

Village Of Walton Hills

Community Reinvestment Area Housing Survey



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June 2012

Purpose and Scope

The purpose of this report is to determine whether the area shown in **Appendix A** should be designated as a community Reinvestment Area (CRA) as defined by the Ohio Revised Code (ORC) Sections 3735.65-3735.70. The survey area is entirely made up of census tract 1941.00-1000 through 1941.00-1029. The proposed CRA location represents the entire Village of Walton Hills. Within this area there are 969 total housing unitsⁱ. In order to meet the CRA criteria for eligibility, the area must consist of “housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged.” By establishing a CRA program, the Village of Walton Hills, would be better able to encourage development and improvement throughout the community.

City Name

The Village of Walton Hills is located in the southeastern portion of Cuyahoga County. Walton Hills is one of 51 communities in Cuyahoga County’s Urban County designation. (See **Appendix B**) The Village of Walton Hills is a semirural planned community. It is a community that provides its residents with the necessary services and affords them the opportunity of participating in planned recreational, social, business, and civic organizations.ⁱⁱ

The Village of Walton Hills is on a decline to becoming a distressed community. There has been no significant construction or improvements to infrastructure (residential or commercial) in recent years. The purposes of the proposed CRA will target specific areas of concentration to address the stressors of the community particularly, decline in population and an increase in foreclosures. These stressors are the forefront for a community becoming distressed. It is the goal of the Village of Walton Hills to create a healthier physical, economic, and social environment for its residents and business owners alike through providing a CRA.

General Demographic Characteristics

The best indicators to use to describe and identify past conditions and trends in the community are the demographic and socio-economic characteristics provided by the Census Bureau. The following statistical information unless noted, was derived from the 2010 census reports published by the U.S. Census Bureau. Errors in the data are possible based on the way census data is collected. Much of the data presented in the report is based on sample data and not 100% reported data, therefore sampling errors may occur. These discrepancies do not negate the usefulness of the census data to conduct the analysis.

Population

The Village of Walton Hill's population is on a decline. The following population changes have occurred.

Table 1. Population Change from April 1, 2000 – April 1, 2010ⁱⁱⁱ

	Walton Hills village, Ohio
Total Population	
April 1, 2010 (Census 2010)	2,281
July 1, 2008	2,278
July 1, 2007	2,293
July 1, 2006	2,308
July 1, 2005	2,328
July 1, 2004	2,354
July 1, 2003	2,369
July 1, 2002	2,383
July 1, 2001	2,391
July 1, 2000	2,398
April 1, 2000 (Census 2000)	2,400

The population has declined 5% according to the latest census data.

According to the 2010 U.S. Census, the percentage of Village residents over the age of 60 years (36.4%) is second only to Beachwood. The median age of Village residents has increased from 44.3 years in 1990, to 49 years in 2000, to 55.4 years in 2010. This increase is consistent with the national trend of baby boomers growing older. The median age across Cuyahoga County is approximately 40.2 years. Approximately 78.4% of the Village's total population is over the age of 35. Because of the large and growing elder population in residents, the Village will have a further stressor thrust upon it. The local government which is already facing increasing financial challenges will be facing even greater challenges in the future due to the physical and social environments as well as services to support the needs of older adults. Remarkably, among Cuyahoga County's 59 communities, the Village has the second highest proportion of older residents.^{iv}

The Village of Walton Hills knows that by creating an incentive for families and new home buyers to build and renovate the housing stock, the Village will be able to meet the needs of the booming aging population when the time comes.

Low and Moderate Income Households

The most recent median income in the Village of Walton Hills is \$70,068. The income is slightly above Cuyahoga County's average of \$58,631. 19.2% of the entire community population is Low to Moderate Income households. However, the percent of individuals with incomes below the poverty level including those with children is 5.1% of the total population.

Village of Walton Hills Housing Stock Characteristics

The proposed CRA contains housing stock that is in need of considerable repair. (**Appendix C**) In some instances, demolition and redevelopment may be the most appropriate. According to the 2010 U.S. Census, there are 969 housing units within the proposed CRA.

The U.S. Census Bureau does not normally report on the exterior physical condition of housing structures. The Village of Walton Hills, had a study conducted by the Cuyahoga County Department of Development and the Cuyahoga County Planning Commission to assess housing conditions throughout the Village.

