

# **APPENDIX C**

## **Community Profiles and Summary of Demographic Characteristics**

## Appendix C - Community Profiles

Managing the lakes focuses on the interaction of the lake community, users, and the lakes. Characterizing the community will help managers and community members better understand the concerns and perspectives of the people who live closest to the lakes. During the four years of this study, residents and partners have shared observations about the Portage Lakes community. The community profiles characterize trends, similarities, and differences between areas surrounding the lakes. The data support many of the observations by lake residents and partners, and may provide some additional insight.

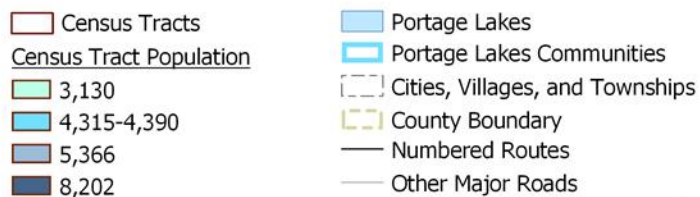
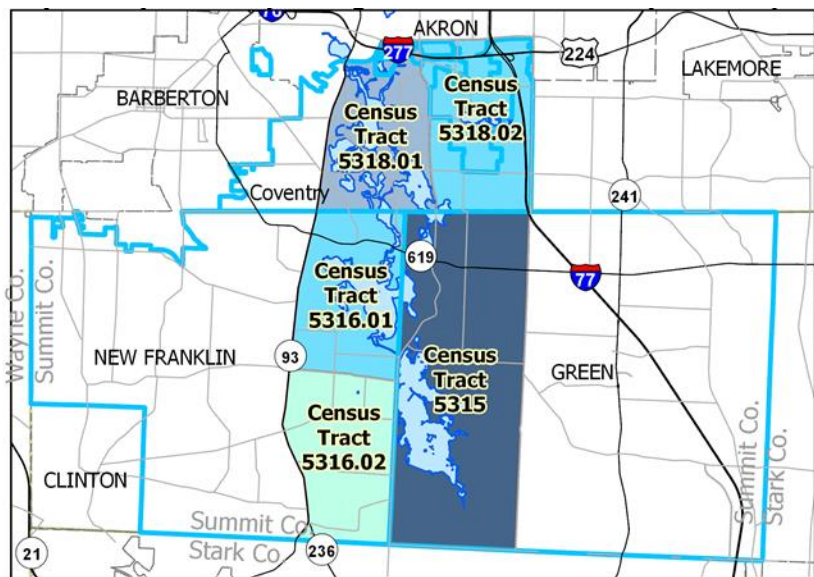
This section uses data from two sources to characterize the lakes community:

- U.S. Census American Community Survey, 2018, a sample averaged over five years to provide more detail and more recent information than the decennial census. The data is presented by census tracts near the lakes (see Map C-1).
- Summit County parcel data – parcel data from 2020 covers the entire study area and provides information on lot size and land use. Earlier data, from 2015, provides more detail about the age of the structures, when they were constructed, and when they were sold. The parcel data were sampled by census tract to simplify comparison.

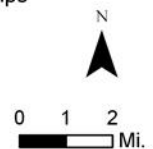
The following discussion presents highlights of the demographic and housing data. General observations of the Portage Lakes census tracts compared with surrounding communities and Summit County (Appendix XX) indicate that the range of data is similar to surrounding communities and Summit County

*Data Sources for the population and housing characteristics: ESRI Census Data; U.S. Census American Community Survey, 2018; Summit Co. parcel data 2017/2020.*

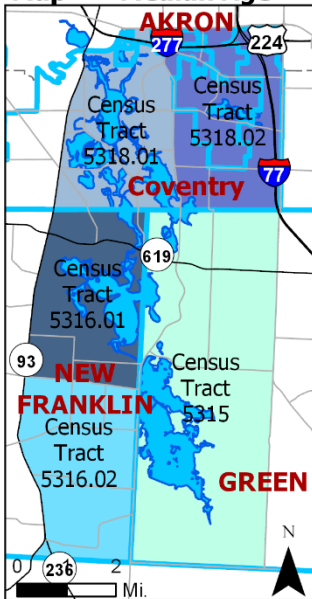
**Map C-1 Population by Portage Lakes Census Tracts (2018 est.)**



