



## SECTION 2

# CURRENT CONDITIONS

### WHAT'S IN THIS SECTION

Many factors affect a community's future, including population and housing trends, income and property tax revenues, road access, land use patterns, and natural features. County Planning completed an in-depth analysis of current conditions and an overall assessment of trends in Broadview Heights. The complete assessment is available in the appendices, but an overview of significant local and regional trends is available here to provide insight into the most important shifts affecting the City.

### HOW DO I USE IT?

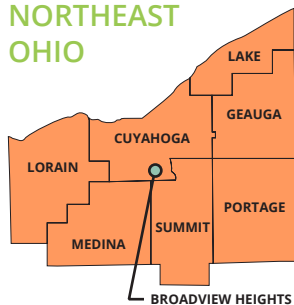
The Current Conditions section gives a baseline understanding of the community. This data was used to inform the Master Plan's goals and actions. You can use this information to get a better understanding of community issues and opportunities.

### DATA SOURCES

The data in this section comes from numerous sources, including the U.S. Census Bureau American Community Survey, the U.S. Census Bureau Longitudinal Employer-Household Dynamics program, Cuyahoga County, the City of Broadview Heights, the Ohio Development Services Agency, and analyses by County Planning. Data sources are presented with each chart in the full Current Conditions appendix.

# REGIONAL PROFILE

## NORTHEAST OHIO

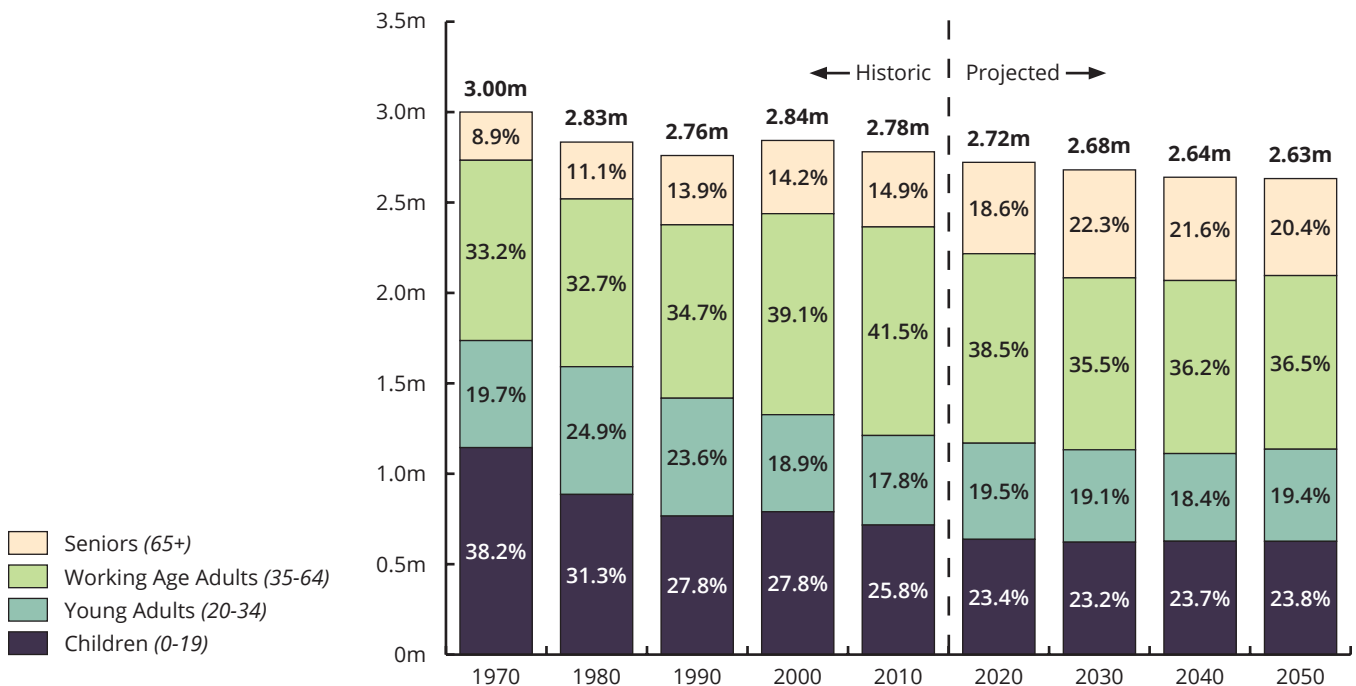


Broadview Heights is centrally located in the larger seven-county Northeast Ohio region that includes the Cleveland and Akron Metropolitan Statistical Areas and is comprised of Cuyahoga, Summit, Lorain, Medina, Portage, Geauga, and Lake Counties. The City is located in southern Cuyahoga County and borders Brecksville, Independence, Seven Hills, Parma, North Royalton, Richfield, and Hinckley.

