



United Way  
of Central Ohio

# POPULATION CHANGE 2010–2019

**+220,263**

metro  
Columbus



# POPULATION CHANGE 2010–2019

The background of the entire graphic is a faded, light blue-tinted image of the Columbus, Ohio skyline. Prominent buildings like the Schuster Tower and the US Bank Tower are visible. The image is used to provide a geographical context for the population data presented.

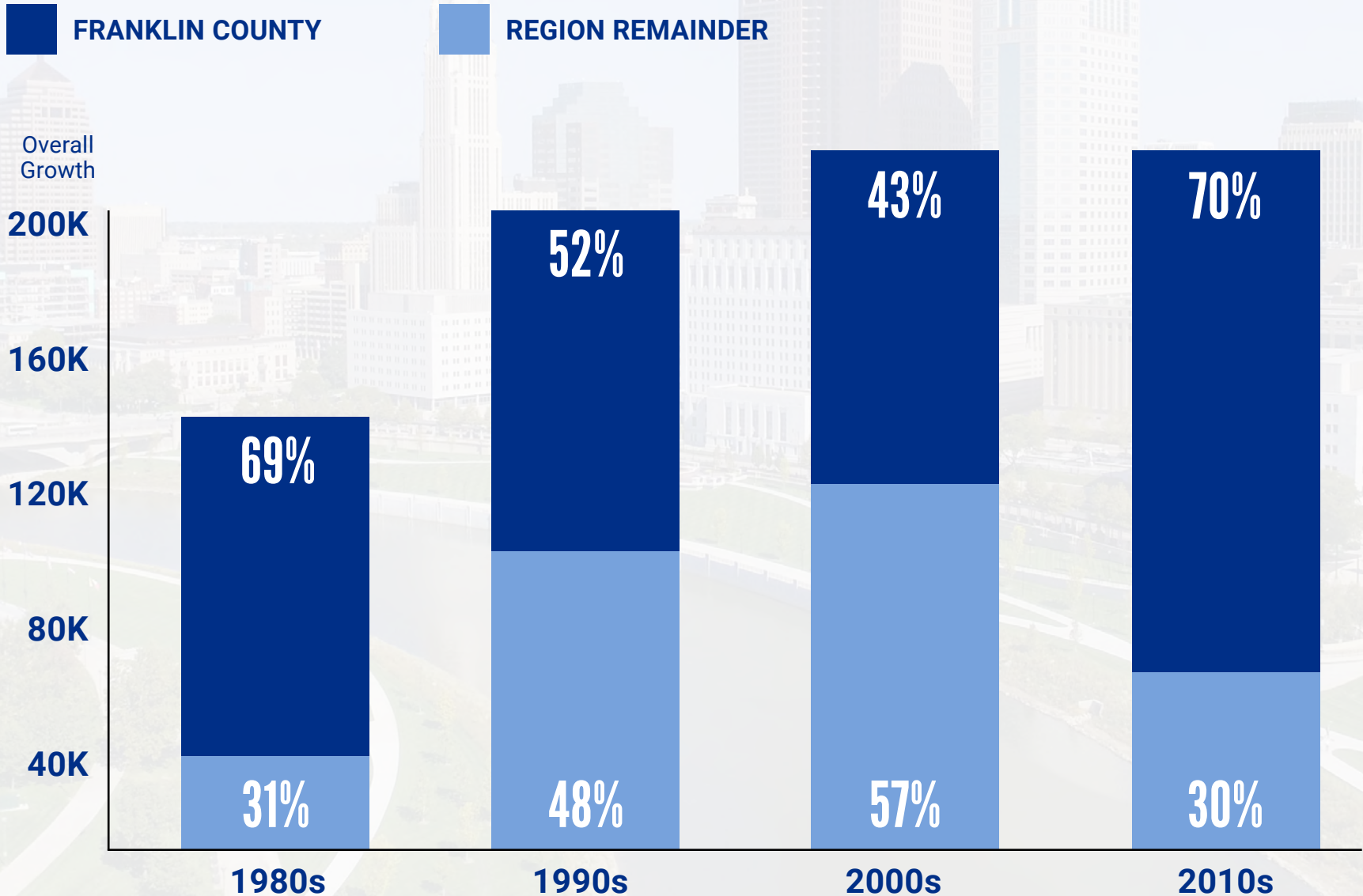
+220,263

metro  
Columbus

–67,431

remainder of  
Ohio

# Proportion of Population Growth by Decade





















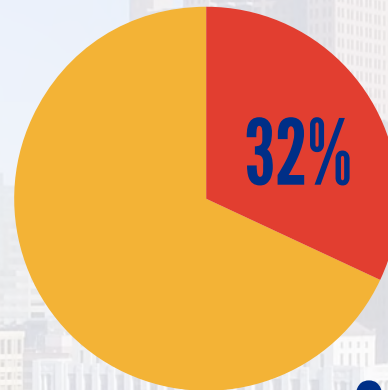
An aerial photograph of a city skyline, likely Pittsburgh, featuring a river (Allegheny River) in the foreground, a park with green grass and trees, and a dense cluster of skyscrapers in the background. The text "Growth and prosperity are not the same." is overlaid in a large, bold, blue font on a semi-transparent white background.

**Growth  
and  
prosperity  
are not  
the same.**

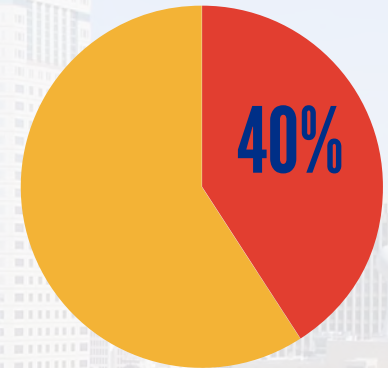


# Above & Below 200% Poverty

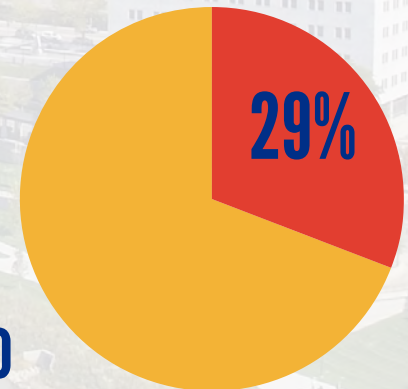
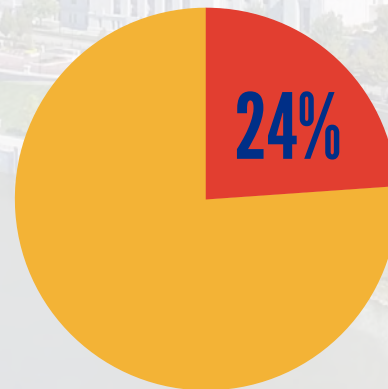
Year 2000