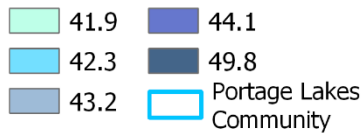
NEFCO, 2020. Sources: ESRI Census Data; Summit Co. GIS; Stark Co. GIS



**Map C-2 Median Age**



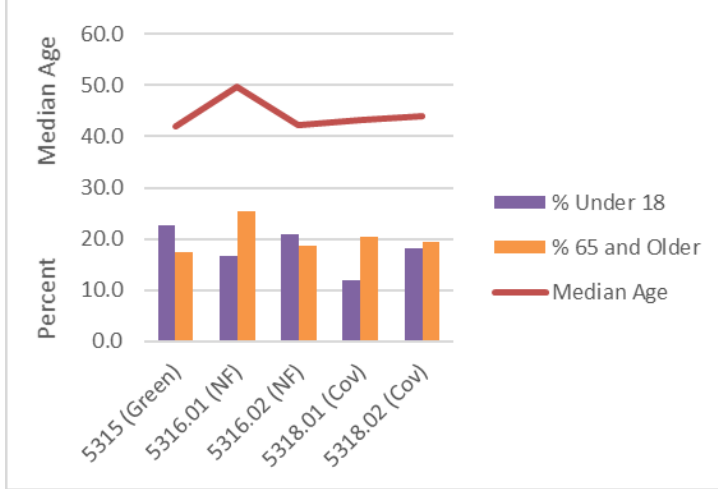
**Median Age**



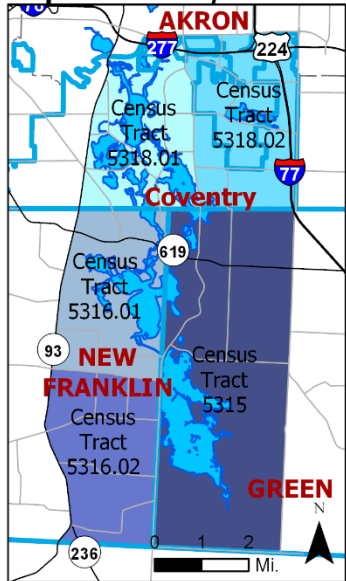
**Characteristics**

*Age* –The median age generally reflects the proportions of older and younger populations. Tract 5315 has low median age and a high proportion of younger people, 5316.01 has the highest median age and a larger population over 65. The two moderate tracts have nearly equal older and younger populations. Tract 5318.01 may have a larger population between 18 and 64 years old.

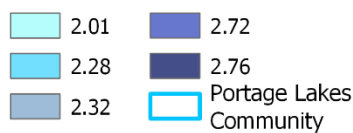
**Figure C-1**  
Age Characteristics by Census Tract