The demographic and land use trends of this larger region affect Broadview Heights. As the population of the region grows, shrinks, ages, or changes, the City of Broadview Heights will see changing market forces for its housing, demands for its services, and needs of its residents.

Some of the largest shifts on display in Northeast Ohio and the United States include the aging population, increase in millennials, and shift of population away from industrial cities. The figure below shows the historic and projected population of our region as a whole and by age group. It shows a region that has lost population and is projected to continue losing population. It also shows an increasing proportion of the population of young adults and especially seniors, while a decrease in working age adults and children. These and other macro trends will affect Broadview Heights in the future.

## NORTHEAST OHIO HISTORIC AND PROJECTED POPULATION



Source: IPUMS NHGIS, University of Minnesota, [www.nhgis.org](http://www.nhgis.org); Ohio Development Services Agency

## REGIONAL TRENDS AFFECTING BROADVIEW HEIGHTS

The Northeast Ohio region has experienced immense population and employment changes within the last half century. This restructuring as well as ongoing technological, demographic, and cultural changes will continue to play a role in Broadview Heights in the years to come. To the right are nine trends that may affect the City in the coming years.



### REGIONAL POPULATION IS SHRINKING

Between 2010 and 2050, Northeast Ohio is projected to lose 148,000 residents.



### HOUSING CONTINUES TO SPREAD

While Cuyahoga County is expected to lose 15% of its population by 2050, the suburban counties as a whole are expected to grow.



### THE POPULATION IS GETTING OLDER

In the next 40 years, seniors are projected to increase from approximately 15% to 20% of the total population.



### GREENFIELD DEVELOPMENT IS CONTINUING

By the end of 2040, more than 85% of new development is projected to be rural or suburban residential.



### THE REGION IS TRANSITIONING TO NEW JOBS

Roughly equal in 2006, by 2015 there were 60,000 more jobs in healthcare than in manufacturing in Northeast Ohio.



### NEW FORMATS ARE REDUCING TRADITIONAL RETAIL

Physical retail is being forced to adapt as online sales have increased 15% annually since 2010.



### HOUSEHOLDS ARE GETTING SMALLER

The size of an average household in Northeast Ohio has decreased from 3.2 persons per household in 1970 to 2.4 in 2017.



### TECHNOLOGY IS RESHAPING OUR LIVES

Just ten years since ride-sharing company Uber was founded, the company now averages 15 million trips daily.



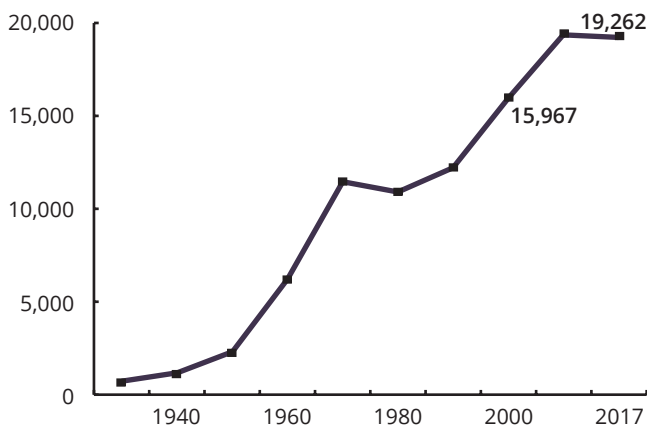
### THE EFFECTS OF CLIMATE CHANGE ARE INCREASING

The region's annual average precipitation over the last ten years is 11.7% higher than the average over the last 100 years.

