

Metro Columbus Today:

Record growth and
change in our region.



United Way
of Central Ohio



***Our dilemma is that we hate change
and love it at the same time.***

***What we really want is for things to
remain the same but get better.***



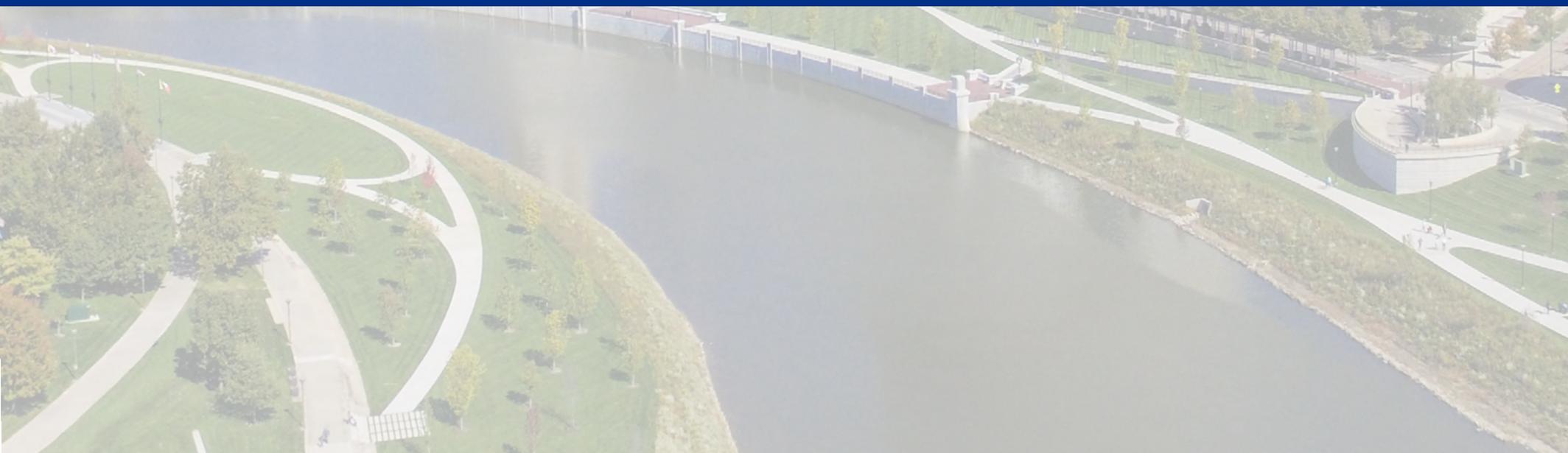
SYDNEY J. HARRIS

Population Change, 2010 to 2021

A panoramic view of the Columbus, Ohio skyline, featuring several prominent skyscrapers under a clear blue sky.

+263,828

**Columbus
metro**



Population Change, 2010 to 2022

A photograph of the Columbus, Ohio skyline, featuring several prominent skyscrapers under a clear blue sky.

+263,828

**Columbus
metro**

-20,315

**Ohio
Outside Columbus**

An aerial photograph of a park area with green grass, trees, and a paved path.