Year 2018



Columbus

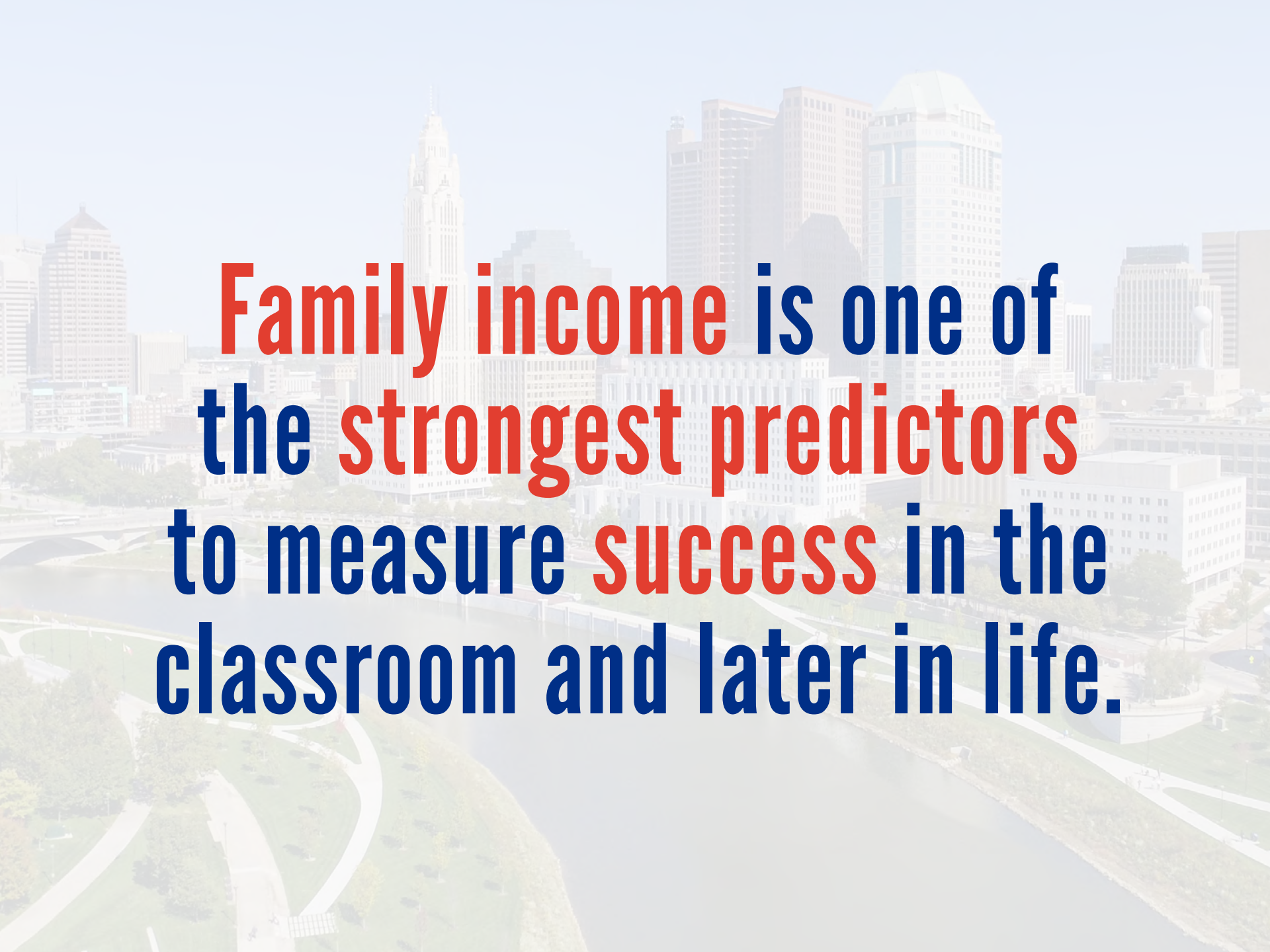


Metro

Doing OK  
Poor or Struggling

2000–2018

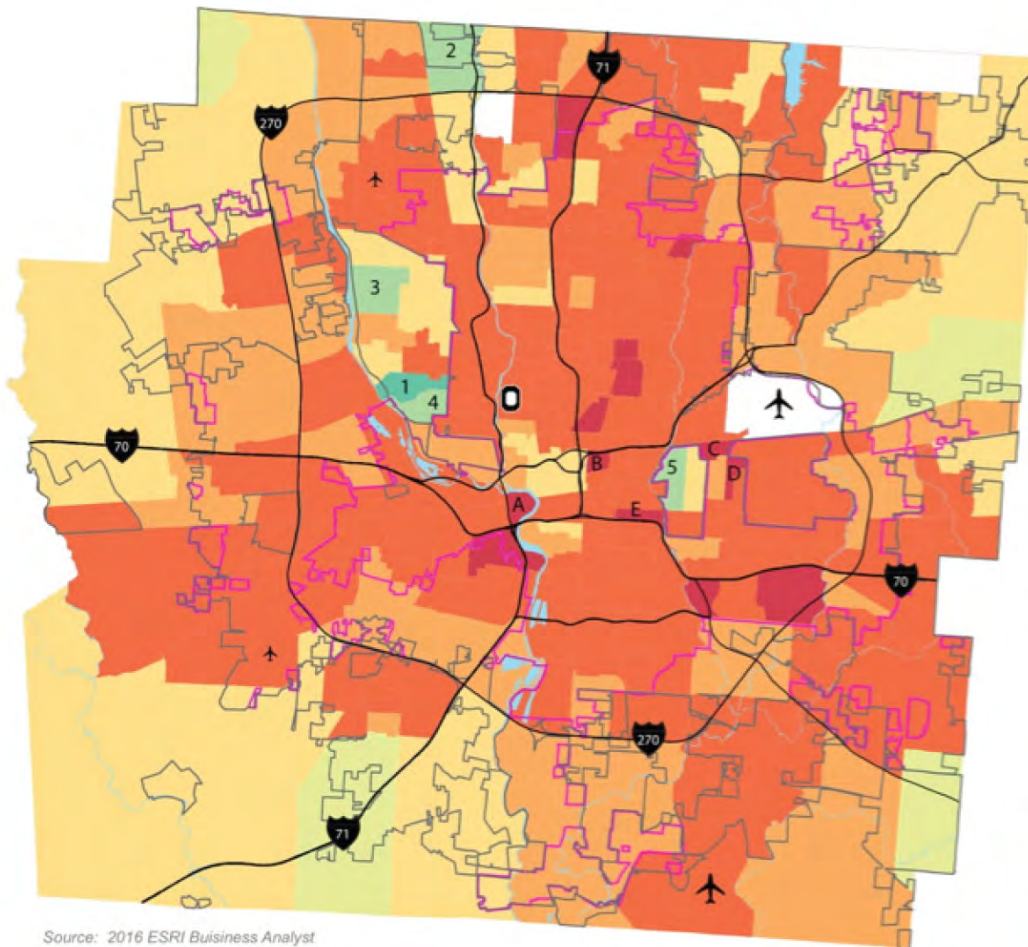


An aerial photograph of a city skyline, likely Chicago, featuring a prominent skyscraper with a spire (the Willis Tower) and other high-rise buildings. In the foreground, there is a green park area with winding paths and a river (the Chicago River) flowing through it. The text is overlaid on the image in a large, bold, sans-serif font, with alternating red and blue colors for emphasis.

**Family income is one of  
the strongest predictors  
to measure success in the  
classroom and later in life.**



# Average Net Worth: 15 to 24 year olds



## Highest 5 Tracts

\$573,622	South of Lane, UA