# KEY FINDINGS: DEMOGRAPHIC PROFILE

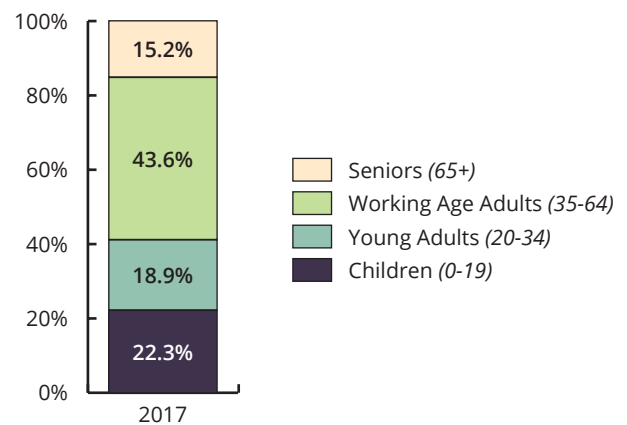
## THE CITY'S POPULATION HAS GROWN RAPIDLY SINCE 2000

Between 2000 and 2017, Broadview Heights' population grew 20.6% to 19,262 people.



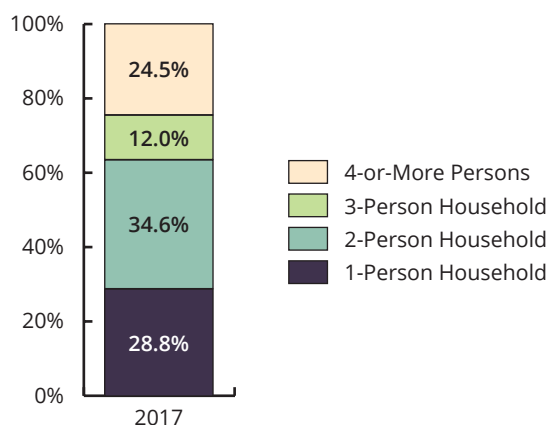
## BROADVIEW HEIGHTS IS COMPRISED OF MANY FAMILIES WITH CHILDREN

More than two-thirds of the City's population is comprised of Working Age Adults or Children.



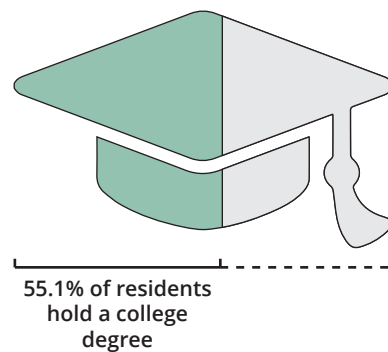
## SMALL HOUSEHOLDS ACCOUNT FOR A LARGE PORTION OF THE COMMUNITY

Of the 7,561 households in the City, more than a quarter (28.8%) are one-person households.



## BROADVIEW HEIGHTS IS A HIGHLY EDUCATED COMMUNITY

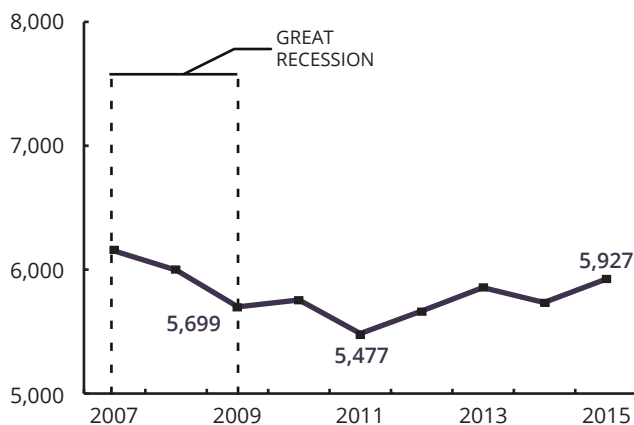
More than 55% of residents over the age of 25 hold a college degree, compared to 39% countywide.



# KEY FINDINGS: BUSINESS PROFILE

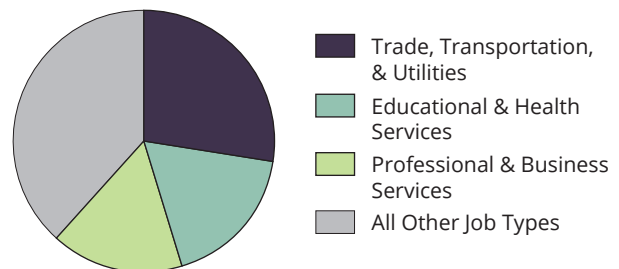
## THE CITY HAS ADDED JOBS SINCE THE END OF THE GREAT RECESSION

Between 2009 and 2015, Broadview Heights added 228 jobs, an increase of 4.0%.



