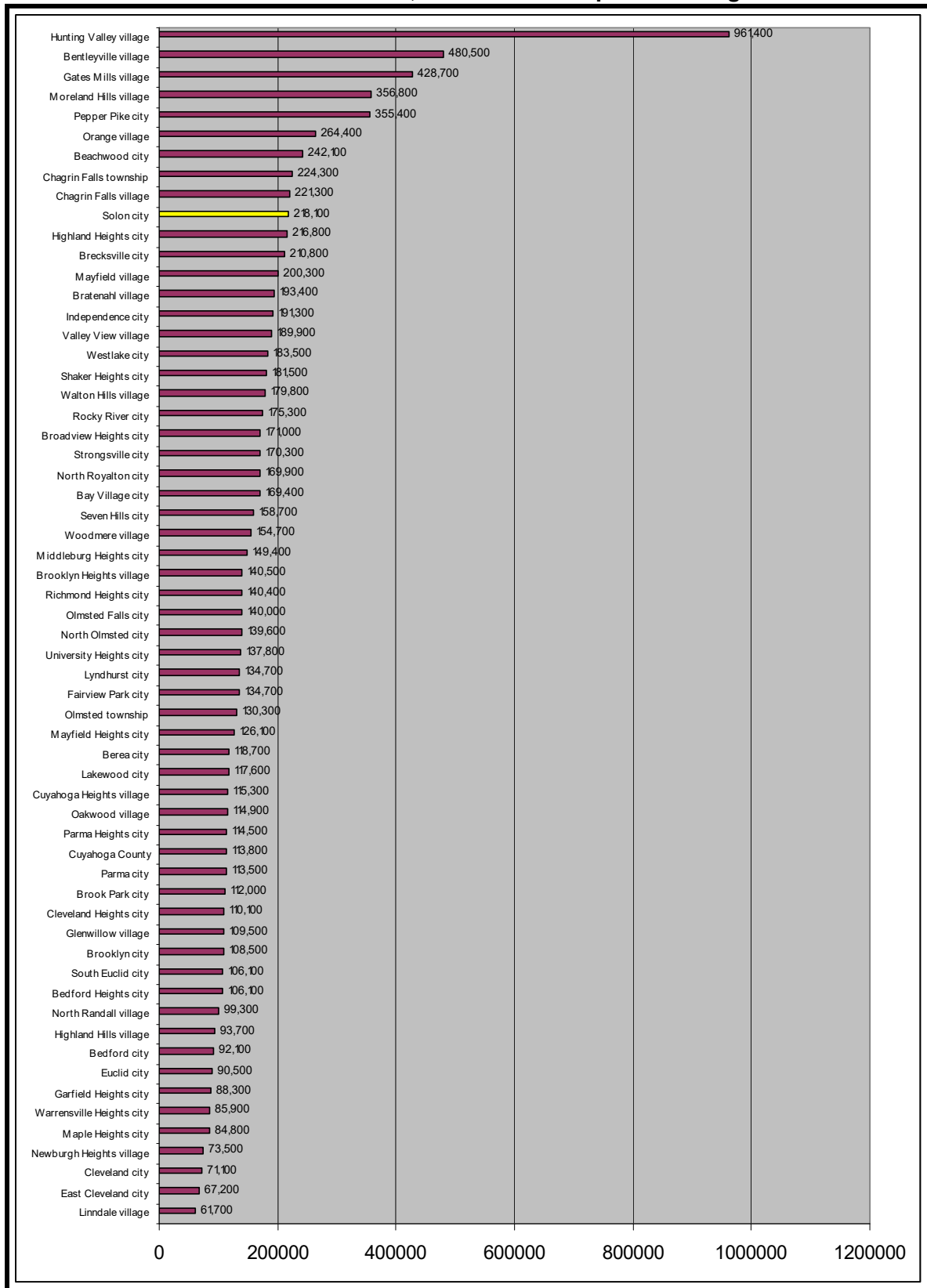
“Chart 9-7-A”, Median Value, Specified Owner-Occupied Housing Units



Source: U.S. Census Bureau, 2000 Census

“Chart 9-7-A” compares the median value of specified owner-occupied housing units for Solon, adjoining communities, and Cuyahoga County while “Chart 9-7-B” depicts the median value for *all* owner occupied housing units within Cuyahoga County, of which Solon ranks tenth highest.