\$473,117	Worthington Hills
\$370,455	North UA
\$348,155	South of Lane, UA
\$212,313	Bexley

## Lowest 5 Tracts

\$7,946	East Franklinton
\$8,163	Mt. Vernon Ave.
\$8,756	Broadleigh/Africentric School
\$8,904	Eastmoor/Fairmoor School
\$9,139	South of Main

## Reference

- Interstates/ Highways
- Municipal Boundary
- Columbus City School District

## Average Net Worth



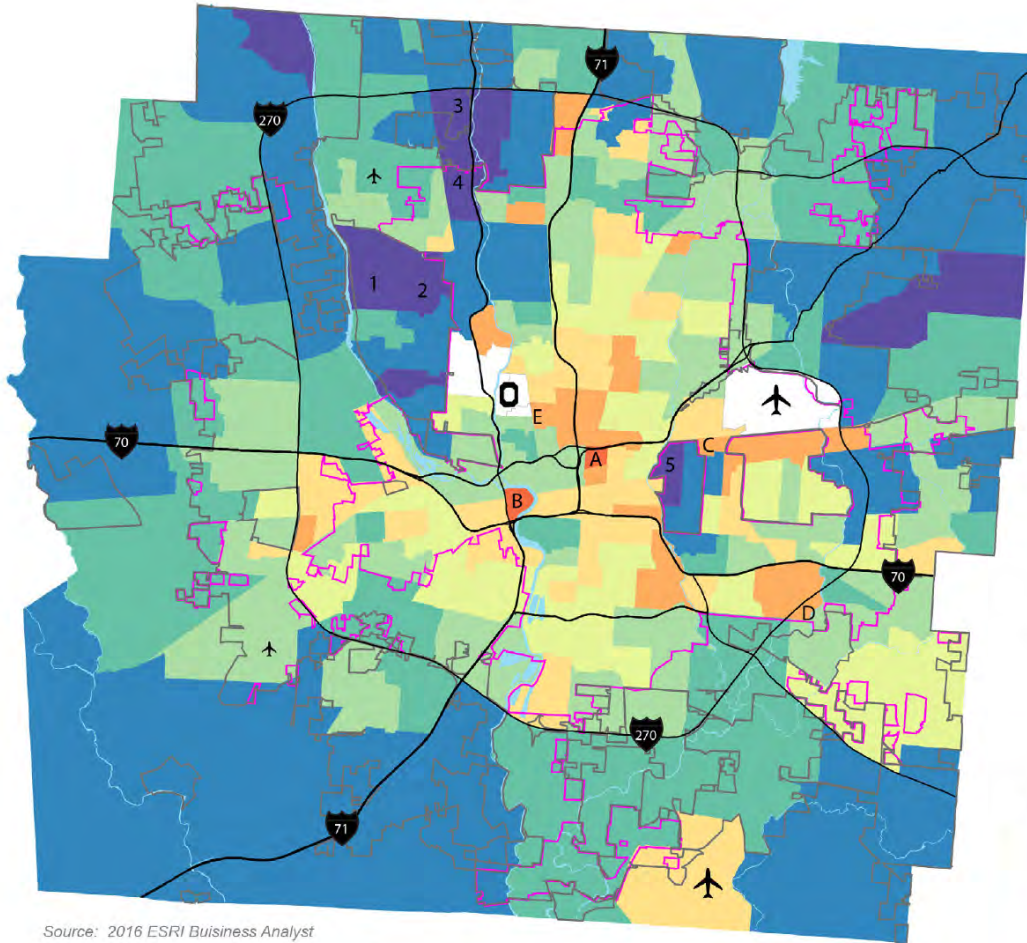
Source: 2016 ESRI Business Analyst

\*\*School District and Municipal Boundaries are approximate for legibility reasons

2016



# Average Net Worth: 55 to 64 year olds



Source: 2016 ESRI Business Analyst

\*\*School District and Municipal Boundaries are approximate for legibility reasons