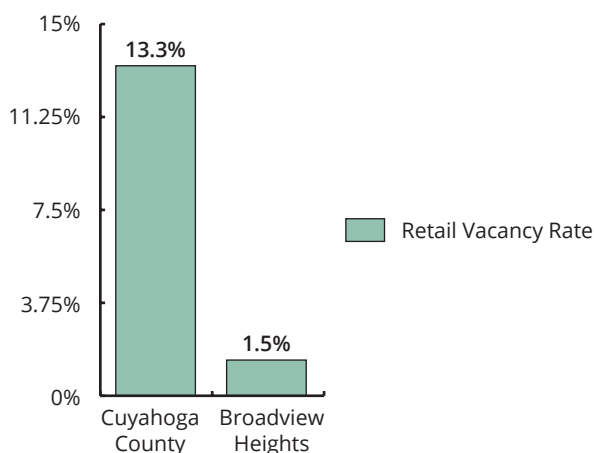
## THE CITY'S JOBS ARE CONCENTRATED IN THREE SECTORS

Trade, Transportation, and Utilities; Educational and Health Services; and Professional and Business Services jobs account for 61.7% of all jobs in Broadview Heights.



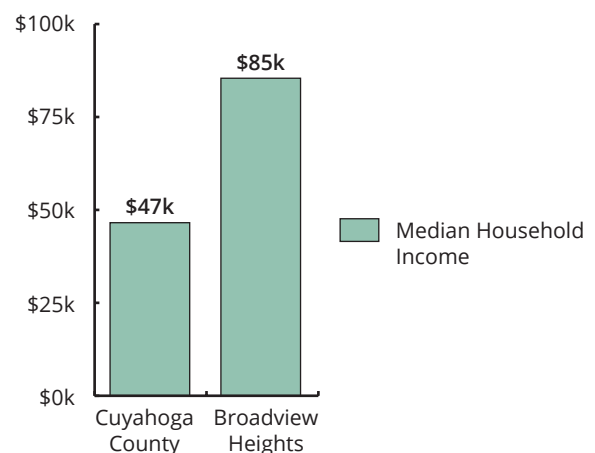
## RETAIL VACANCY IN THE BROADVIEW HEIGHTS MARKET AREA IS LOW

The retail vacancy rate of the Broadview Heights-Brecksville submarket was just 1.5% at the end of 2018.



## THE CITY'S MEDIAN HOUSEHOLD INCOME IS NEARLY DOUBLE THE COUNTY AVERAGE

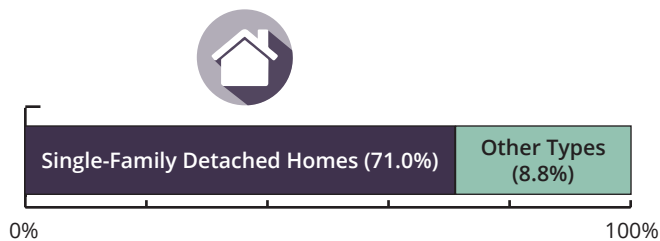
In 2017, Broadview Heights' median household income was \$85,339 compared to \$46,720 countywide.



# KEY FINDINGS: HOUSING PROFILE

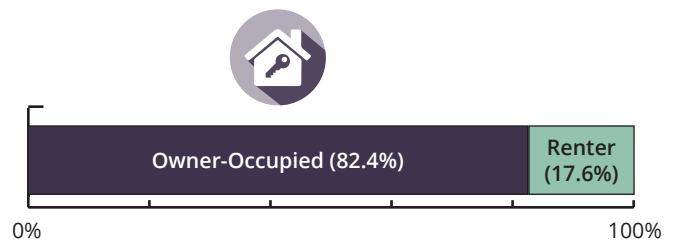
## BROADVIEW HEIGHTS IS PREDOMINANTLY COMPRISED OF SINGLE-FAMILY HOMES

The majority (71%) of housing units in Broadview Heights are single-unit detached.