“Chart 9-7-B” Median Value, All Owner-Occupied Housing Units

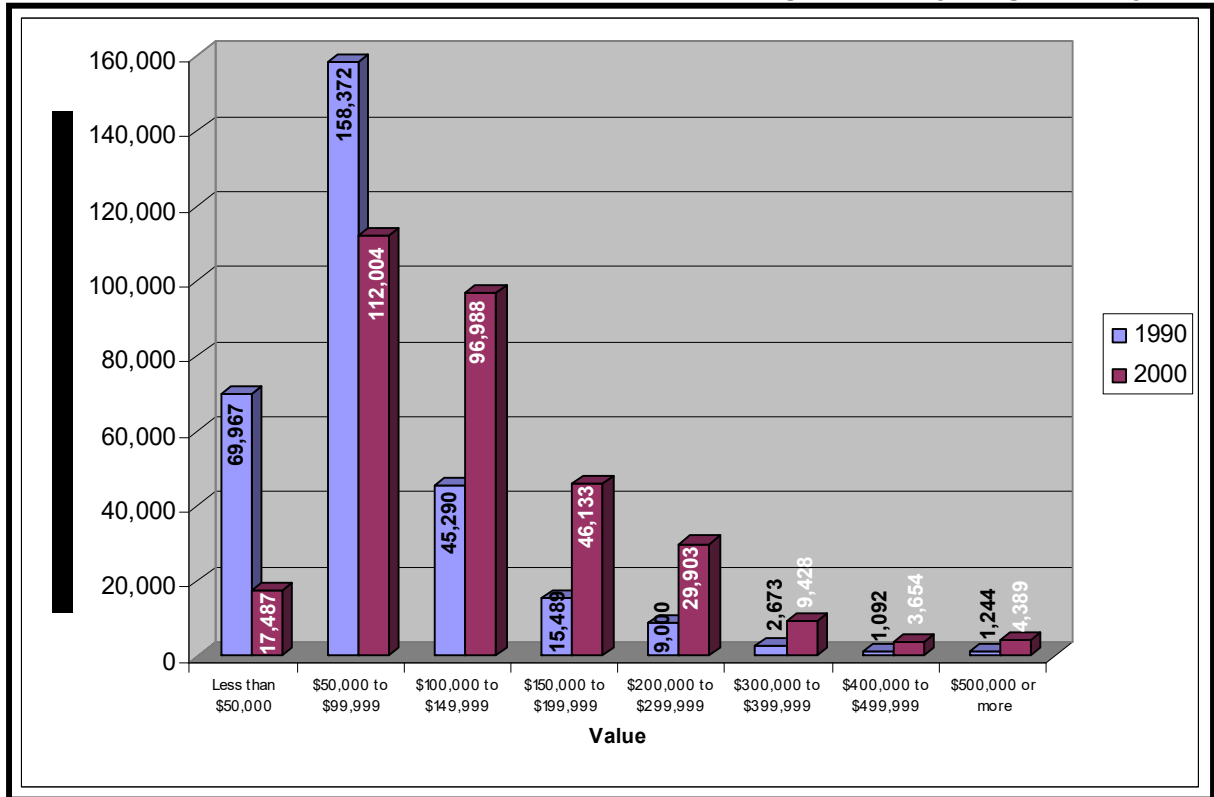


Source: U.S. Census Bureau, 2000 Census

Value

Average housing values in Solon experienced an increase of 53% between 1990 and 2000, rising from \$141,800 to \$217,000. Cuyahoga County also experienced an increase in value during the same time period rising from \$71,200 in 1990 to 113,800 in 2000, a 60% increase. In 2000 the majority (32%) of the homes in Solon ranged in value from \$200,000 to \$299,999 while in Cuyahoga County the majority (35%) ranged in value from \$50,000 to \$99,999.