Average Annual Growth by Decade

20K

15K

10K

5K

0K

14K

20K

22K

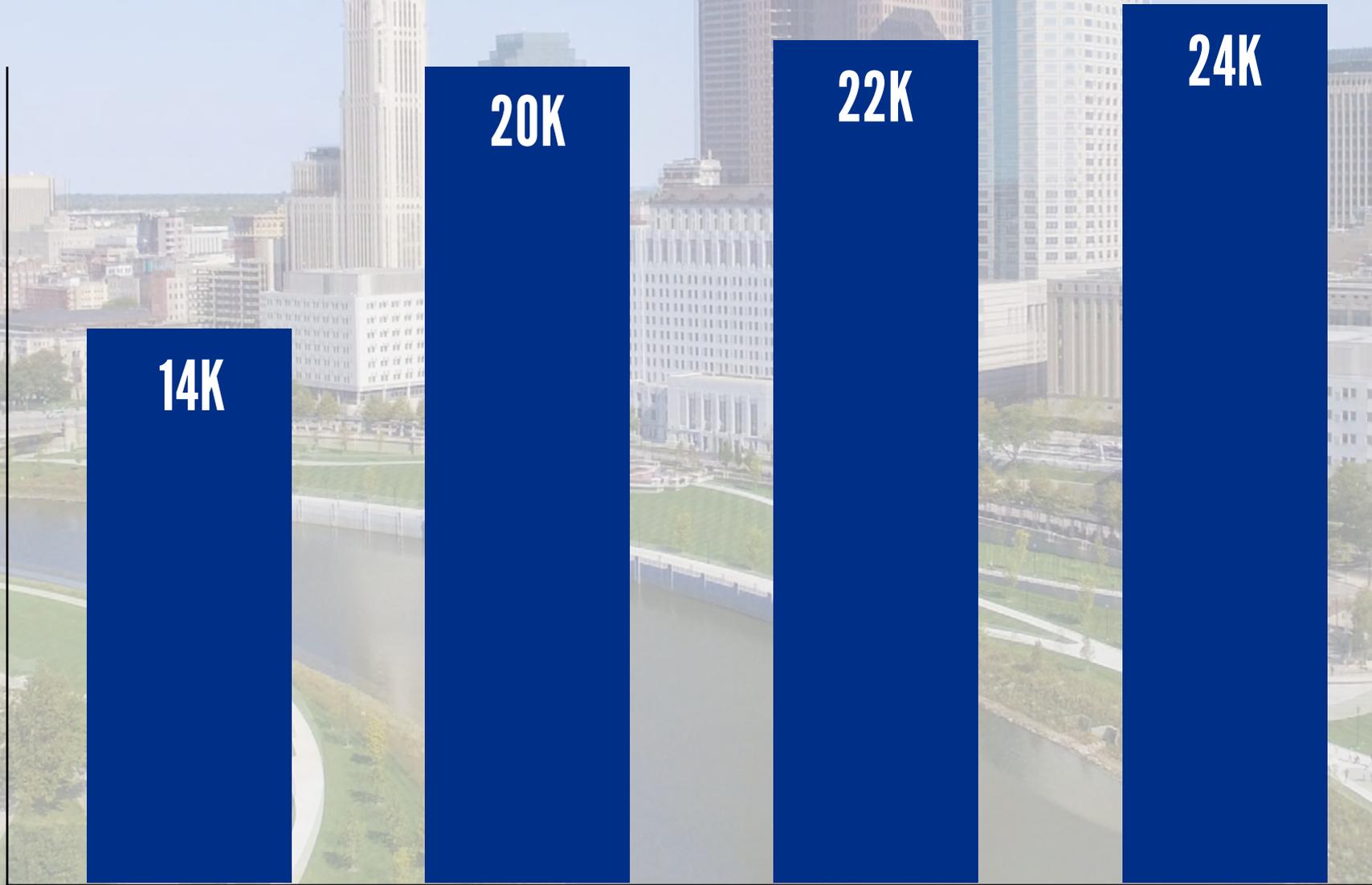
24K

1980s

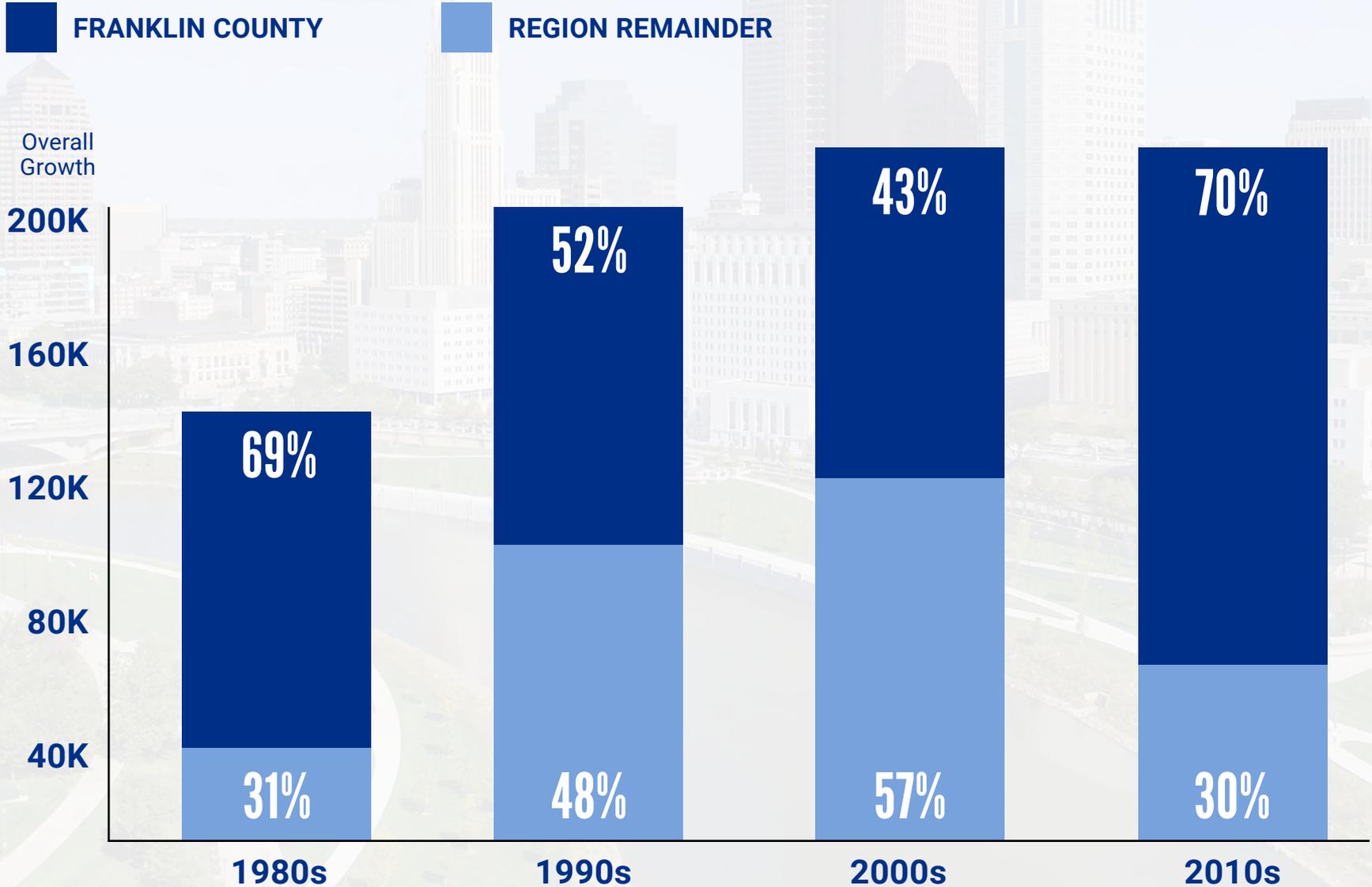
1990s

2000s

2010s



Proportion of Population Growth by Decade



City of Columbus – 2010 to 2020

**Total
Population**

905,748

**Highest
percentage
increase
since 1950s**

+15.1%

**Largest
numeric
increase in
history**

+118,715

Columbus' 15.1% surpassed sunbelt and west coast cities



Portland
11.8%



Houston
9.7%



Nashville
14.7%



Las Vegas
9.9%



D.C.
14.6%



Dallas
8.9%

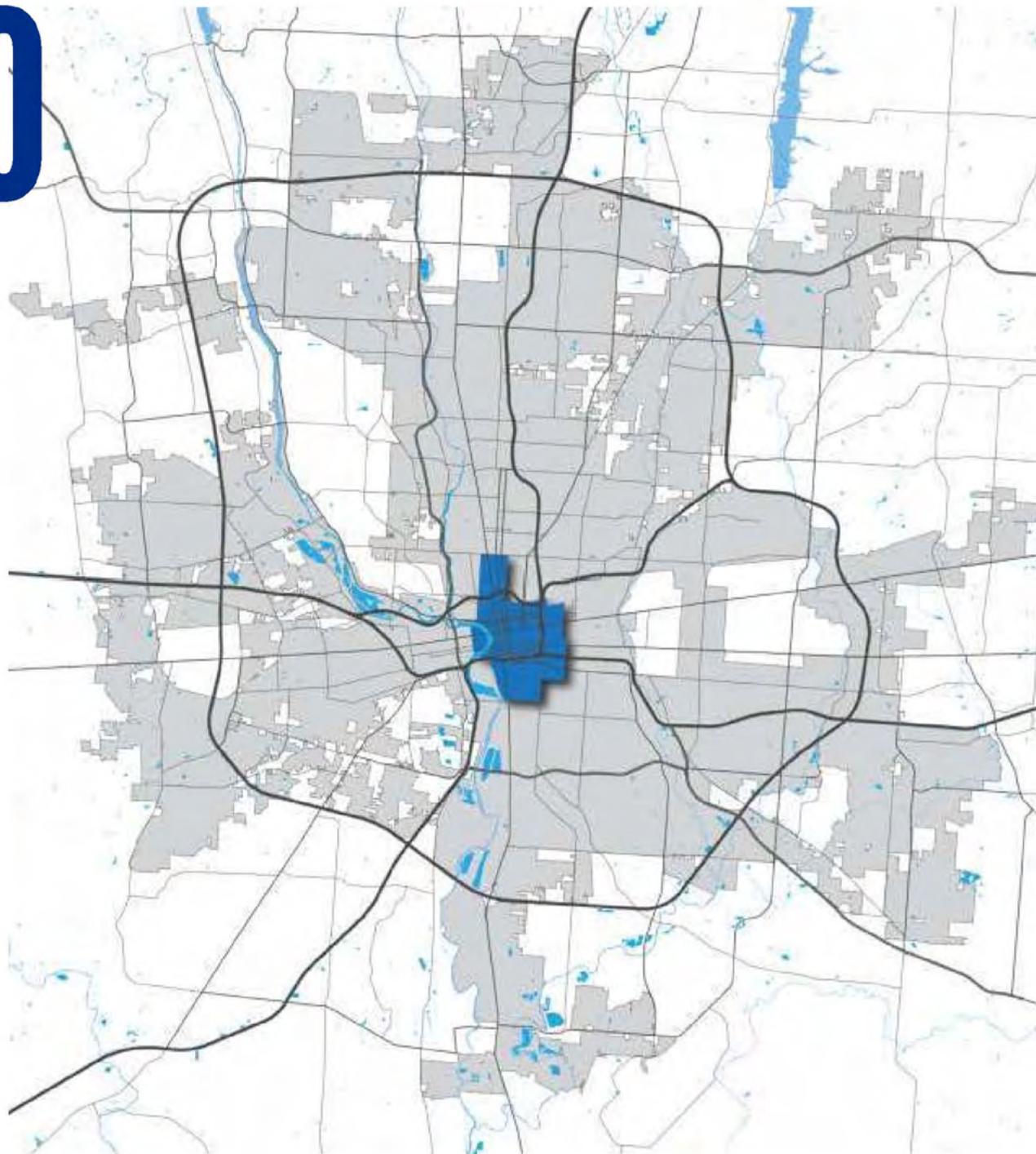


Phoenix
11.2%

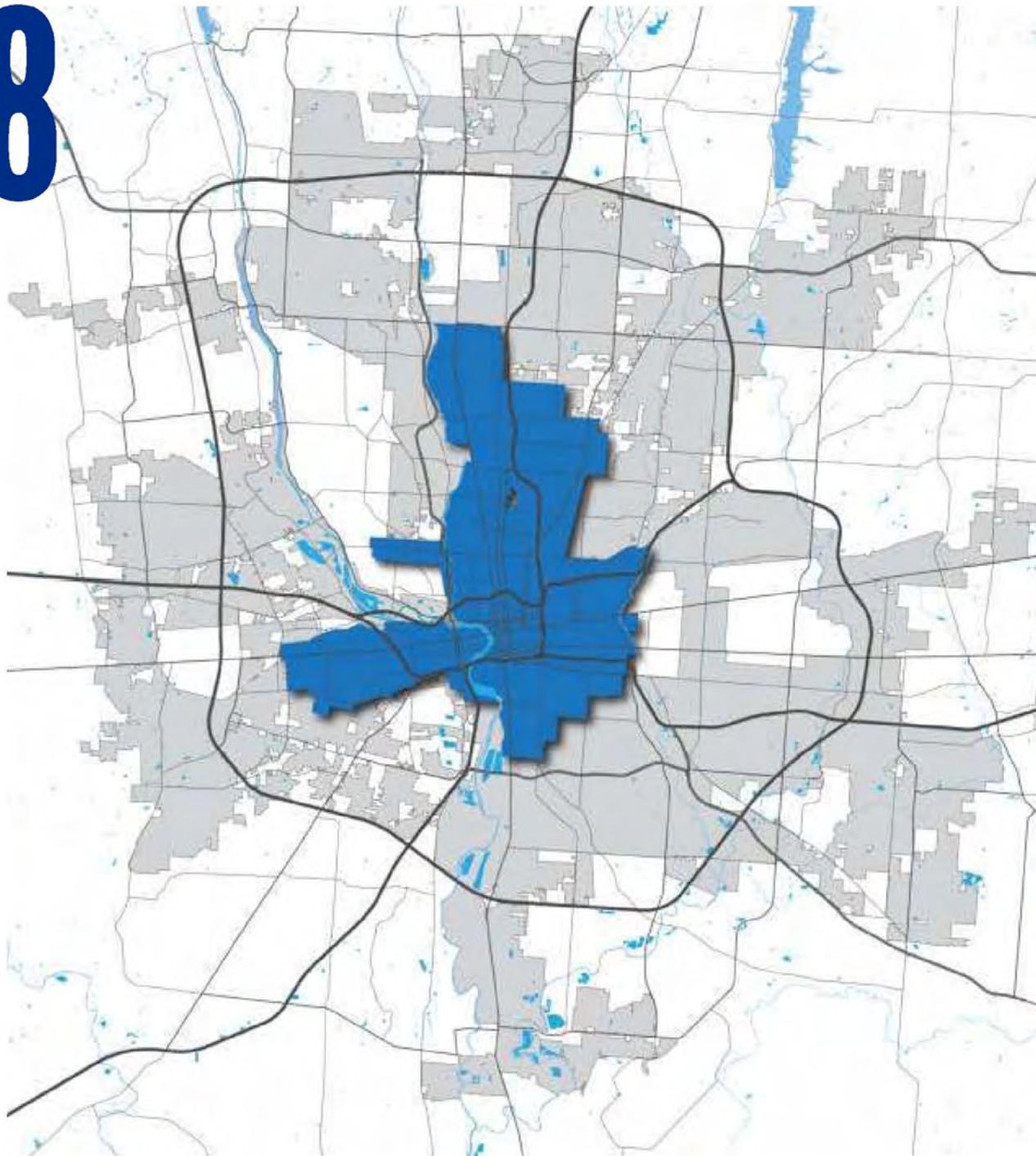


San Antonio
8%

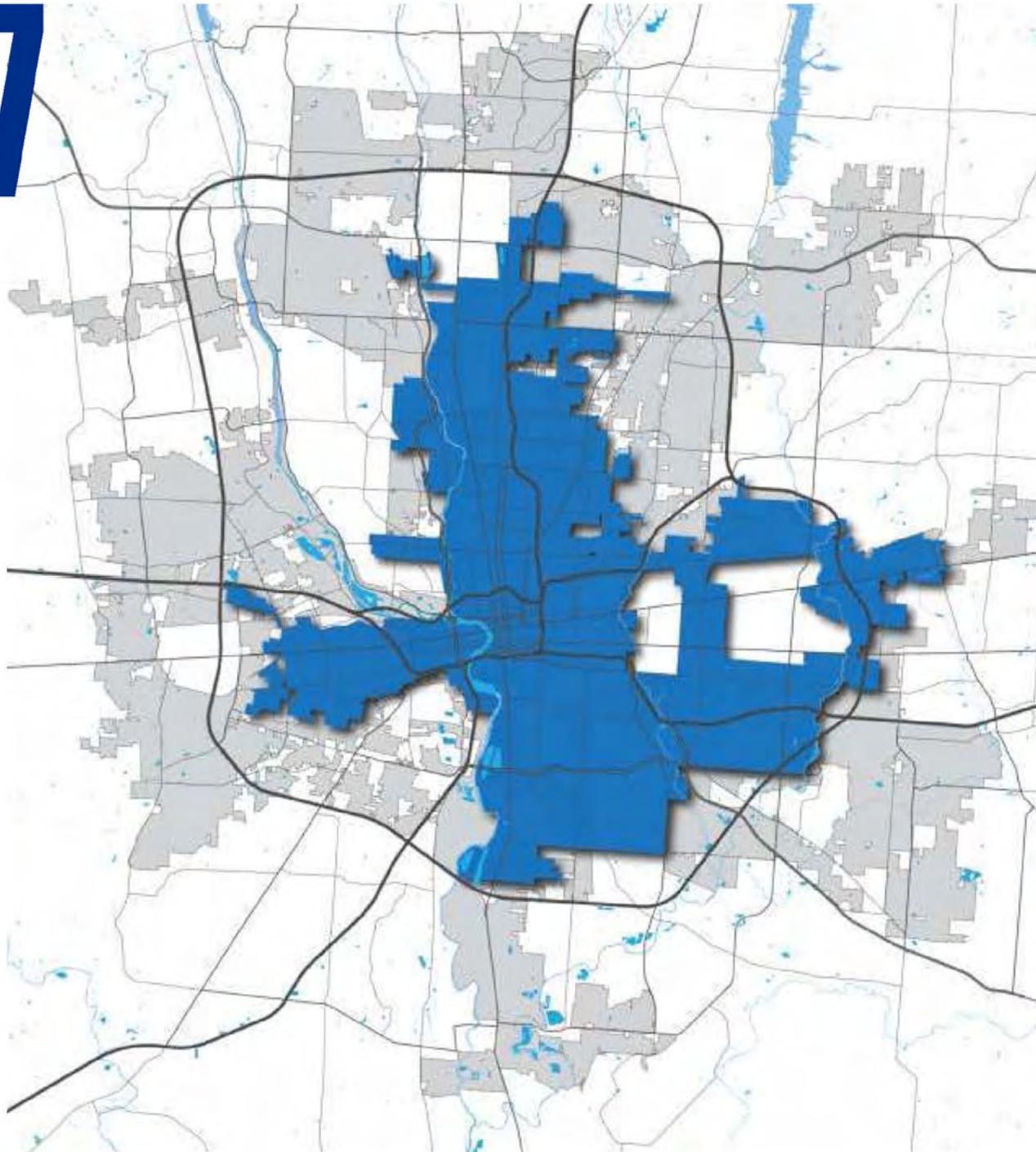
1870



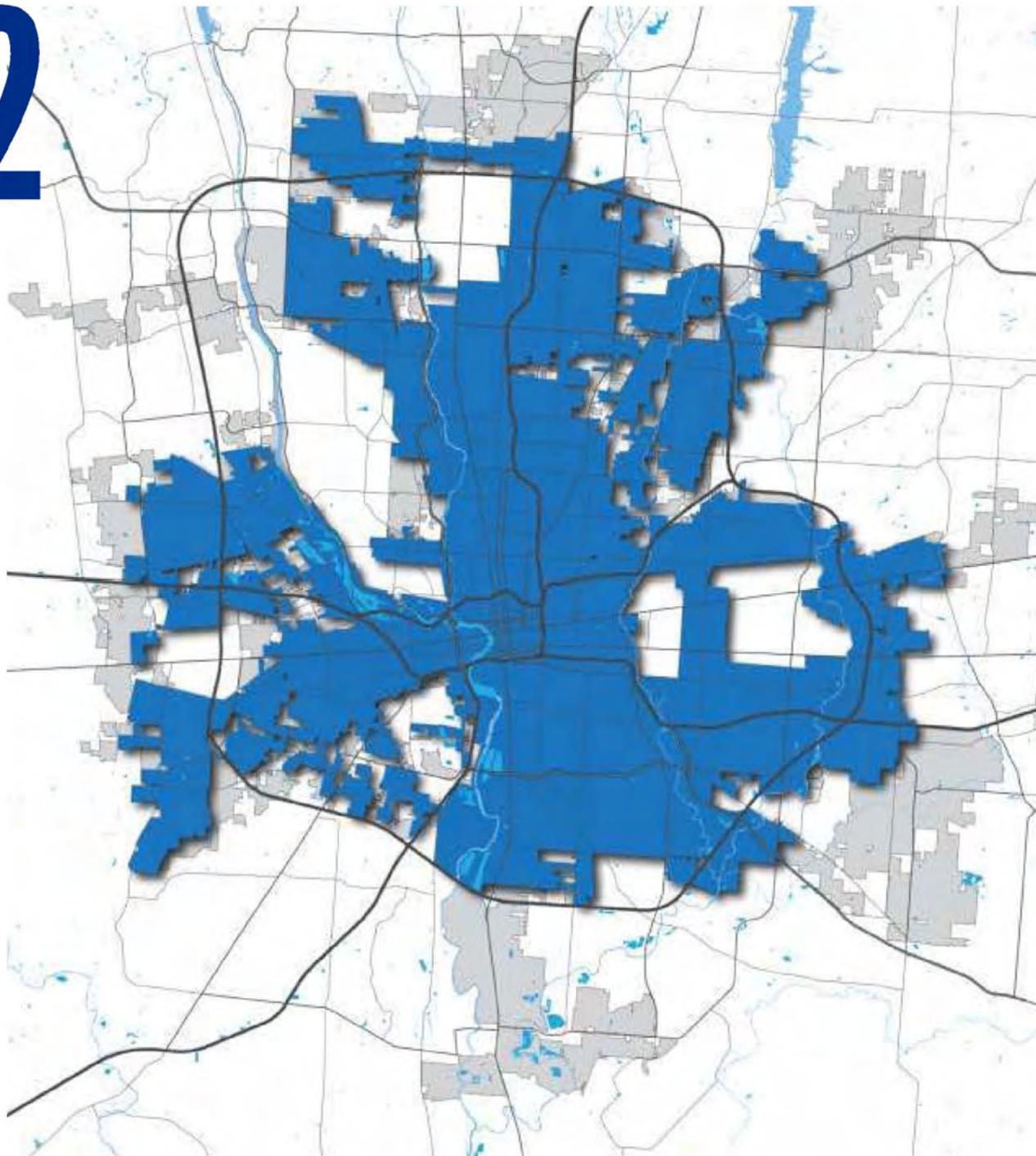
1928



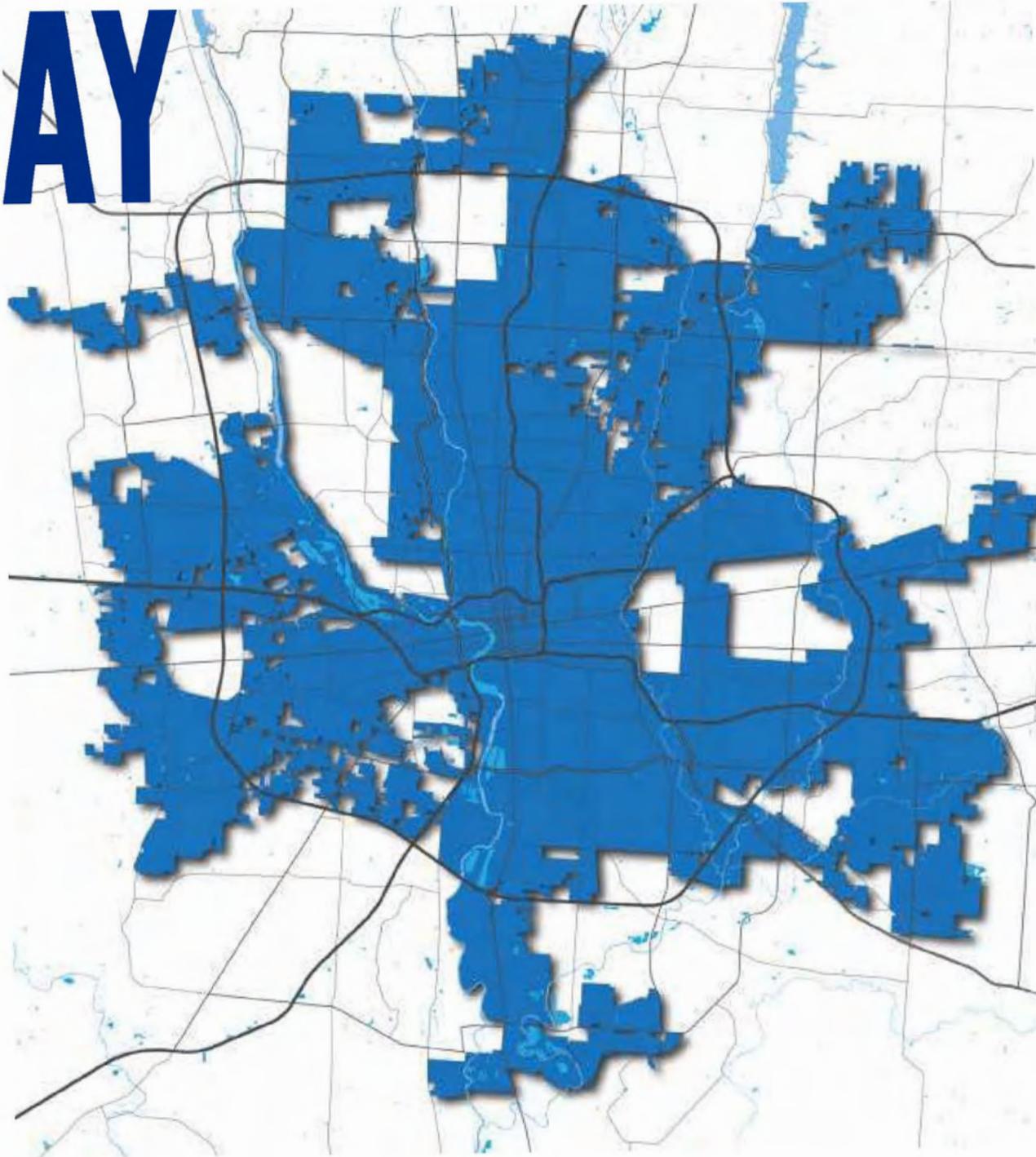
1957

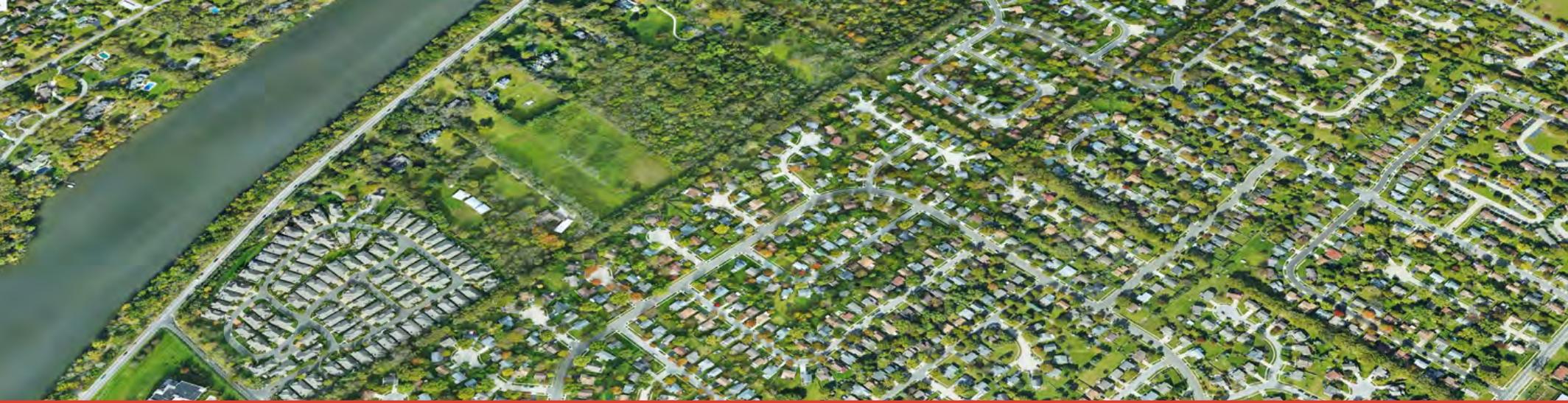


1972

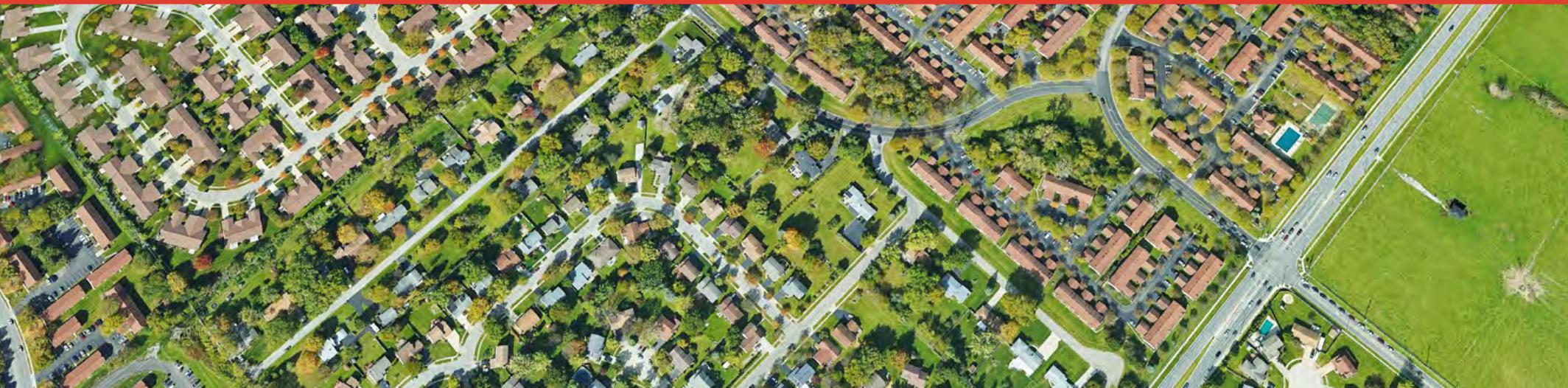


TODAY





Columbus grew just 1.5% in land area, but squeezed 119,000 more people into the city limits.







Livingston Ave.

Near East



Oak and 18th Street
October 28th, 2020

METROPOLITAN
archall
OHM



Franklinton



2000 to 2010

2010 to 2020



+10.6%

+15.1%



+8.8%

+13.8%



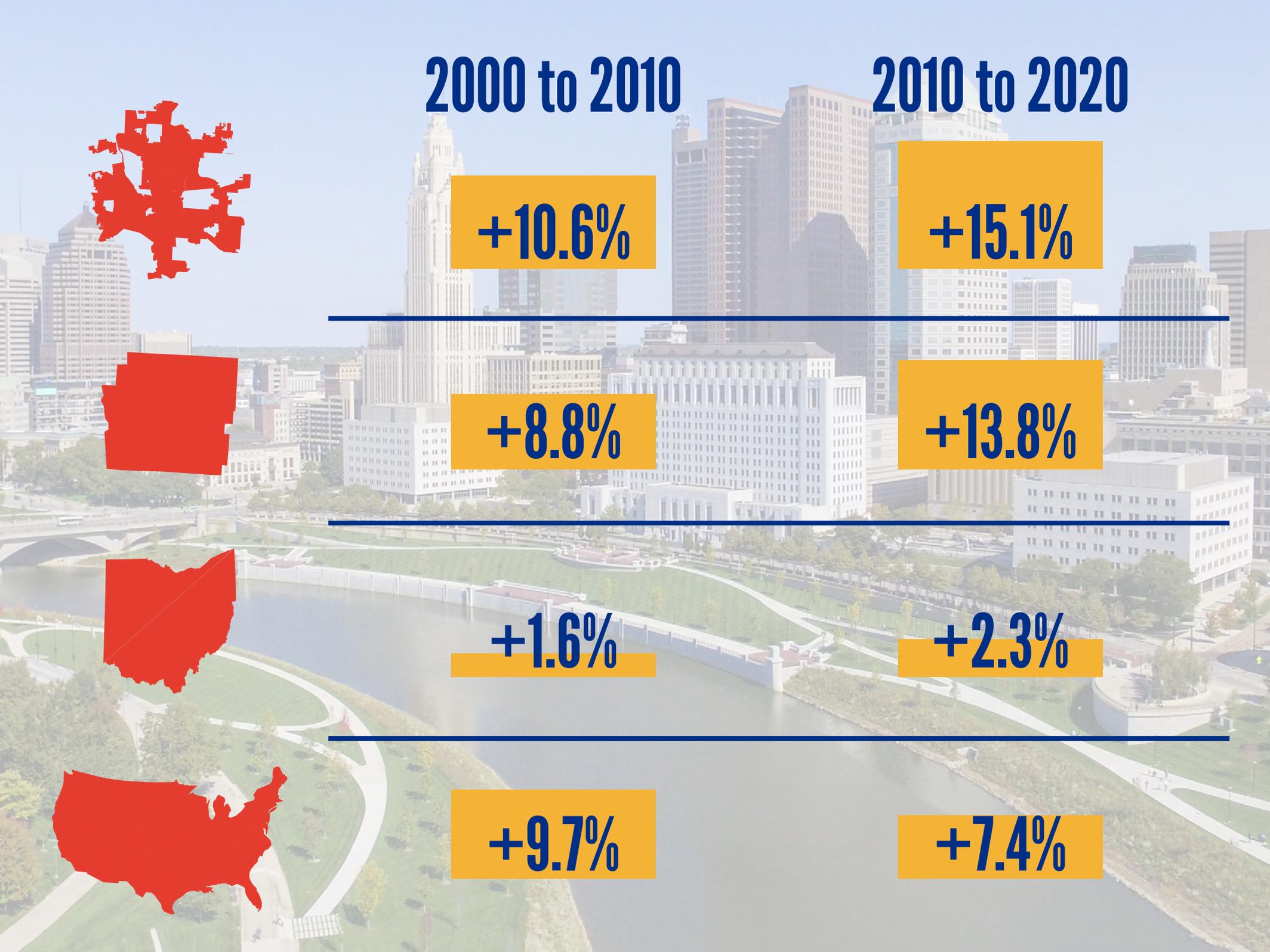
+1.6%

+2.3%



+9.7%

+7.4%



Metro Population Growth, 2010 to 2020

FRANKLIN COUNTY

+13.8%

Dublin
+18%

Powell
+23%

Westerville
+9%

New Albany
+40%

Worthington
9%

Gahanna
+8%

Hilliard
+31%

U. Arlington
+9%

Columbus
+15%

Grandview H.
+24%

Bexley
+7%

Whitehall
+11%

Reynoldsburg
+15%

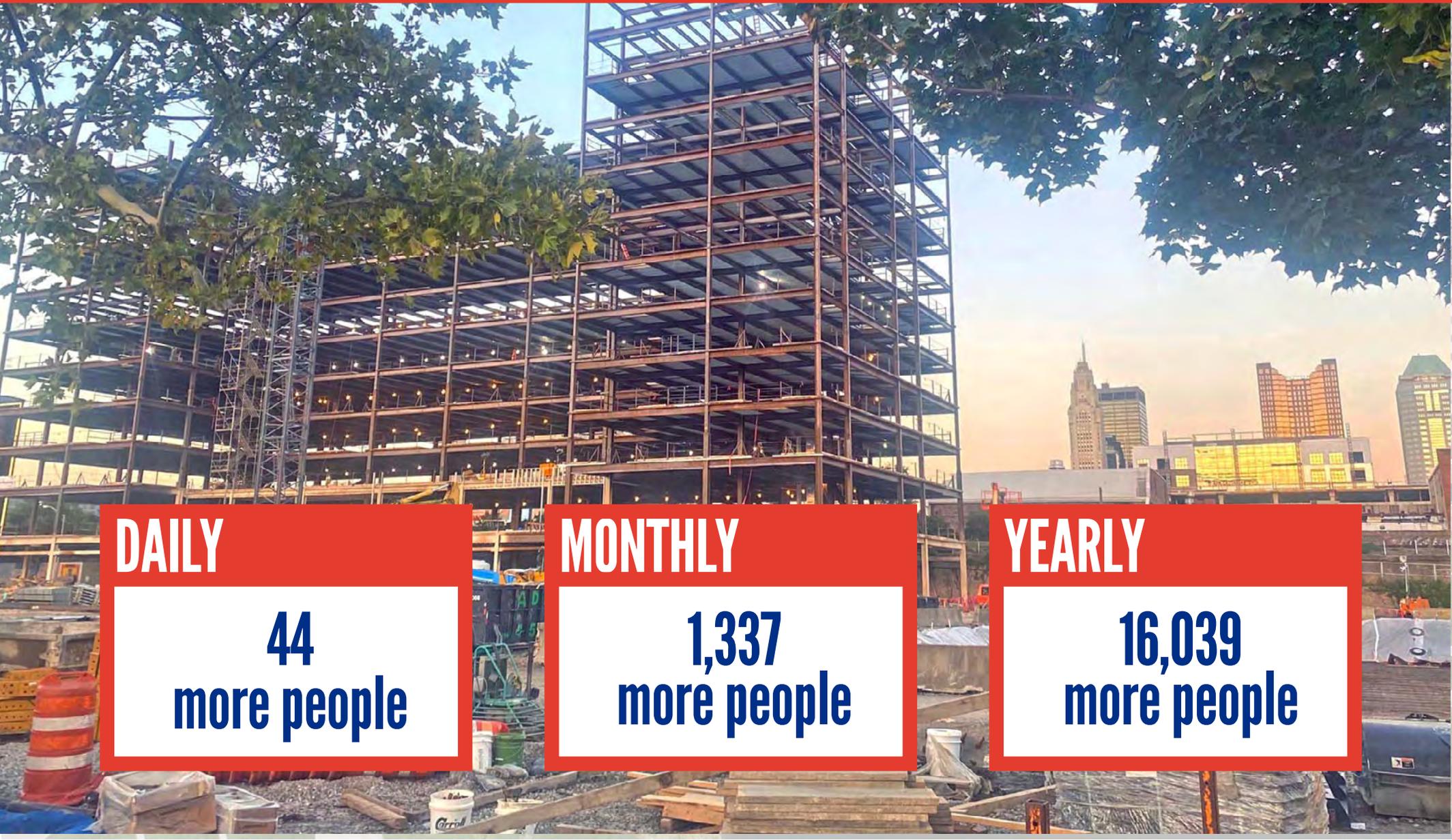
Grove City
+16%

Pickerington
+26%

Groveport
+12%

Canal Winch.
+28%

Franklin County's Growth



DAILY

**44
more people**

MONTHLY

**1,337
more people**

YEARLY

**16,039
more people**

All of the
net growth
in the **City**
of Columbus
was due to
diversity.



An aerial photograph of Columbus, Ohio, showing the city skyline with various skyscrapers and a river in the foreground. The text is overlaid on a semi-transparent white banner.

All of the net growth in the **City of Columbus** was due to diversity.

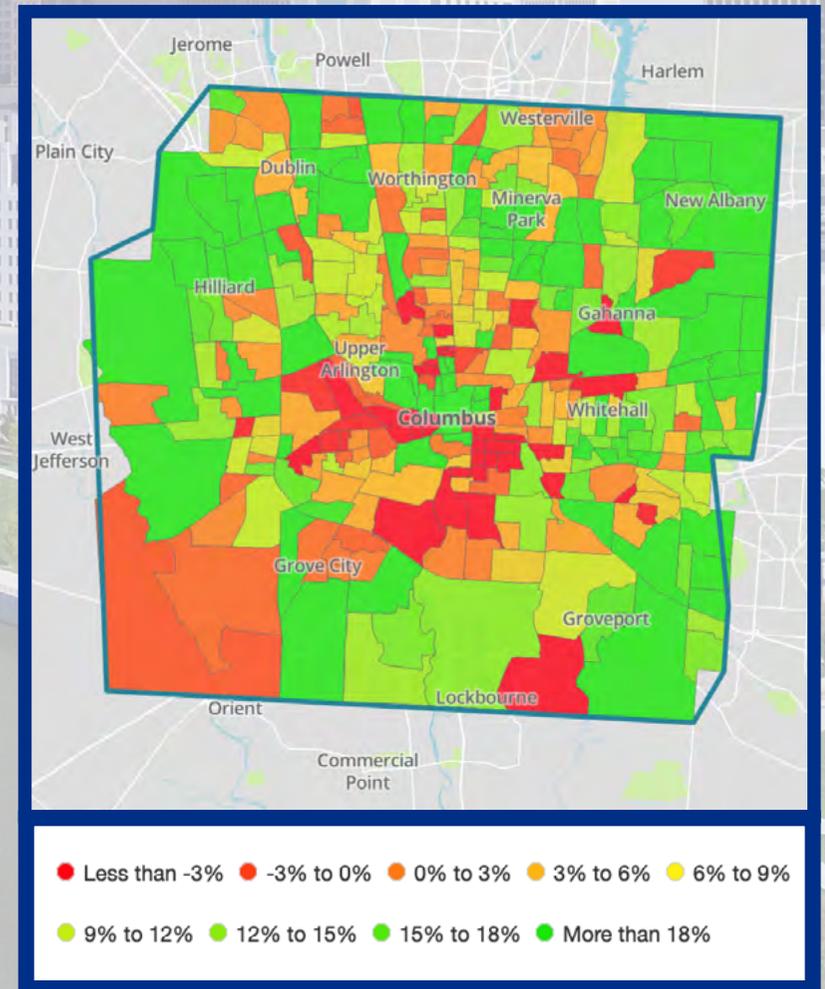
An aerial photograph of Franklin County, Ohio, showing the city skyline with various skyscrapers and a river in the foreground. The text is overlaid on a semi-transparent white banner.

All of the net growth in **Franklin County** was due to diversity.

Franklin County Population by Race/Ethnicity

	2020	2010	CHANGE
TOTAL	1,323,807	1,163,417	+13.8%
White	802,685	805,618	-0.4%
Black	299,771	247,225	21.3%
Asian	74,071	44,996	64.6%
Other	49,083	27,272	80.0%
Two or more	93,099	34,706	168.3%
Hispanic*	91,182	55,718	63.6%

*of any race





The Census Bureau crunched the numbers again

UNDER COUNTED

OVER COUNTED

Black

-3.3%

Hispanic

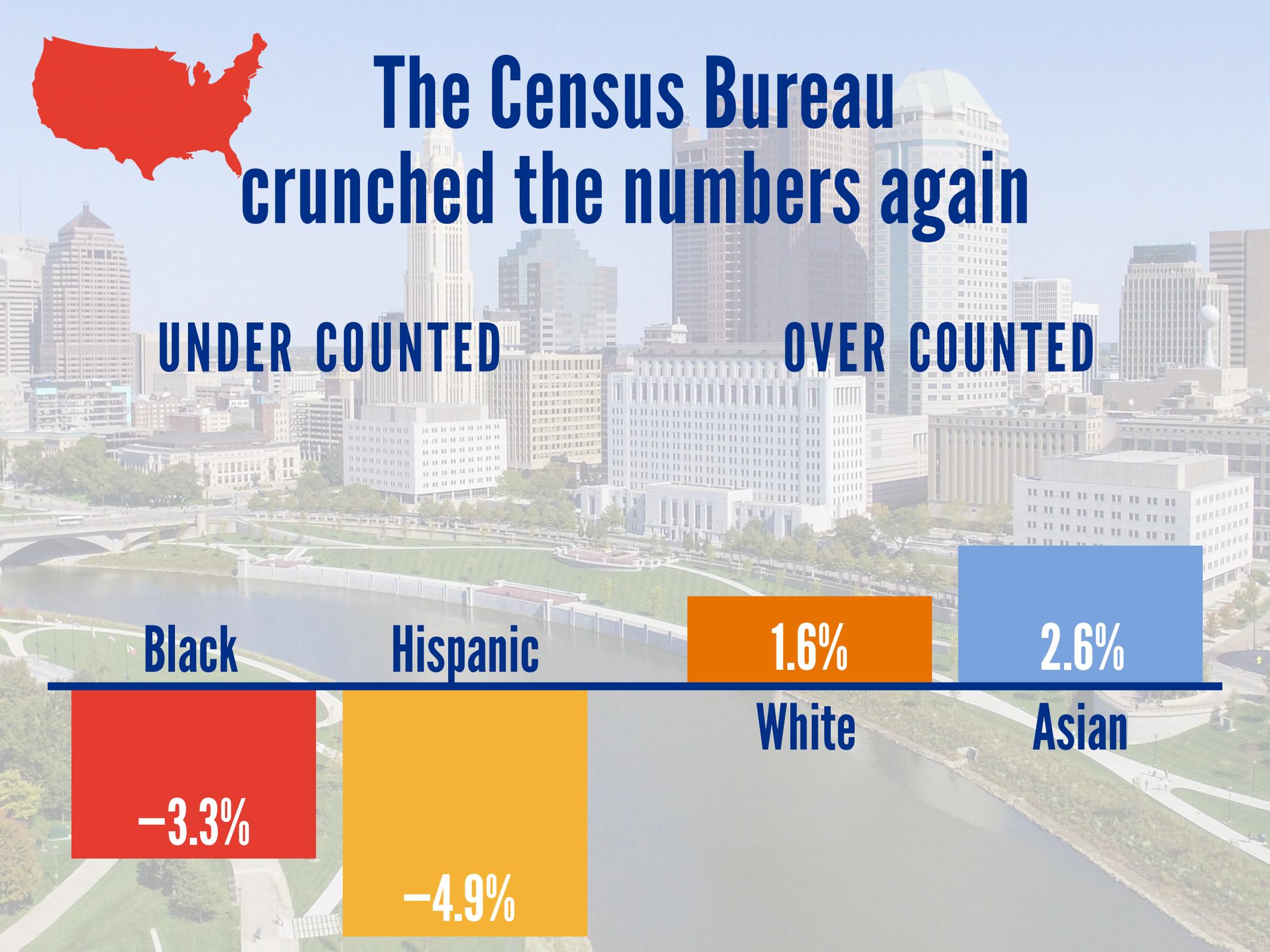
-4.9%

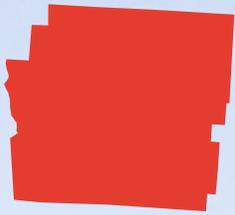
1.6%

White

2.6%

Asian





The Census Bureau crunched the numbers again

UNDER COUNTED

OVER COUNTED

Black

Hispanic

+13,164

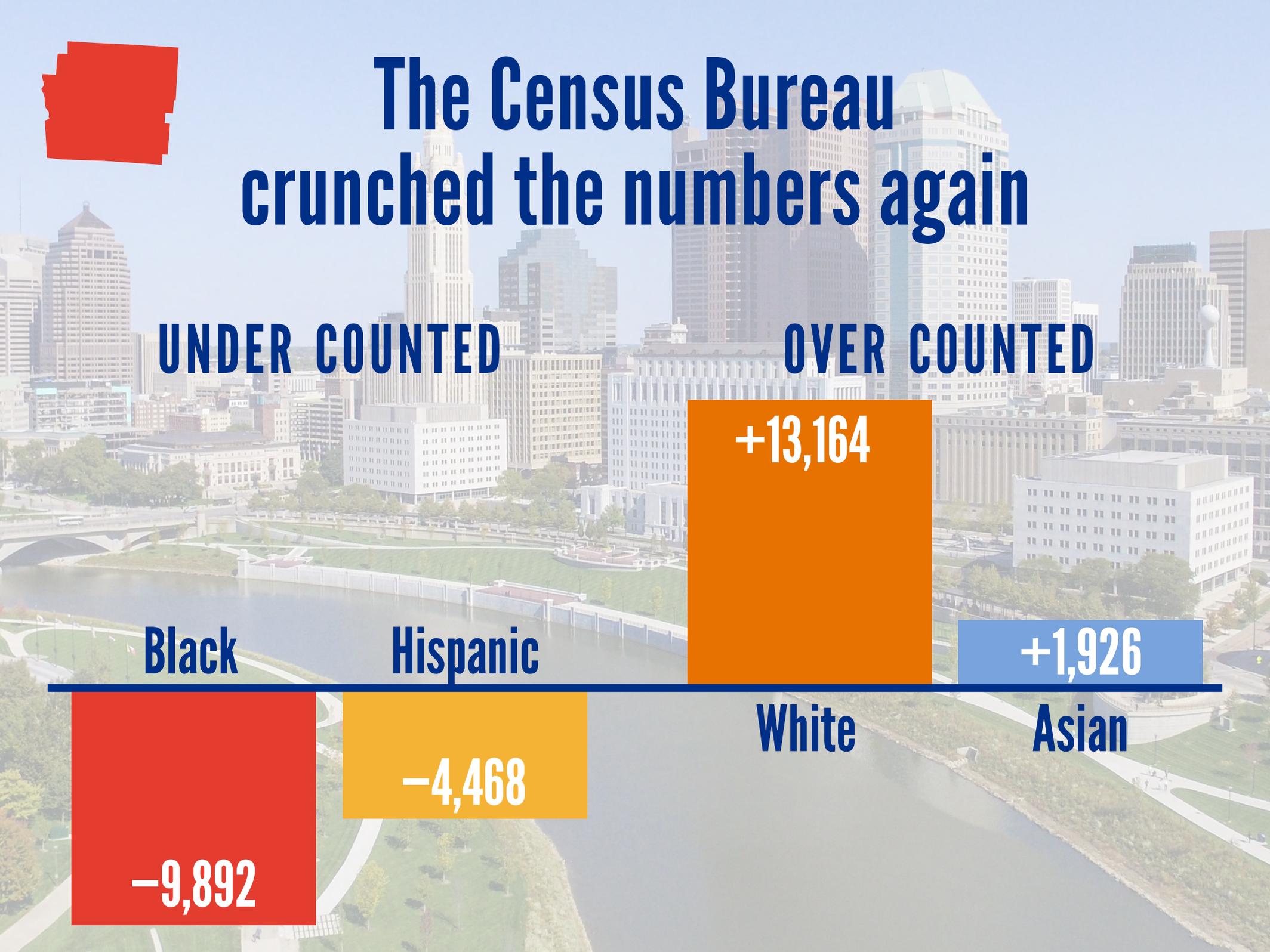
+1,926

-9,892

-4,468

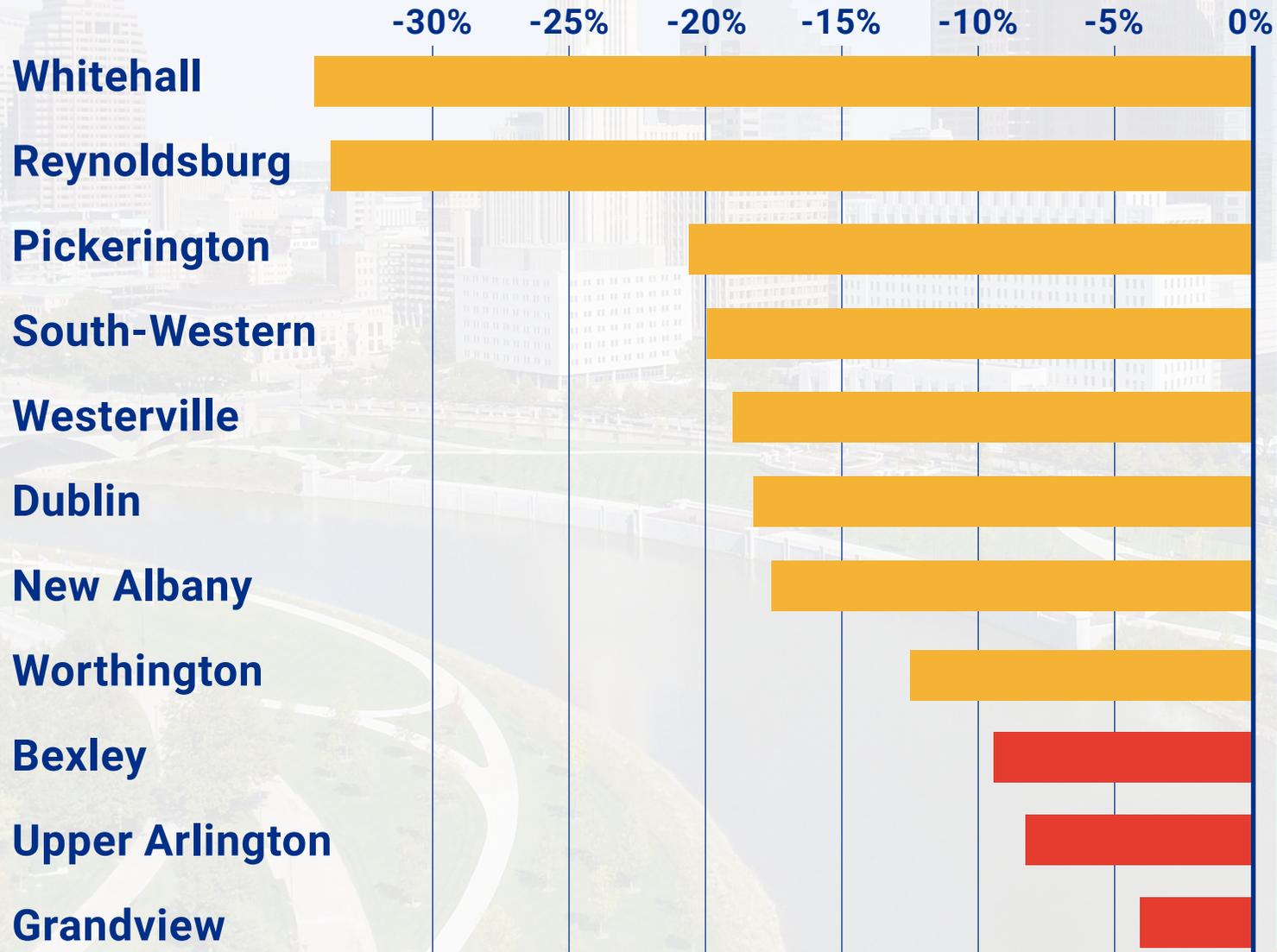
White

Asian



Decrease in White Student Enrollment

CHANGE FROM 2005 TO 2020



Collectively the above districts saw a 23% drop in white enrollment

7% increase in diverse enrollment. However, only 0.5% was due to an increase in Black students.