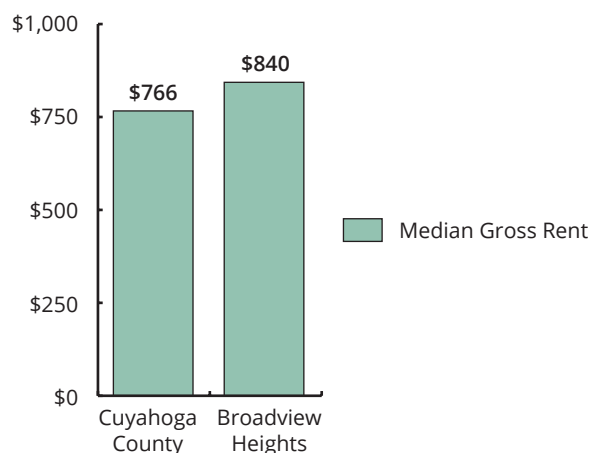
## MOST RESIDENTS LIVE IN HOMES THEY OWN RATHER THAN RENT

The vast majority (82.4%) of homes in Broadview Heights are owner-occupied.



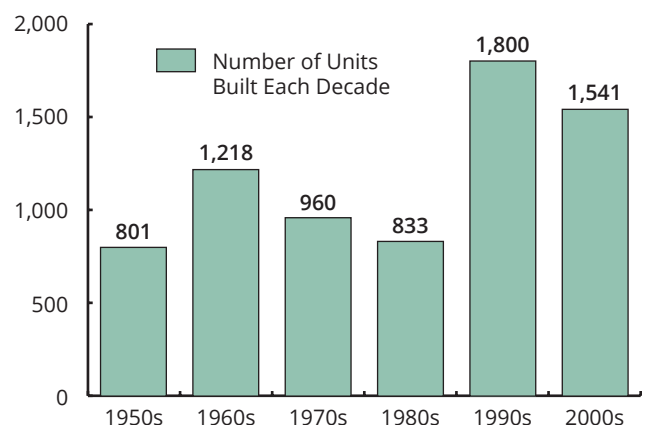
## THE MEDIAN RENT IN BROADVIEW HEIGHTS IS HIGHER THAN THE COUNTY AS A WHOLE

The City's median gross rent was \$840 dollars in 2017, which was higher than the Countywide median of \$766.



## BROADVIEW HEIGHTS HAS A DIVERSE SELECTION OF HOUSING BY AGE

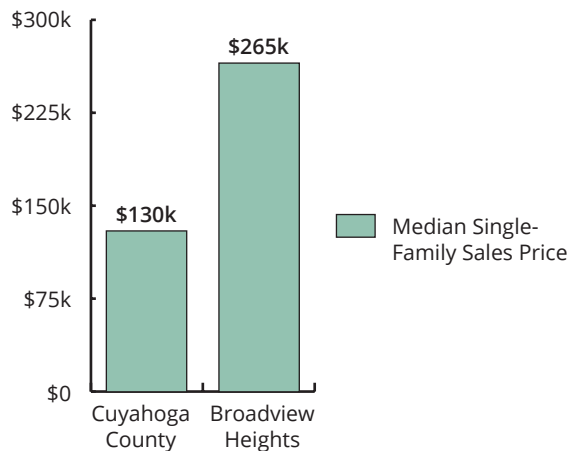
More than 800 units of housing have been built each decade between 1950 and 2010.





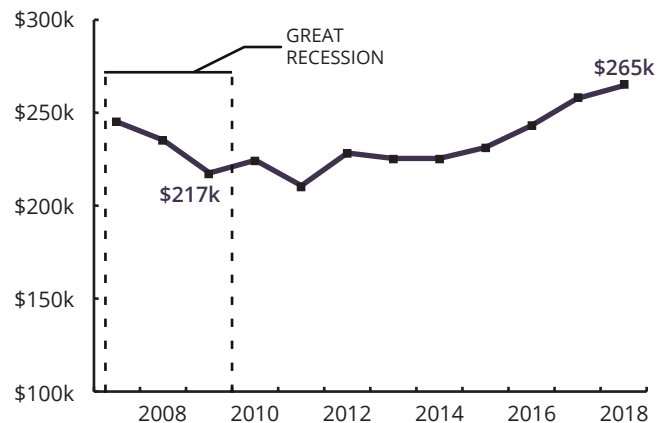
## THE CITY'S MEDIAN SINGLE-FAMILY HOME SALES PRICE IS HIGHER THAN THE COUNTY'S

The City's median sales price of \$265,000 is \$135,100 higher than the County's median sales price.



