

GEAUGA COUNTY HOMEBUYER FACTBOOK

Prepared by:
Fair Housing
Resource Center Inc.

2023



Acknowledgements

The work that provided the basis for this publication was supported by funding under a grant from the U.S. Department of Housing and Urban Development. The substance and findings of the work are dedicated to the public. The authors and publisher are solely responsible for the accuracy of the statements and interpretations contained in this publication. Such interpretations do not necessarily reflect the view of the Federal Government.

About Fair Housing Resource Center, Inc.

The Fair Housing Resource Center (FHRC) is a 501(c)(3) non-profit organization whose mission is to promote equal housing opportunities for all persons and to advocate for fair housing and diversity in Lake, Geauga, and Ashtabula County through education and involvement of the public, government, and the business community. FHRC is a Housing Counseling Agency certified by the U.S. Department of Housing and Urban Development, and provides homeownership counseling, such as pre-purchase home buying, education, and group workshops, resolving and preventing mortgage delinquency, home maintenance and financial management for homeowners, rental counseling, and homelessness counseling.

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Introduction

This homebuyer factbook was designed to provide basic information on housing and mortgage patterns in Geauga County. This factbook attempts to address the concerns that racial minorities receive disparate treatment when it comes to mortgage approvals and monthly mortgage rates.

The Homebuyer Factbook of Geauga County covers the following information:

- Racial demographics by city, village, or township in Geauga County
- Percentage of owner-occupied and mortgage-contingent housing in Geauga County
- Mortgage costs by city, village, or township in Geauga County
- Mortgage Loan Application statistics in Geauga County

Notes on the Data

Race and Ethnic Data

For purposes of this factbook, we examined the following racial categories: African Americans, Asians, Native Americans, non-Hispanic whites, and “other.” Because the total number of Native Hawaiians and Other Pacific Islanders were relatively small in each of the geographic areas studied, these two groups were combined into the “Asian” category. Similarly, because the total number of Alaska Natives was relatively small in these geographic areas, this group was combined into the “Native American” category. “Other” includes individuals classified as “some other race.”

Under U.S. Census definitions, “Hispanic” is considered an ethnic designation and not a racial designation; individuals categorized as “Hispanic” may be of any racial group.¹ Because the U.S. Census considers the vast majority of Hispanic individuals as white, we excluded Hispanics from the “white” racial category. Therefore, data for a white Hispanic would be reported only under the “Hispanic” category. Hispanics of other races (African American, Asian, Native American, Others) are included in both the relevant racial category and also in the Hispanic ethnic category. Therefore, adding up the racial and ethnic categories will result in double-counting non-white Hispanics.

¹ See U.S. Census, “Race and Hispanic Origin in 2005,” available at <http://www.census.gov/population/pop-profile/dynamic/RACEHO.pdf>.

African American Population within Geauga County

Geauga County Demographics

Table 1. Race of Population by Zip Code²

Zip code/ City	White	African American	American Indian & Alaska Native	Asian & Pacific Islander	Other Race	Two or More Races	Total
44023 Auburn Twp Bainbridge Twp	17,507	442	0	251	25	617	18,842
44022 Hunting Valley	132	0	0	14	0	9	155
44021 Burton Village Burton Twp Troy Twp	5,588	40	0	0	25	53	5,706
44024 Aquila Chardon City Chardon Twp Claridon Twp East Claridon Hambden Twp	22,726	183	45	82	277	898	24,211
44026 Chester Twp	9,598	105	0	155	0	186	10,044
44046 Huntsburg Twp	3,621	0	4	0	0	38	3,663
44062 Middlefield Twp Middlefield	15,551	137	0	2	49	119	15,858
44064 Montville Twp	1,731	56	0	10	0	46	1,843
44065 Newbury Twp	4,948	56	61	0	64	154	5,283
44080 Parkman Twp	4,367	2	0	0	0	68	4,437
44072 Russell Twp South Russell Village	4,704	3	0	0	64	288	5,059
Total	90,473	1,024	110	514	504	2,476	95,101

² Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

According to the 2021 American Community Survey 5-Year Estimates, Geauga County is approximately 95% white, with 32% of all racial minorities concentrated in the zip code 44024 (See Table 1).

Approximately 95% of Geauga County residents are white, with zip codes 44021, 44026, 44046, 44062, and 44080 exceeding that percentage. Zip code 44046, Huntsburg Township, has the highest percentage, with 99% of their population identifying as white. Conversely, they, along with Hunting Valley zip code 44022 have 0 residents identifying as African American. (See Table 1).