## Highest 5 Tracts

\$3,163,981	North UA
\$2,998,580	North UA
\$2,953,502	Worthington/Linworth/NW Cbus
\$2,894,459	Worthington/Linworth/NW Cbus
\$2,723,075	Bexley

## Lowest 5 Tracts

\$12,456	Mt. Vernon Ave.
\$24,460	East Franklinton
\$25,432	Broadleigh/Africentric School
\$26,247	Eastland Mall area
\$26,639	Weinland Park

## Reference

- Interstates/ Highways
- Municipal Boundary
- Columbus City School District

## Average Net Worth



2016





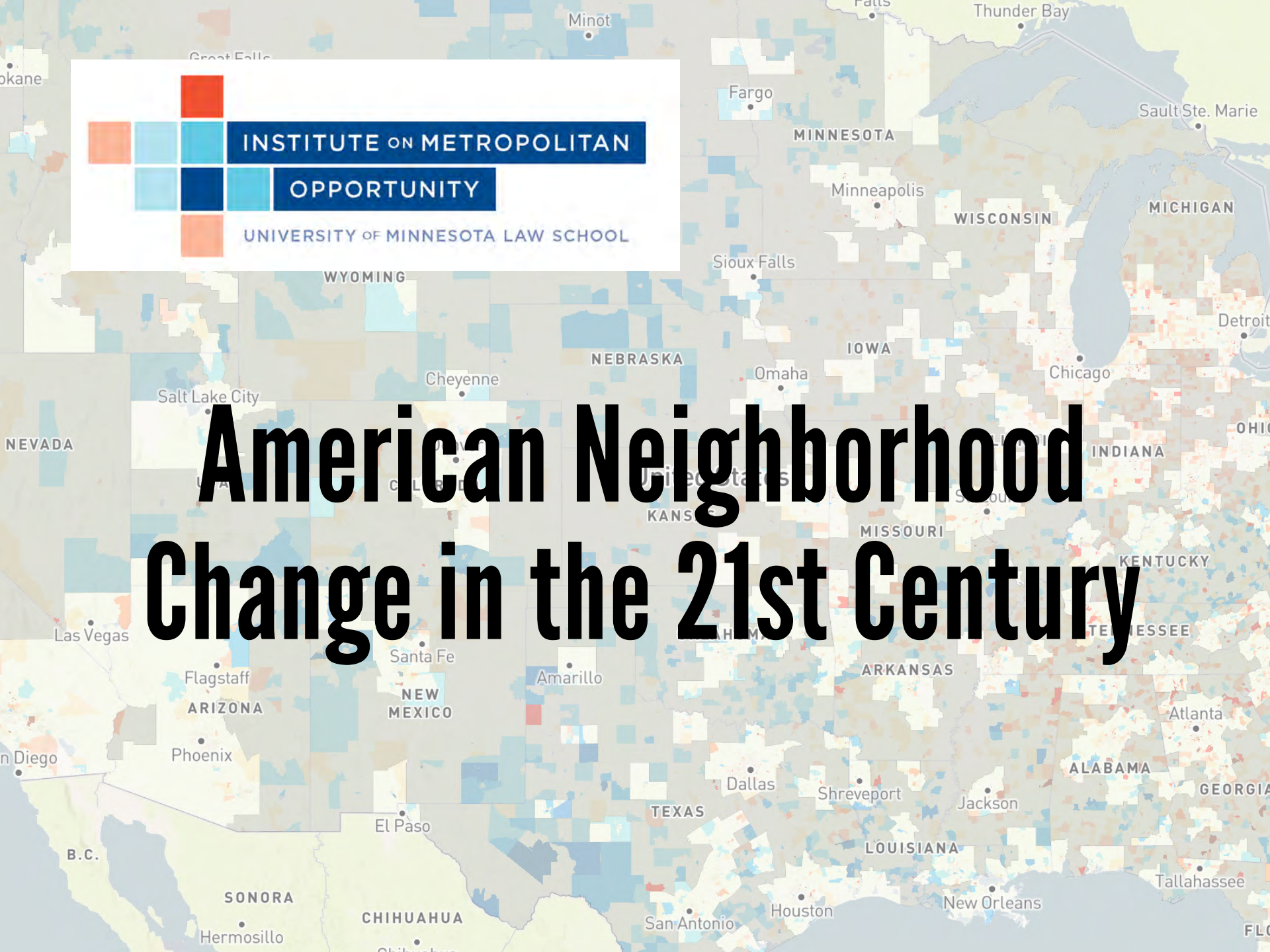
# Gentrification vs. Displacement







# American Neighborhood Change in the 21st Century

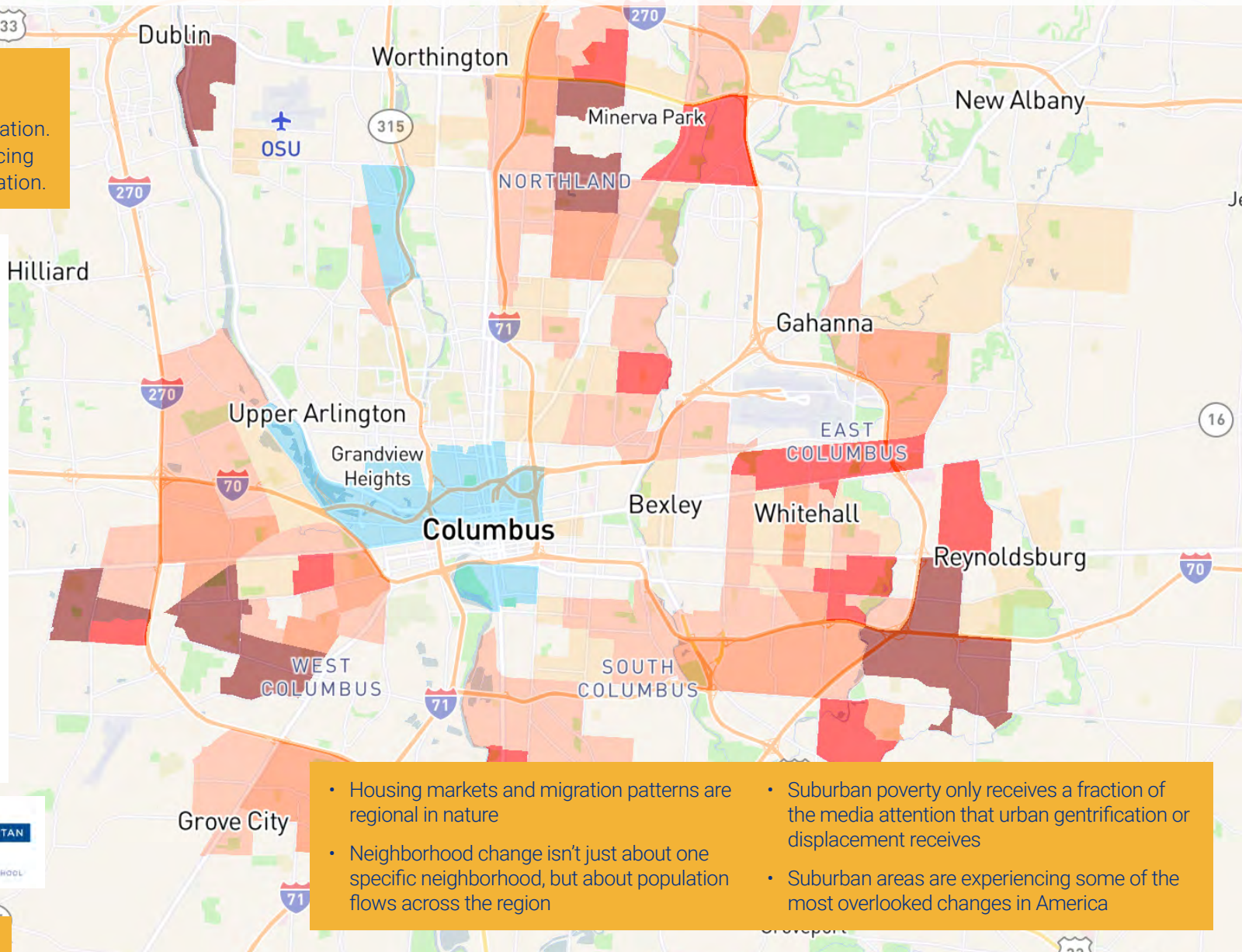




# LOW-INCOME DISPLACEMENT AND CONCENTRATION, 2000-2016

Only 4% of Columbus census tracts are experiencing gentrification. But 43% are experiencing low-income concentration.

Net Change in Number of Low Income Persons within Displacement or Concentration Tracts



- Housing markets and migration patterns are regional in nature
- Neighborhood change isn't just about one specific neighborhood, but about population flows across the region

- Suburban poverty only receives a fraction of the media attention that urban gentrification or displacement receives
- Suburban areas are experiencing some of the most overlooked changes in America