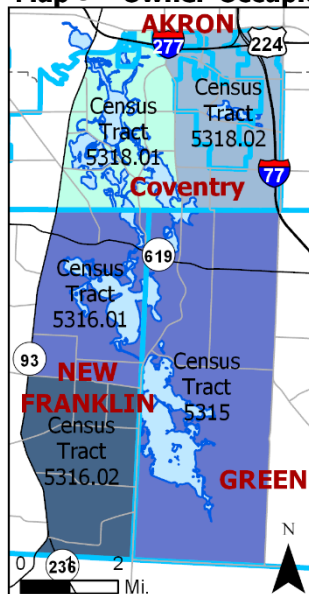
**Map C-3 Persons/Household**



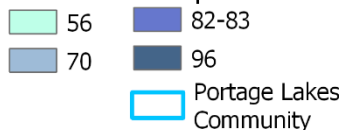
**Persons Per Household**



**Map C-4 Owner-Occupied**



**% Owner-Occupied**

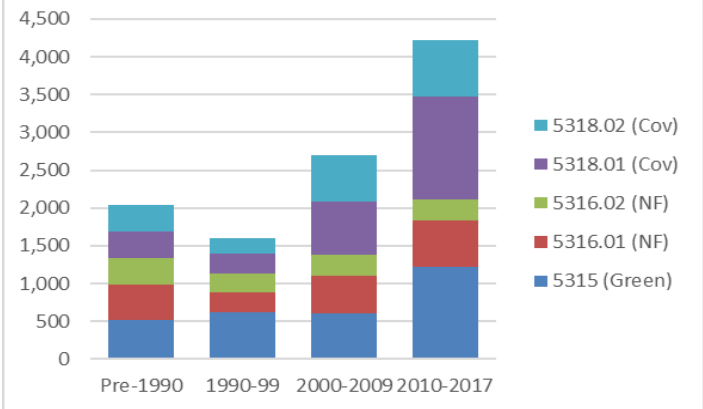


*Housing Occupancy* – Map C-3 shows average household size, which generally decreases with fewer children and/or no spouse or partner.

Map C-4 shows the proportion of owner-occupied housing. Low ownership means there are more renters. Tract 5318.01 has a high percentage of renters. The southern tracts have higher ownership.

The average household size is related both to median age and the proportion of owner-occupied dwellings. The smallest average households occur with the lowest percentage of owner-occupied dwellings, suggesting rental households are generally smaller. Census tracts with higher average household sizes have lower median ages and more people under 18 years old, suggesting there are more, larger, households with children.

**Figure C-2**  
When Householders Moved In  
Portage Lakes Census Tracts



When People Moved In, Age of Housing, and Bedrooms – Bedroom and construction data is from a sample of Summit County parcel data, with data as current as 2015.

Most houses were built before 1980, with most being built before 1960. About 20 percent of householders moved in before 1990, but most moved in after 2000, with over 4,000 moving in after 2010.

Most dwellings have 3 bedrooms. The number of two- and four-bedroom homes is related to the age of the homes in the census tract – more recently-developed census tracts have more four-bedroom homes and few two-bedroom ones; the areas with older housing stock have more two-bedroom homes.

**Figure C-3**  
When Dwellings were Constructed  
by Portage Lakes Census Tracts

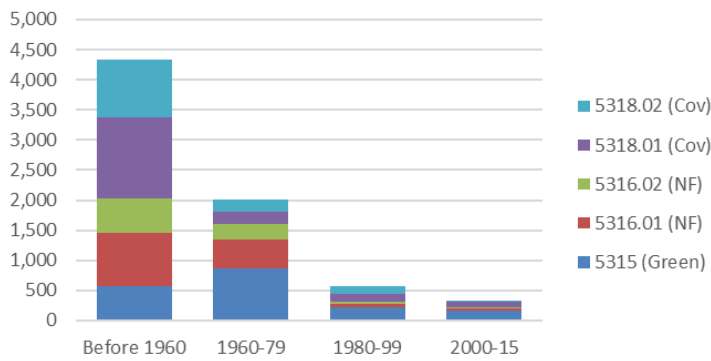
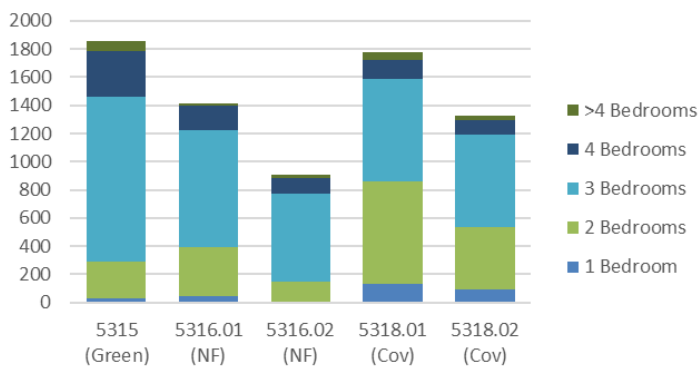
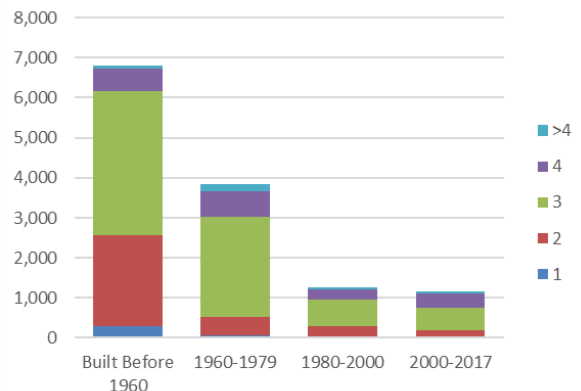