Foreign Born in Metro Columbus Compared with Ohio

% of Population

Share of State Population

3.8%

8.4%

18%

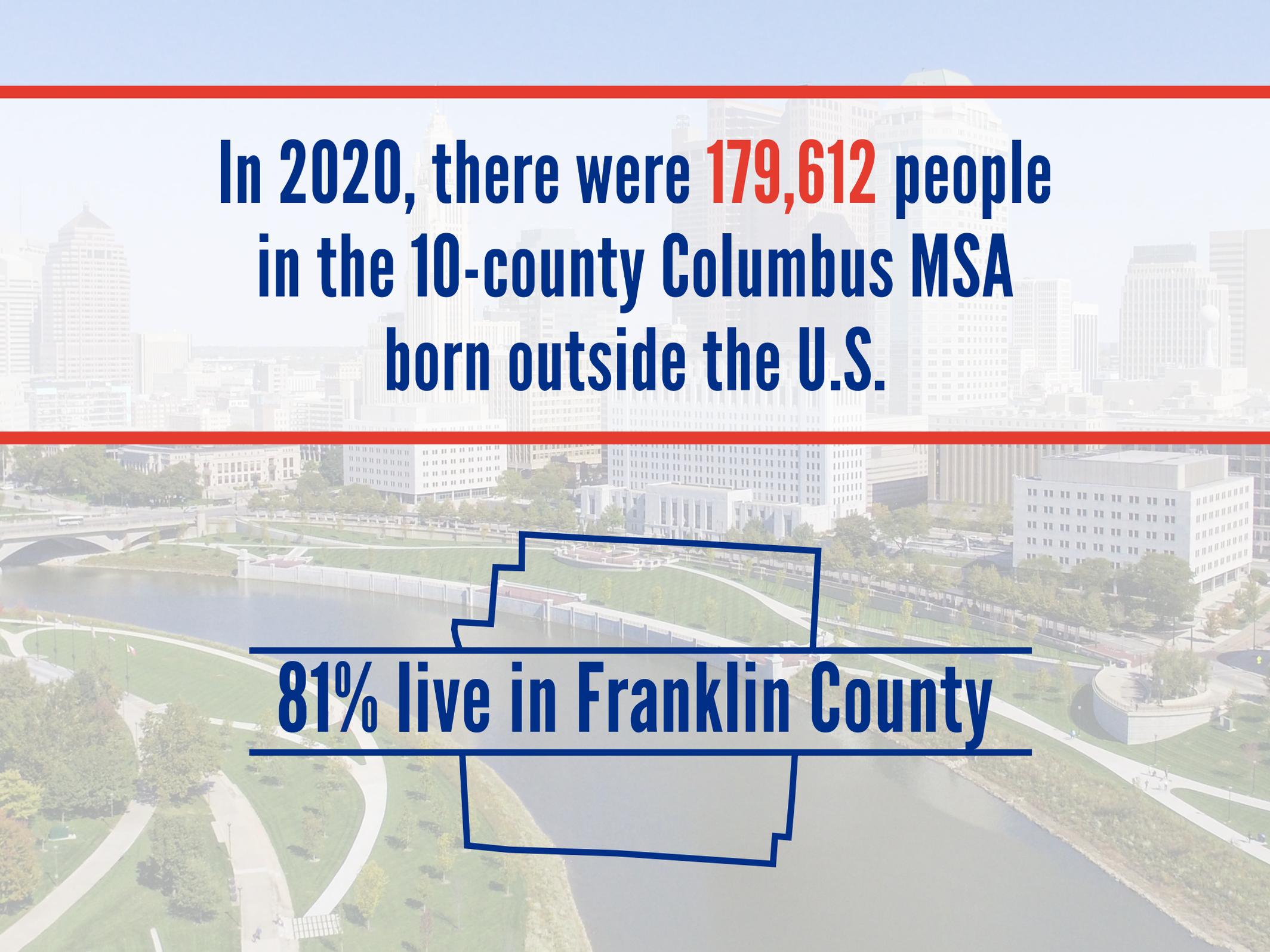
24%



**Columbus
Metro**

**COLUMBUS METRO
Share of Ohio
Population**

**COLUMBUS METRO
Share of Ohio
Foreign Born**



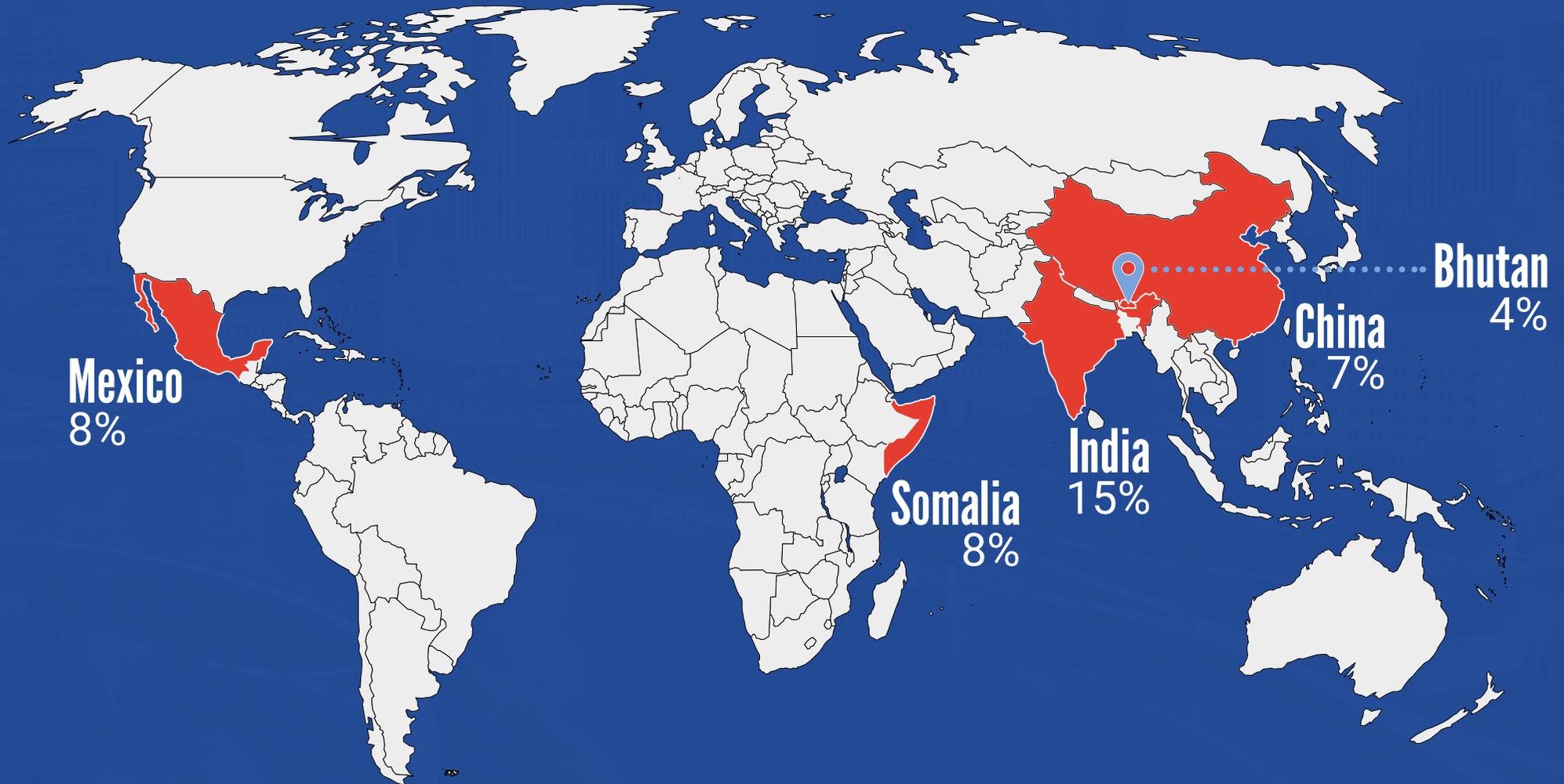
In 2020, there were **179,612** people
in the 10-county Columbus MSA
born outside the U.S.



81% live in Franklin County

CENTRAL OHIO

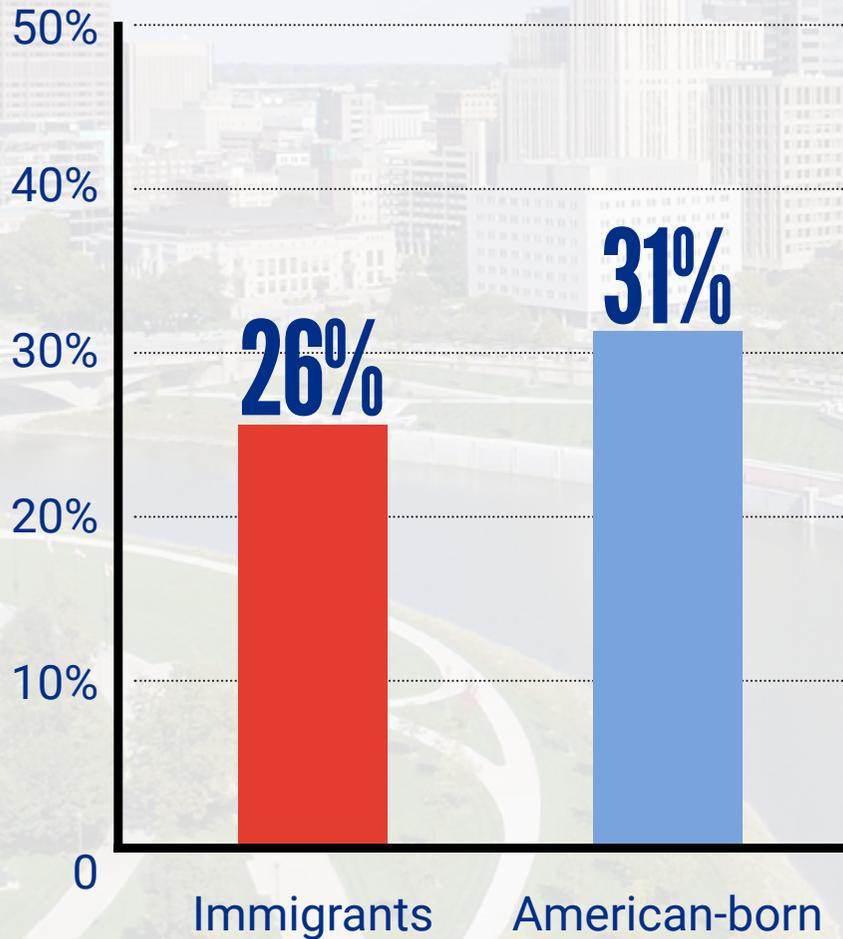
Five Countries total 40.5% of all New Americans



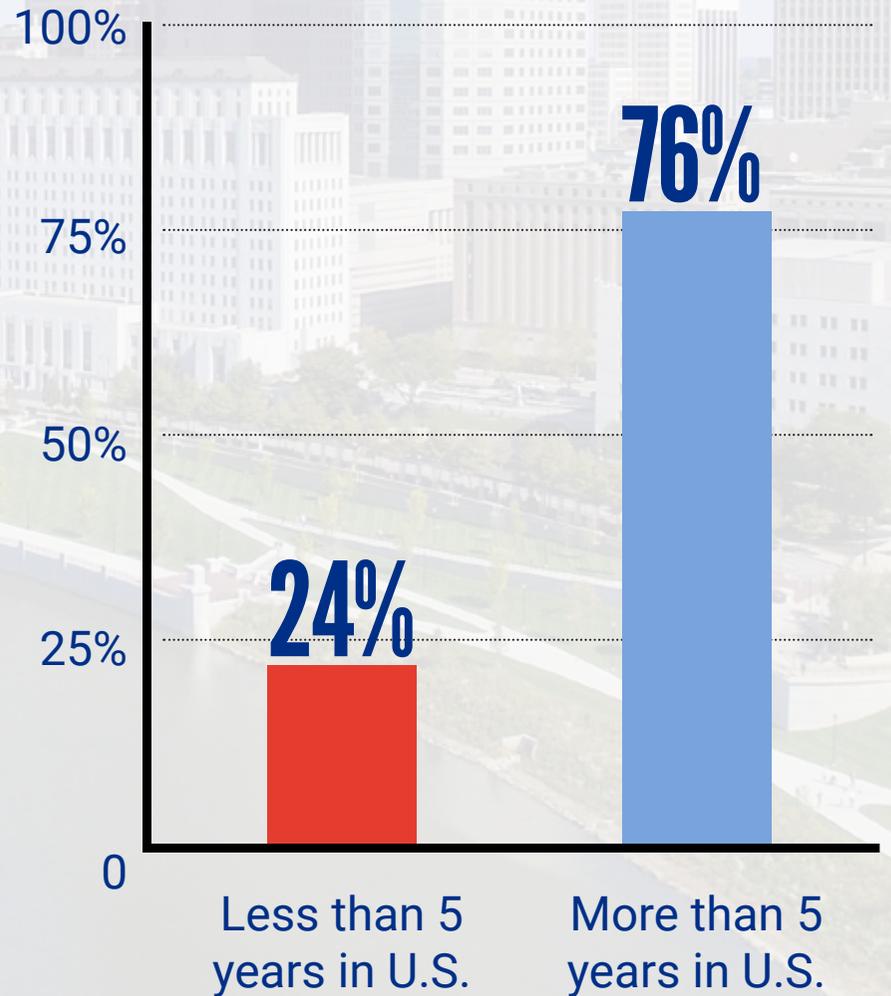
New Americans

IN CENTRAL OHIO

Medicare or Medicaid

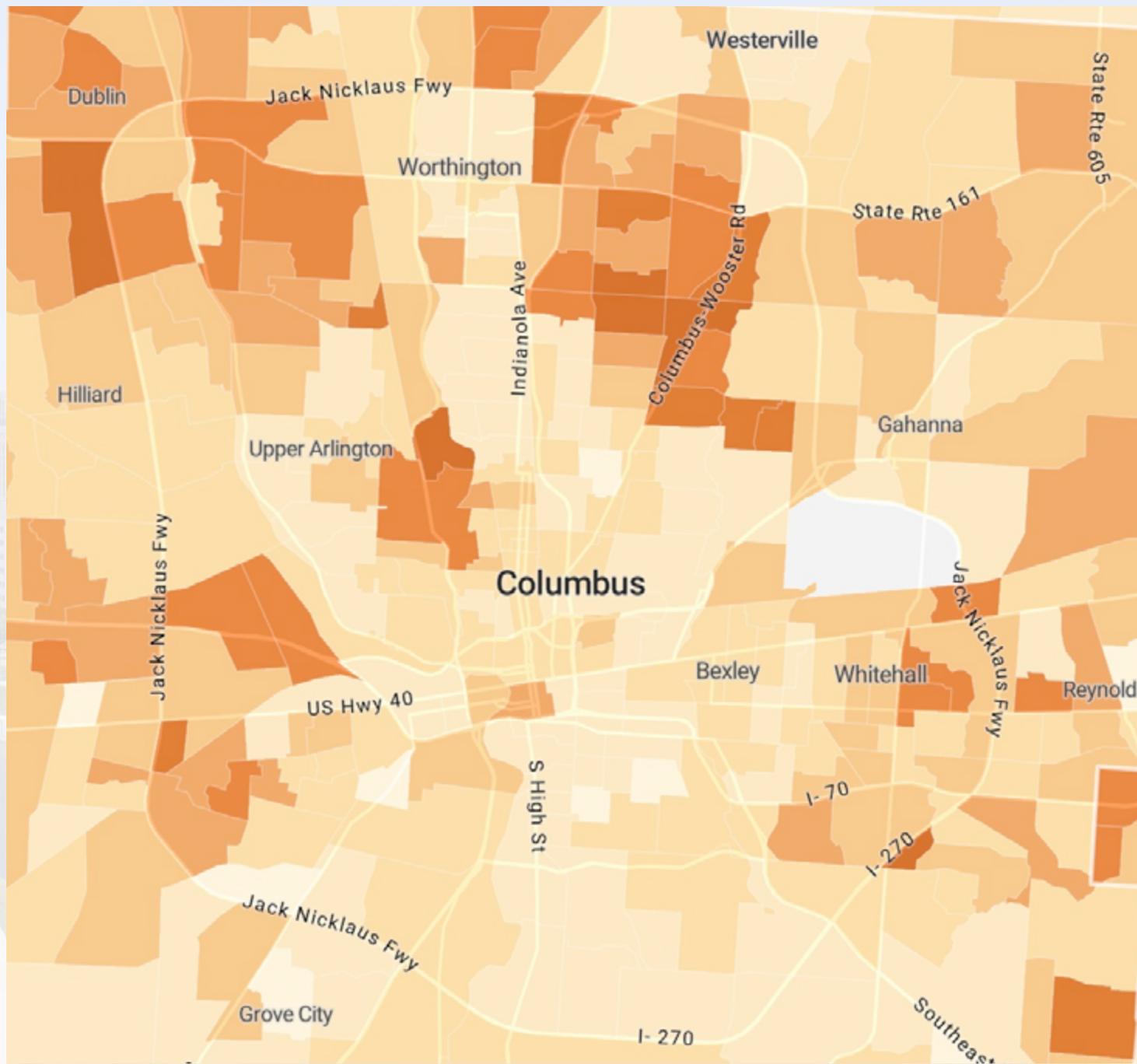


Years in United States



New Americans

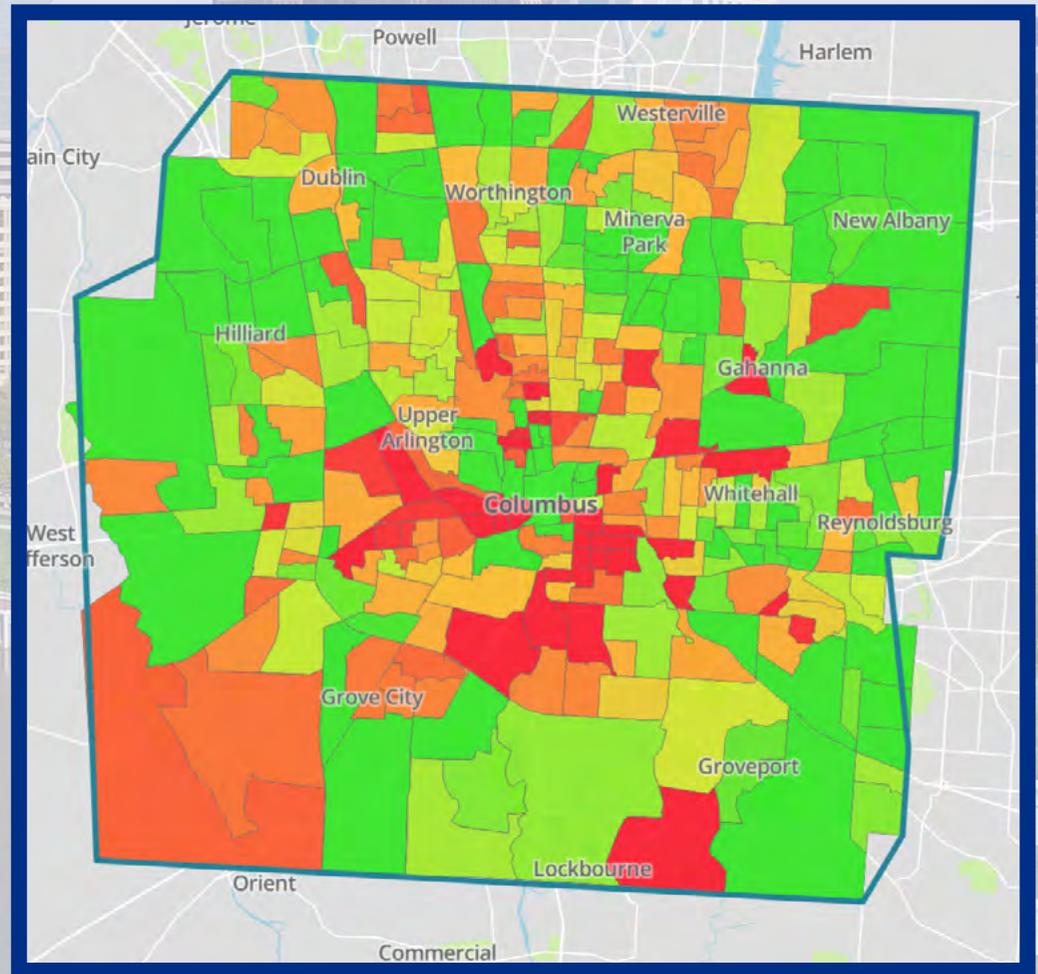
GEOGRAPHIC CONCENTRATION



Franklin County – Population Change

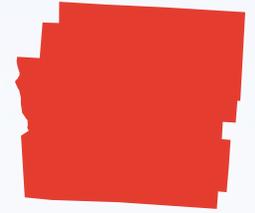
+13.8%
+160,383

**Growth overall, with isolated
areas of population loss**



● Less than -15 ● -15 to -10 ● -10 to -5 ● -5 to 0 ● 0 to 5 ● 5 to 10 ● 10 to 15 ● 15 to 20 ● More than 20

Poverty Rate – Franklin County 2020



White

11%

Asian

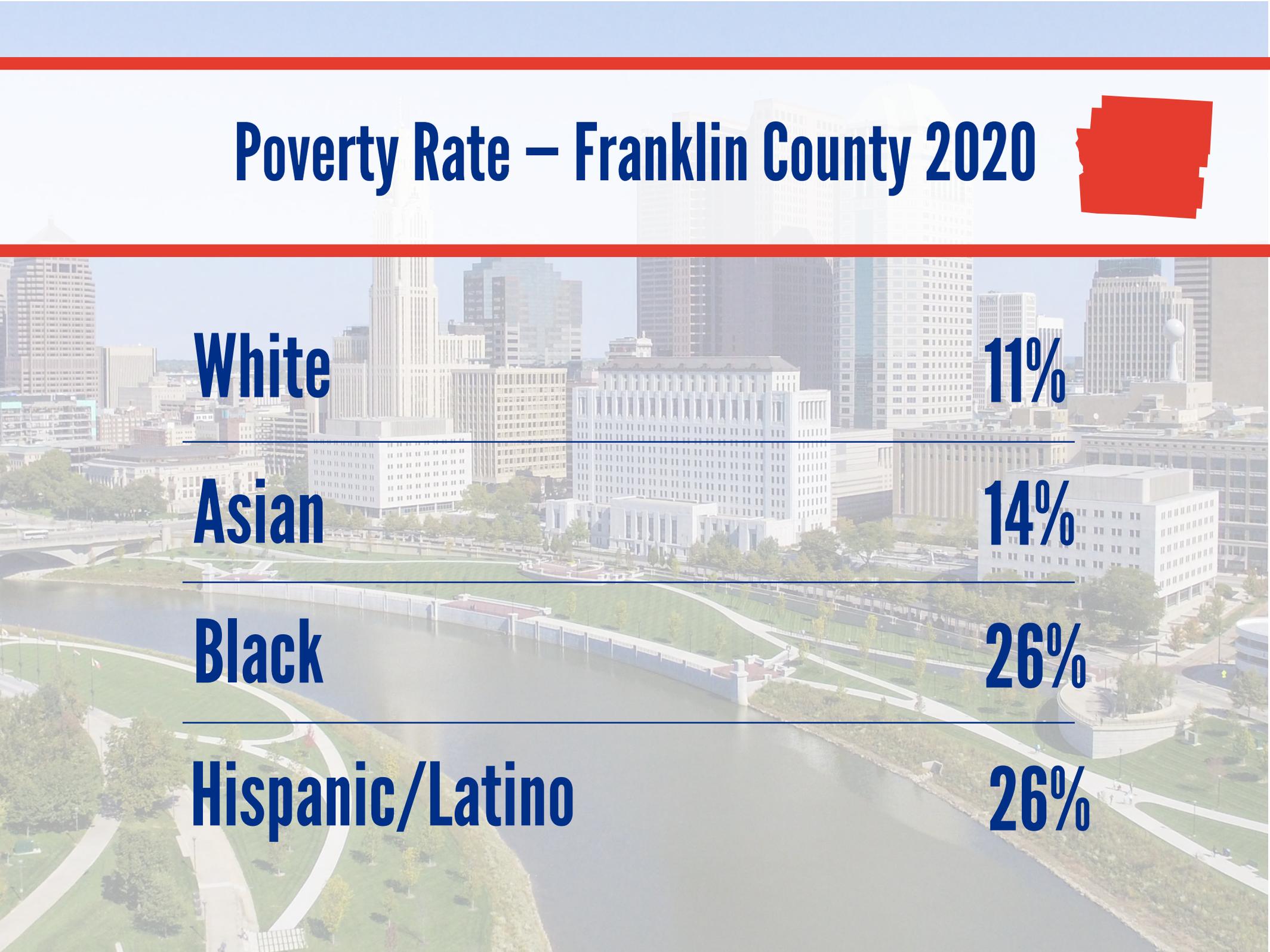
14%

Black

26%

Hispanic/Latino

26%

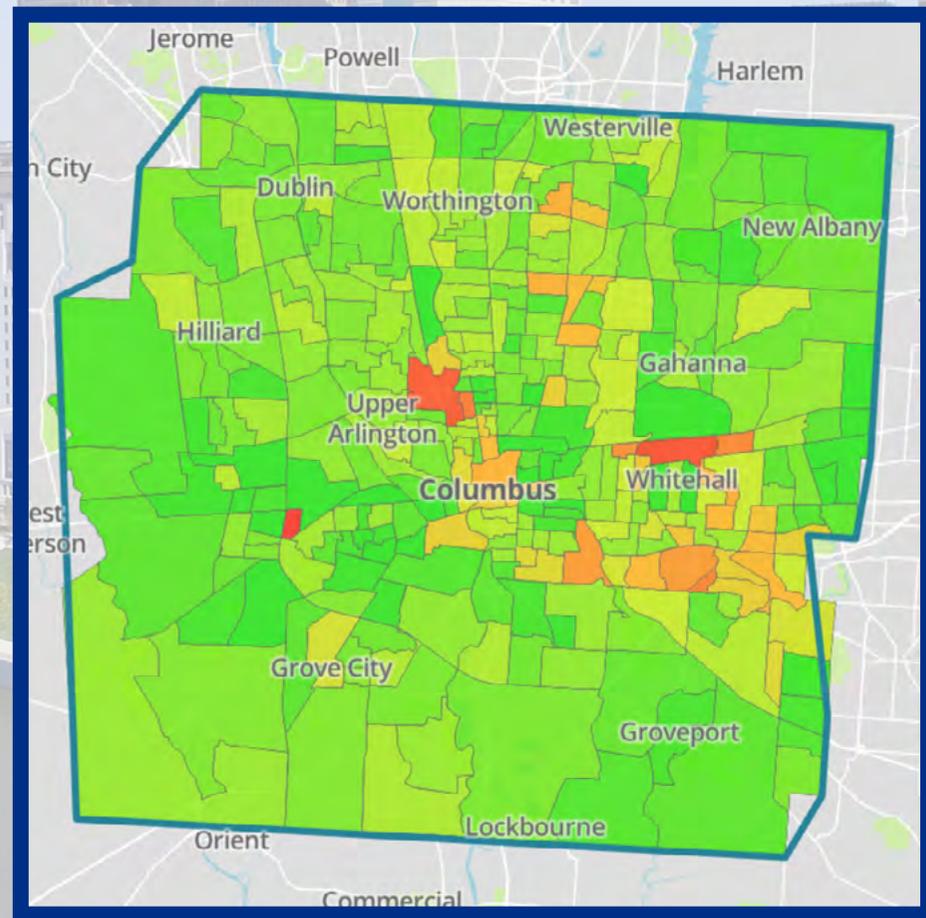


Almost every census tract became more diverse.