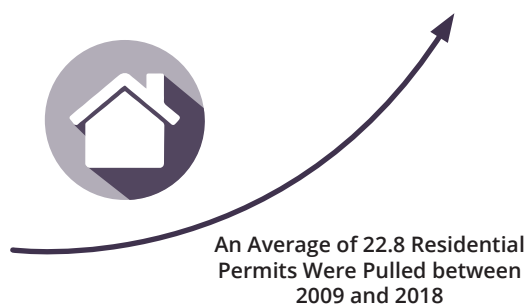
## SINGLE-FAMILY HOME SALES HAVE INCREASED SINCE 2009

Since the end of the Great Recession in 2009, Broadview Heights' sales price has increased 22.2%.



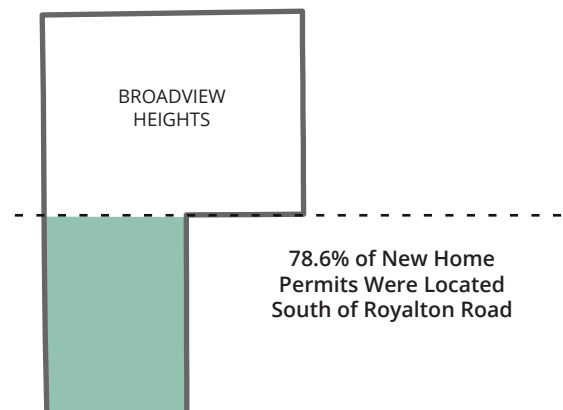
## THE CITY HAS SEEN SLOW BUT STEADY HOME CONSTRUCTION BETWEEN 2009 AND 2018

In the decade between 2009 and 2018, there have been an average of 22.8 residential permits each year.



## NEW HOME CONSTRUCTION CONTINUES TO SHIFT SOUTH

Of the 229 new residential home permits between 2009 and 2018, 78.6% were for homes south of Royalton Road.

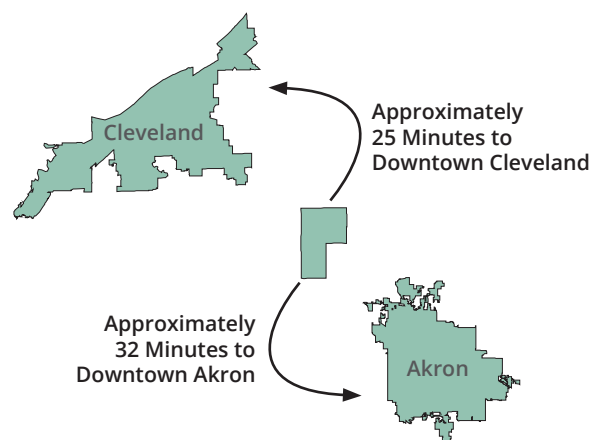




# KEY FINDINGS: TRANSPORTATION & INFRASTRUCTURE PROFILE

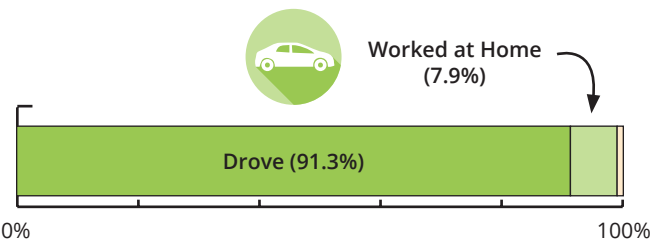
## BROADVIEW HEIGHTS IS WELL-POSITIONED MIDWAY BETWEEN CLEVELAND AND AKRON

The City is approximately 25 minutes from Downtown Cleveland and 32 minutes from Downtown Akron by car.



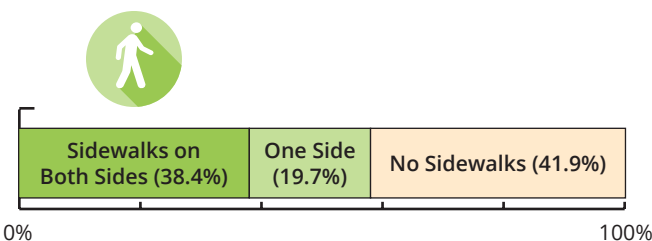
## MOST WORKING RESIDENTS EITHER DRIVE TO THEIR JOB OR WORK FROM HOME

In 2017, 91.3% of workers drove to work and 7.9% worked from home.