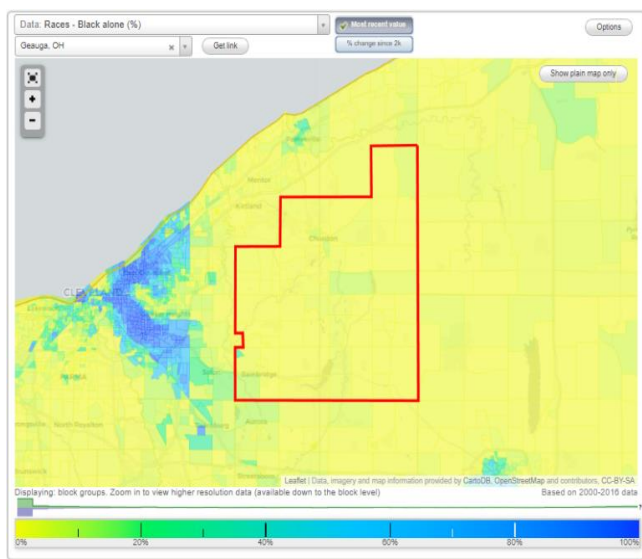


Figure 1. Percent of African American Population by Census Block in Geauga ¹

As Figure 1 shows, there are very small pockets of African American residents throughout Geauga County. Auburn Township and Bainbridge Township, has the largest pocket within their community with 43% of all African Americans in Geauga County residing there. Overall, about 1.07% of the Geauga County population identifies as African American.

African American residents are concentrated in small zones of the county while most of the other cities, villages, and townships throughout the county are populated by almost entirely white residents.

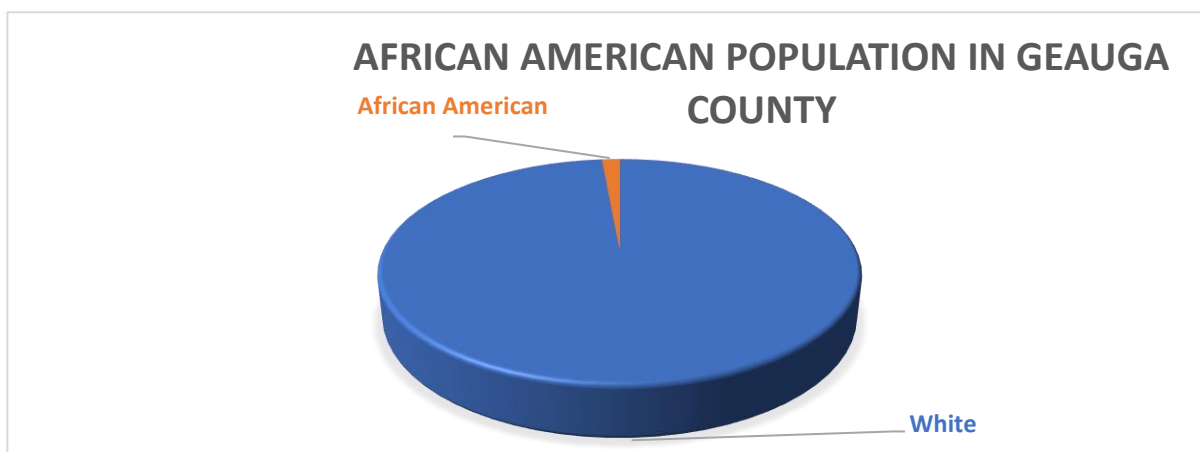


Chart 1. African American Population Compared to White Population in Geauga County

Hispanic/Latino Population within Geauga County

Table 2. Hispanic or Latino Population by Zip code and City³

Zip code/ City	Hispanic or Latino		Not Hispanic or Latino		Total
	Number	Percent	Number	Percent	
44023 Auburn Twp Bainbridge Twp	260	1.4%	18,582	98.6%	18,842
44022 Hunting Valley	0	0%	155	100%	155
44021 Burton Village Burton Twp	106	1.9%	5,600	98.1%	5,706
44024 Aquilla Chardon City Chardon Twp Claridon Twp East Claridon Hambden Twp	563	2.3%	23,648	97.7%	24,211
44026 Chester Twp	13	0.1%	10,031	99.9%	10,044
44046 Huntsburg Twp	60	1.6%	3,603	98.4%	3,663
44062 Middlefield Twp Middlefield Village	115	0.7%	15,743	99.3%	15,858
44064 Montville Twp	37	2%	1,806	98%	1,843
44065 Newbury Twp	28	0.5%	5,255	99.5%	5,283
44080 Parkman Twp	29	0.7%	4,408	99.3%	4,437
44072 Russell Twp South Russell Village	228	4.5%	4,831	95.5%	5,059
Total	1,439	1.5%	93,662	98.5%	95,101

³ Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Geauga County has a very small population of Hispanic/ Latino residents. Table 2 shows that 1.5 % of the community population residing within this county is Hispanic or Latino. Most Hispanic/Latino Geauga County residents reside within the zip code of 44024 which consists of Aquilla, Chardon City and Township, East Claridon, Claridon and Hambden Township.

Figure 2 shows Hispanic population by Census Block. The map shows concentration of Hispanic residents in certain areas of the county, almost an exact replication of the African American map in Figure 1. Both African American and Hispanic residents of Geauga County are centralized in small areas while the majority of other cities, villages, and townships throughout the county are at least 95% white.