Figure C-5 shows that the number of bedrooms per house has increased in the three Portage Lakes communities over time. Earlier homes have mostly two or three bedrooms, while later homes tend to have three or four bedrooms. As people move into the area, they may choose to increase the size of their older homes by adding bedrooms, which has been noted by lake area residents.

**Figure C-4**  
Dwellings by Number of Bedrooms  
Portage Lakes Census Tracts



**Figure C-5**  
Dwellings by Number of Bedrooms  
over Time - PL Communities

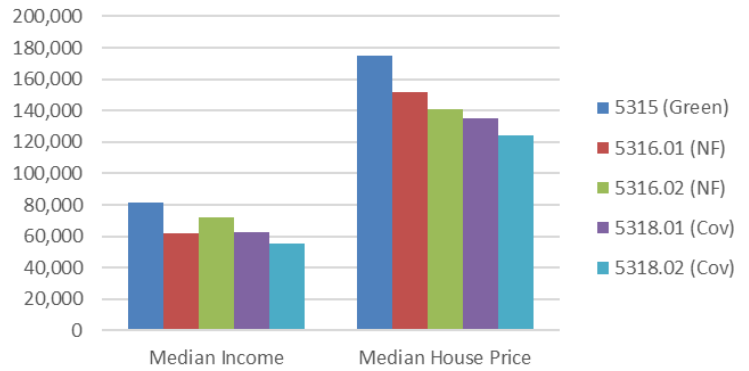


*Income and House Price* -The relative median income correlates closely with the price of houses. These characteristics are most similar in distribution to home-ownership, the age of homes and number of bedrooms. The smaller homes and rentals are likely more affordable.

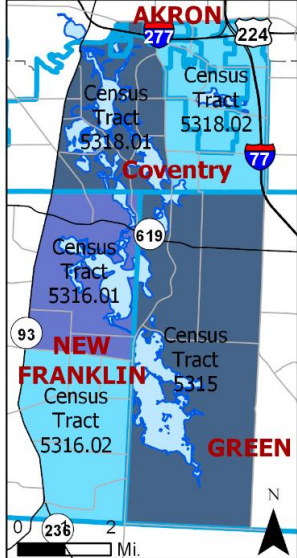
*Educational attainment* – In all the census tracts, high school graduation exceeded 91 percent.

**Figure C-6**

Median Income and Median House Price



**Map C-5**  
Educational Attainment



\*Out of householders >25 years old.

% Bachelors or Higher



In three of the census tracts, approximately one-third of the householders have Bachelors degrees or higher. In the other two census tracts, approximately 20 percent have college degrees. This does not include those who have some college or Associates degrees. The percentage of people with higher education does not seem to relate closely to the other characteristics.

*Summary by Census Tract*

5315, Green, population 8,202, has more families, larger households with more bedrooms, high home-ownership, higher income/house prices, and a high proportion of college-educated householders. This area was most heavily developed in the 1960s-80s, more recently than other census tracts. People have been moving in steadily, with a substantial increase since 2000.

5316.01, New Franklin, population 4,316, has an older population, moderate-sized households, high home-ownership, high income, and high educational attainment. Most homes were built before 1960, and a larger proportion of people moved in before 1990, although people have been moving to the area steadily.