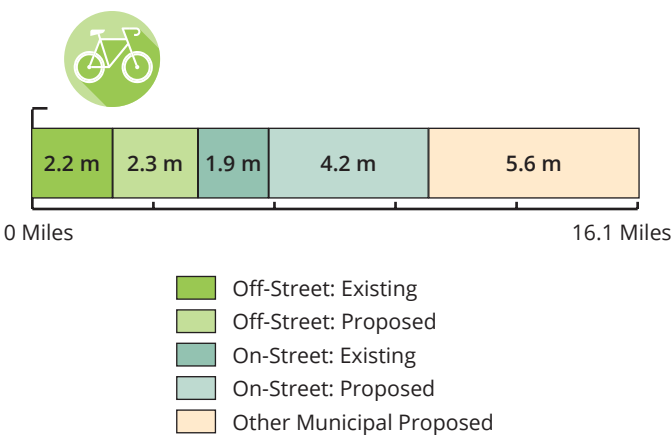
## NEARLY 60% OF ROADS IN BROADVIEW HEIGHTS HAVE AT LEAST PARTIAL SIDEWALKS

In total, 38.4% have sidewalks on both sides, 19.7% have them on one side, and 41.9% do not have sidewalks.



## BROADVIEW HEIGHTS HAS MORE THAN FOUR MILES OF EXISTING TRAILS AND BIKEWAYS

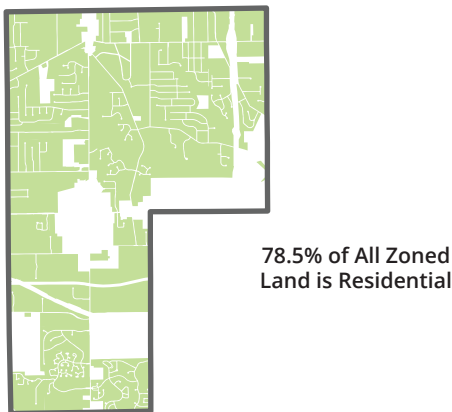
The City has identified 16.1 miles of trails and bikeways that are existing or are proposed to connect the City.



# KEY FINDINGS: LAND USE PROFILE

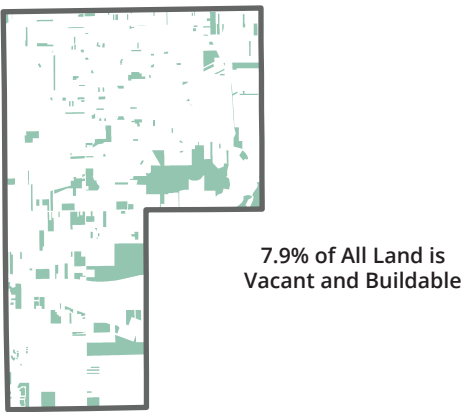
## BROADVIEW HEIGHTS IS A PREDOMINANTLY RESIDENTIAL COMMUNITY

Residentially zoned land accounts for 78.5% of all zoned land in Broadview Heights.



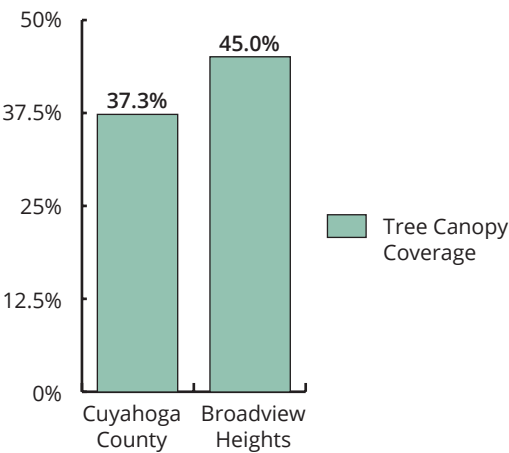
## EASILY DEVELOPABLE VACANT LAND IS BECOMING SCARCE

Only 7.9% of all land in Broadview Heights remains vacant and unconstrained by environmental features.



## THE CITY HAS THE 16TH HIGHEST TREE CANOPY COVERAGE IN THE COUNTY

Broadview Heights has a tree canopy that covers 45.0% of the City's land area.



## BROADVIEW HEIGHTS IS HOME TO THREE MAIN PARK AREAS

The Fields, the Community & Recreation Center, and the Cleveland Metroparks serve residents.