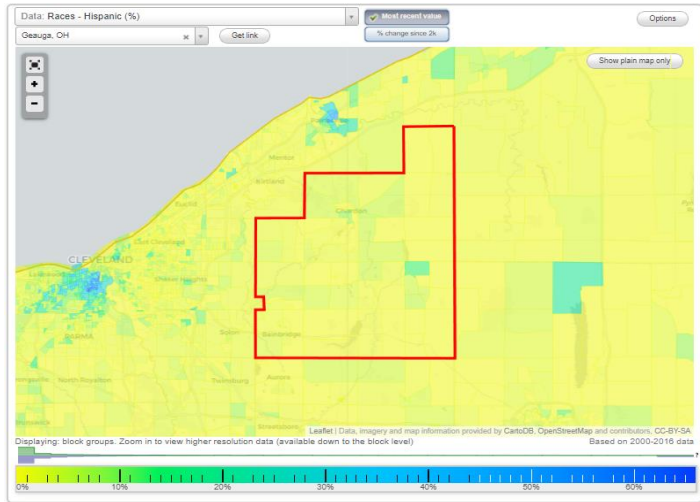


Figure 2. Percent of Hispanic Population by Census Block in Geauga County, 2016

Chart 2 represents the comparison of Hispanic/Latino residents within the limits of Geauga County. Geauga County as a whole has a total Hispanic population of 1.5% while the community is prominently white.

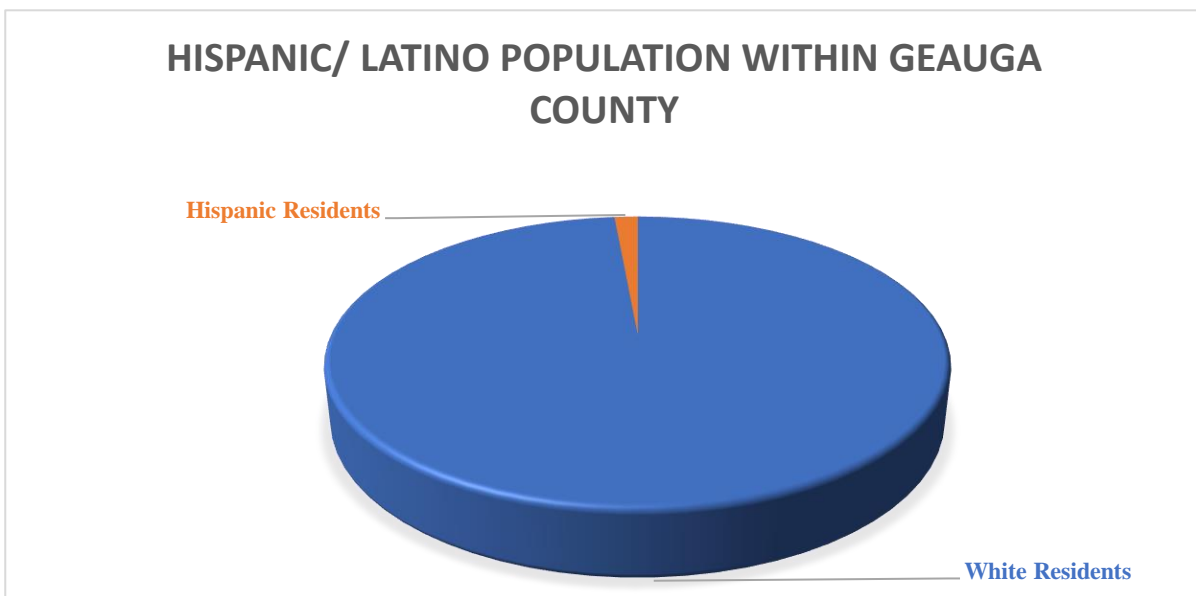


Chart 2. Hispanic/Latino Population in Geauga County

Poverty Rate within Geauga County

Table 3. Poverty Rate & Median Household Income by Zip code and City.⁴

Zip code/ City	Poverty Rate (%)	Median Household Income (\$)
44023 Auburn Twp Bainbridge Twp	2.1%	\$115,263
44022 Hunting Valley	0.6%	\$196,250
44021 Burton Village Burton Twp Troy Twp	6.8%	\$71,087
44024 Aquilla Chardon City Chardon Twp Claridon Twp East Claridon Hambden Twp	5.4%	\$95,408
44026 Chester Twp	7%	\$88,369
44046 Huntsburg Twp	16.7%	\$75,153
44062 Middlefield Twp Middlefield Village	15.2%	\$64,766
44064 Montville Twp	7.5%	\$81,917
44065 Newbury Twp	2.8%	\$86,111
44080 Parkman Twp	2.9%	\$76,129
44072 Russell Twp South Russell Village	4.8%	\$96,103
Total	5.8%	\$90,285

⁴ Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Huntsburg Township, (99% White) has the highest poverty rate in Geauga County (16.7% of residents live under the poverty level, as compared to 5.8% of the total county) and the third lowest median household income (\$75,153 compared to \$90,285 for the total county).

Middlefield Village and Township has the second-highest poverty rate (15.2%) and the lowest median household income (\$64,766). (See Table 3).