5316.02, New Franklin, population 3,130, also has a large proportion of families with children. It has the highest home-ownership, larger households, more bedrooms, moderate income, and a high proportion of children. Like the other New Franklin census tract, the homes were mostly built in the in the two periods before 1980, and more people moved in before 1990, with people moving in steadily afterward.

5318.01, Coventry, population 5,366, has the largest proportion of renter-occupied homes (lowest owner-occupied), smallest average household size, fewest bedrooms, relatively low income, and a high percentage of college-educated householders. The homes were mostly built before 1960. Most residents moved in after 2000, with the greatest growth after 2010.

5318.02, Coventry, population 4,348, has a high median age, low average household size, low household income, and a high number of renters. Most homes were built before 1960. People have moved in relatively steadily, but most moved in after 2000.

**Table C-1 Summary of Demographic and Housing Characteristics of Portage Lakes Area**

<b>Topic</b>	<b>Data Range--PL Census Tracts</b>	<b>Comments</b>																																										
<b>Population</b>	Total: 25,402 Range: 3,130 - 8,102																																											
<b>Age</b> (5 year average) <ul style="list-style-type: none"> <li>• Median age</li> <li>• People under 18 years</li> <li>• People over 65 years</li> </ul>	41.9 - 49.8 12 – 23% 17 – 25%	Similar to the surrounding communities and county, except for higher percent of people under 18 in Green.																																										
<b>Education</b> (people over 25 years) <ul style="list-style-type: none"> <li>• High school graduation</li> <li>• Bachelors degree or higher</li> </ul>	91 – 96% 18 – 36%																																											
<b>Income/house price/poverty</b> <ul style="list-style-type: none"> <li>• Median household income</li> <li>• Median house price</li> <li>• People below poverty level</li> </ul>	\$55,705 - \$81,332. \$124,500 - \$174,500 3 – 13%	Income and median house price correlate very well by census tract. A high median income with high poverty rate suggests a wide range of income.																																										
<b>Number of Households</b>	Total: 10,567 Range: 1,147 - 2,970																																											
<b>Persons/household</b> <ul style="list-style-type: none"> <li>• All housing</li> <li>• Occupied Housing</li> <li>• Owner-Occupied:</li> <li>• Renter-Occupied</li> </ul>	2.01 - 2.70 2.03 - 2.76 2.15 - 2.79 1.53 - 2.32	Lower average household size may suggest fewer or not children, and/or no spouse or partner. Generally rental units have fewer people per household.																																										
<b>Owner-Renter</b> <ul style="list-style-type: none"> <li>• Owner-occupied</li> <li>• Renter-occupied</li> </ul>	50 - 85% 3 - 39%																																											
<b>When People Moved In</b> <ul style="list-style-type: none"> <li>• Before 1990</li> <li>• 1990-1999</li> <li>• 2000-2009</li> <li>• 2010-2017</li> </ul>	<table border="0"> <thead> <tr> <th><u>% Range</u></th> <th><u>CT total %</u></th> </tr> </thead> <tbody> <tr> <td>13 - 25</td> <td>19</td> </tr> <tr> <td>10 - 22</td> <td>15</td> </tr> <tr> <td>20 - 32</td> <td>26</td> </tr> <tr> <td>33 - 51</td> <td>40</td> </tr> </tbody> </table>	<u>% Range</u>	<u>CT total %</u>	13 - 25	19	10 - 22	15	20 - 32	26	33 - 51	40	Most moved in after 2000. People moved into the Green census tracts earlier than the rest of Green on average.																																
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13 - 25	19																																											
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<b>When Dwellings were Built</b> <ul style="list-style-type: none"> <li>• Before 1960</li> <li>• 1960-1979</li> <li>• 1980-1999</li> <li>• 2000-2015</li> </ul>	<table border="0"> <thead> <tr> <th><u>% Range</u></th> <th><u>CT total %</u></th> </tr> </thead> <tbody> <tr> <td>31 – 76</td> <td>60</td> </tr> <tr> <td>11 – 47</td> <td>28</td> </tr> <tr> <td>3 – 12</td> <td>8</td> </tr> <tr> <td>2 -- 9</td> <td>5</td> </tr> </tbody> </table>	<u>% Range</u>	<u>CT total %</u>	31 – 76	60	11 – 47	28	3 – 12	8	2 -- 9	5	Most houses built before 1980. Growth after 2000 higher in Green than census tracts.																																
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<b>Bedrooms by When Built – PL Area</b> <ul style="list-style-type: none"> <li>• Before 1960</li> <li>• 1960-1979</li> <li>• 1980-1999</li> <li>• 2000-2015</li> <li>• Total All Ages of Dwellings</li> </ul>	<table border="0"> <thead> <tr> <th colspan="6"><u>Bedrooms %</u></th> </tr> <tr> <th><u>1</u></th> <th><u>2</u></th> <th><u>3</u></th> <th><u>4</u></th> <th><u>&gt;4</u></th> <th></th> </tr> </thead> <tbody> <tr> <td>4</td> <td>33</td> <td>53</td> <td>8</td> <td>1</td> <td></td> </tr> <tr> <td>2</td> <td>12</td> <td>65</td> <td>16</td> <td>5</td> <td></td> </tr> <tr> <td>1</td> <td>22</td> <td>54</td> <td>20</td> <td>4</td> <td></td> </tr> <tr> <td>1</td> <td>15</td> <td>49</td> <td>32</td> <td>4</td> <td></td> </tr> <tr> <td>3</td> <td>24</td> <td>56</td> <td>14</td> <td>3</td> <td></td> </tr> </tbody> </table>	<u>Bedrooms %</u>						<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>&gt;4</u>		4	33	53	8	1		2	12	65	16	5		1	22	54	20	4		1	15	49	32	4		3	24	56	14	3		Earlier dwellings had fewer bedrooms (2 or 3). More recent ones have 3 or 4 bedrooms. Over half have 3 bedrooms.
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**Table C-2 Comparison of Demographic and Housing Data – Portage Lakes Census Tracts and Jurisdictions**