Diversity index

2010: 50/100

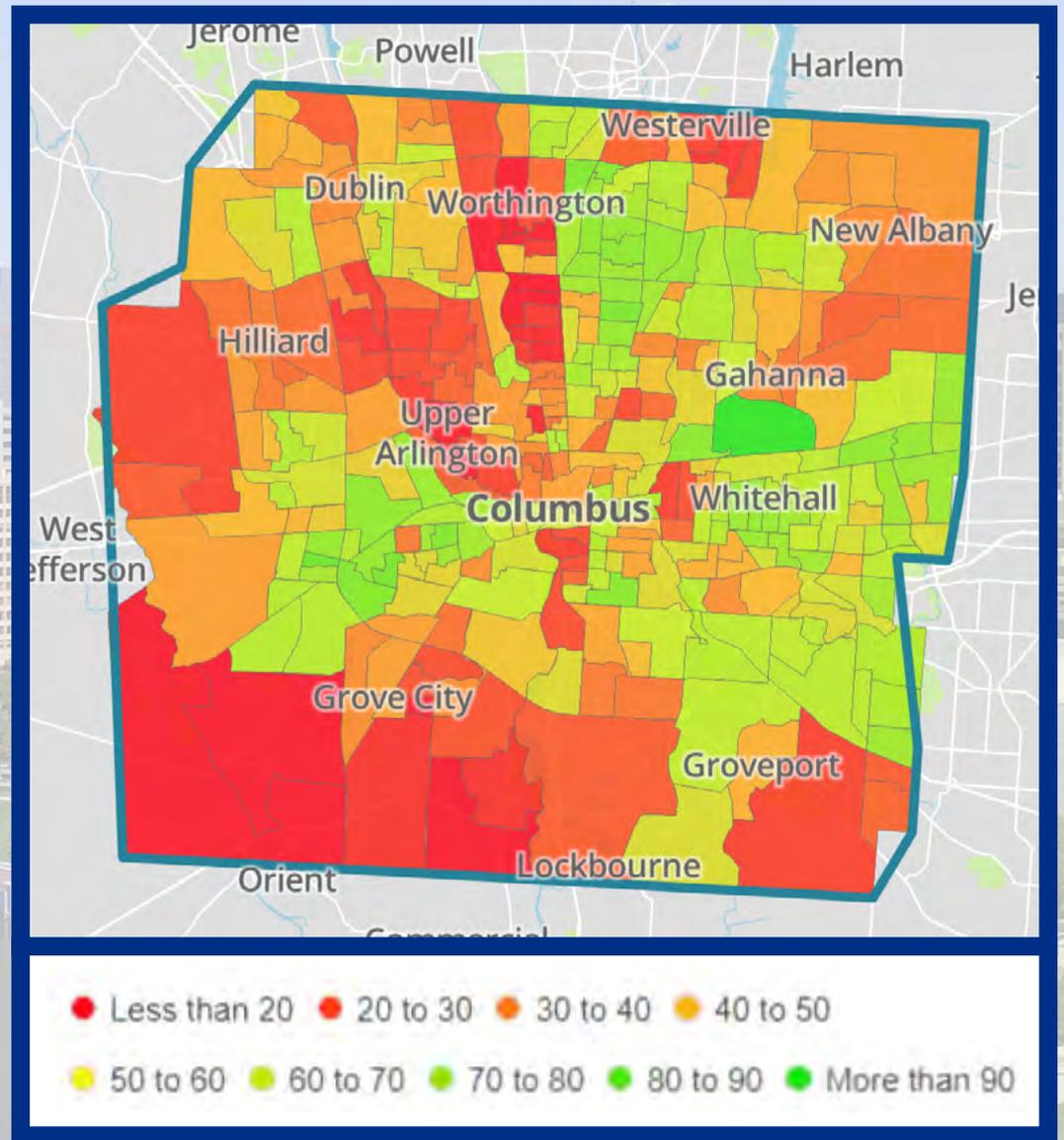
2020: 60/100



● Less than -15 ● -15 to -10 ● -10 to -5 ● -5 to 0 ● 0 to 5 ● 5 to 10 ● 10 to 15 ● 15 to 20 ● More than 20

Diversity Index reveals high degree of segregation.

The USA TODAY diversity index shows on a scale of 0 to 100 how likely it is two people from an area would have a different race or ethnicity.

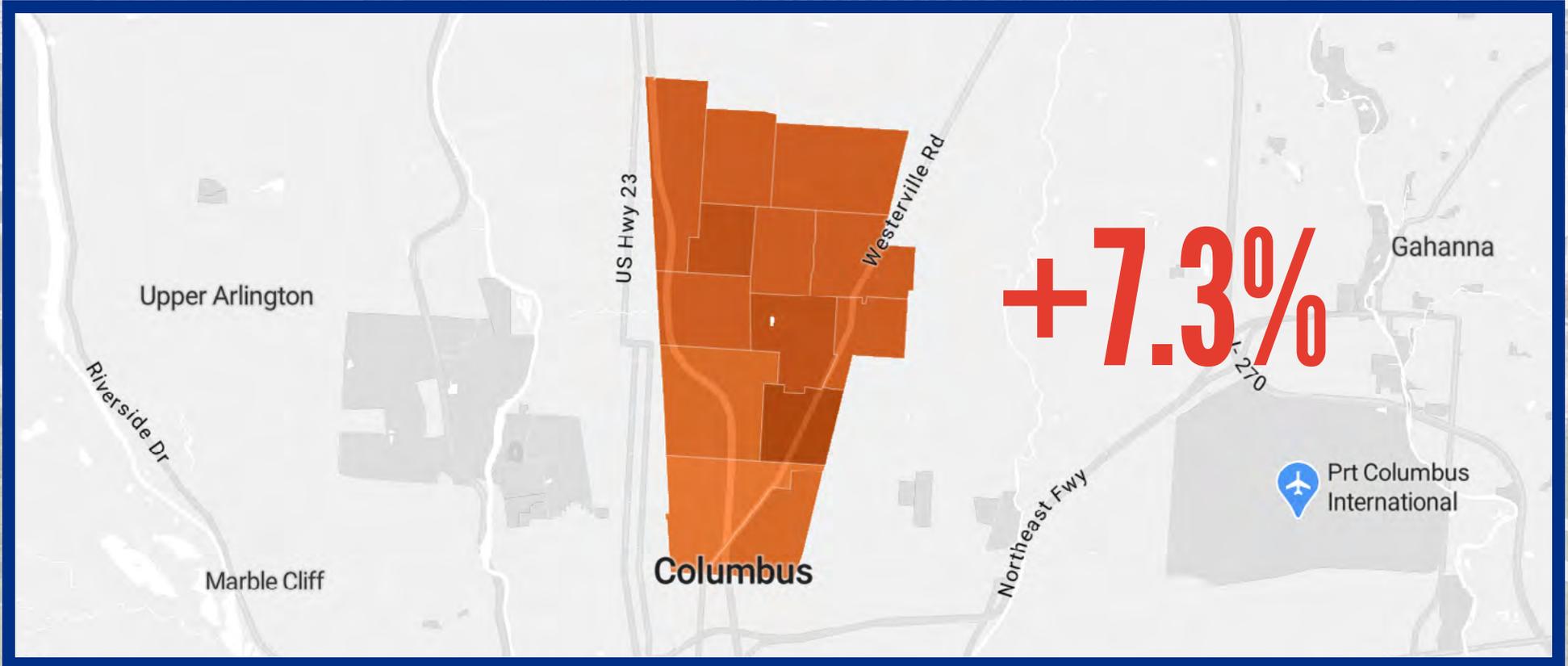


The higher the number, the greater the diversity.

Greater Linden

11 out of 12
census tracts grew

Change ranged from
-0.8% to +17.4%



Greater Linden grew for first time in decades

35,376 to 37,954

+2,578

+7.3%



Greater Linden continued to lose housing units

17,056 to 16,424

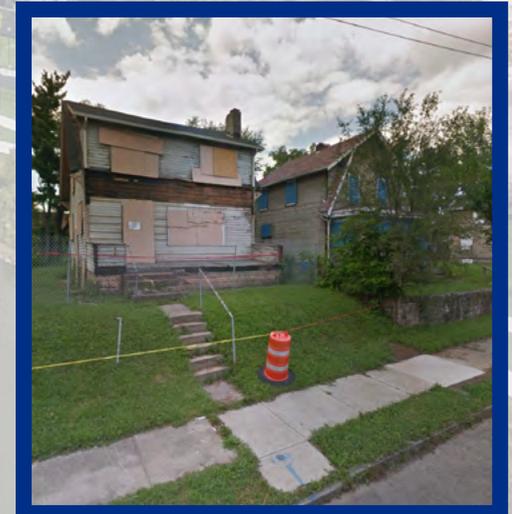
-652
-3.7%



Greater Linden vacant housing units dropped dramatically

2,747 to 1,664

-1,083
-39.4%



Greater Linden's vacant housing dropped due to demolition and renovation

Between 2010 and 2020 the City of Columbus recorded 403 demolitions.

However the number of vacant and abandoned units fell -1,083



Maria Ramirez Rivas, a native of El Salvador, stands on the porch of her house after nine months of renovations in Linden on December 21, 2018. Ramirez Rivas bought this house as a land bank house. [Samantha Madar/Dispatch]

Linden Price Jumps

1111 Windsor Ave
2019: \$32,500 Now: \$229,000



+605%

1376 East 21 Ave
2022: \$77,000 Now: \$220,000

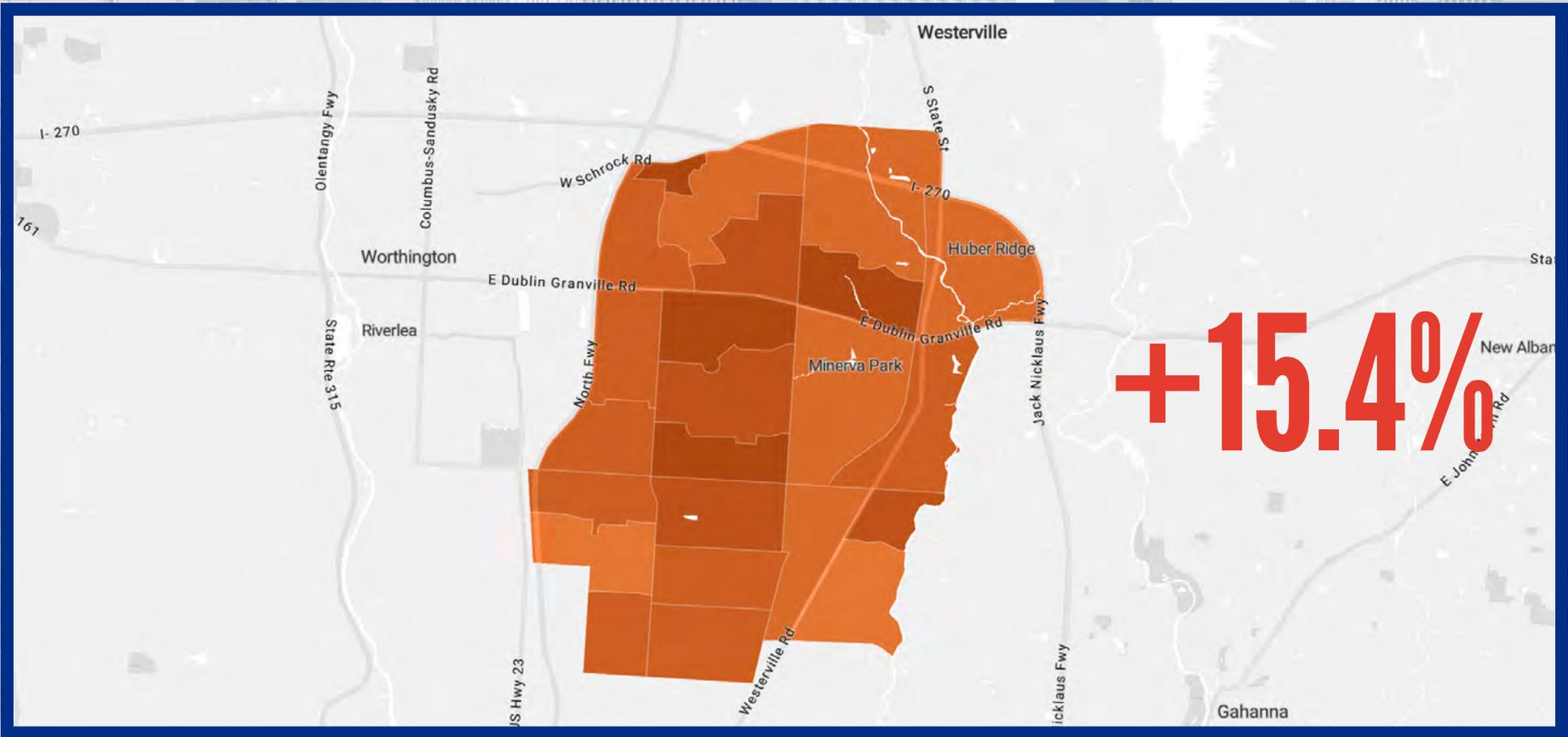


+186%

Greater Northland

All 22 census tracts showed population growth

Growth ranged from +4.2% to +35.5%



Northland Added the Equivalent Population of the City of Bexley

88,348 to 102,029

+15.4%

+13,681



Northland Housing Units Barely Increased

40,875 to 41,359

+1.1%

+484 units



Vacant Housing in Northland Dropped by Half

Change, 2010 to 2020

4,028 to 2,104

-47.8%

1,924 less vacant
housing units



Occupied Housing in Northland Increased without New Construction

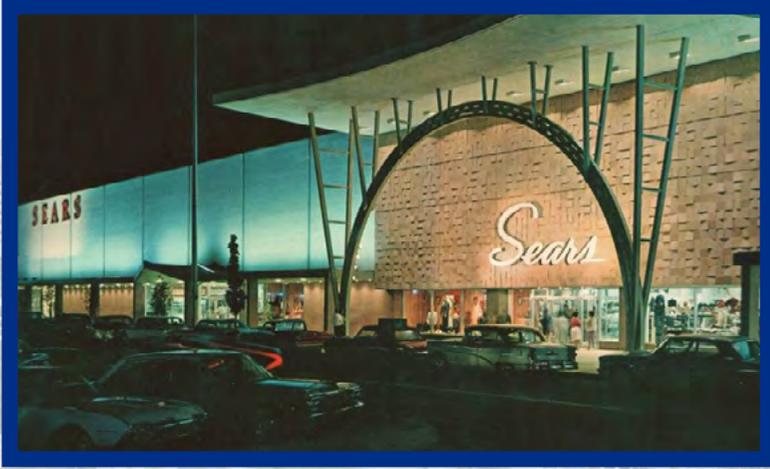
36,732 to 39,346

+7.1%

2,614 more
occupied units



Northland Retail Revolution

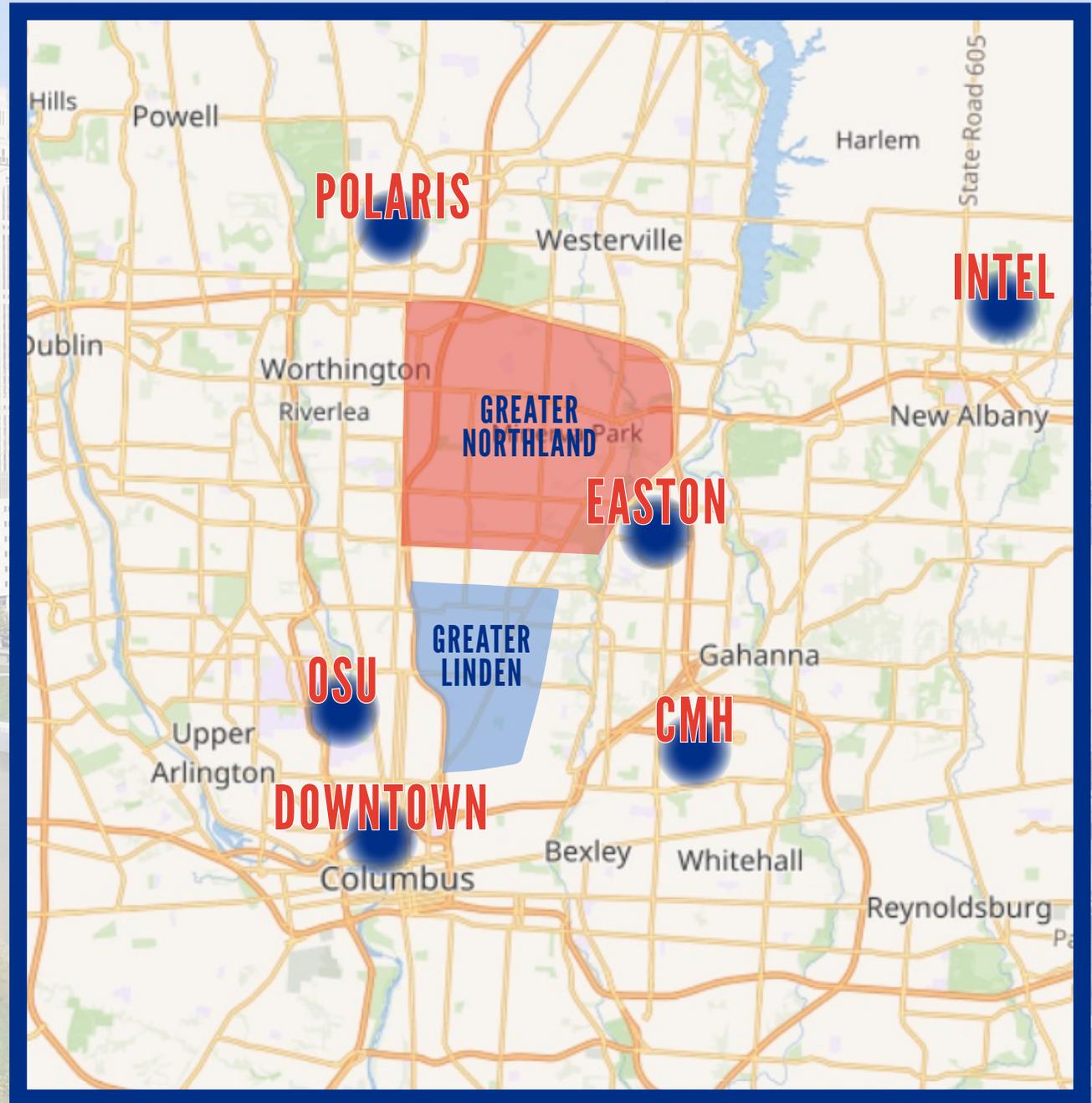


In 1997, Northland had the most retail sales of ZIP code in Ohio.



10 years after Northland Mall was demolished, Morse Road had one of the lowest commercial vacancies in the county.

Greater Northland & Linden



Billy Ireland 1920's Columbus Dispatch Cartoon



Near East population barely budges

Total population from
21,282 to 21,836

Population increases

+554

+2.6%



**Growth is reversing decades of decline.
Demographics are shifting rapidly.**

Near East Side experienced a rapid racial shift

WHITE

BLACK

4,019

7,965

15,996

12,618

2010

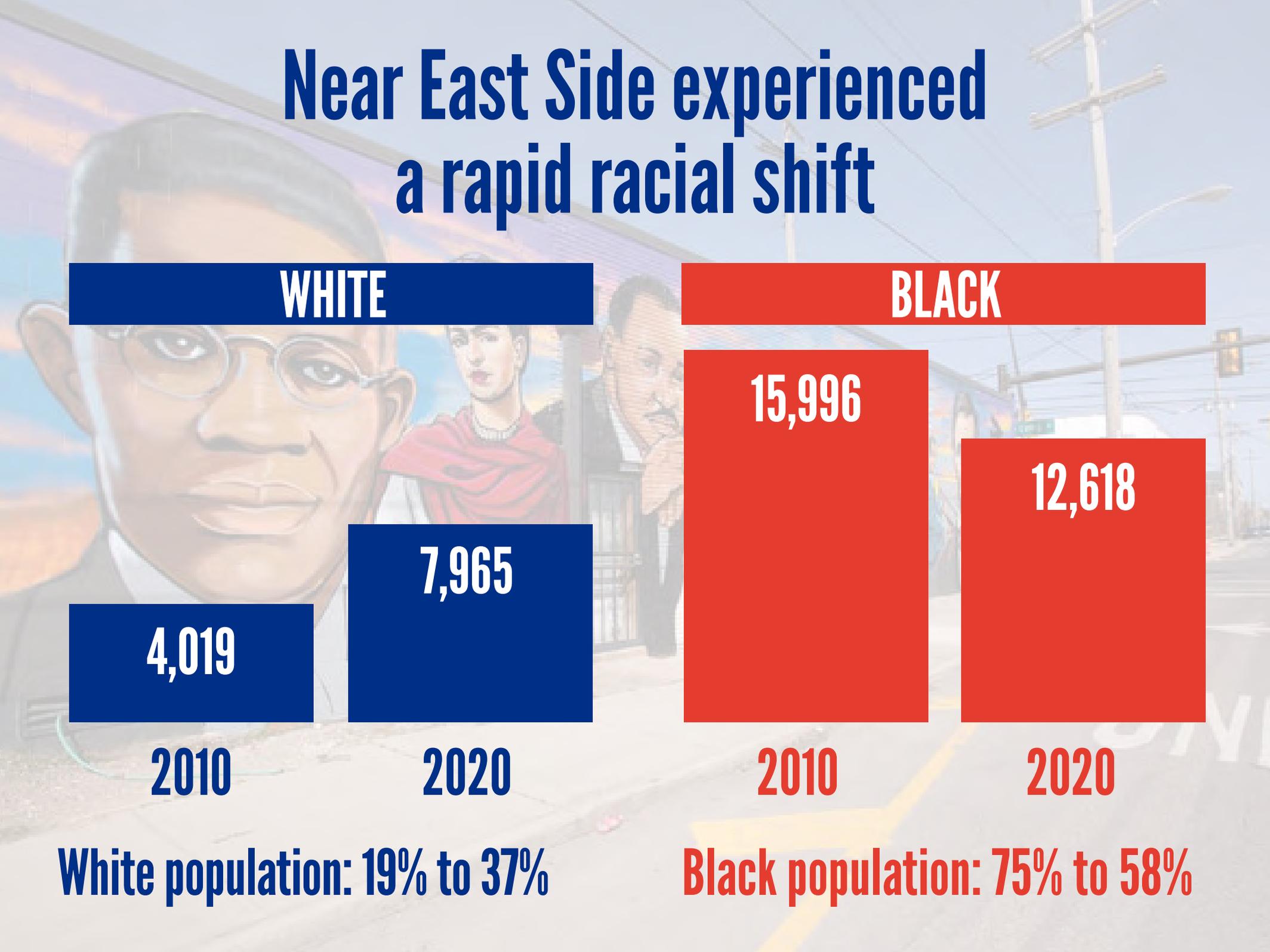
2020

2010

2020

White population: 19% to 37%

Black population: 75% to 58%



Near East Side

Housing Stock Shrinks Slightly as Vacancies Plummet

Total units

12,757 to 12,365

Vacant units

3,492 to 2,295

Vacant housing units fall

-34.3%

Number of vacant units falls

-1,206



NEAR SOUTH SIDE



752 Kelton Ave.
April '21: \$109K
July '22: \$345K



870-872 Lockbourne
June '21: \$189K
July '22: \$350K



1172 Ellsworth
March '22: \$154K
July '22: \$269K



652 S. Champion
May '21: \$90K
July '22: \$370K



995 S. Champion
Feb. '22: \$123K
July '22: \$340K



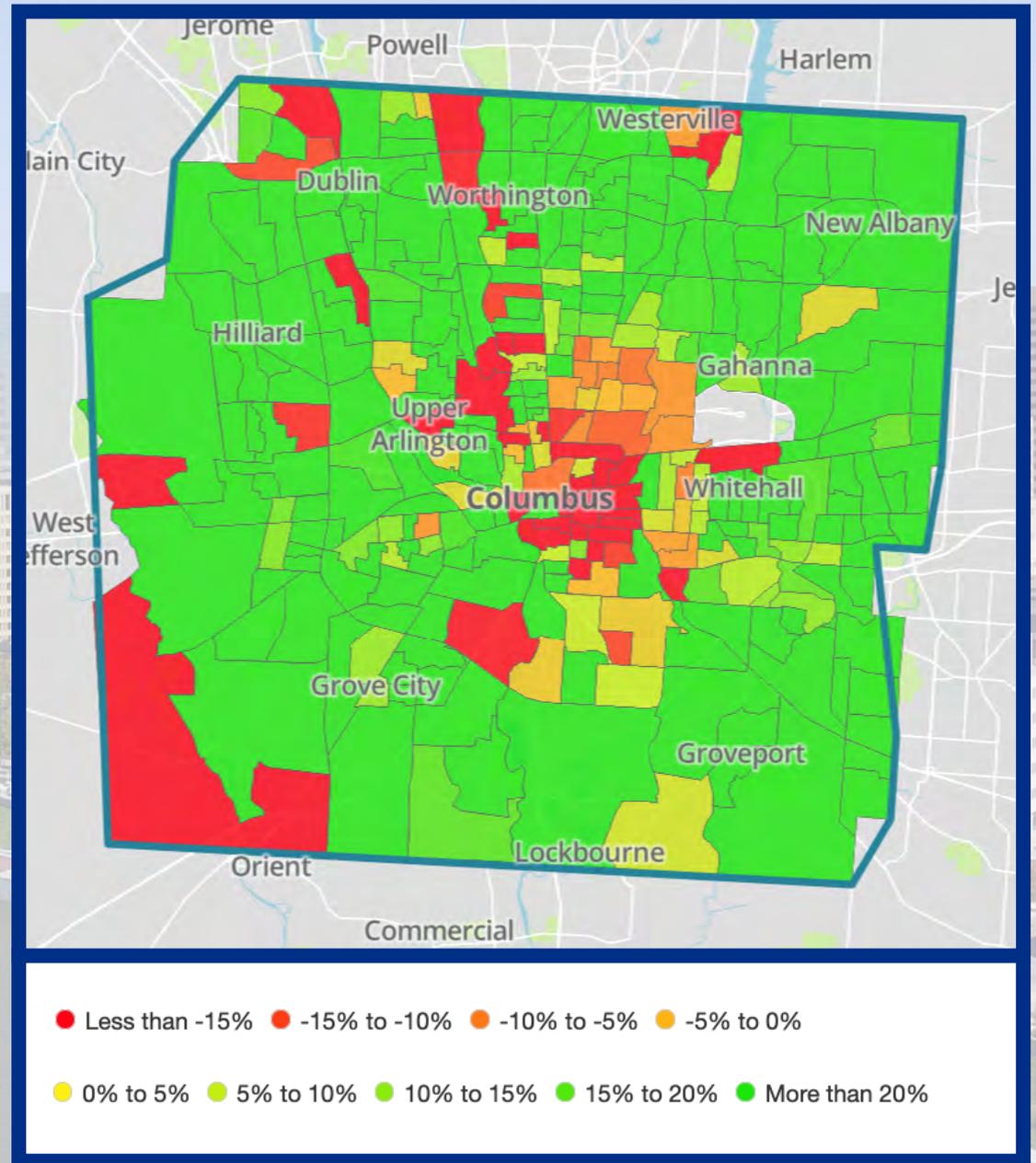
677 Bedford
May '19: \$71K
July '22: \$279K