Findings of the study concluded that some 20 residential properties scattered throughout the Village were in need of roof, exterior wall, window/door, and ground repair needs. A second study was done and approximately 18 properties were identified as needing additional exterior wall, garage, porch/step, and grounds repair.^v

Age of Housing Stock

Age of housing stock is useful measure of potential historical significance as well as if new construction has been 'discouraged.' Approximately, 53% of homes built in Walton Hills were built between 1950 and 1969 (with the majority 32.1% being between 1950 and 1959). Cuyahoga County's comparable statistic of housing units built between 1950 and 1969 is 34%. Since 2000 only 22 homes have been built within the Village.^{vi} Below is a table showing the comparison of the Village home-building to that of neighboring communities and the county.^{vii}

Community	1939 or earlier	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-Mar. 2000
Bedford	1,467	770	1,858	1,136	833	761	237
Maple Heights	1,461	1,958	4,167	2,131	943	173	102
Oakwood	134	249	233	288	222	120	192
Sagamore Hills Twp.	117	375	312	778	884	322	1,546
Valley View	108	86	97	115	73	192	115
WALTON HILLS	30	65	257	224	101	103	131
Cuyahoga County	177,746	83,139	128,497	94,706	64,007	33,571	35,237

Housing Stock Values

The medial value of owner occupied housing unit is \$214,900. The median value of owner occupied housing units in Cuyahoga County is \$135,900. In order for the village to continue the housing value there needs to be new construction and renovation of properties in the Village.

Vacancy/Foreclosure Rates

The number of housing units available in Walton Hills increased 9.5% between 1990 and 2000. At the time of the 2000 U.S. Census, just 16 of those units were vacant (including unoccupied homes for sale). Currently according to the 2010 U. S. Census, within the proposed CRA there is a total of 32 properties listed as vacant. The vacancy rate within the Village doubled from the 2000 census data. Since 2002, 58 properties have has a notice of foreclosure filed with the courts. The foreclosure rate of housing stock within the Village is 6%.

Commercial Opportunities

The Village of Walton Hills is in close proximity to larger communities that have grown considerably in recent years however; the Village has not experienced that substantial development. Although the community reinvestment program is not a traditional economic development tool, the Village of Walton Hills believes that creating incentives for business development and expansion will facilitate growth and improve the marketability of the Village to enable it to compete for jobs with many of the smaller communities in the region. The Village of Walton Hills has set the following goals that are in line with the CRA proposal:

- 1) Create opportunity for new, quality commercial office/industrial developments within the Village and redevelopment of underutilized and marginal land and buildings;
- 2) Work to retain existing businesses and promote the strategic regional locational advantages of the Village for future quality developments;
- 3) Identify opportunities to maintain and expand the Village's tax base and reduce the burden on existing homeowners;
- 4) Attract private investment for commercial expansion and redevelopment;
- 5) Improve the appearance of the Northfield road Corridor, including gateways and associated industrial area.^{viii}

Conclusions

The data provided within this report suggests that the proposed CRA is an area that has significant older housing, higher rates of vacancy/foreclosure, and are showing signs of deterioration. There also has not been any significant reinvestment or new investment to date.

Therefore the proposed CRA does meet the criteria for a Community Reinvestment Area as defined by the Ohio Revised Code as the CRA "...is one in which housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged."

ⁱ Source: U.S. Census Bureau, 2010 Census.

2010 Census Redistricting Data (Public Law 94-171) Summary File, Tables P1, P2, P3, P4, H1.

ⁱⁱ Village of Walton Hills Directory

ⁱⁱⁱ The April 1, 2000 estimates base reflects changes to the Census 2000 population resulting from legal boundary updates as of January 1 of the estimates year, other geographic program changes, and Count Question Resolution actions. All geographic boundaries for the July 1, 2008 population estimates series are defined as of January 1, 2008. Additional information on these localities can be found in the Geographic Change Notes (see "Boundary Changes" under the Geographic Topics section of the Estimates page).

Source: US Census Bureau, Population Estimates Program
More Tables and Information: Population Estimates Program

^{iv} 2004 Village of Walton Hills, Ohio Master Plan

^v 2004 Village of Walton Hills, Ohio Master Plan

^{vi} Source: U.S. Census Bureau, 2005-2009 American Community Survey

^{vii} 2004 Village of Walton Hills, Ohio Master Plan

^{viii} 2004 Village of Walton Hills, Ohio Master Plan