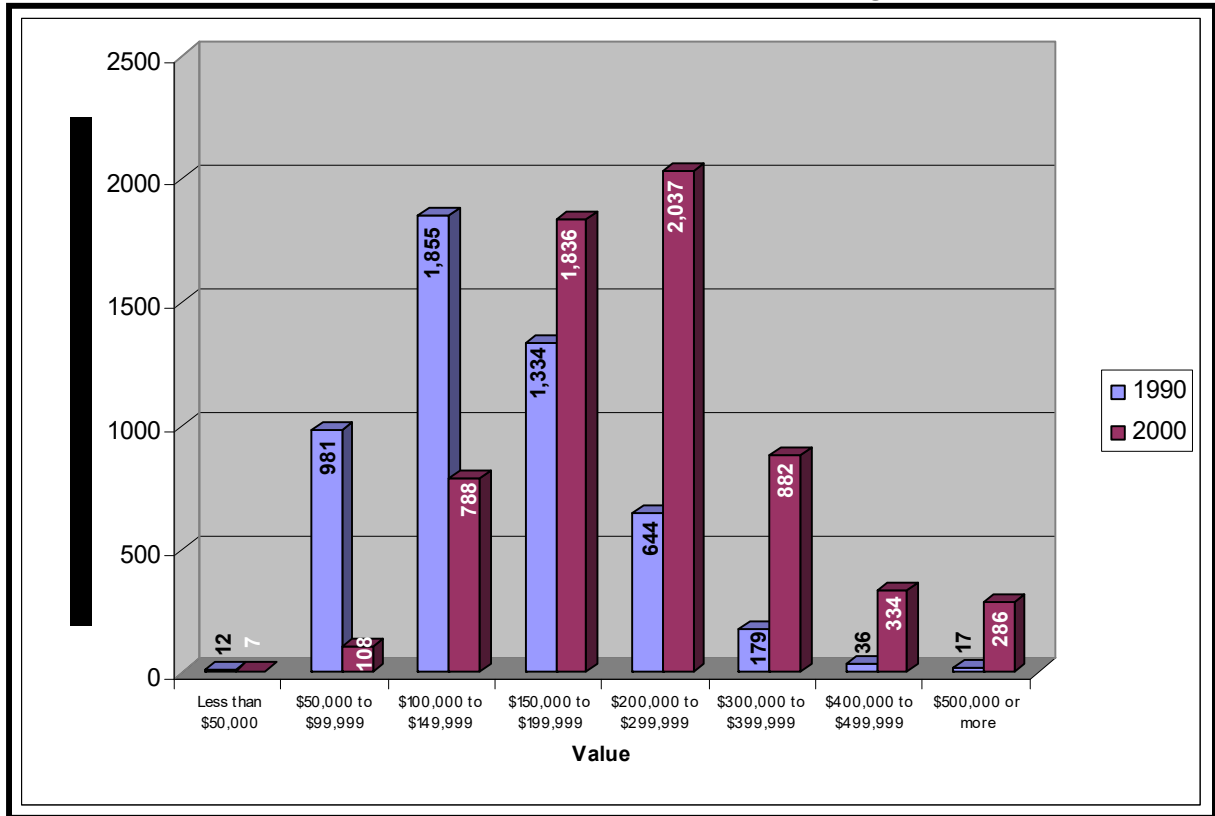
“Chart 9-7-C” Value, Specified Owner-Occupied Housing Units, Cuyahoga County



Source: U.S. Census Bureau

“Chart 9-7-C” and “Chart 9-7-D” provide specific housing unit values for Cuyahoga County and Solon from the 1990 and 2000 censuses.