Black population surges in suburban areas and tumbles in central city

Total Black population 2010-2020

247,225 to 299,771

+21.3% up 52,546



Across the central city the Black population fell in unprecedented numbers



**Near Northwest
Tract 11.12
-40.2%**

Franklinton: Tract 42: — 60.5%, Diversity Index 56-60



**Southside
Tract 57
-41.7%**

Black Population Migrates to Far Northeast Columbus near New Albany



Tract 72.14
Tract 72.09
Tract 72.15

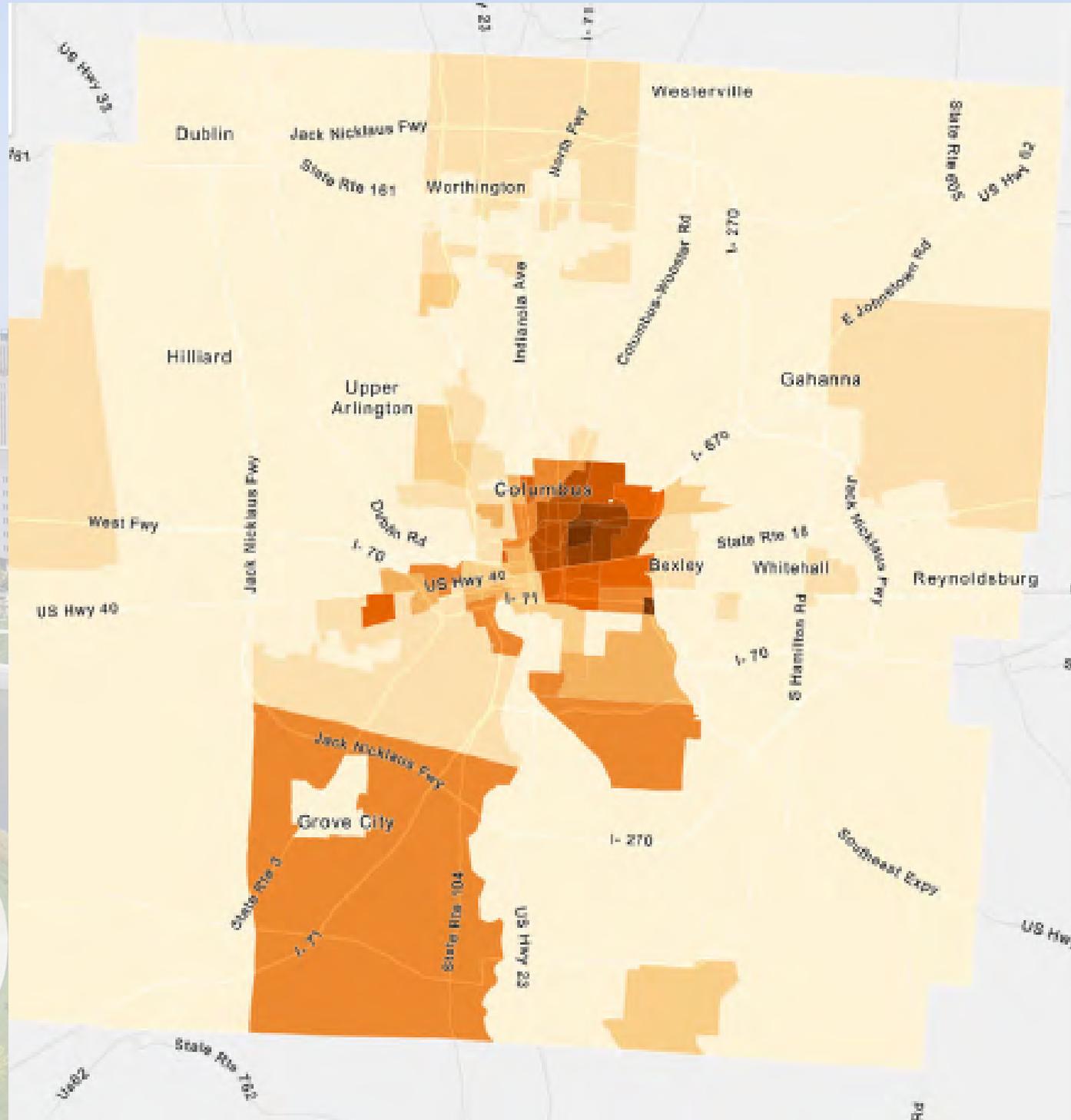
+273%
+215%
+195%

Diversity Index: 38 to 50
Diversity Index: 40 to 59
Diversity Index: 28 to 43

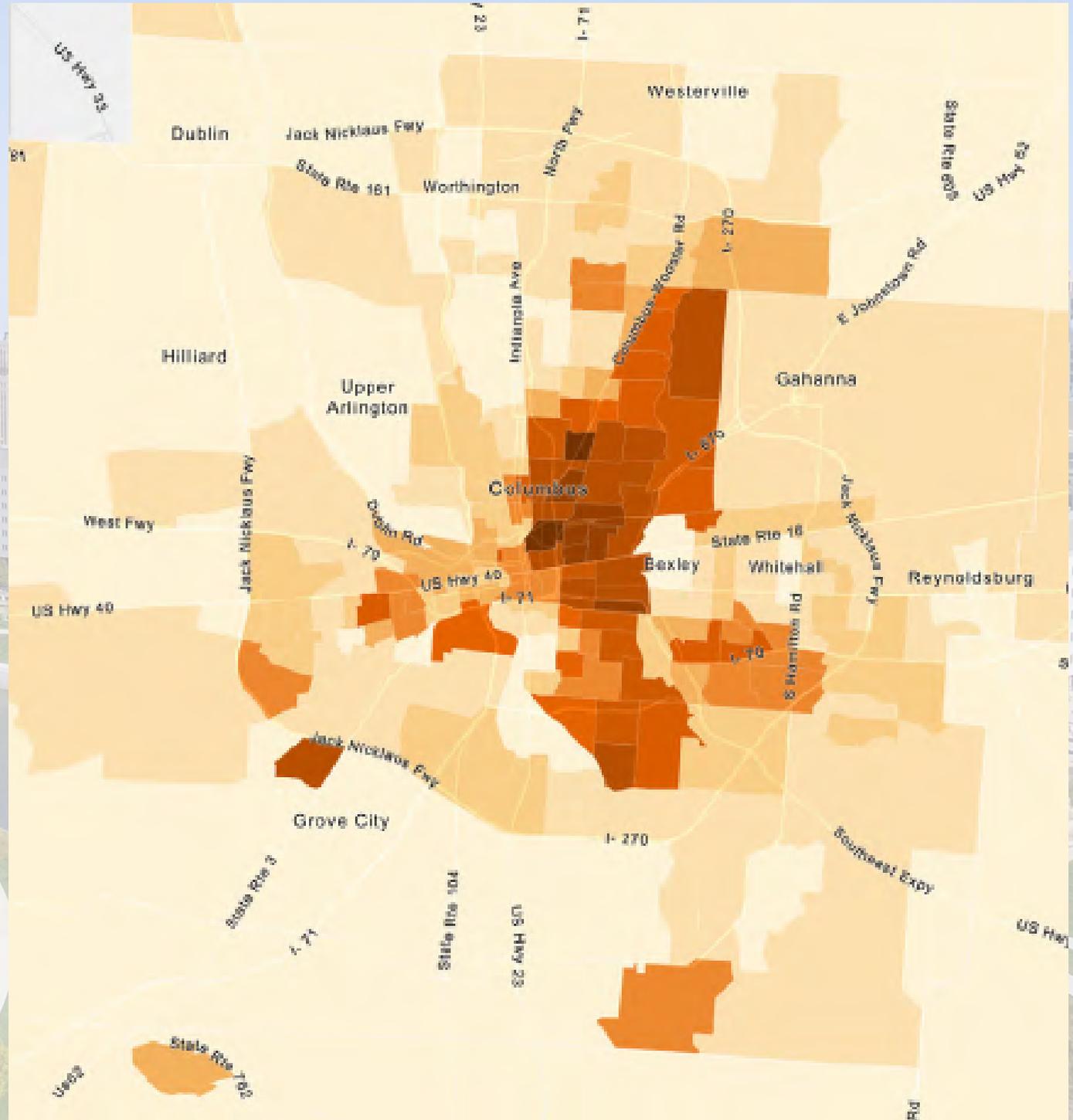
BLACK POP.

875 to
2,809

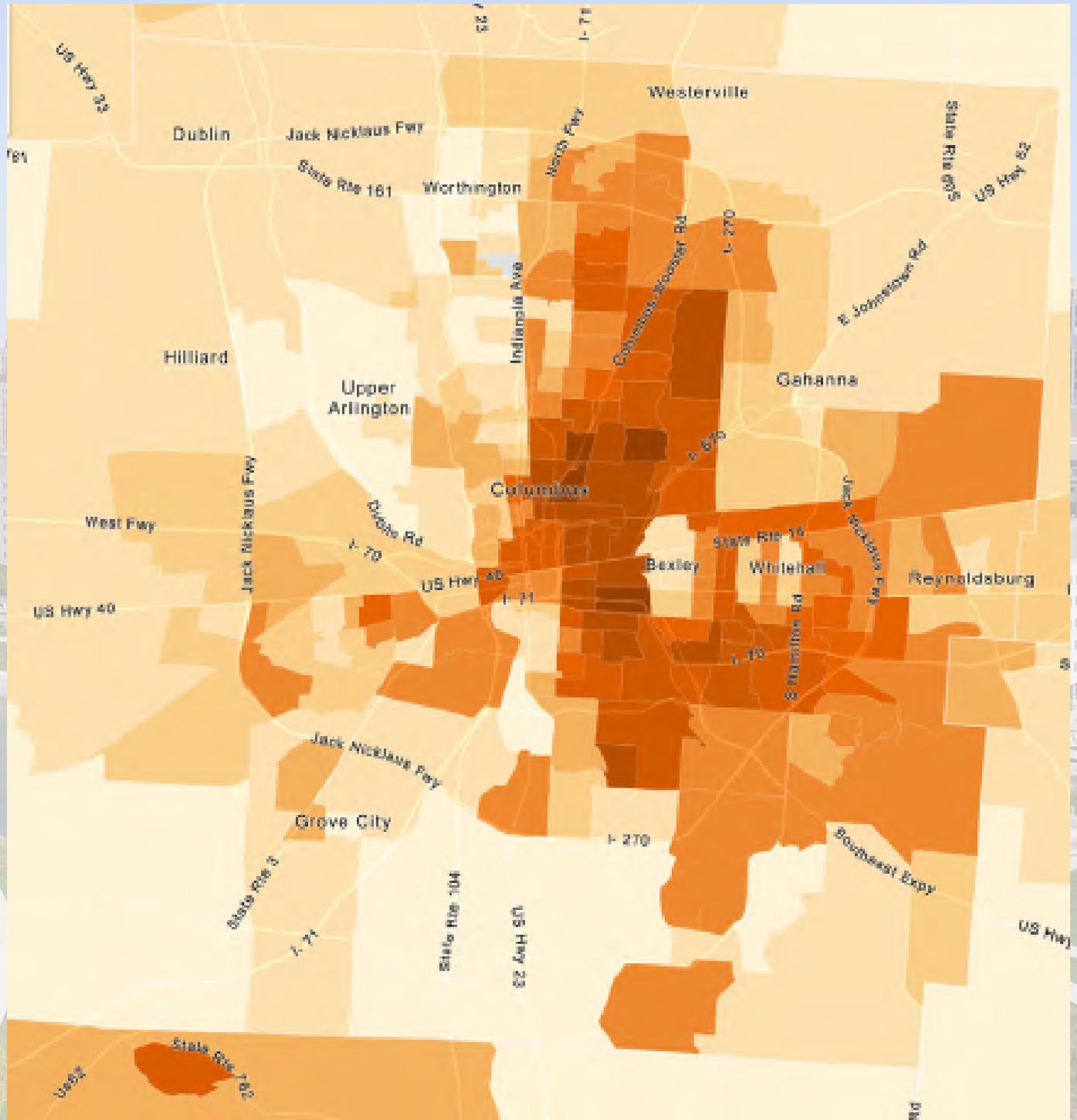
Black population 1960



Black population 1980



Black population 2000



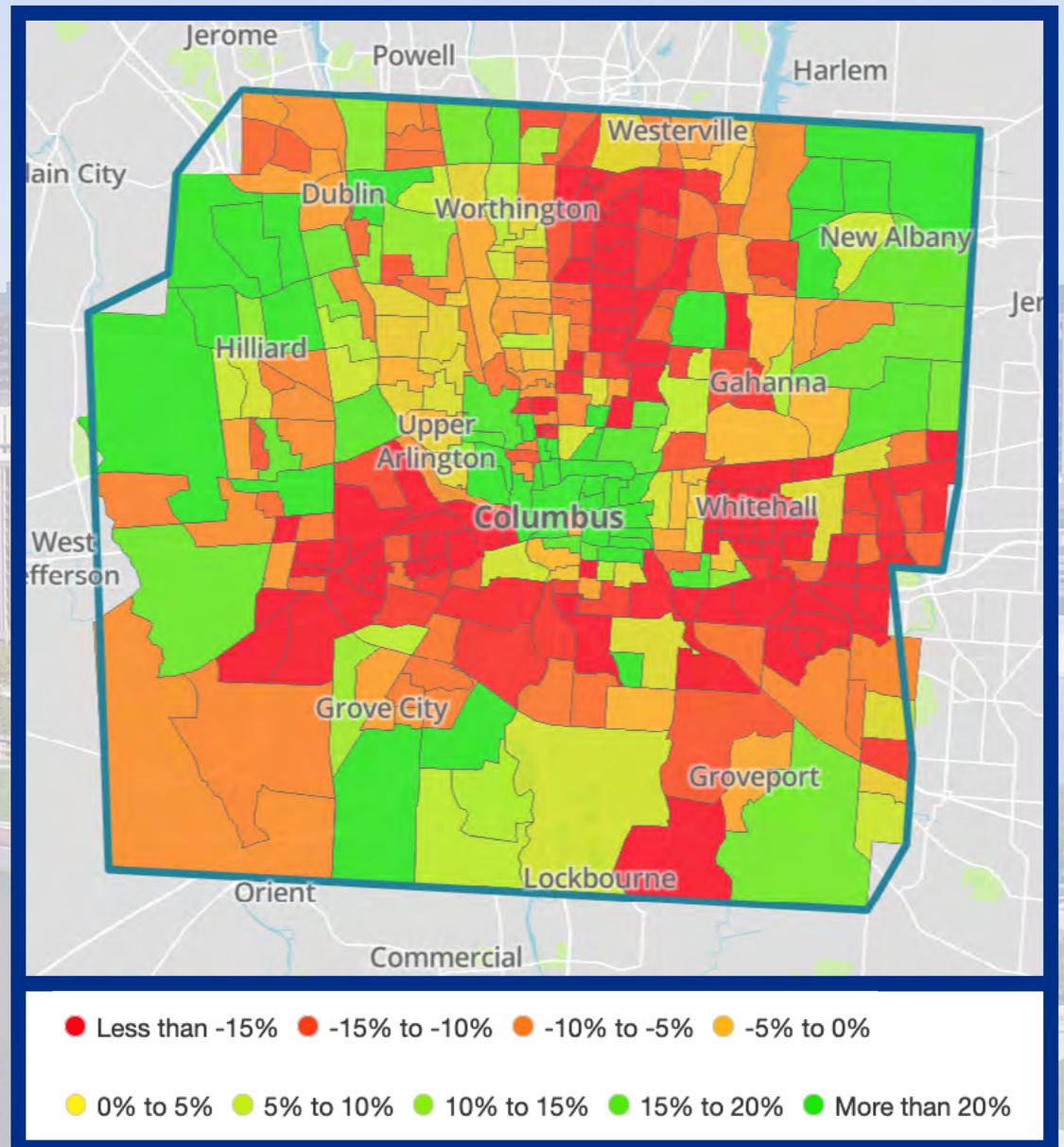
Considerable White Population Declining in Three Areas

Total White Population
2010 to 2020

805,618 to 802,685

-0.4%

Franklin County: White
69.2% to 60.6%



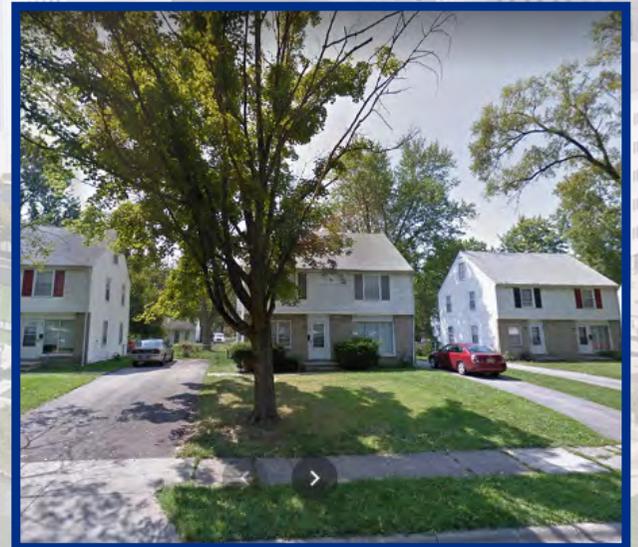
Northland • West Side • Far East

Largest Decrease in White Population

Whitehall: Tract 92.51
-72% **Diversity Index: 69 to 59**

Eastland: Tract 93.26
-61% **Diversity Index: 59 to 54**

Northland: Tract 69.31
-42% **Diversity Index: 58 to 68**



Significant white population increase across previously redlined and segregated neighborhoods

Near East Side: Tract 29

+208%

Diversity Index: 26 to 42

South of Main: Tract 54.10

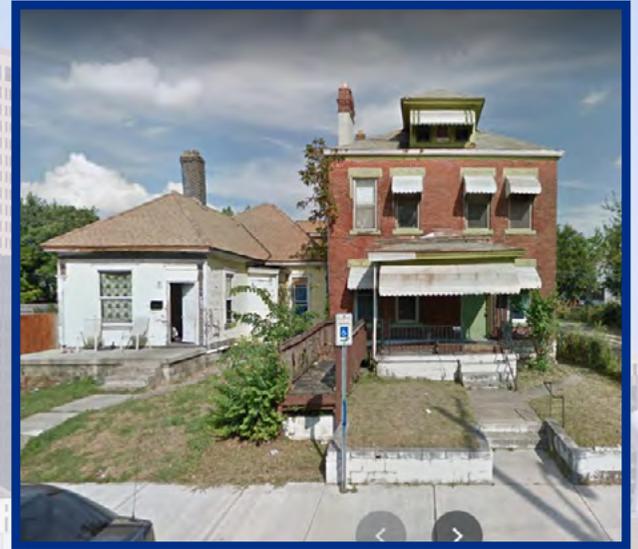
+196%

Diversity Index: 21 to 51

Downtown: Tract 40.02

+172%

Diversity Index: 56 to 58

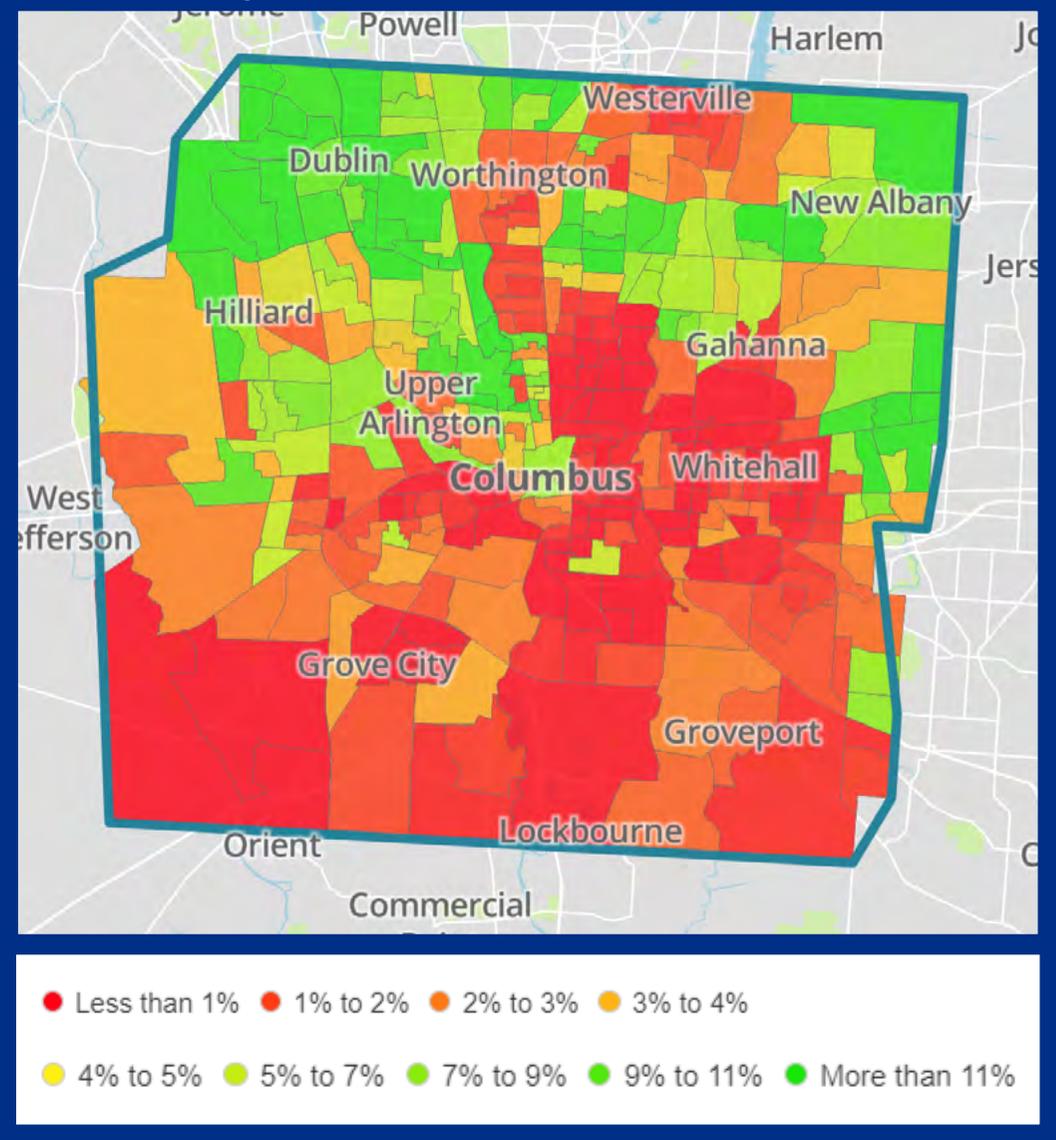


Asian population jumps 65%

Grows from
44,996 to 74,701

Franklin County
2010: 3.9%
2020: 5.6%

MAP: Asian Population 2020



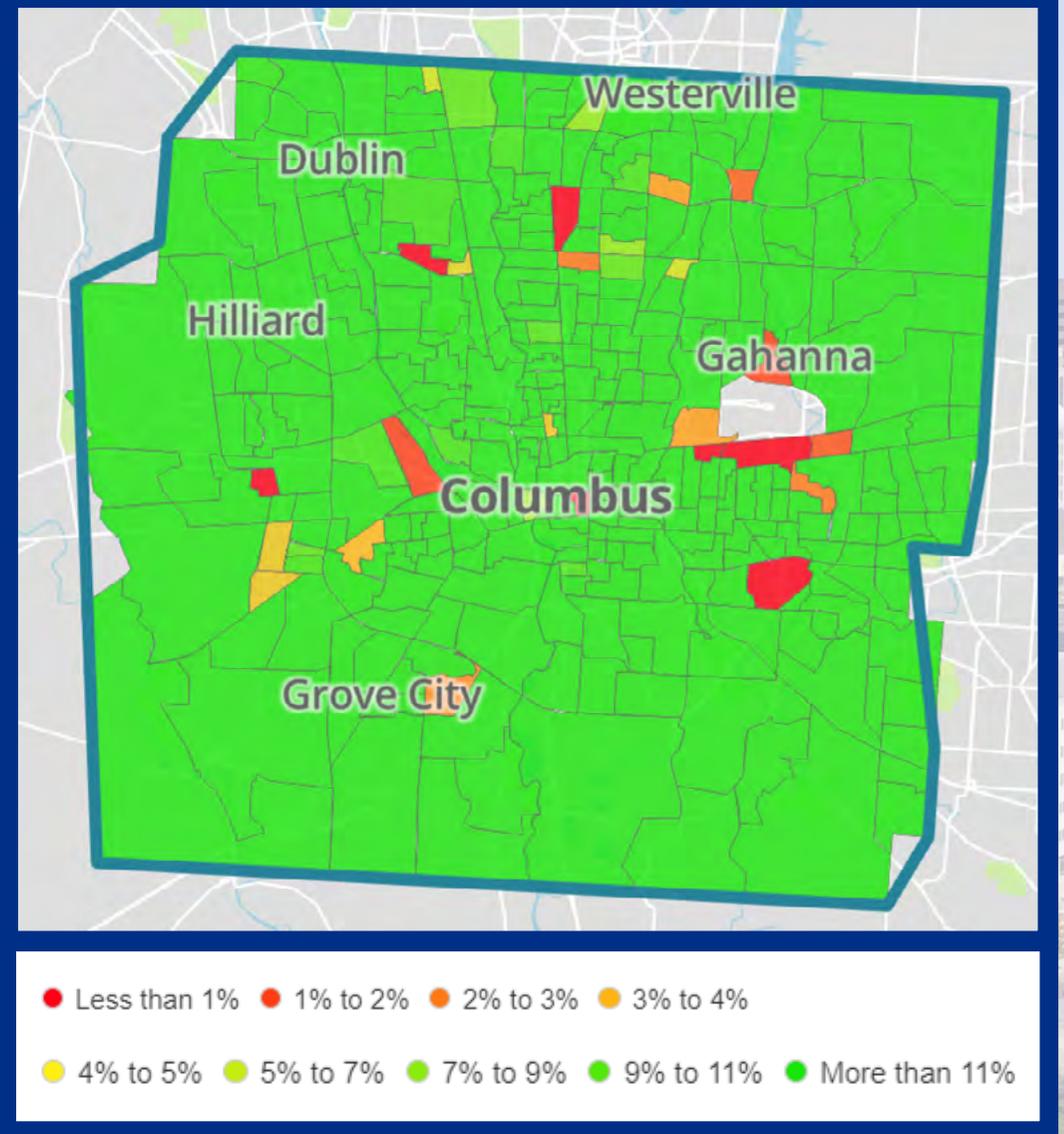
NW Columbus • Campus • Dublin • Northland •
New Albany • Far East Columbus