# Low-Income Displacement and Concentration, 2000-2016

**NORTHLAND: 91,905**

## Change from 2000 to 2016

Middle-High Income -12,187

Low Income +21,093

Below Poverty +11,684

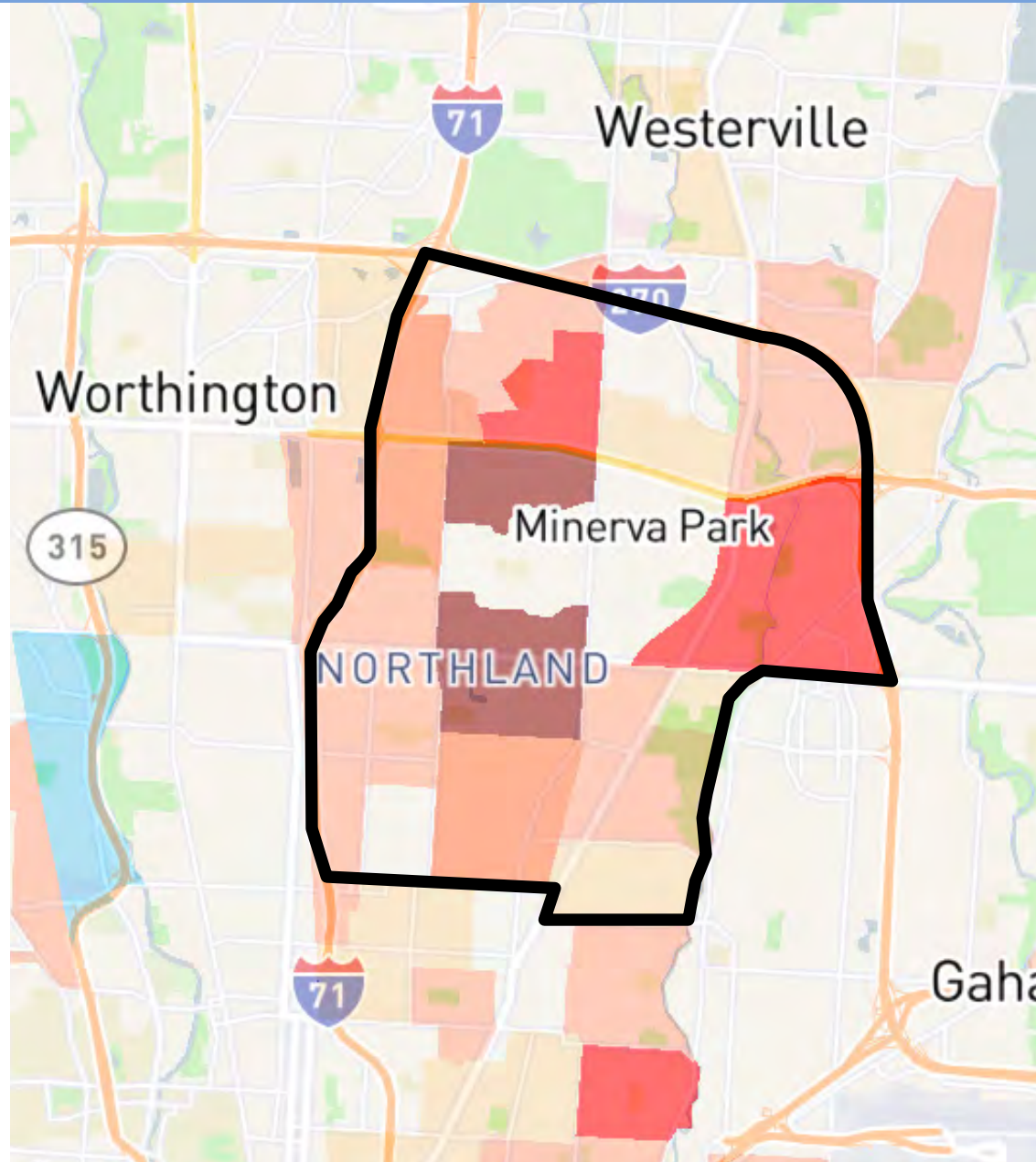
White -16,387

Black +16,473

Hispanic +3,911

New Americans +11,390