Characterisitc	CT 5013	CT 5016.01	CT 5016.02	CT 5018.01	CT 5018.02	Green	New Franklin	Coventry	Summit Co.
Age									
Median	Lower	Highest				Lower	Higher		Lowest
<18	Higher	Lower				Highest			
>65	Lower	Highest				Lower			Lowest
Bachelors Degree+	Highest			Higher		Higher			
Income	Highest				Lower	Higher		Lower	Lowest
Housing Price	Higher			Lower	Lowest	Highest		Lowest	
Poverty Rate	Higher					Higher			Highest
Persons/household									
Occupied	Higher		Highest	Lowest		Higher		Lower	
Owner				Lowest				Lower	
Renter			Lowest	Lower				Lower	
% Owners			Highest	Lowest			Higher	Lower	
% Renters			Lowest	Highest			Lower	Higher	
When moved in*									
% Pre-1990	Lower	Higher	Highest	Lowest		Lower	Higher	Lower	Lower
% 1990-99				Lowest			Lower		Lower
% 2000-2009		Higher			Highest	Higher	Higher	Higher	
% 2010-17	Higher			Highest		Higher		Higher	Higher
Age of Dwelling*									
Before 1960	Lowest			Highest	Higher	Lower		Higher	Not determined
1960-79	Highest			Lowest	Lower			Lower	
1980-99**	Higher	Lowest	Lower			Higher	Lower		
2000-2015**	Higher	Lowest	Lowest		Lowest	Highest		Lowest	
Bedrooms									
1***									Not determined
2	Lower		Lowest	Highest	Higher		Lower	Higher	
3	Higher		Highest			Higher	Higher		
4	Higher			Lowest	Lowest	Highest		Lower	
>4***									

\*As percent of census tract/jurisdiction area \*\* All values were under 15 percent of totals. \*\*\*All values were under 10 percent of area total