Hispanic or Latino population jumps 64%

Grows from
55,718 to 91,182

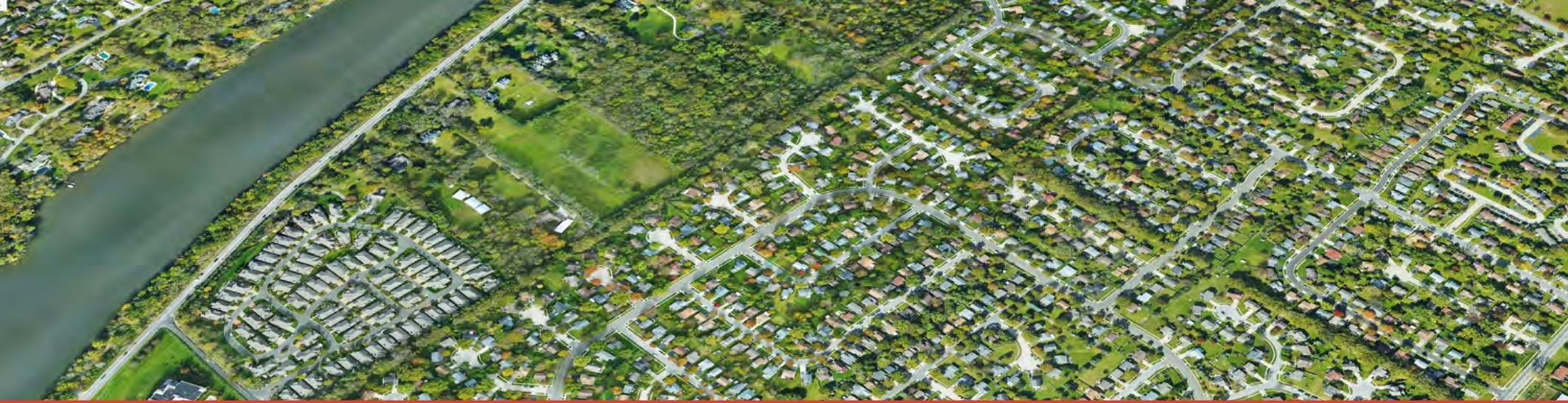
Franklin County
2010: 4.8%
2020: 6.9%

MAP: H or L Population 2020

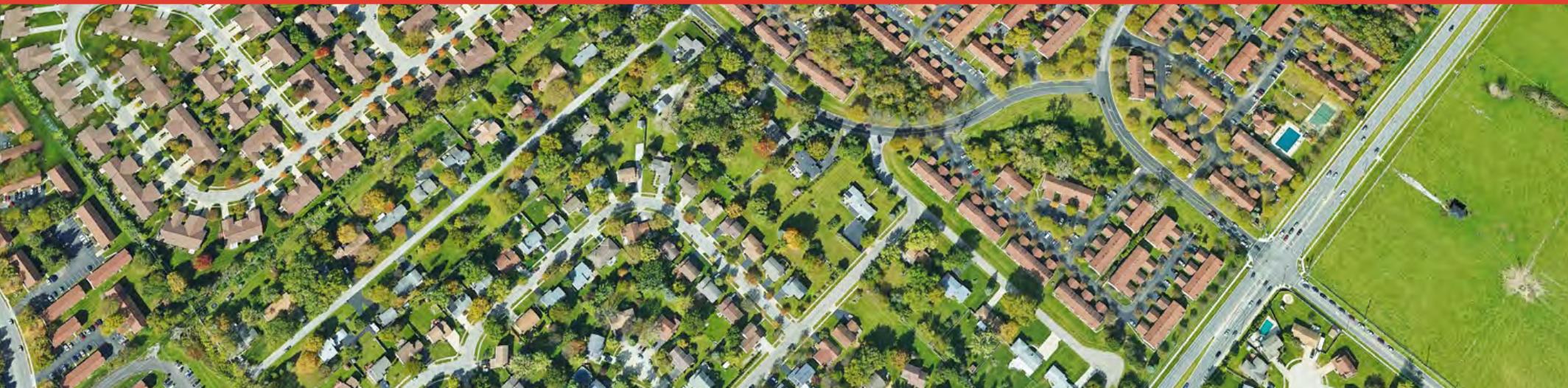




**We are chronically
underbuilding.**



**Central Ohio has a critical scarcity
of available housing stock.**



Housing construction surged in 2020 - 2022

Yet...still not building enough

2022 was the highest year for new housing in 18 years with 12,800 units.

From 2010-20 averaged only 9,000.



We need 14,000 units annually to meet population growth.
We need 21,000 units to make up for underbuilding.

FRANKLIN COUNTY

Housing Units Per Household

2010



107

100



FRANKLIN COUNTY

Housing Units Per Household

2010

2020



107

100

102

100



FRANKLIN COUNTY

Housing Units Per Household

2010

2020

2030



107

102

96

100

100

100

\$546K

\$545K

\$453K

\$425K

\$356K

\$570K

\$353K

\$569K

\$496K

\$245K

\$524K

\$185K

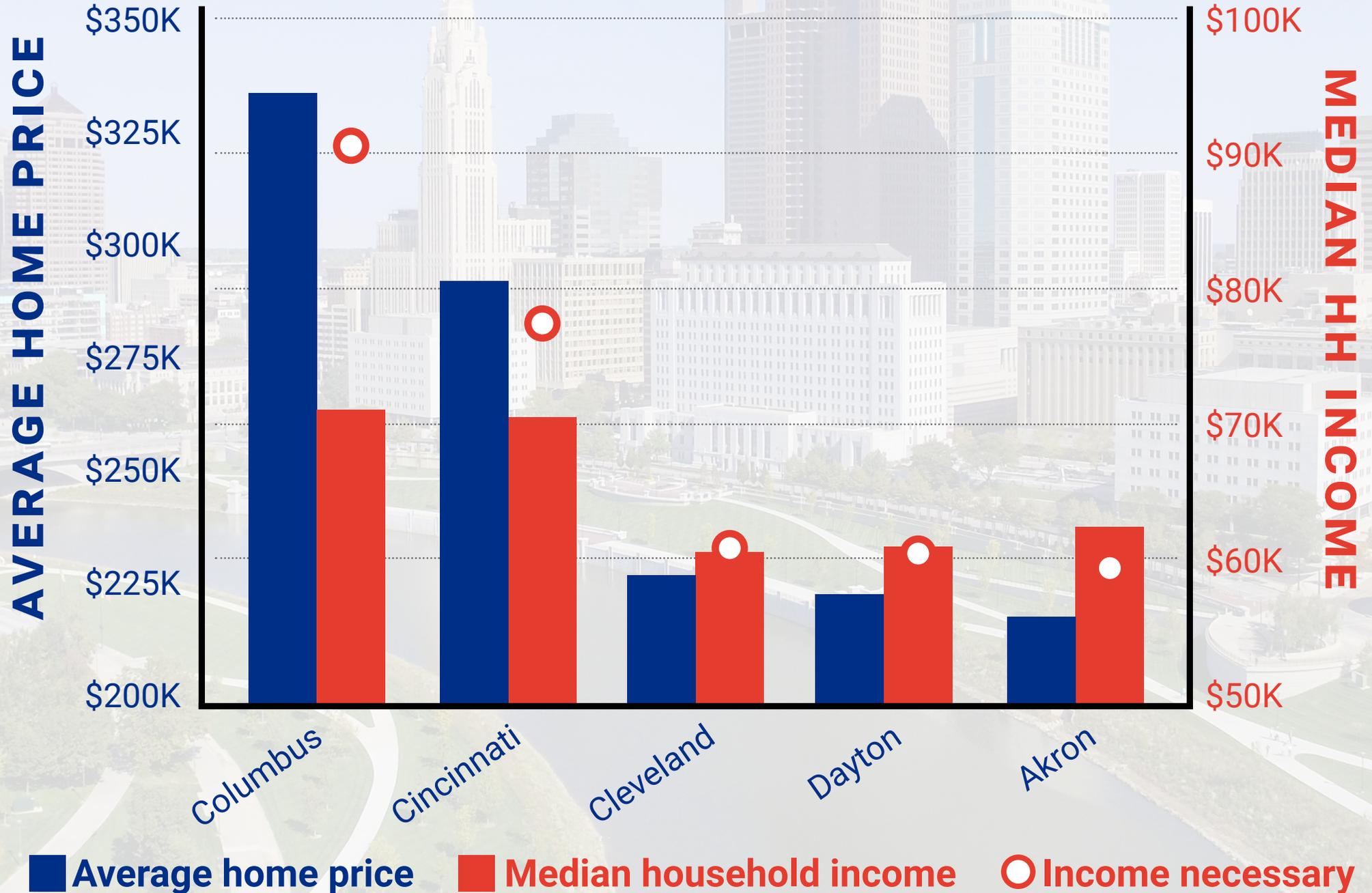
\$297K

\$297K

\$377K

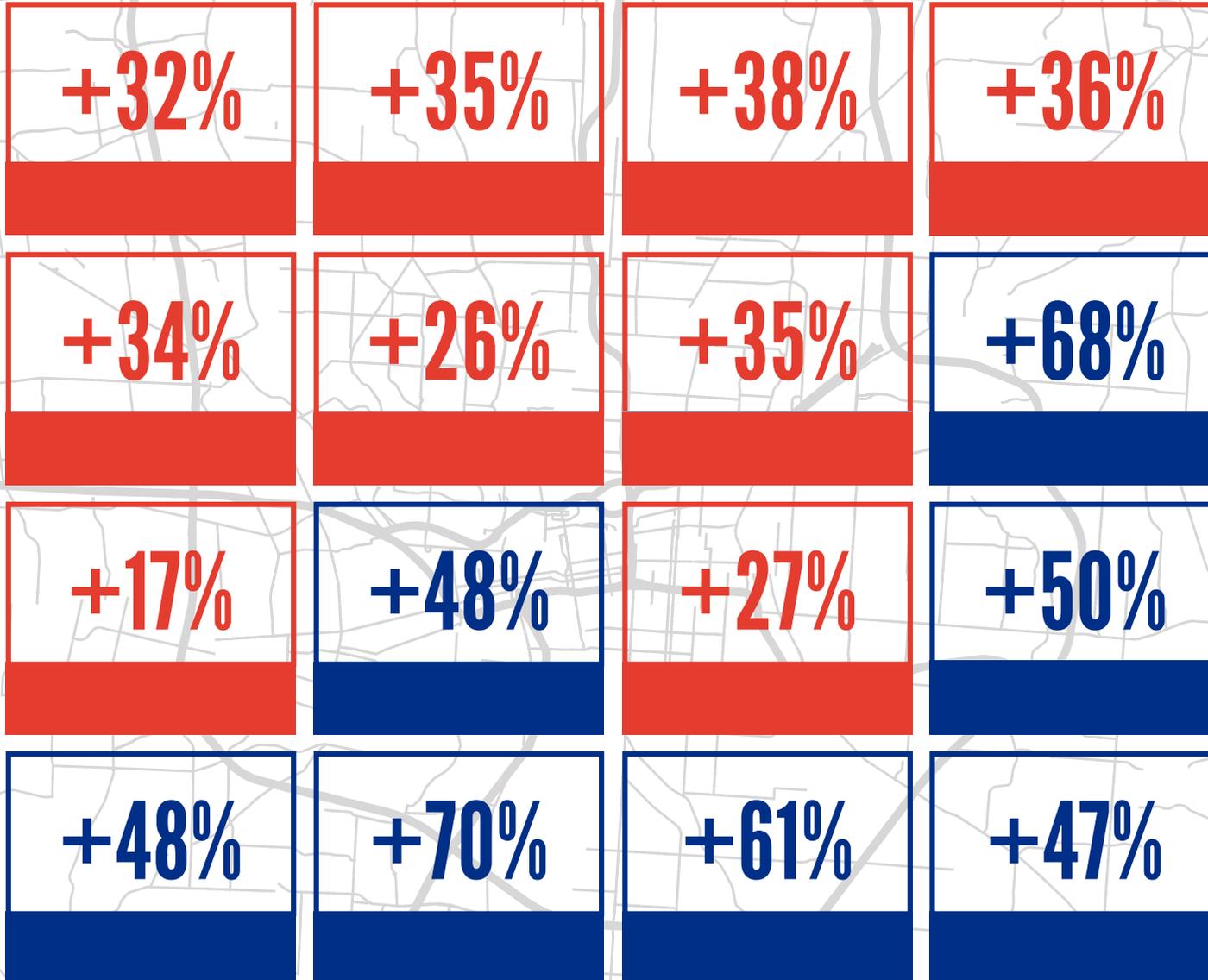
\$281K

Home Price : Income

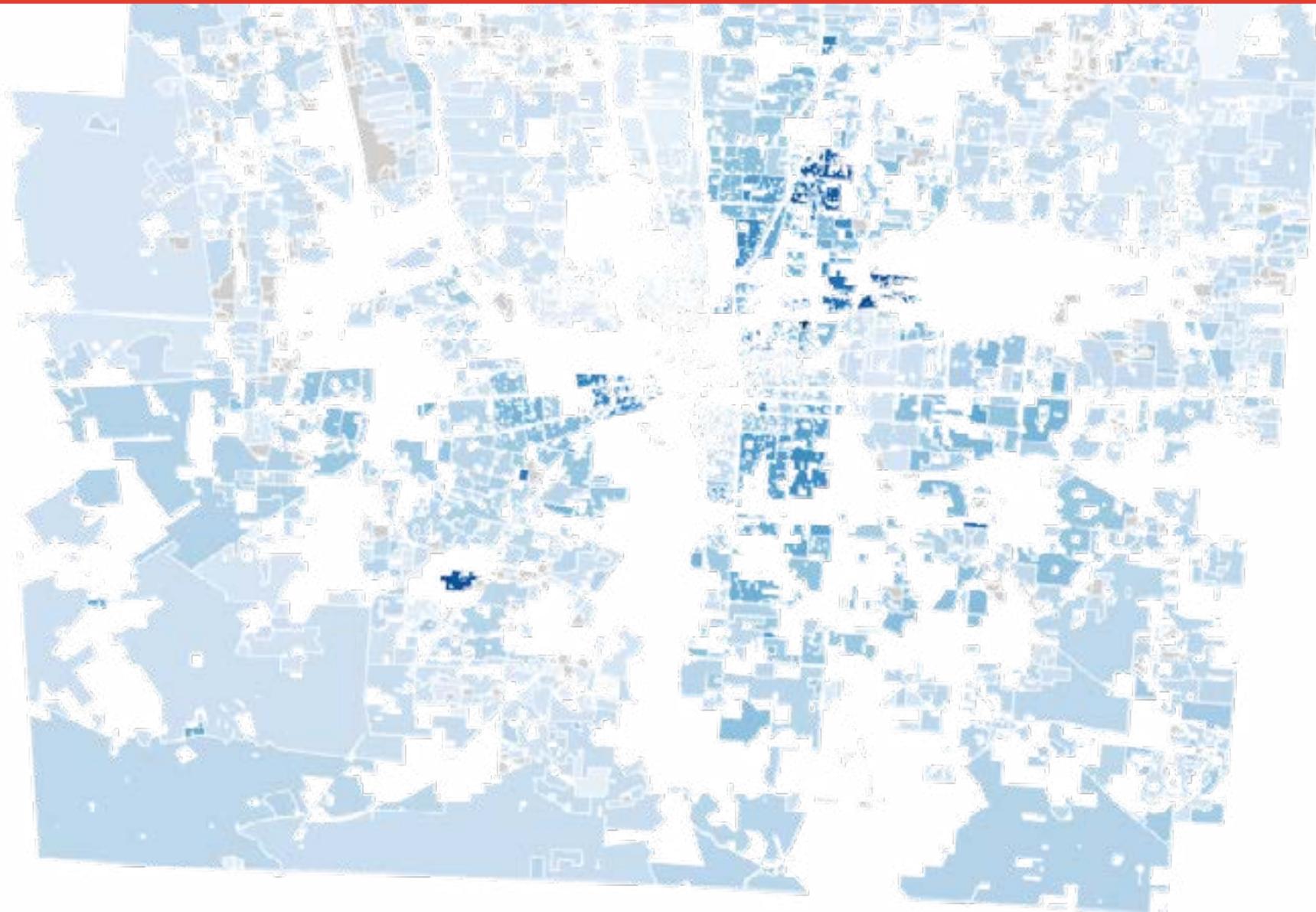


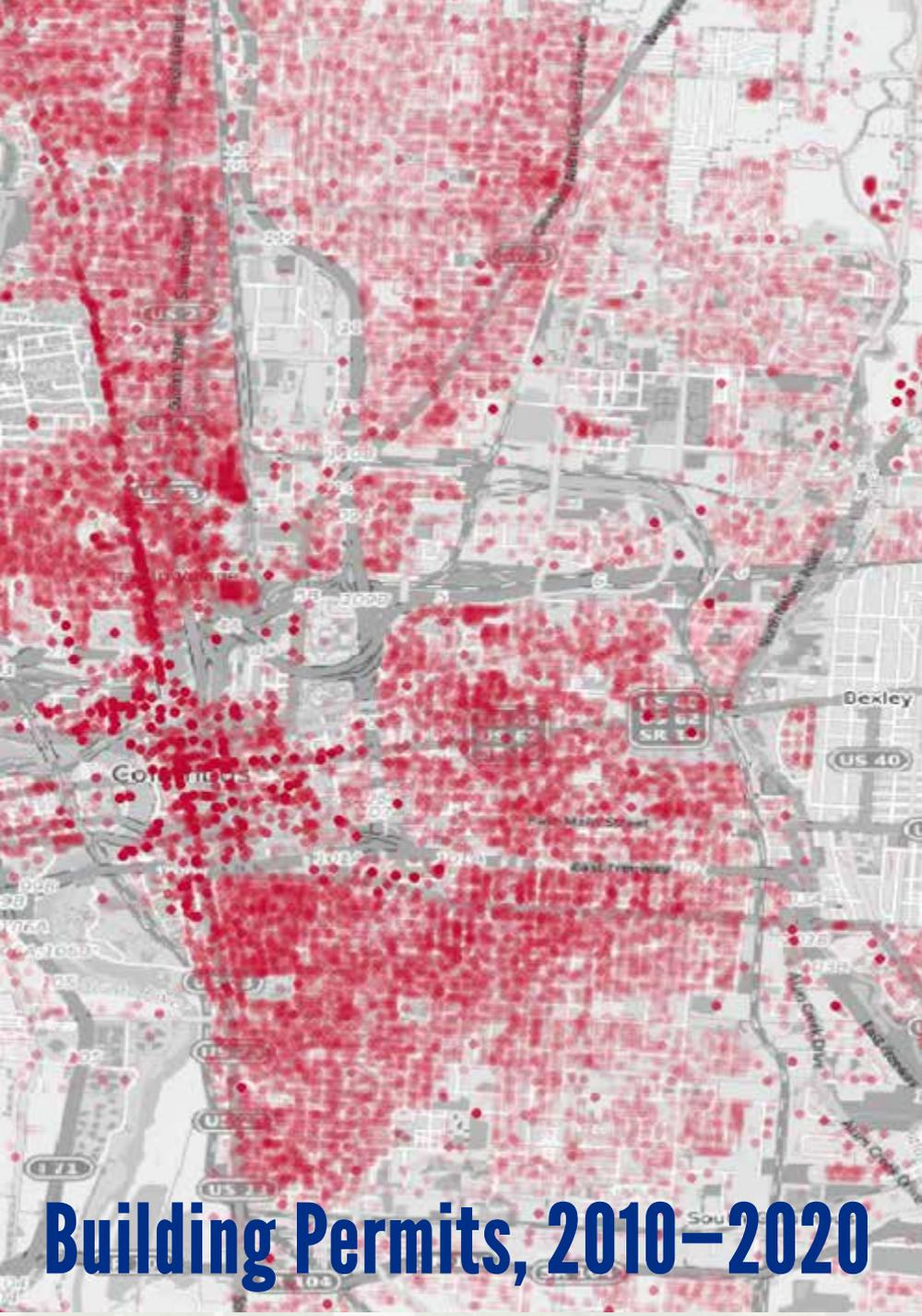
Home Value Increase, 2020–2023

FRANKLIN COUNTY AUDITOR



Property Value Increase, 2020–2023





Building Permits, 2010–2020

**Redlining and “Flipping”
Homes: Real estate
developers still benefit
today from historic
redlining.**

**Profit from flipping homes
today are only possible
due to decades of artificial
suppression in home values
in certain neighborhoods,
instigated by redlining and
structural racism.**

Losing Rental Affordability



Between 2017-2021 the metro lost -37,803 units renting for less than \$899.

Losing Rental Affordability



Between 2017-2021 the metro lost -37,803 units renting for less than \$899. Yet added 35,140 units renting for over \$1,250.