American Born +420





# Low-Income Displacement and Concentration, 2000-2016

## MORSE & KARL

12,434

+12.5%

### Change from 2000 to 2016

Middle-High Income -3,106

Low Income +4,484

Below Poverty +2,776

White -1,658

Black +854

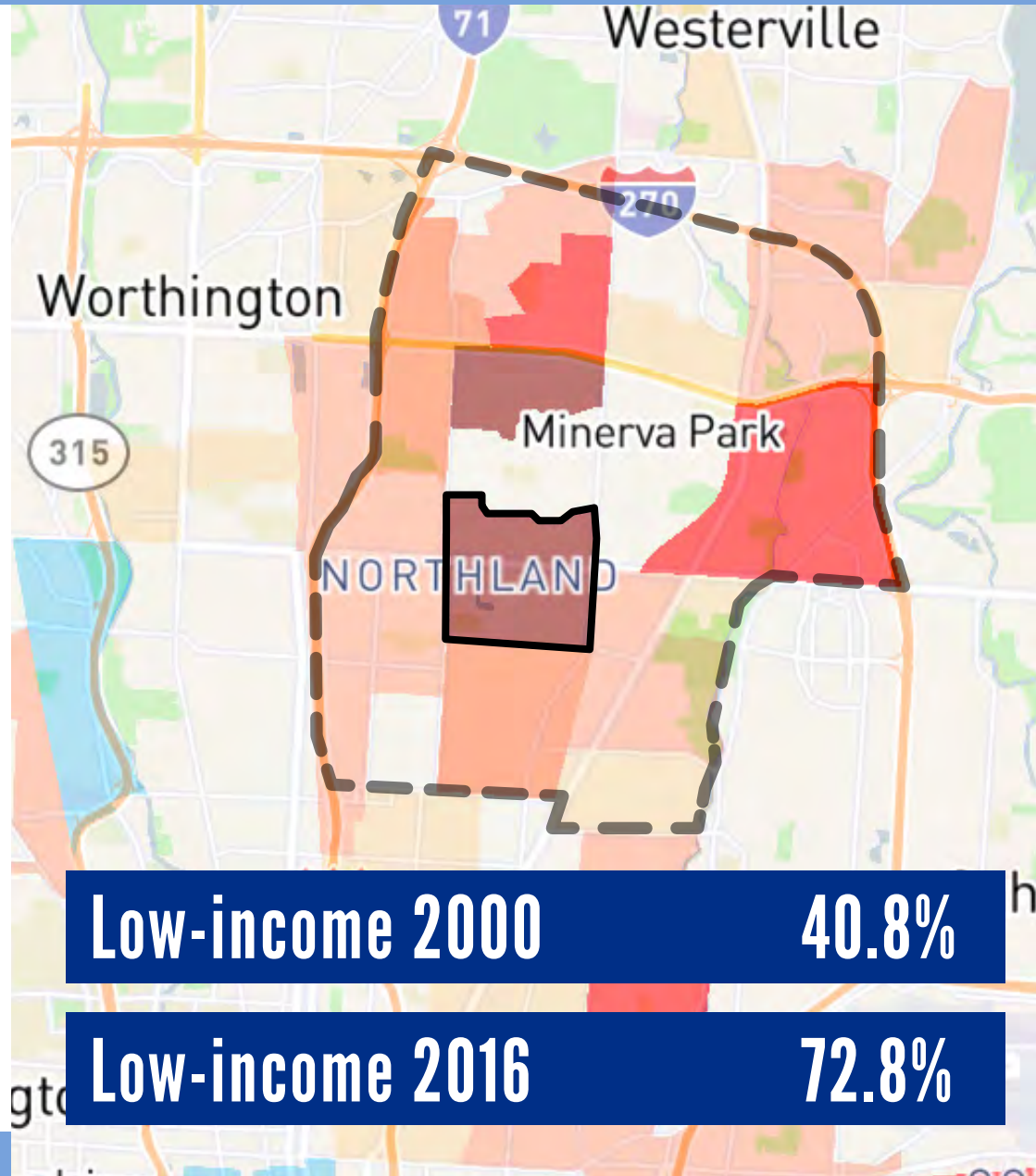
Asian +2,249