Race	Poverty Rate (%)	Median Household Income
White	5.4%	\$82,720
African American	16%	\$44,091
Asian & Pacific	5.9%	\$153,194
Other Race	46.2%	\$36,528
Two or More Races	10.4%	\$102,188
Hispanic or Latino	9.8%	\$72,368
Non-Hispanic or	5.3	\$82,890
Total	5.8%	\$90,285

Table 4 displays the poverty rate by race or ethnicity in Geauga County. Due to the data collection, this table categories American Indian & Alaskan Native as “other”.

The poverty rate of “other” is significantly higher than that of the total county population (46.2% compared to 5.8%).

The poverty rate of the African American population is also significantly higher, with 16% of individuals living below poverty levels. Meanwhile, white residents experience poverty at a rate of 5.4%, 0.4% below the overall county rate.

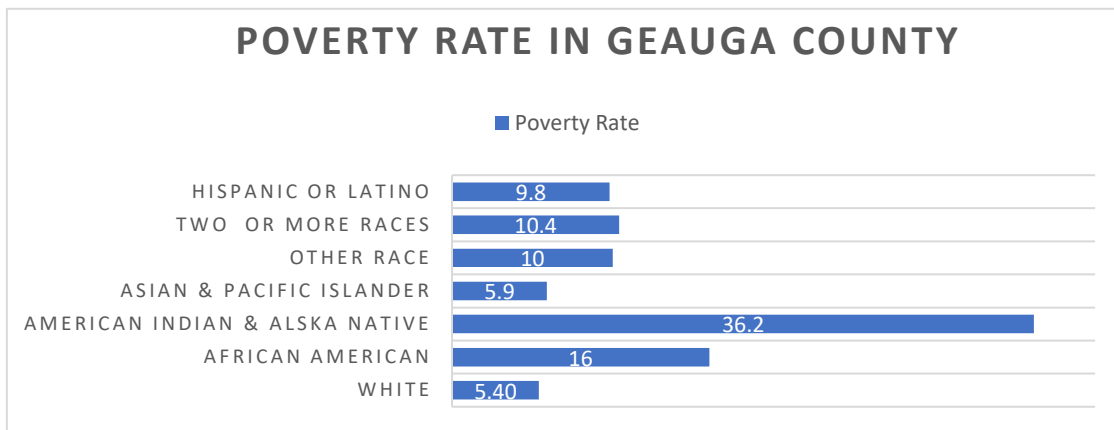


Chart 3. Poverty Rate in Geauga County by Race

Housing Statistics in Geauga County

When searching for a home, it is important to know that many factors can influence the housing market. These factors include: age of homes, value of homes, amount of homes with mortgages, and rates of those mortgages.

Table 5. Year Housing was built by Decade by Zip Code.⁵

Year Built	44023	44022	44021	44024	44026	44046	44062	44064	44065	44080	44072	County Total
2020 or later	6 or .1%	0	0	13 or 0.1%	14 or 0.3%	0	13 or 0.3%	0	0	0	0	47 or .1%
2010 to 2019	389 or 5.1%	1 or 1.7%	61 or 2.7%	488 or 5.2%	33 or 0.8%	50 or 4.8%	254 or 5.6%	0	38 or 1.6%	96 or 8.4%	0	1,371 or 3.8%
2000 to 2009	1,121 or 14.8%	0	179 or 8.0%	1,092 or 11.6%	129 or 3.1%	173 or 16.5%	648 or 14.3%	117 or 13.3%	151 or 6.2%	191 or 16.7%	29 or 1.4%	3,786 or 10.1%
1990 to 1999	1,581 or 20.9%	2 or 3.4%	246 or 10.9%	2,054 or 21.8%	465 or 11.2%	149 or 14.2%	845 or 18.6%	144 or 16.3%	439 or 18.1%	233 or 20.4%	113 or 5.5%	6,564 or 17.6%
1980 to 1989	1,111 or 14.7%	1 or 1.7%	158 or 7%	1,078 or 11.4%	529 or 12.8%	84 or 8%	493 or 10.9%	65 or 7.4%	68 or 2.8%	104 or 9.1%	194 or 9.5%	4,122 or 11%
1970 to 1979	1,257 or 16.6%	11 or 19%	359 or 16%	1,525 or 16.2%	580 or 14%	78 or 7.4%	574 or 12.6%	126 or 14.3%	596 or 24.6%	74 or 6.5%	568 or 27.8%	6,119 or 16.4%
1960 to 1969	780 or 10.3%	11 or 19%	202 or 9%	633 or 6.7%	947 or 22.9%	60 or 5.7%	297 or 6.5%	43 or 4.9%	284 or 11.7%	70 or 6.1%	284 or 13.9%	4,110 or 11%
1950 to 1959	567 or 7.5%	8 or 13.8%	359 or 16%	816 or 8.7%	1,138 or 27.5%	149 or 14.2%	347 or 7.6%	177 or 20%	357 or 14.7%	61 or 5.3%	525 or 25.7%	4,862 or 13%
1940 to 1949	221 or 2.9%	5 or 8.6%	175 or 7.8%	343 or 3.6%	197 or 4.8%	60 or 5.7%	161 or 3.5%	7 or 0.8%	178 or 7.3%	67 or 5.9%	13 or 0.6%	1,413 or 4%
1939 or earlier	548 or 7.2%	19 or 32.8%	510 or 22.7%	1,379 or 14.6%	106 or 2.6%	248 or 23.6%	910 or 20%	204 or 23.1%	313 or 12.9%	247 or 21.6%	319 or 15.6%	4,940 or 13%