“Chart 9-7-D” Value, Specified Owner-Occupied Housing Units, Solon



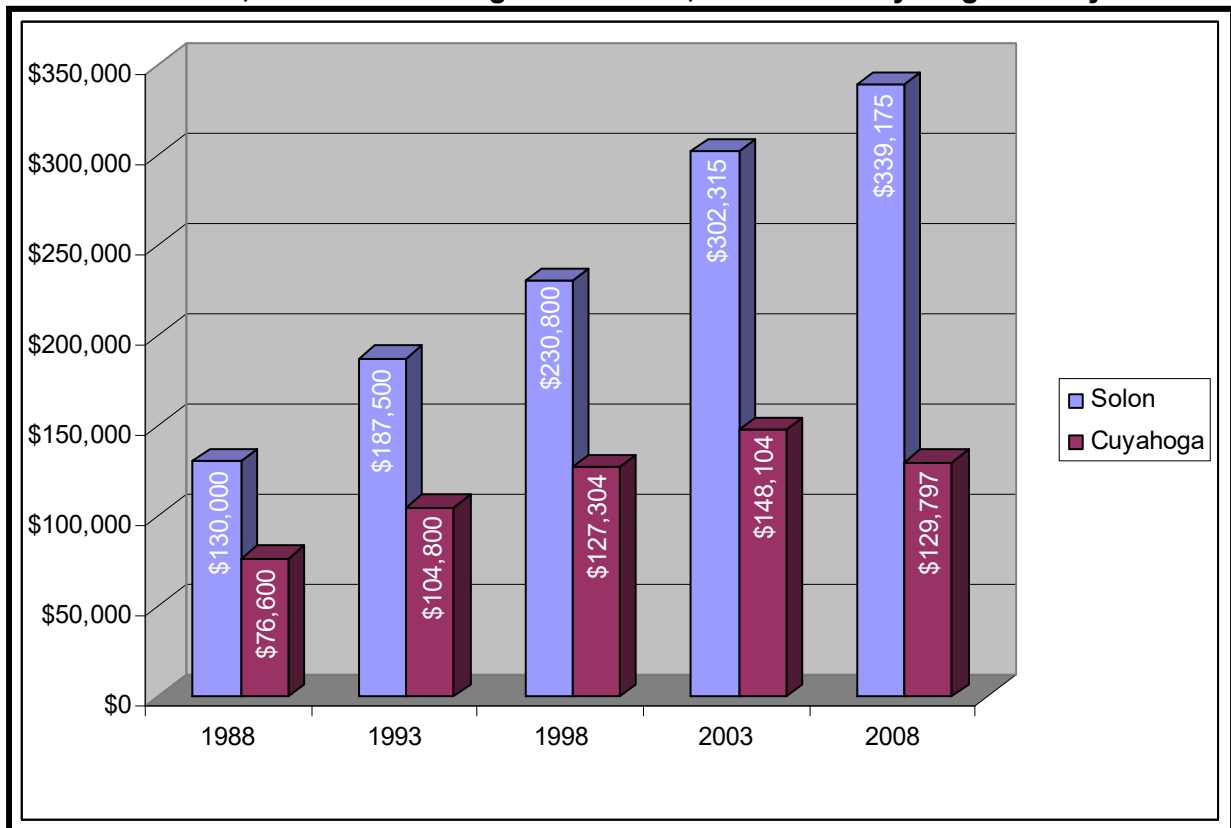
Source: U.S. Census Bureau

SECTION 8

AVERAGE HOME SALES PRICE AND NUMBER OF SALES

Average home sale prices tend to fluctuate from year to year depending on various factors including market availability, percentage rates, community amenities, and construction quality. Between 1988 and 2008 Solon’s average residential sale price increased 161% from \$130,000 to \$339,175. “Chart 9-8-A” depicts Solon’s average home sale price trend in comparison to Cuyahoga County which experienced an increase until 2008 when the average sales price dropped subsequently by 12.3%. The economic recession and depressed housing market were certainly factors in this overall decrease.