Hispanic +119

New Americans +2,672

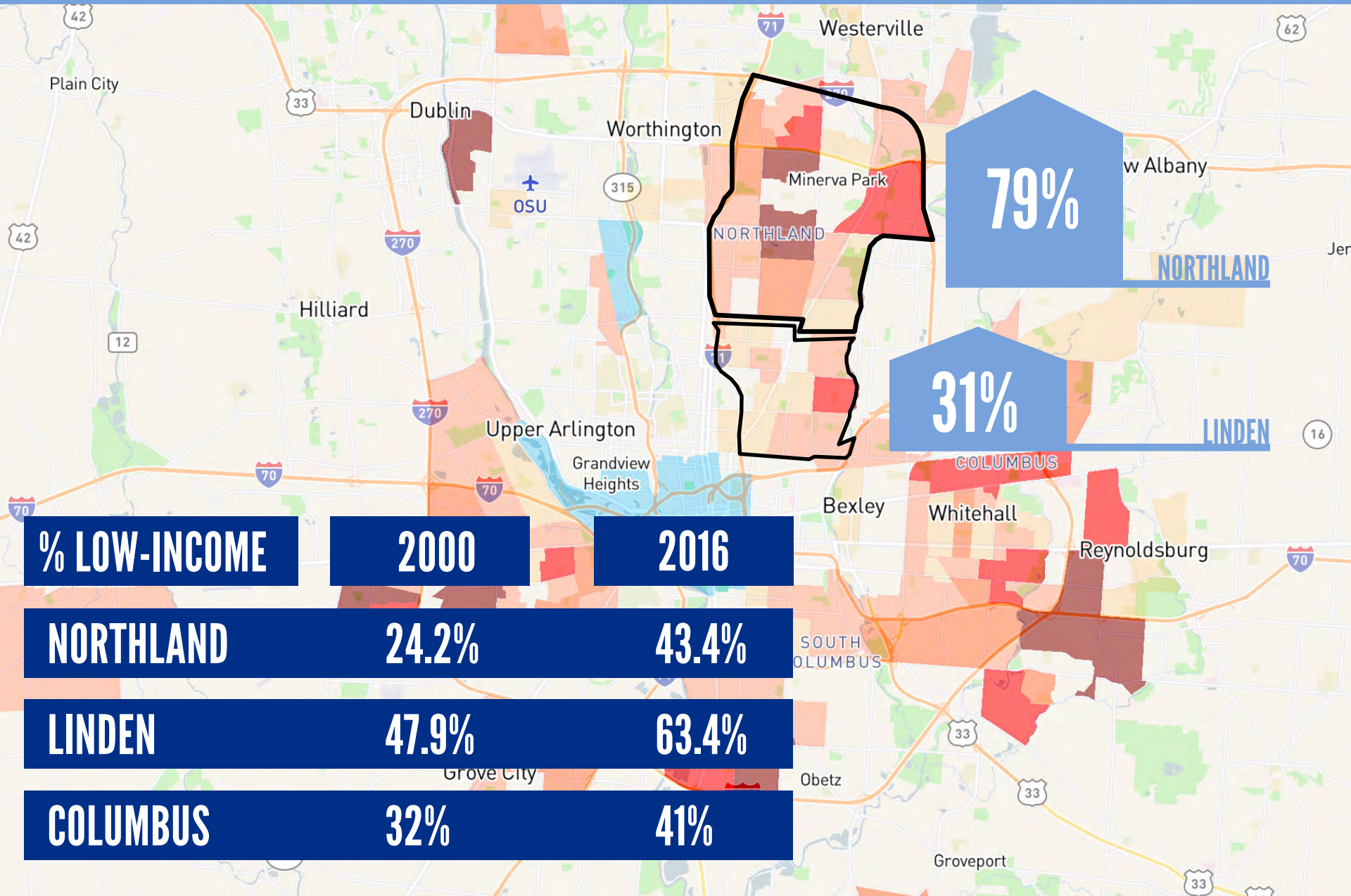
American Born -1,293

LIVE UNITED





# Low-Income Displacement and Concentration, 2000-2016





# Low-Income Displacement and Concentration, 2000-2016

## DOWNTOWN

## NEAR NORTH & NEAR SOUTH

23,500

+23%