Comparing Table 5 and Table 3, it appears that communities with the highest percentages of poverty tend to have more homes built in 1939 or earlier, while communities with lower poverty

⁵ Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

rates appear to, on average, have more a variety of builds with a concentration in the mid to late 1900s. In general, over half (59%) of housing in Geauga County was built in 1970 or later, with 41% being built in 1969 or earlier (See Table 5).

It is important to note that lead-based paints were banned for residential use in 1978. Homes built before 1978 are likely to have lead-based paint. Here 57% of Geauga County homes were built prior to 1978. Therefore, homebuyers should be cognizant of this when seeking homes with small children.

The value of surrounding homes can impact the value of one's potential home as well. In Geauga County, the median home value is \$259,900, with nearly 37% of homes being valued at \$300,000 or more (See Table 6). Those homes valued at \$300,000 or more tend to be concentrated in zip codes with newer housing builds (Compare Tables 5 and 6).

Table 6. Value of Home by Zip Code⁶

Value	44023	44022	44021	44024	44026	44046	44062	44064	44065	44080	44072	County Total
Less than \$50,000	37 or 0.6%	0	31 or 2%	683 or 8.9%	190 or 5.1%	12 or 1.6%	198 or 5.8%	23 or 3.1%	36 or 1.8%	75 or 7.4%	13 or 0.8%	1,271 or 4.1%
\$50,000 to \$99,999	132 or 2%	0	62 or 4%	237 or 3.1%	148 or 4%	42 or 5.4%	22 or 0.6%	19 or 2.6%	166 or 8.4%	33 or 3.3%	17 or 1.1%	1,054 or 3.4%
\$100,000 to \$149,999	377 or 5.7%	0	239 or 15.4%	483 or 6.3%	202 or 5.4%	113 or 14.6%	663 or 19.5%	122 or 16.6%	201 or 10.2%	143 or 14.1%	40 or 2.5%	2,460 or 8%
\$150,000 to \$199,999	658 or 9.9%	0	485 or 31.2%	966 or 12.6%	635 or 17.1%	227 or 29.3%	1,137 or 33.5%	219 or 29.9%	352 or 17.8%	293 or 28.9%	359 or 22.8%	5,393 or 17.5%
\$200,000 to \$299,999	1,628 or 24.6%	0	443 or 28.5%	2,618 or 34.2%	1,437 or 38.7%	261 or 33.7%	968 or 28.5%	248 or 33.8%	565 or 28.6%	332 or 32.7%	538 or 34.2%	9,261 or 30.1%
\$300,000 to \$499,999	2,364 or 35.7%	9 or 16.7%	259 or 16.6%	2,323 or 30.3%	944 or 25.4%	116 or 15%	316 or 9.3%	78 or 10.6%	488 or 24.7%	87 or 8.6%	375 or 23.8%	8,354 or 27.2%
\$500,000 to \$999,999	1,363 or 20.6%	18 or 33.3%	33 or 2.1%	343 or 4.5%	144 or 3.9%	0	74 or 2.2%	24 or 3.3%	157 or 7.9%	52 or 5.1%	112 or 7.1%	2,609 or 8.5%
\$1,000,000 or more	72 or 1.1%	27 or 50%	4 or 0.3%	8 or 0.1%	17 or 0.5%	3 or 0.4%	20 or 0.6%	0	13 or 0.7%	0	119 or 7.6%	336 or 1.1%
Median Dollars	\$336,100	\$1,000,000	\$194,400	\$262,200	\$255,000	\$198,700	\$180,400	\$196,800	\$240,600	\$192,800	\$268,200	\$259,900

⁶ Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Table 7. Owner Occupied Units and Mortgages by Zip Code⁷

Zip Code	Number of Owner Occupied Units	Number of Owner Occupied Units w/ a Mortgage
44023	6,631 or 91.1%	4,775 or 72%
44022	54 or 96.4%	16 or 29.6%
44021	1,556 or 76.1%	1,005 or 64.6%
44024	7,661 or 86.1%	4,845 or 63.2%
44026	3,717 or 93%	2,164 or 58.2%
44046	774 or 80.5%	475 or 61.4%
44062	3,398 or 79.5%	2,419 or 71.2%
44064	733 or 90.8%	538 or 73.4%
44065	1,978 or 93.2%	1,153 or 58.3%
44080	1,015 or 93.8%	584 or 57.5%
44072	1,573 or 78.7%	1,048 or 66.6%
County	30,738 or 87.2%	19,980 or 65%

In Geauga county, the percentages of owner-occupied units with mortgages do not appear to vary significantly based on zip code (See Table 7). However, the same cannot be said about mortgage rates. It appears that, on average, zip codes with higher rates of minorities tended to have higher mortgage costs; however, those zip codes also had “newer” housing on average (See Table 8 and compare with Tables 1 and 5).