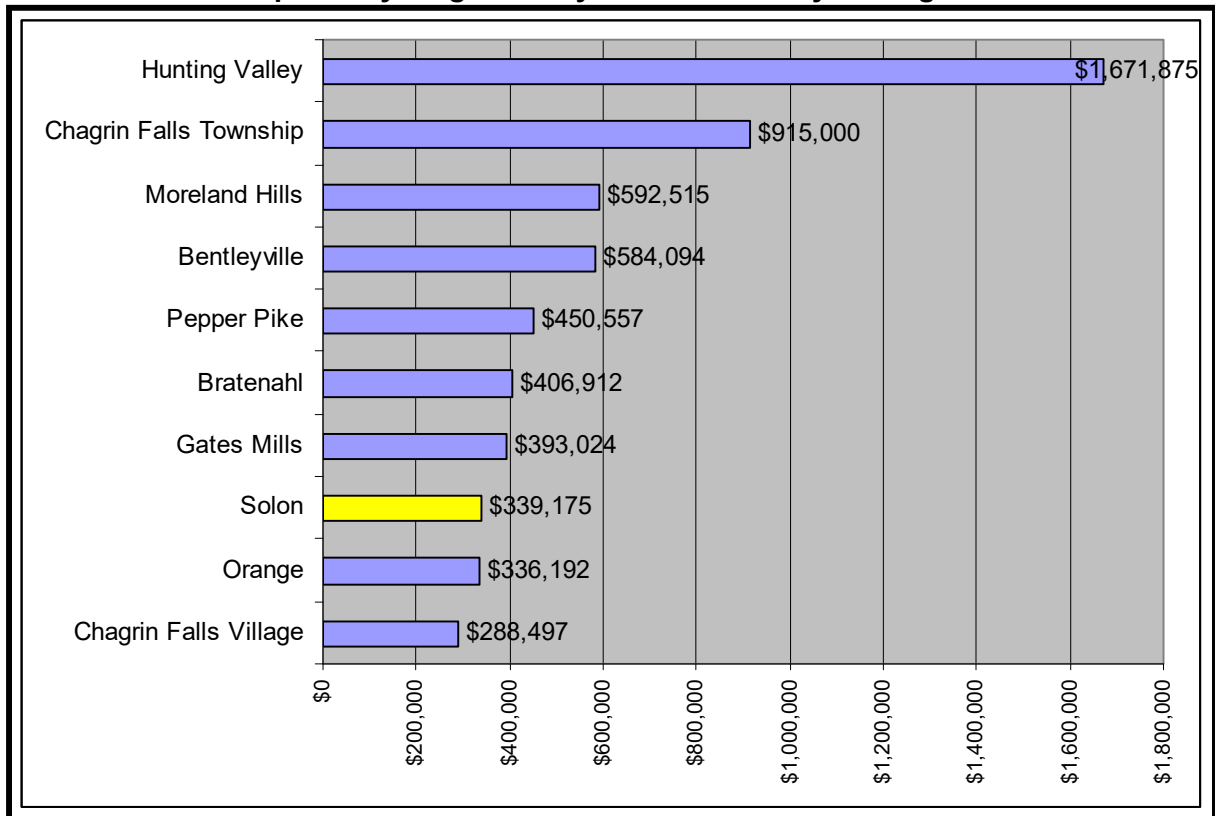
“Chart 9-8-A”, 1998-2008 Average Sales Price, Solon and Cuyahoga County



Source: Cuyahoga County Auditor’s Office, 1988-2003 and 2008 Sales Studies

At an average sale price of \$339,175, Solon ranks eighth out of all communities in Cuyahoga County, while Hunting Valley was first at \$1,671,875 as shown in “Chart 9-8-B”. “Chart 9-8-C” further illustrates the average sales price of homes of all communities within Cuyahoga County in 2008. The communities of Highland Hills, Linndale, and Woodmere are not listed in the chart as each of these jurisdictions did not have any residential sales during 2008.