Scarcity of units drives up average rent

2016
\$831

2022
\$1,295

*Two-bedroom apartment, +56%

Rental Housing Vulnerability



60% OF EVICTIONS ARE IN JUST 8 ZIP CODES

43229 1422

43224 1157

43228 1602

43204 943

43213 1541

43068 900

43232 1919

43207 1166

*First 11 months of 2023

Deplorable Conditions Persist

IN PRIVATE SECTOR PROPERTIES



**GALLOWAY
VILLAGE**



**LATITUDE
525**



**COLONIAL
VILLAGE**

Poverty 1980

Central Ohio
by census tracts

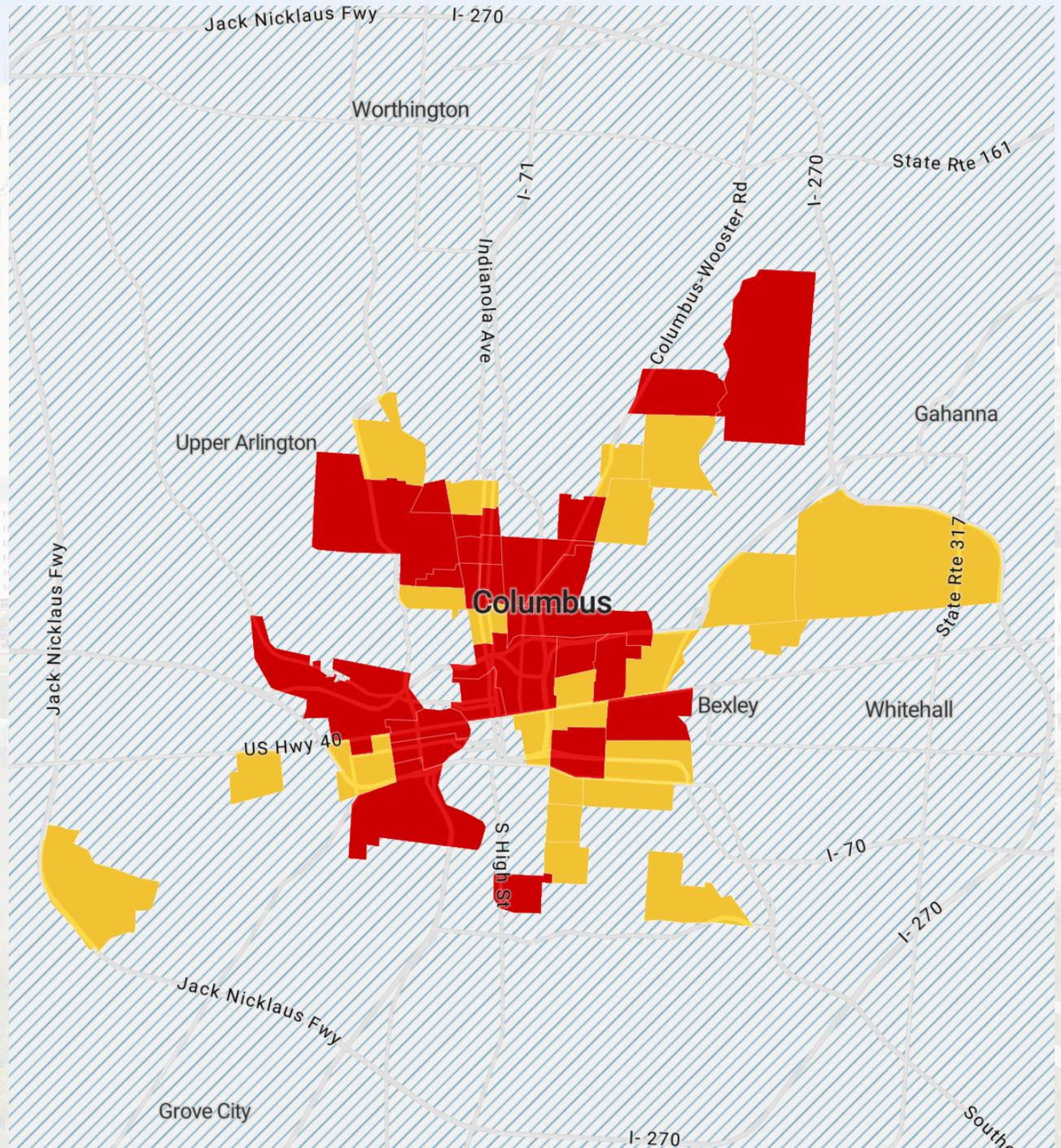
20% to 40%

More than 40%



Poverty 1990

Central Ohio
by census tracts

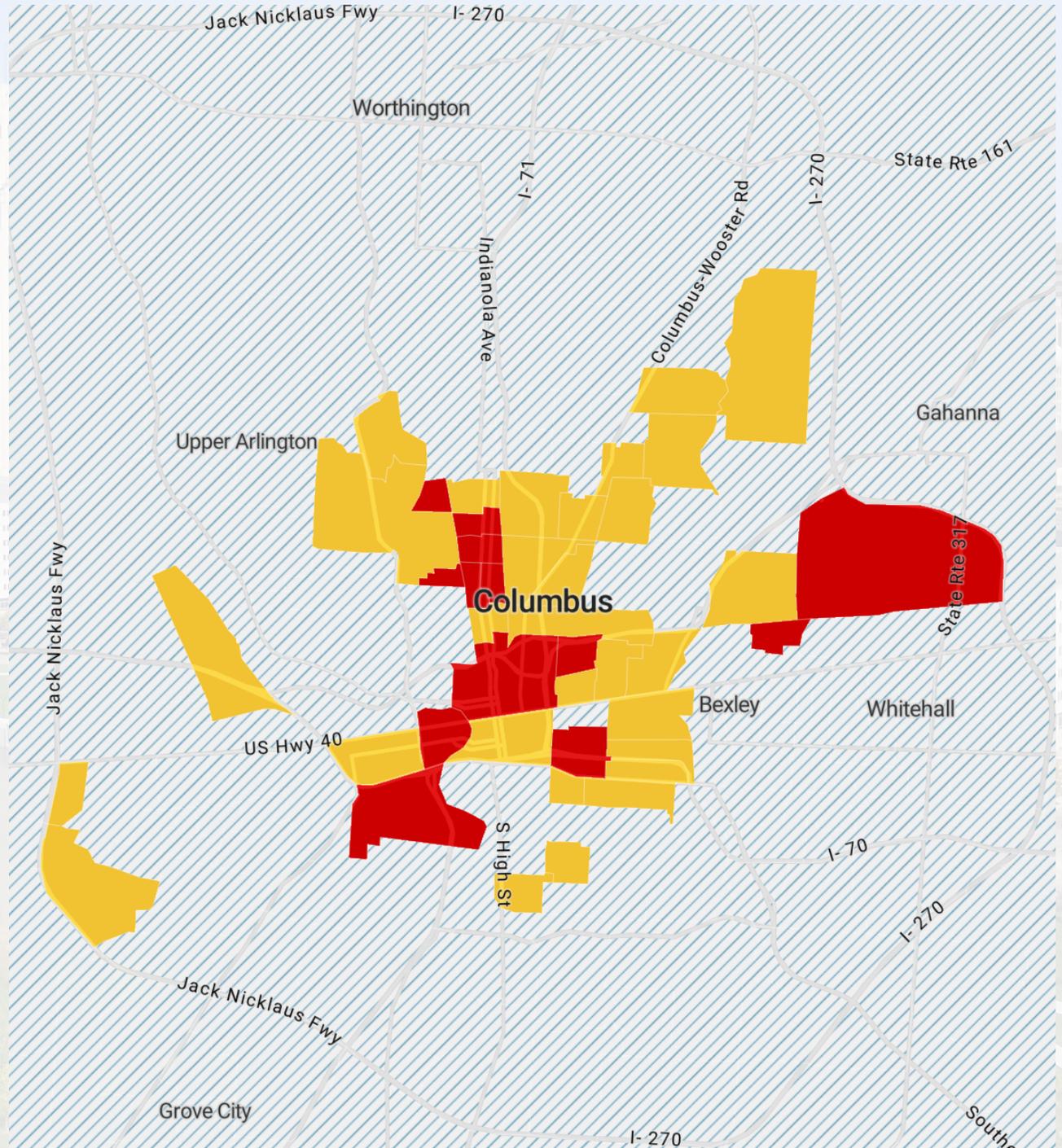


20% to 40%

More than 40%

Poverty 2000

Central Ohio
by census tracts



20% to 40%

More than 40%

Poverty 2010

Central Ohio
by census tracts

20% to 40%

More than 40%



Poverty 2021

Central Ohio
by census tracts



20% to 40%

More than 40%



LOS ANGELES



HONOLULU



PORTLAND



COLUMBUS

Unsheltered in Indianola Park



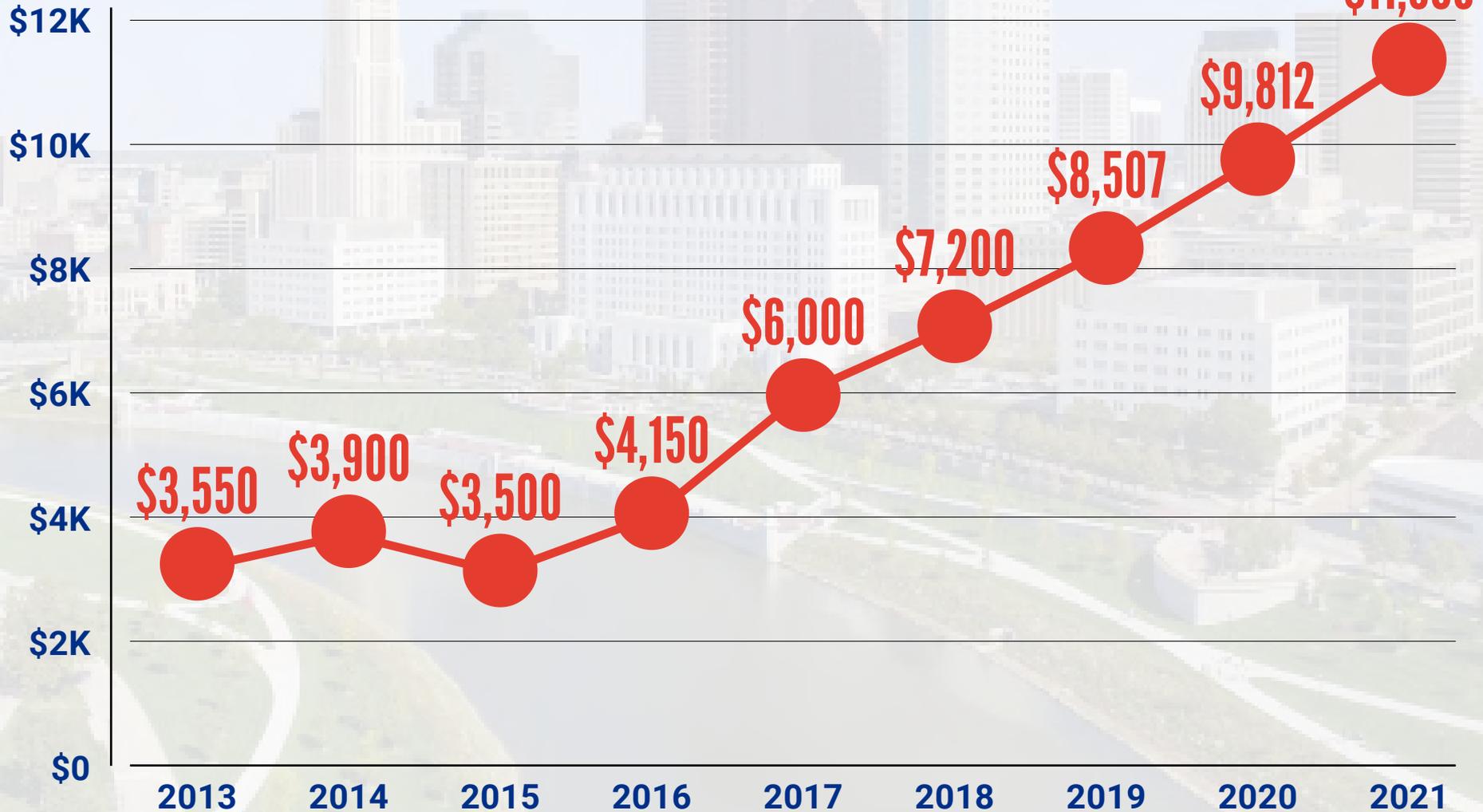
Camp near Wexner Medical Center



Camp along Olentangy River Bike Trail



The cost to re-house families has increased **234%** between 2015 - 2022.



People experiencing homelessness 2022–2023



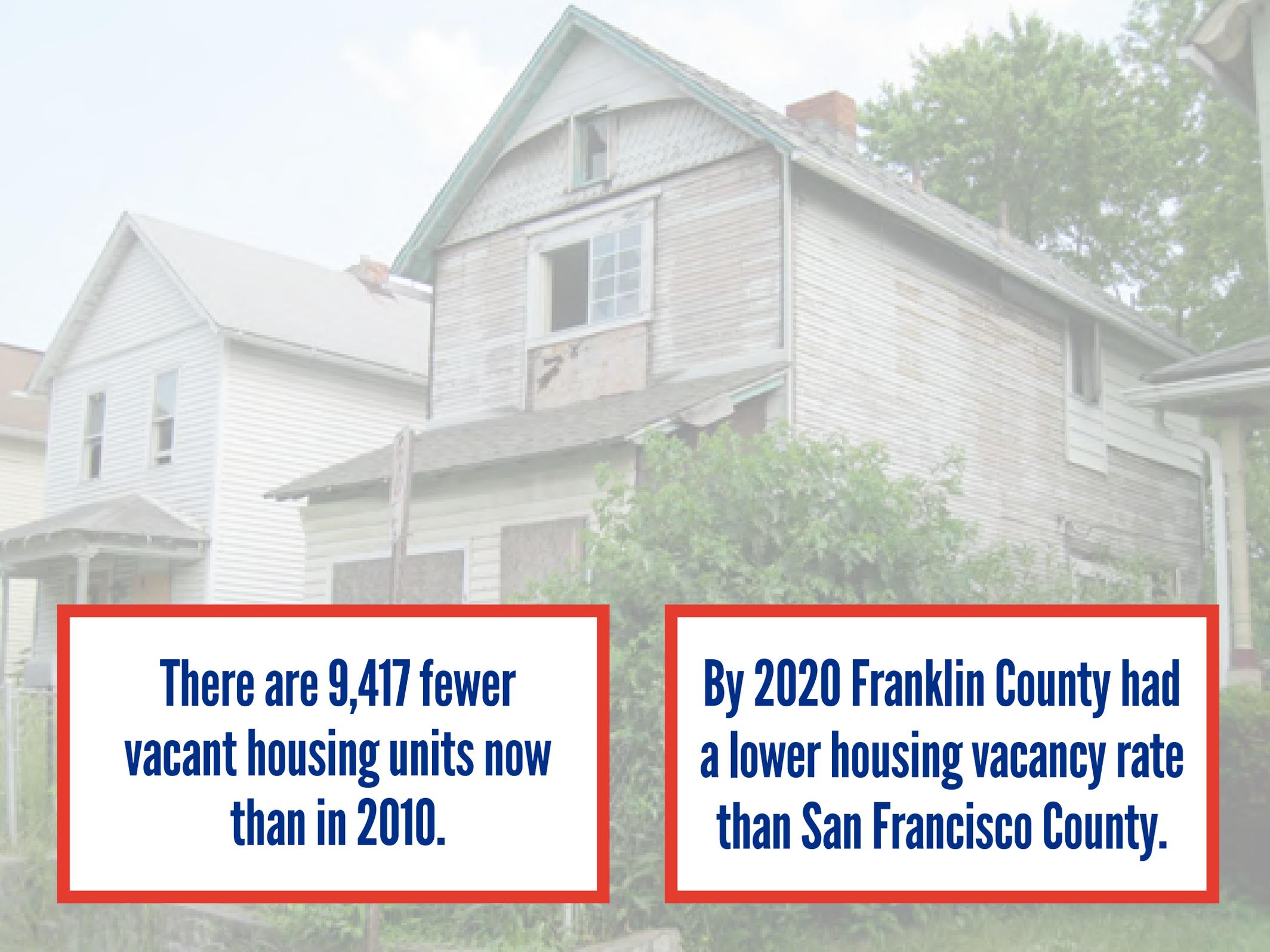
+46%

UNSHELTERED



+22%

OVERALL



**There are 9,417 fewer
vacant housing units now
than in 2010.**

**By 2020 Franklin County had
a lower housing vacancy rate
than San Francisco County.**

What the 2020 census tells us

POPULATION GROWTH

- Regional growth consistent with previous decades
- Regional growth shifted inward into Franklin County
- Neighborhoods previously losing population now gaining

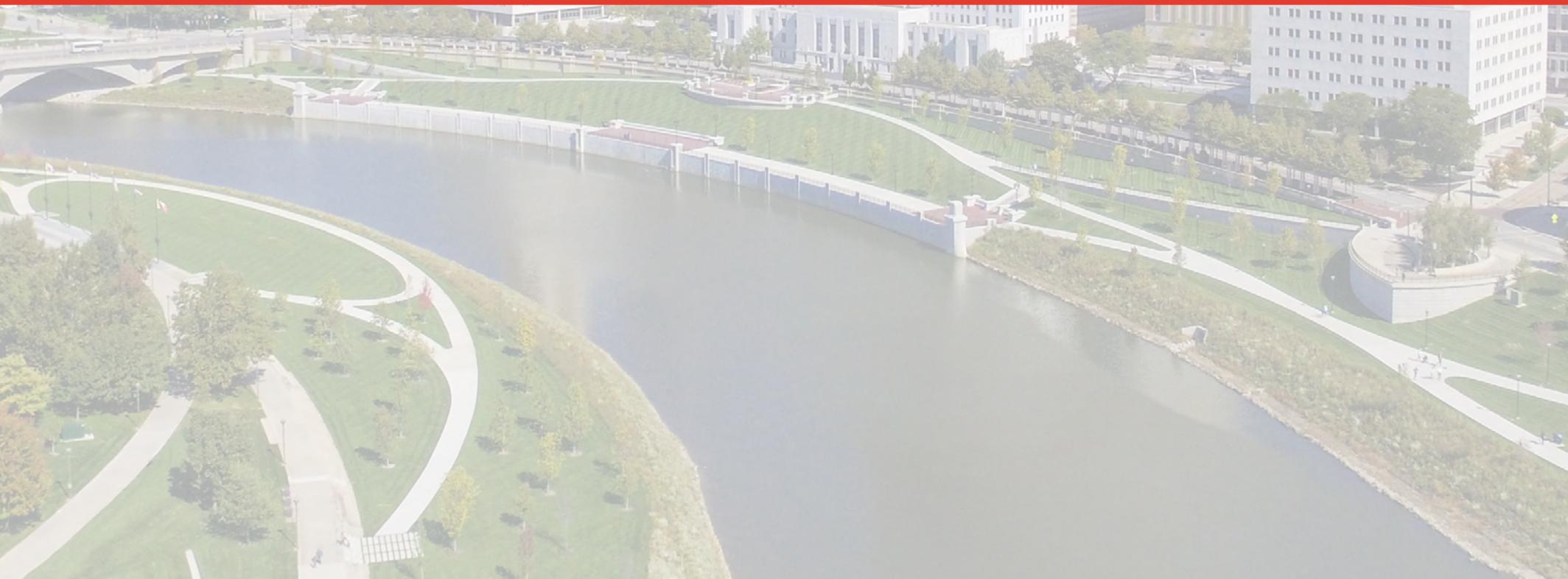
DIVERSITY

- Significant increase in diversity in suburban Columbus & suburbs
- Significant increase in white people living in central city w/out kids
- All of Columbus/Franklin County net growth is due to diversity

HOUSING

- Inadequate housing construction (units/types) to meet growth
- Dramatic decrease in vacant housing
- Housing cost will likely escalate

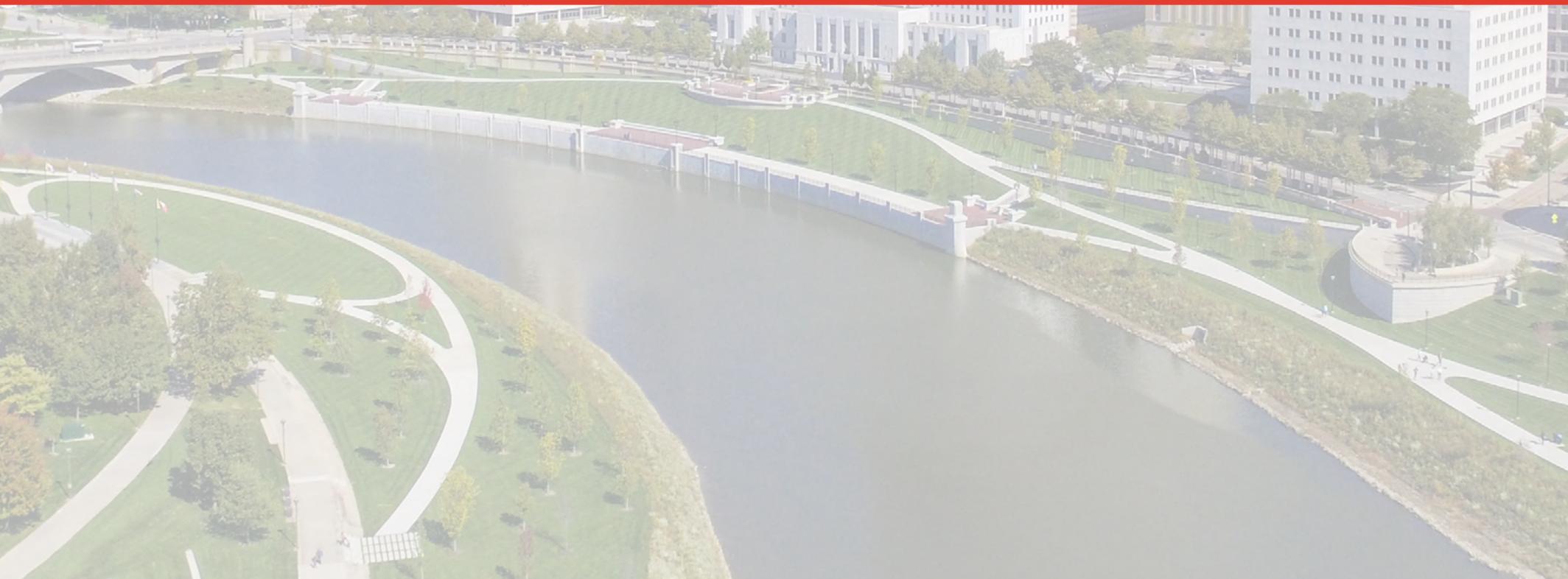
Henderson Road near Olentangy River Road



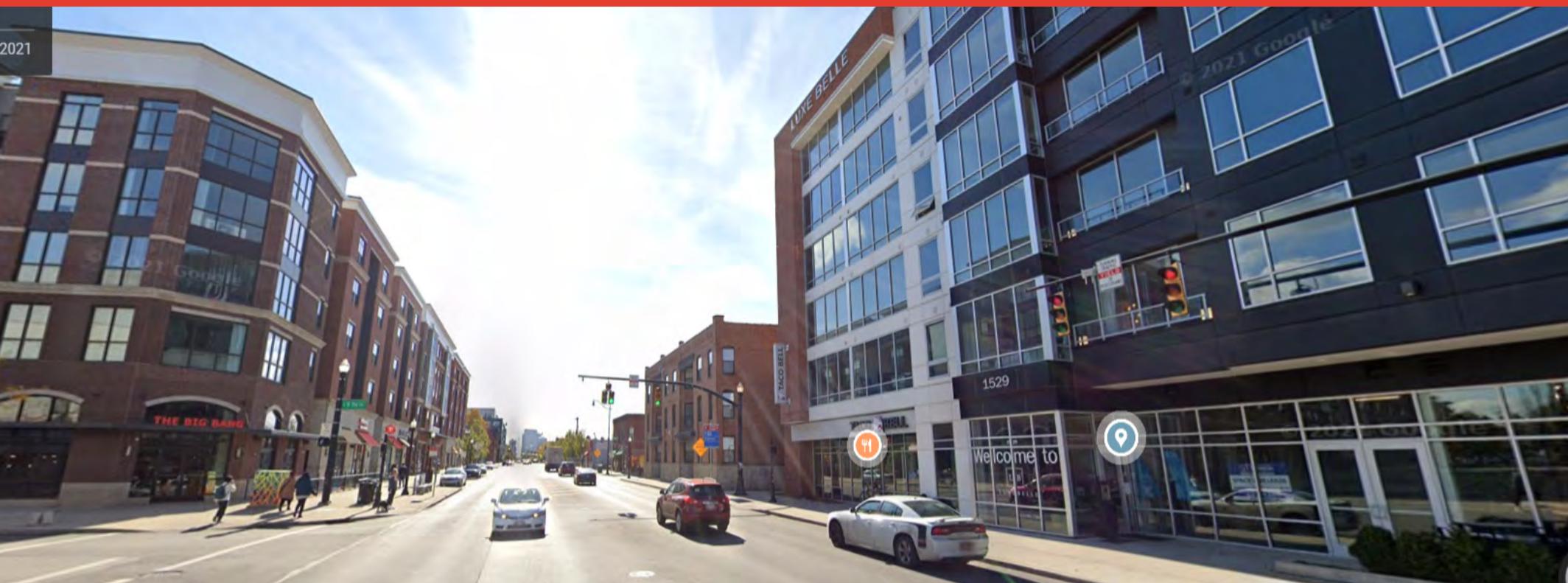
Henderson Road near Olentangy River Road



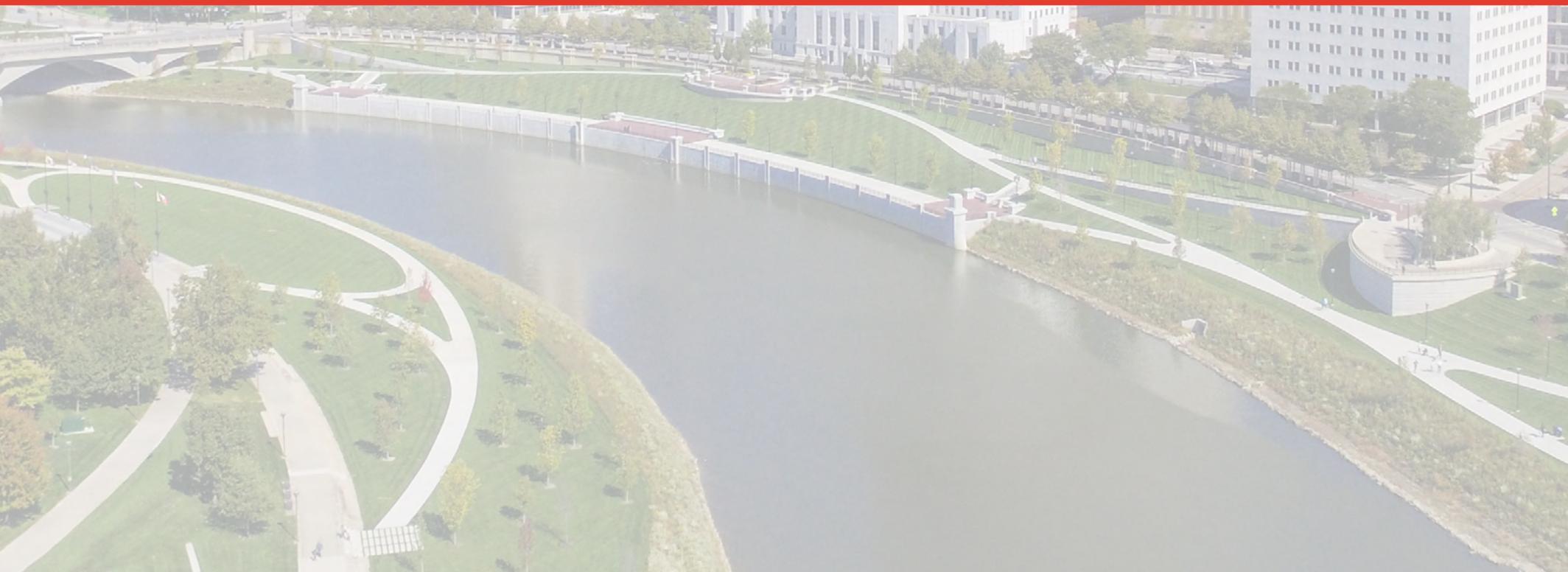
High Street, South Campus



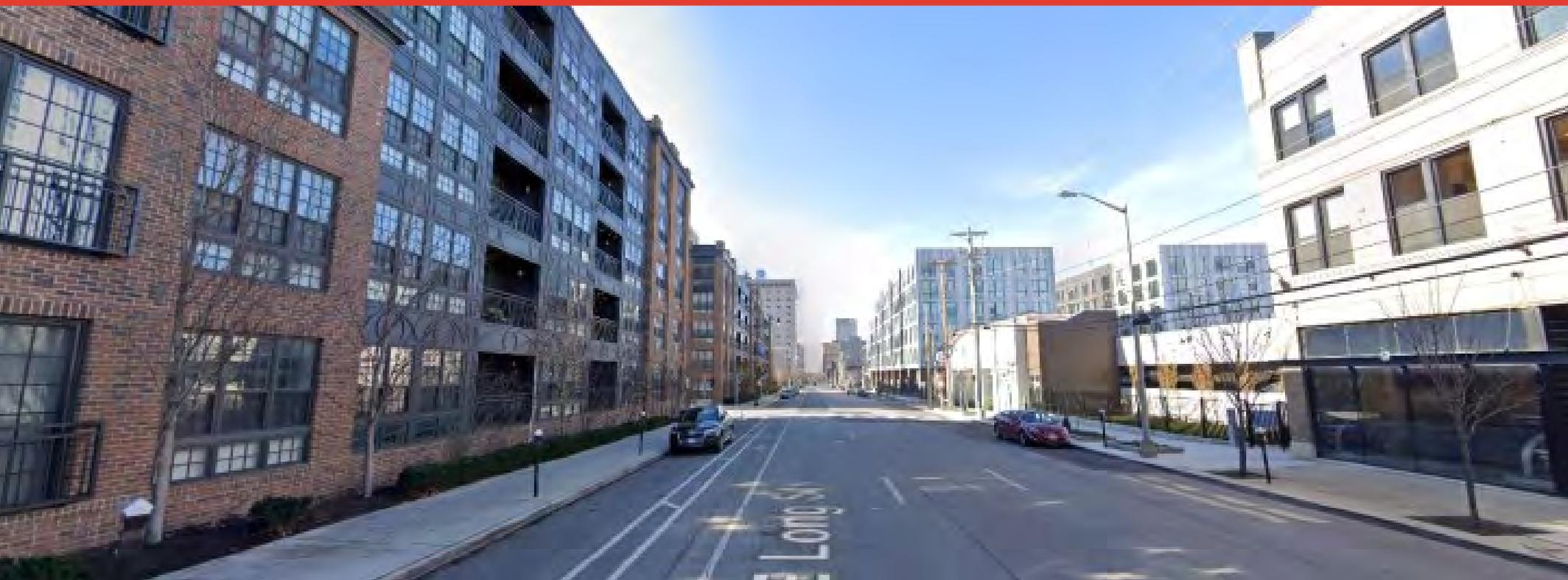
High Street, South Campus



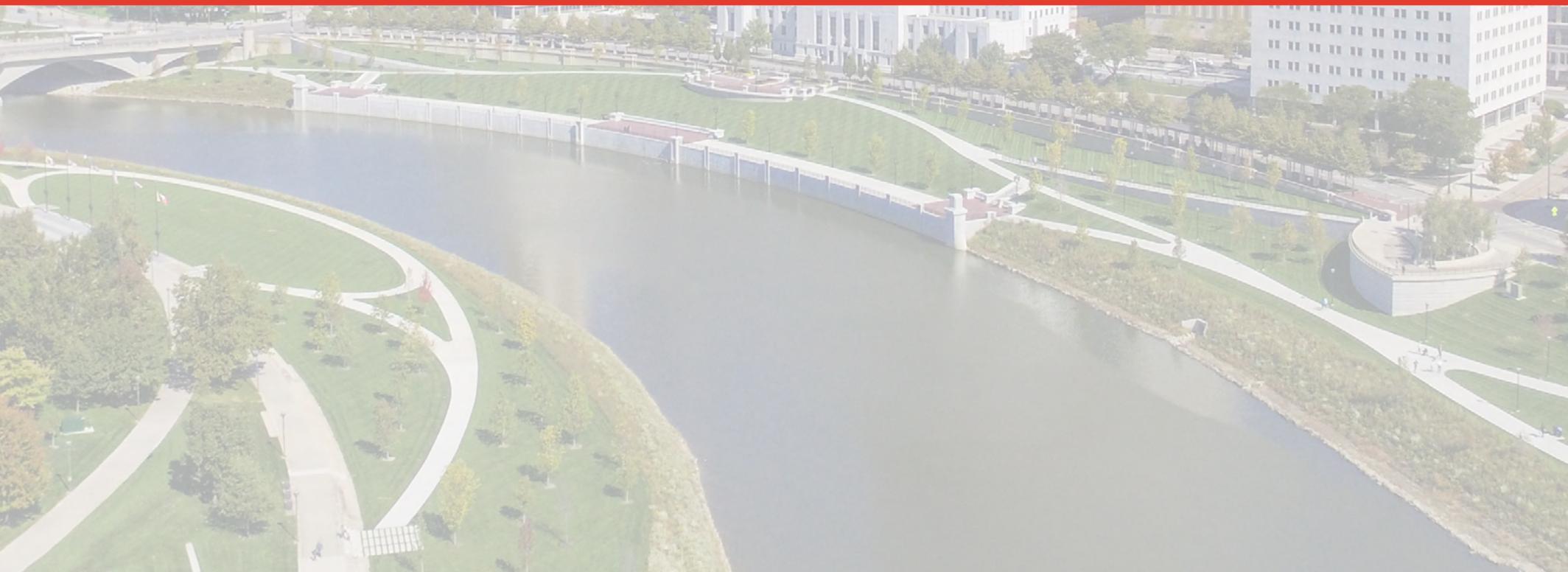
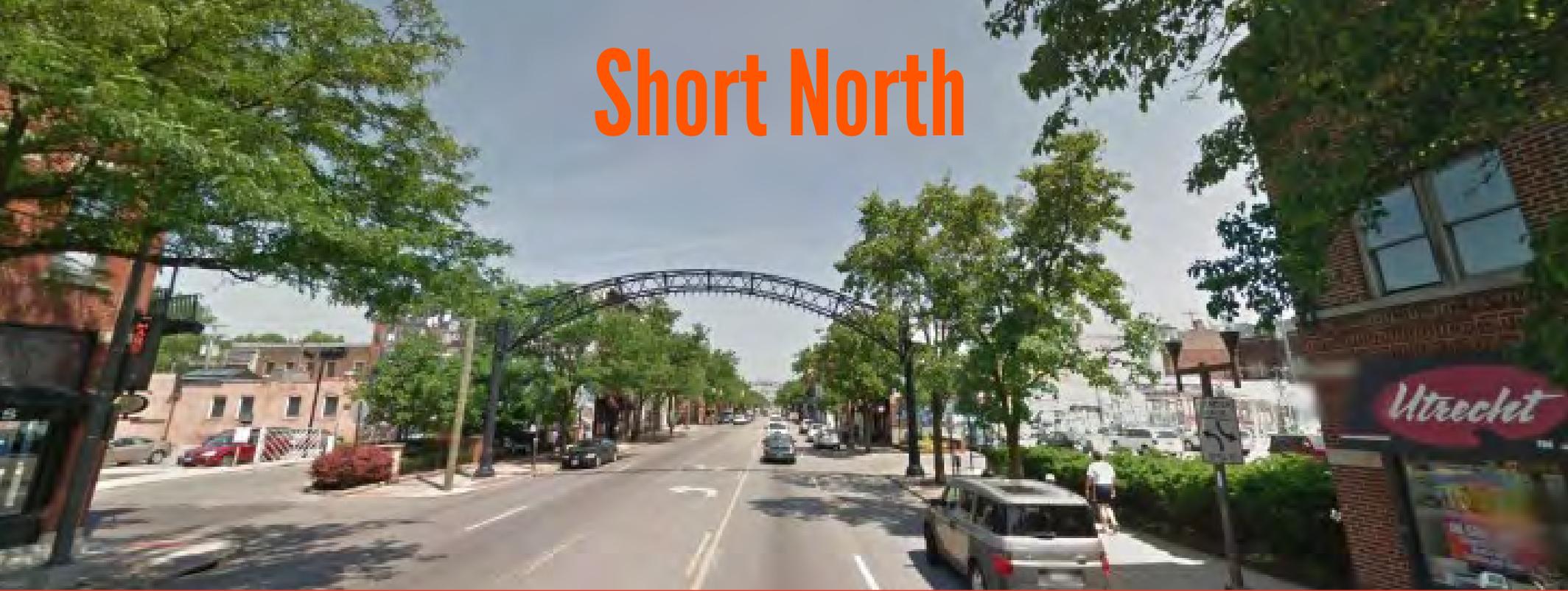
East Long Street