Table 8. Monthly Mortgage Rates by Zip Code⁸

Monthly Mortgage Rates	44023	44022	44021	44024	44026	44046	44062	44064	44065	44080	44072	County Total
Less than \$500	0	0	8 or 0.8%	10 or 0.2%	18 or 0.8%	14 or 2.9%	112 or 4.6%	9 or 1.7%	0	23 or 3.9%	0	170 or 0.9%
\$500 to \$999	344 or 7.2%	0	264 or 26.3%	379 or 7.8%	121 or 5.6%	99 or 20.8%	611 or 25.3%	95 or 17.7%	303 or 26.3%	93 or 15.9%	95 or 9.1%	2,342 or 11.6%
\$1,000 to \$1,499	668 or 14%	0	358 or 35.6%	963 or 19.9%	491 or 22.7%	236 or 49.7%	1,001 or 41.4%	226 or 42%	202 or 17.5%	303 or 51.9%	134 or 12.8%	4,434 or 22.2%
\$1,500 to \$1,999	1,041 or 21.8%	0	198 or 19.7%	1,513 or 31.2%	773 or 35.7%	68 or 14.3%	527 or 21.8%	106 or 19.7%	388 or 33.7%	95 or 16.3%	306 or 29.2%	5,322 or 26.6%
\$2,000 to \$2,499	964 or 20.2%	4 or 25%	106 or 10.5%	1,246 or 25.7%	347 or 16%	18 or 3.8%	141 or 5.8%	31 or 5.8%	190 or 16.5%	56 or 9.6%	317 or 30.2%	3,627 or 18.2%

⁷ Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

⁸ Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

\$2,500 to \$2,999	716 or 15%	0	68 or 6.8%	451 or 9.3%	283 or 13.1%	31 or 6.5%	27 or 1.1%	48 or 8.9%	18 or 1.6%	14 or 2.4%	95 or 9.1%	1,992 or 10.6%
\$3,000 or more	1,042 or 21.8%	12 or 75%	3 or 0.3%	283 or 5.8%	131 or 6.1%	9 or 1.9%	0	23 or 4.3%	52 or 4.5%	0	101 or 9.6%	2,111 or 10.6%
Median dollars	\$2,173	\$4,000+	\$1,302	\$1,854	\$1,723	\$1,359	\$1,278	\$1,389	\$1,611	\$1,313	\$1,979	\$1,757

The median monthly mortgage rate in the county is \$1,757, with nearly all communities with higher concentrations of minorities having a median higher than the county level (See Table 8). The area with the highest median monthly mortgage rate is Hunting Valley (See Table 8), which is unsurprising given that 50% of housing in that community is valued at \$1,000,000 or more (See Table 6). Fifteen percent of Hunting Valley residents identify as non-white, with a large subset identifying as Asian or Pacific Islander (See Table 1). Second, the median mortgage in Bainbridge is at \$2,173.00 a month with a majority built after 1990+, a community with a 1.2% poverty rate and 93% white.

Communities with the highest concentrations of white residents see a lower mortgage rate overall, with Huntsburg Township, which is 99% white, having a median monthly mortgage rate nearly \$400 below the county median (See Table 8 and compare with Table 1). In fact, every community that has a higher percentage of white residents than the overall county percentage (95%) has a median monthly mortgage rate that is below the overall county median (See Table 1 and 8).

Considerations in the Home Purchase Process

When buying a home in Geauga County, there are specific steps that must be followed. Apart from finding a suitable mortgage, as discussed in the following section, there are certain rules and regulations that must be adhered to. It's advisable to work with a real estate agent who is familiar with the necessary paperwork and steps involved in buying or selling a home.

Also, to ensure that the required permits and evaluations are in place, prospective buyers should visit the Geauga Public Health website at gphohio.org and review the For Sale of Property Regulation. It's essential to note that all homes must have smoke detectors installed. If the purchase

is for land with the intention of building a new home, the residential building permit requirements must be followed, and the Required Construction Inspections must be conducted.

