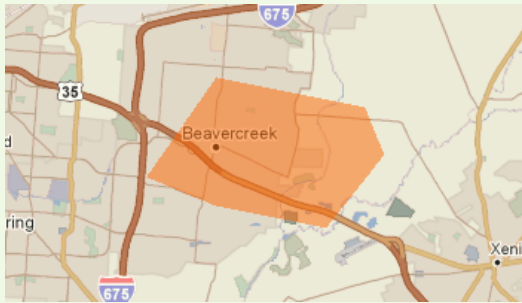




Current Report: Rental Housing Report of Custom Region: Beaver creek area



Date: March 15, 2011

Proposed Area:

This area is located in **Greene** County, in the state of **Ohio**

It is located within or touches the following census tract(s): **210603, 210500, 210601, 210400, 210200, 210300, 210602** .

Similarly, it is located within or touches the following zip code(s): **45385, 45431, 45434, 45432, 45430, 45301** .

Data presented in this report summarize the Census Tracts that this area covers. See Endnotes for a full explanation of how the data are calculated.

(-) This Area is Served by (or touches):

School District(s): Beaver creek City School District

Congressional District(s): Ohio's 7th District (Steve Austria - R)

Senators: Sherrod Brown (D-OH), Rob Portman (R-OH)

State Senate District(s): Ohio State Senate District 010

State House District(s): Ohio State House District 070

(-) Rents:

Across the area, an estimated **10.35%** or **343** households rented their home between 2005-2009. Distributions by bedroom sizes will be available soon in this report for 2005-2009. According to the U.S. Census Bureau, this area was home to rental units of the following bedroom sizes in the year 2000:

Rental Units by Size	Number of Units	Percent of All Rental Units
Beaver creek area		
0 or 1 Bedroom	23	7.74%
2 Bedrooms	161	54.21%
3 or more Bedrooms	113	38.05%
All	297	100%
County (Greene)		
0 or 1 Bedroom	4,539	29.64%
2 Bedrooms	6,278	40.99%
3 or more Bedroom	4,499	29.37%
All	15,316	100%
State (Ohio)		
0 or 1 Bedroom	420,718	32.68%
2 Bedrooms	564,664	43.87%
3 or more Bedroom	301,885	23.45%
All	1,287,267	100%

For 2005-2009, typical (median) gross rent for this area **ranged from \$742 to \$942**. Also, in 2000, according to the U.S. Census Bureau, average gross rents ¹ by bedroom size were as follows:

Gross Rent in 2000	Number of Units		
	0 or 1 Bedroom Units	2 Bedroom Units	3 or more Bedroom Units
Beavercreek area			
< \$300 / month	0	0	0
< \$500 / month	0	0	9
< \$750 / month	23	110	15
< \$1,000 / month	23	144	55
> \$1,000 / month	0	17	58
County (Greene)			
< \$300 / month	773	369	248
< \$500 / month	2,726	1,556	956
< \$750 / month	4,200	4,892	2,385
< \$1000 / month	4,365	6,148	3,663
> \$1000 / month	174	130	836
State (Ohio)			
< \$300 / month	99,069	48,473	23,909
< \$500 / month	295,387	219,364	90,104
< \$750 / month	393,251	485,236	214,557
< \$1000 / month	407,827	549,020	275,896
> \$1000 / month	12,891	15,644	25,989

(-) Incomes:

According to the Census' American Community Survey (ACS), the median household income here **ranged from \$71,845 to \$81,458** between 2005-2009. The range of household incomes in this area is as follows:

Annual Income Category	Number of HHs in 2010	Percent of HHs in 2010
Beavercreek area		
Less than \$25,000	274	8.7%
Less than \$50,000	817	25.94%
Less than \$75,000	1,518	48.19%
Less than \$150,000	2,902	92.13%
\$150,000 or more	248	7.87%
County (Greene)		
Less than \$25,000	11,765	18.8%
Less than \$50,000	27,278	43.58%
Less than \$75,000	40,159	64.17%
Less than \$150,000	58,248	93.07%
\$150,000 or more	4,338	6.93%
State (Ohio)		
Less than \$25,000	1,083,639	23.73%
Less than \$50,000	2,362,898	51.75%
Less than \$75,000	3,296,939	72.2%

Less than \$150,000	4,330,838	94.84%
\$150,000 or more	235,531	5.16%

(-) Rental Affordability:

According to the U.S. Census' ACS, **117** renters in this area were cost burdened (paying more than 30% of their income towards rent) between 2005-2009.

In 2000, the Census reported that **89** renters in this area were cost burdened. Of those renters, **10.11%** were over the age of 65. Additionally, **48.31%** of cost burdened renters earned less than \$20,000 in 2000.

Burdens by Age	Cost Burdened Renters in 2000	
	#	% of all cost burdened renters
Beavercreek area		
Less than 55	70	78.65%
55 or older	19	21.35%
65 or older	9	10.11%
75 or older	9	10.11%
County (Greene)		
Less than 55	4,806	81.68%
55 or older	1,078	18.32%
65 or older	736	12.51%
75 or older	407	6.92%
State (Ohio)		
Less than 55	331,705	71.56%
55 or older	131,857	28.44%
65 or older	95,056	20.51%
75 or older	59,354	12.8%

Burdens by Annual Income	Cost Burdened Renters in 2000	
	#	% of all cost burdened renters
Beavercreek area		
Less than \$20,000	43	48.31%
Less than \$50,000	89	100%
Less than \$75,000	89	100%
County (Greene)		
Less than \$20,000	4,439	75.44%
Less than \$50,000	5,827	99.03%
Less than \$75,000	5,875	99.85%
State (Ohio)		
Less than \$20,000	368,350	79.46%
Less than \$50,000	460,804	99.41%
Less than \$75,000	463,170	99.92%

(-) Endnotes:

¹ Gross rent is defined by the U.S. Census Bureau to be the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid by the renter for someone else). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

Gross rent in 2000 (Census) differs from what is referred to as gross rent between 2005-2009 (Census' American Community Survey) because the universe of renters in the Census' American Community Survey is "renter occupied", whereas in Census 2000 the universe was "specified renter-occupied housing units." Due to this difference in universe, the 2000 (Census) count of cost-burdened renters is likewise incomparable to the 2005-2009 (Census' American Community Survey) count of cost-burdened renters.

Calculations presented here were performed by staff at The Reinvestment Fund and are based on data from the U.S. Census for 2000, estimates from the U.S. Census' American Community Survey for 2005-2009, estimates provided by Nielsen for 2010. Reports at a zip code level will be substantially incomplete as Census does not capture data for these indicators at a zip code. Depending on the size of the area selected, numbers presented in this report capture data within block groups, census tracts, zip codes, counties or states that are either within or touch the area selected. Sometimes these geographies extend beyond the exact area selected for the report. As a result, numbers in this report may be reflective of a slightly larger geography. For example, if you have an area that touches part of a block group, data for that entire block group will be included in this report.

Values presented in this report for custom areas were calculated by summing the Census Tracts contained therein. A Census Tract was included if more than 50% of its area was included by the custom area. If data is unavailable in one or more areas contained by the custom area, or if the custom area does not contain at least 50% of the smallest geography for which data is available, the report will return a value of "N/A", indicating that this data is not available. Custom areas include custom regions, radii, school districts and political districts, and other areas for which values are not published by the Census or Nielsen. The Census Tracts that were combined to construct the study area in this report are as follows: **210300, 210602**.

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Rental Housing Report by Custom Region for area in **Greene** County
03/15/2011
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