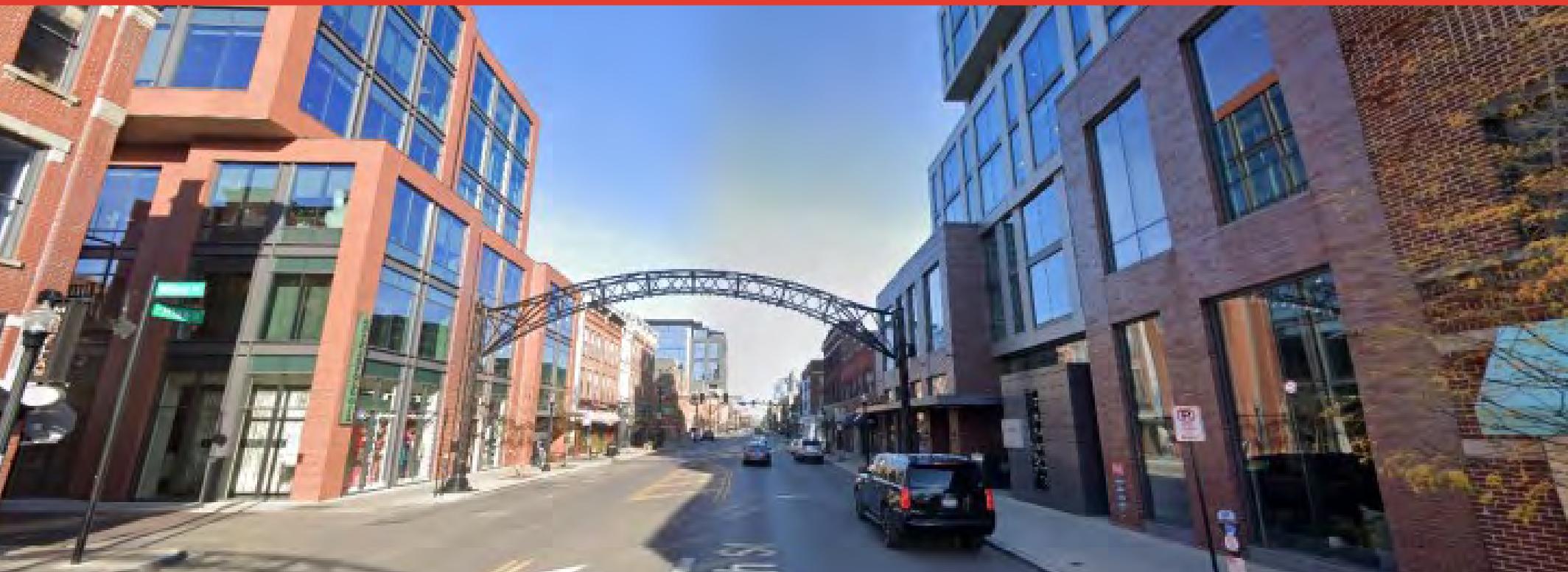
East. Long Street



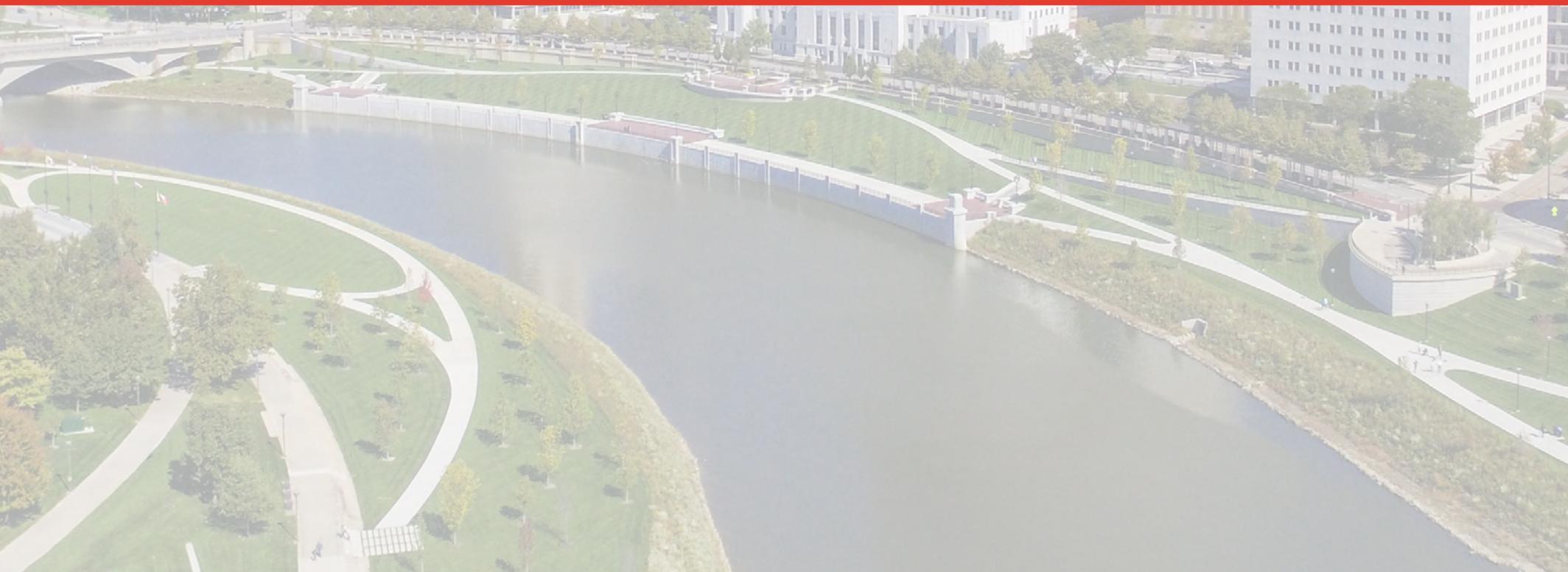
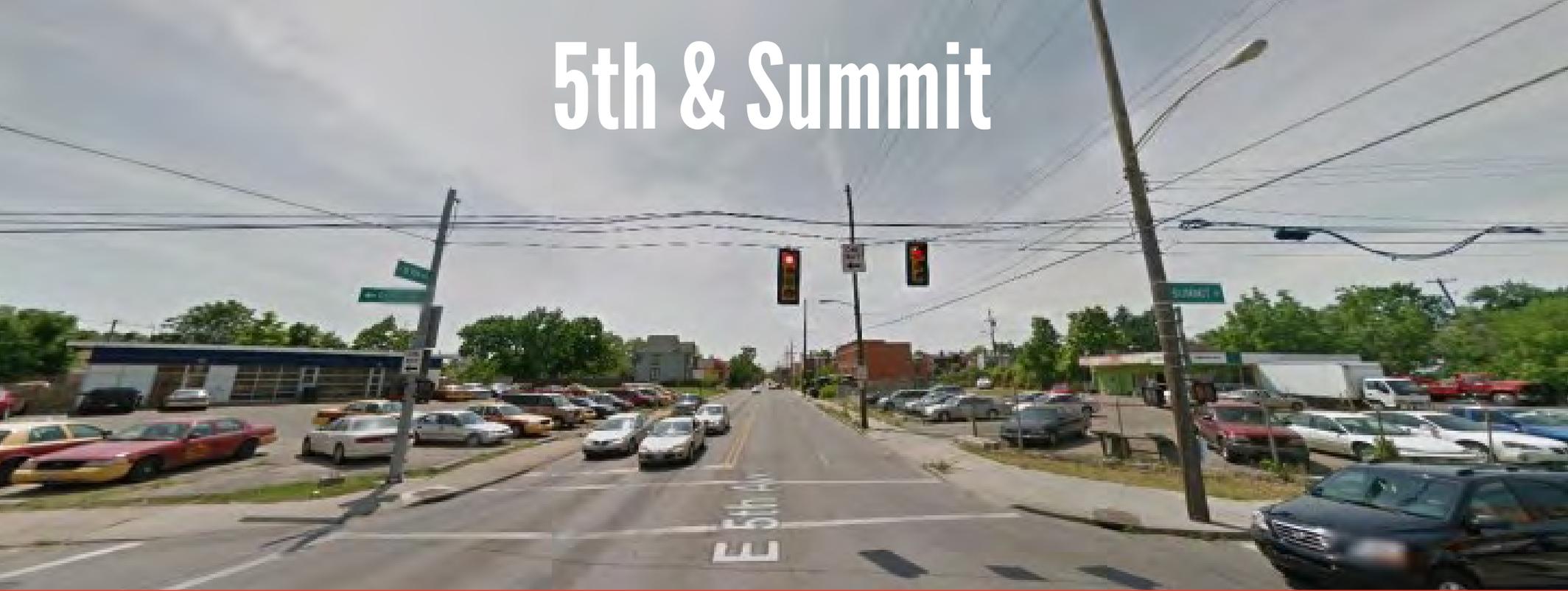
Short North



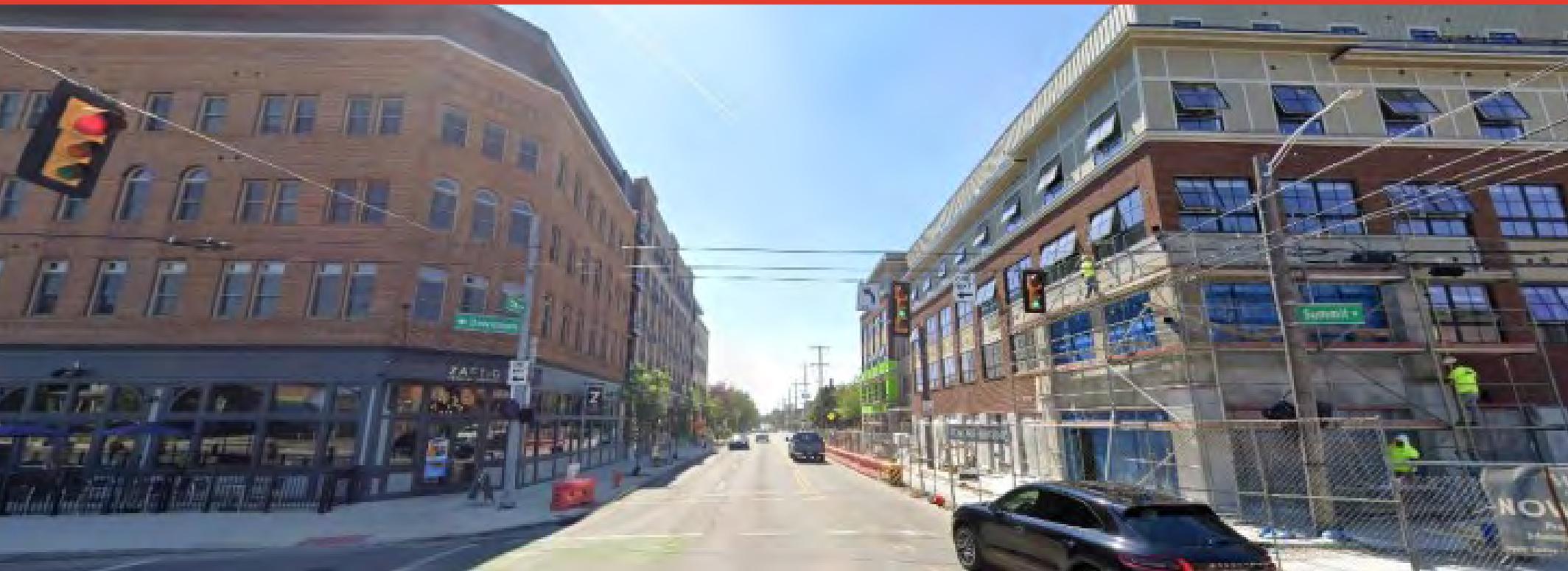
Short North



5th & Summit



5th & Summit



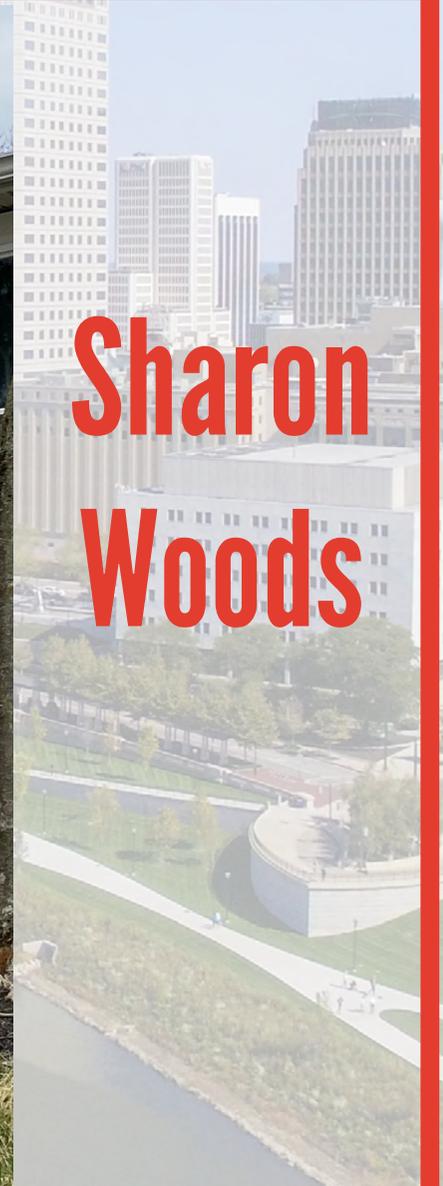
**Our region will continue to reshape
itself to accommodate growth**



5th by Northwest

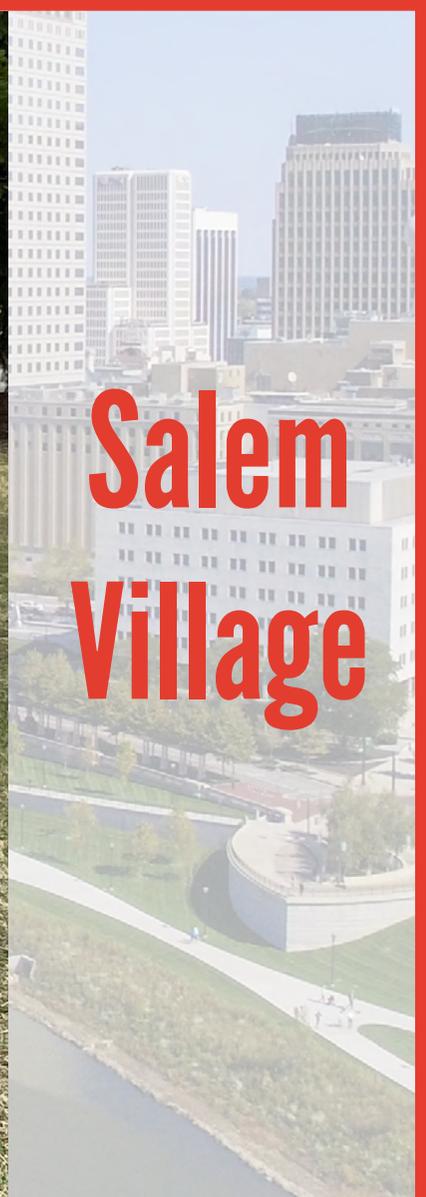


Sharon Woods





Salem Village





**German
Village +
Schumacher
Place**



**IN OUR NEIGHBORHOOD,
DENSITY MEANS DIVERSITY
MORE NEIGHBORS = MORE FUN
APARTMENTS ARE AWESOME
PEOPLE ARE MORE IMPORTANT THAN PARRING
RENTERS ARE WELCOME
WE WELCOME NEW NEIGHBORS
OUR NEIGHBORHOOD IS FOR EVERYONE**

morecolumbusneighbors.org



Weinland Park

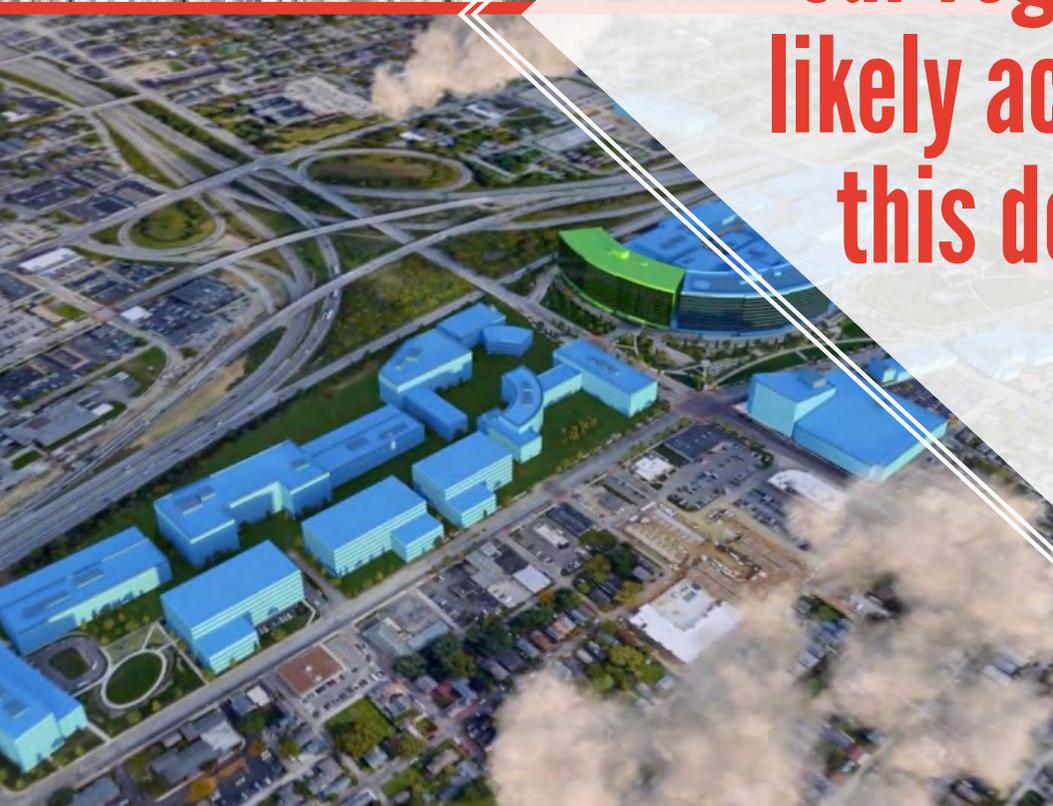


A home is where a job goes at night.





**The
growth of
our region will
likely accelerate
this decade.**



Community Momentum

An aerial photograph of Columbus, Ohio, showing the city skyline, the Scioto River, and a park area with a bridge. The image is used as a background for the text.

- **LinkUS**
- **Zone In**
- **Columbus affordable housing bonds**
- **Source of Income Ordinance**

1

**Faster, more
reliable public
transportation**

2

**Safe and
expanded bike
and pedestrian
paths**

3

**Affordable
access to work,
home and
entertainment**

ZONEiN COLUMBUS



Encourage thoughtful investment in neighborhoods that have experienced racial and economic segregation



Modernize our zoning code to reflect our community's current and future needs, values and aspirations



Ensure the Columbus zoning code is fair, understandable and accessible



Support growth that prioritizes environmental and economic sustainability



Guide the design and development of main streets, neighborhoods and activity centers to support community goals

Affordable Housing Bonds

THE COLUMBUS HOUSING STRATEGY

BUILD

twice as much housing of all kinds – market-rate, workforce and affordable.

INVEST

in additional affordable housing for families and individuals.

INCLUDE

low-income residents and people of color by cultivating economically diverse neighborhoods.

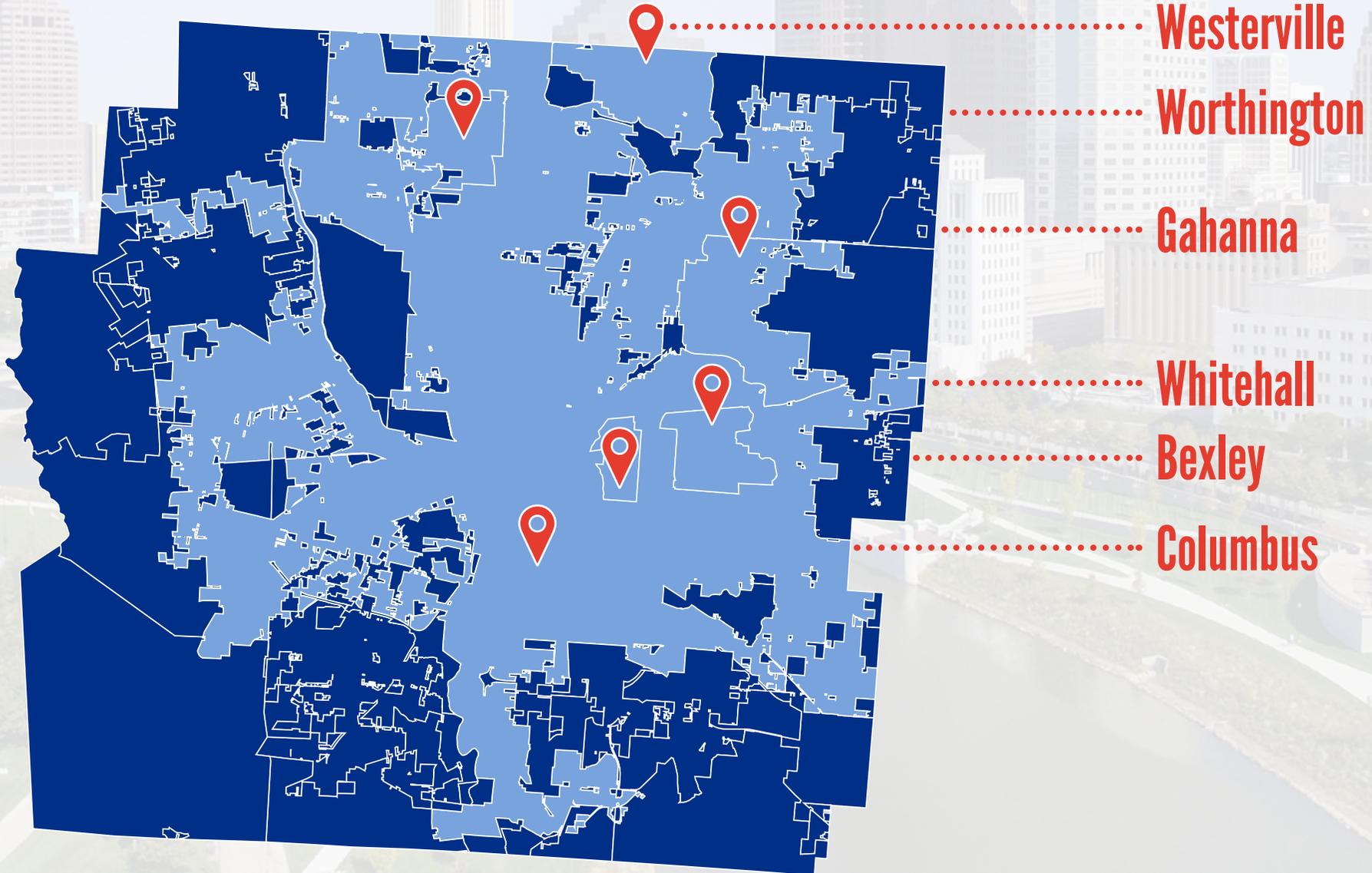
PRESERVE

existing affordability and protect residents from evictions and displacement.

VOTER APPROVAL
\$50M IN 2019 AND \$200M IN 2022

Source of Income Communities

PEOPLE CANNOT BE DENIED HOUSING SOLELY
BECAUSE OF HOW THEY EARN LAWFUL INCOME



FOLLOW US ON YOUR FAVORITE PLATFORMS



**United Way
of Central Ohio**



@UNITEDWAYOFCENTRALOHIO



@UWCO



UNITED WAY OF CENTRAL OHIO



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UNITED WAY OF CENTRAL OHIO



**United
Way**



**United Way
of Central Ohio**

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