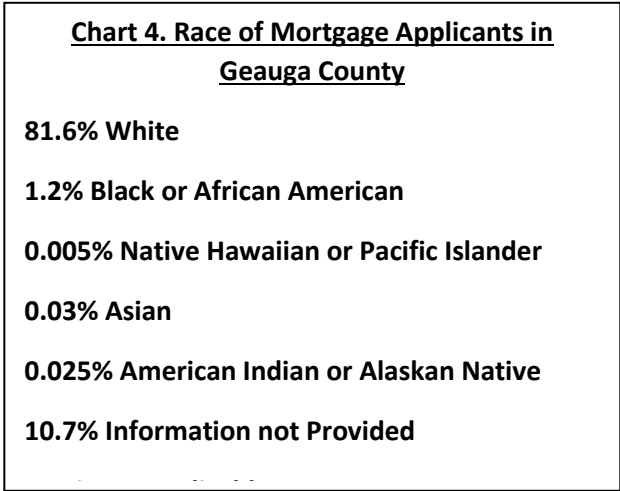
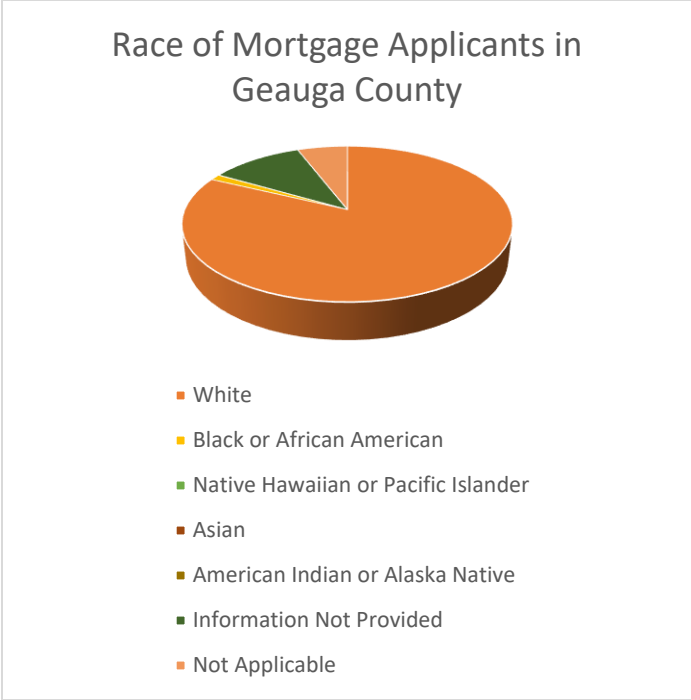
The co.geauga.oh.us/Departments/Building-Departments website contains the project inspection checklist and other essential information. We recommend that potential buyers seek professional assistance to aid them in the process.

Additionally, the most critical aspect of the home purchase process is securing a mortgage. A mortgage is a loan that enables one to purchase a home. As shown in Table 7 above, over half of the owner-occupied housing in Geauga County is currently under a mortgage. In the next section, we discuss the most recently available data on mortgage applications in Geauga County.

Mortgage Application Data in Geauga County

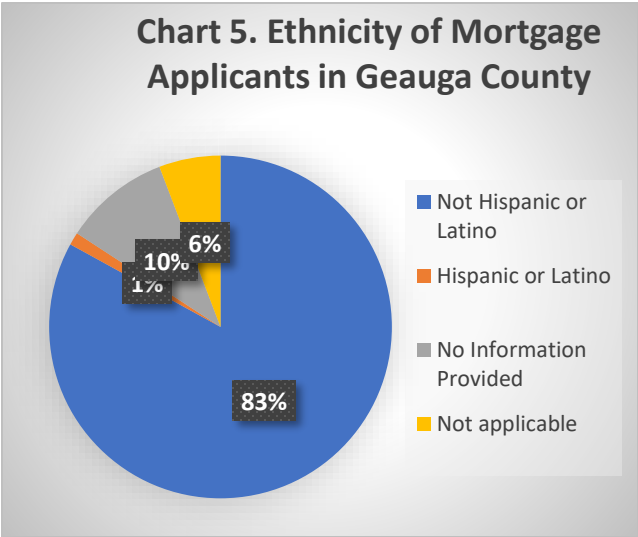
Staying informed about the latest mortgage statistics in your area is an important aspect of buying a home. According to the Home Mortgage Disclosure Act (HMDA), lenders must publicly reveal loan information for mortgages. In Geauga County, the latest comprehensive dataset available is from 2017, and it shows that 3,889 people applied for a mortgage during that period. Out of these applicants, 81.6% were identified as white, 83% did not identify as Hispanic or Latino, and 64.5% were male.⁹

⁹ Source: Consumer Financial Protection Bureau Home Mortgage Disclosure Act 2017 Data



With a total of about 12% of applicants not providing information regarding race and ethnicity, the variation is still staggering. Individuals identifying as white dominate the applicant pool with 81.6%, while the next highest group is African Americans, making up 1.2% of applicants. Other minorities do not even equal 1% of the applicant pool combined.¹⁰