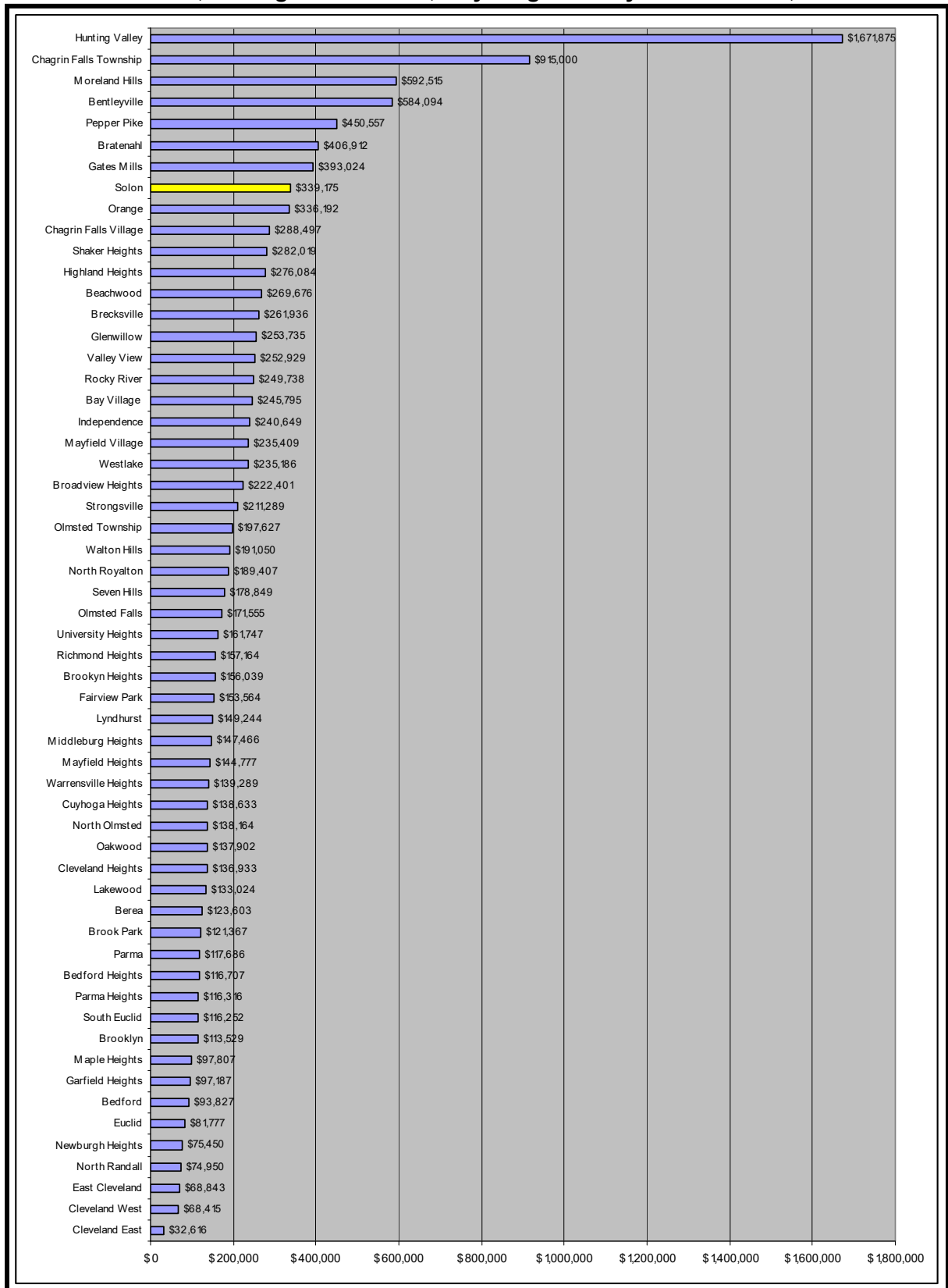
“Chart 9-8-B” Top 10 Cuyahoga County Communities by Average Sales Price



Source: Cuyahoga County Auditor’s Office, 2008 Average Sales Report

Sales data taken every five years between 1988 and 2008 indicates an average number of home sales per year of 393 in Solon. The year with the highest total home sales was 1998 with 501, and the lowest was 2008 with 216. This decrease can also be correlated to the nationwide depressed housing market.

“Chart 9-8-B”, Average Sales Price, Cuyahoga County Communities, 2008



Source: Cuyahoga County Auditor's Office, 2008 Average Sales Report

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SECTION 9

SUMMARY

With thorough, well-balanced planning and zoning regulations, a community can provide a housing base sufficient to satisfy residents of varying ages and income levels. The Residential Neighborhood Plan of this Master Plan establishes future housing strategies and recommended re-zonings that will guide Solon's housing needs for future generations.

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