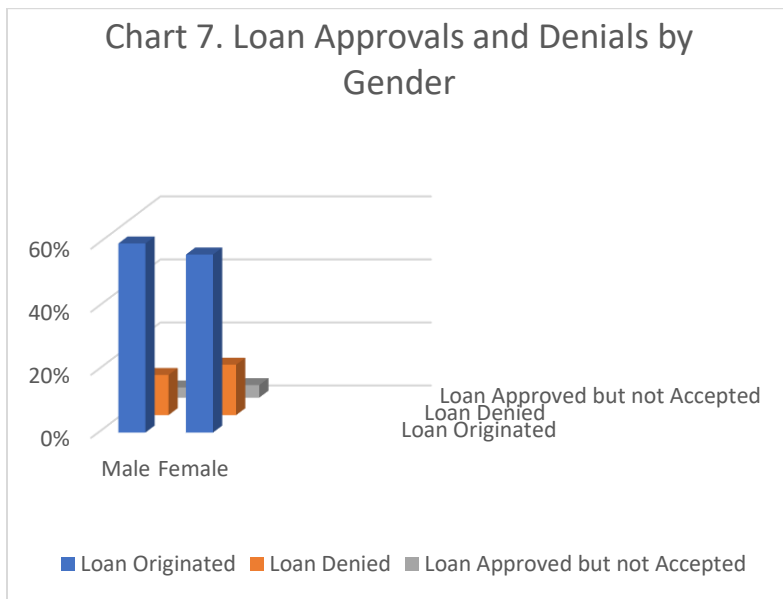
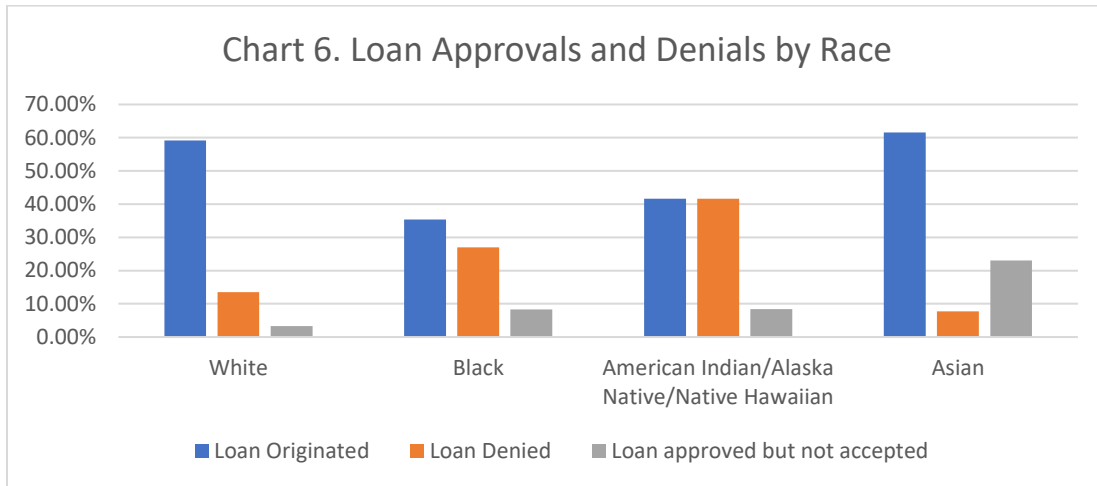
Examining the Home Mortgage Disclosure Act data in Geauga County by race shows some similarities with countywide data, but also some differences within racial groups. Applicants of every individual race were majority male and most applied for a conventional loan.¹¹ Denial rates tended to vary by race, with those identifying as Asian



¹⁰ Source: Consumer Financial Protection Bureau Home Mortgage Disclosure Act 2017 Data

¹¹ Source: Consumer Financial Protection Bureau Home Mortgage Disclosure Act 2017 Data

having the lowest denial rate at 7.7%.¹² However, it is important to note that Asian applicants only made up 0.03% of the entire applicant pool.



Loan approvals and denials in Geauga County appear to be even amongst the genders, with males receiving only slightly better outcomes.

The phrase “loan originated” means that the loan was approved, accepted, and the loan actually resulted. Looking at Chart 5 above and comparing it to Table 4, white and Asian residents have the highest percentages of mortgage loan approvals and the lowest rates of poverty. Conversely, the residents that have the highest rates of poverty, namely African Americans and

¹² Source: Consumer Financial Protection Bureau Home Mortgage Disclosure Act 2017 Data

American Indians, had the lowest percentages of approvals and higher levels of denials. Reasons for denial do appear to be varied with no clear pattern by race or gender. The most common reasons for denials include insufficient collateral, insufficient debt-to-income ratio, insufficient down payment, incomplete credit application, unreliable credit history, and unverifiable information.¹³

Conclusion

Geauga County consists of a predominately white population. In 2017, Geauga County was 96.7% white; and in 2021, Geauga was 95% white. The African American population decreased from 1.2% in 2017 to 1.07% in 2021. The African American population is still heavily concentrated in the Bainbridge Township area, just as it was in 2017. In 2017, Geauga County's population was 1.4% Hispanic/Latino; in 2021 that percentage rose slightly to 1.5%. Again, this minority population is concentrated in certain areas, particularly in the northern and eastern townships. Just as seen with the African American population, the Asian population also decreased since 2017, now making up merely .05% of Geauga County's population. Geauga County remains the least racially or ethnically diverse county in Northeast Ohio; and one of the most racially segregated regions in the United States.¹⁴

¹³ Source: Consumer Financial Protection Bureau Home Mortgage Disclosure Act 2017 Data

¹⁴ Analysis of Impediments to Housing Choice in Geauga County, Ohio 2019, p.5