### Change from 2000 to 2016

Middle-High Income +5,997

Low Income -1,638

Below Poverty -634

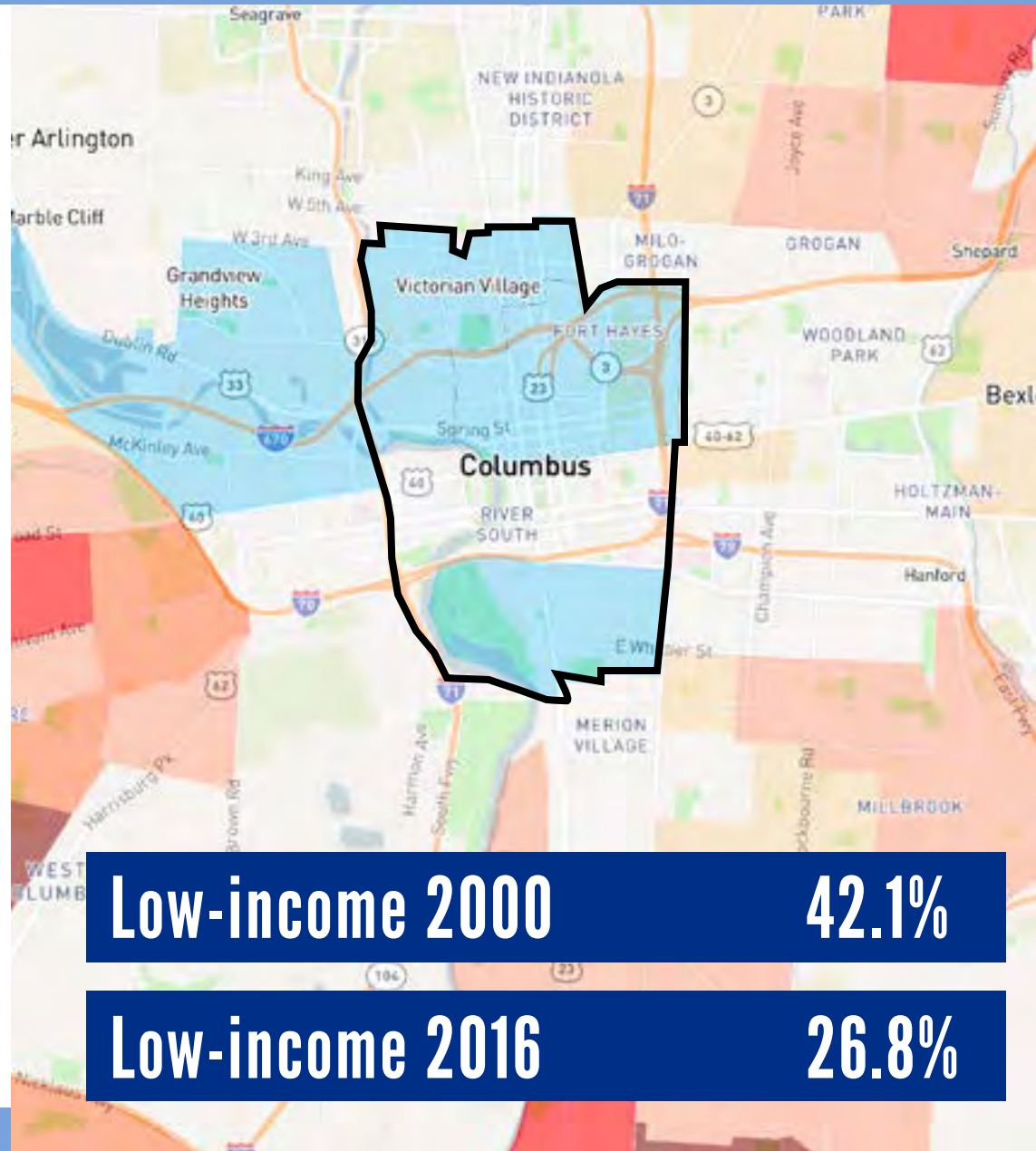
White +4,570

Black -995

Asian +130

Hispanic +67

LIVE UNITED

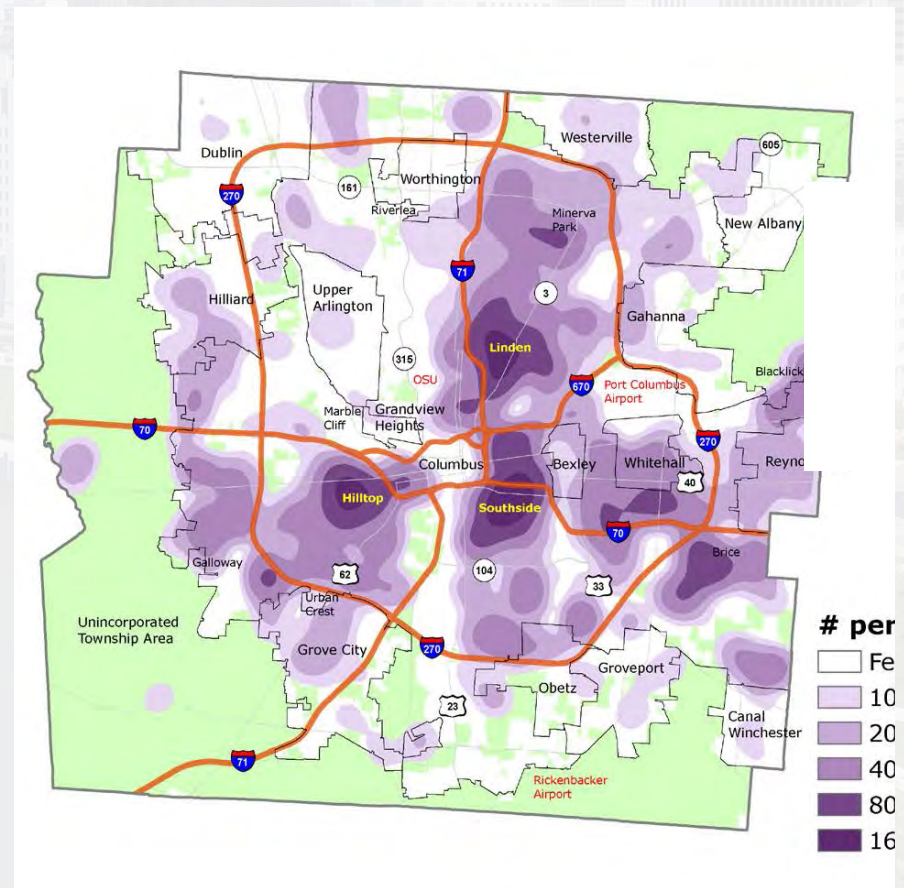
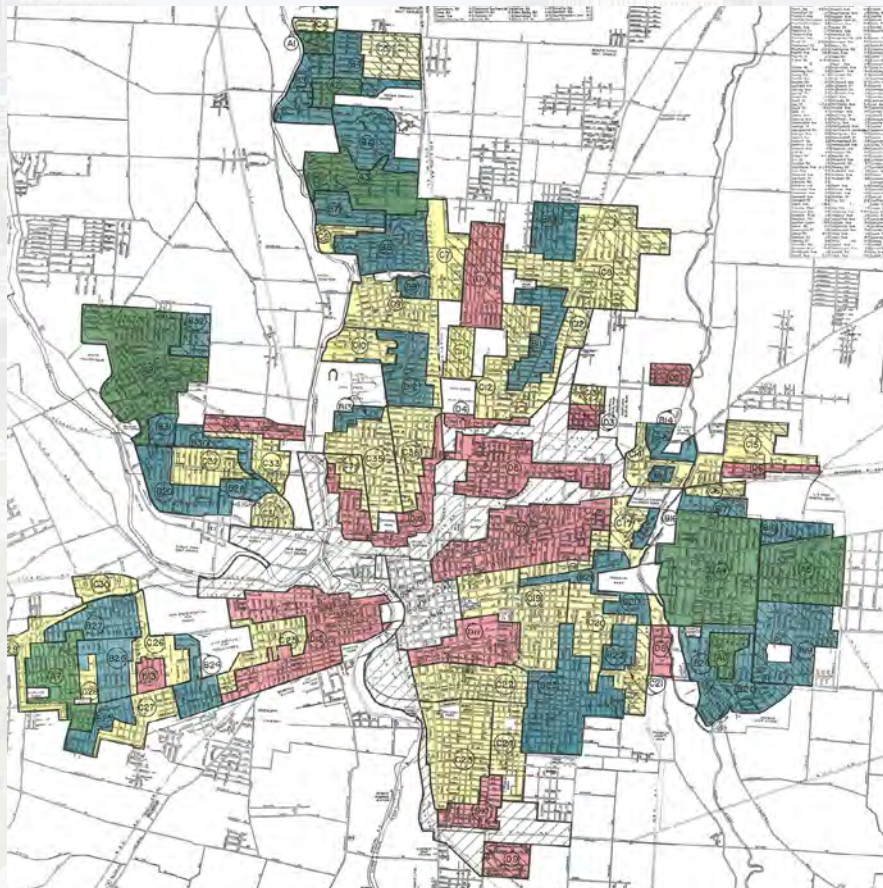


Low-income 2000 42.1%

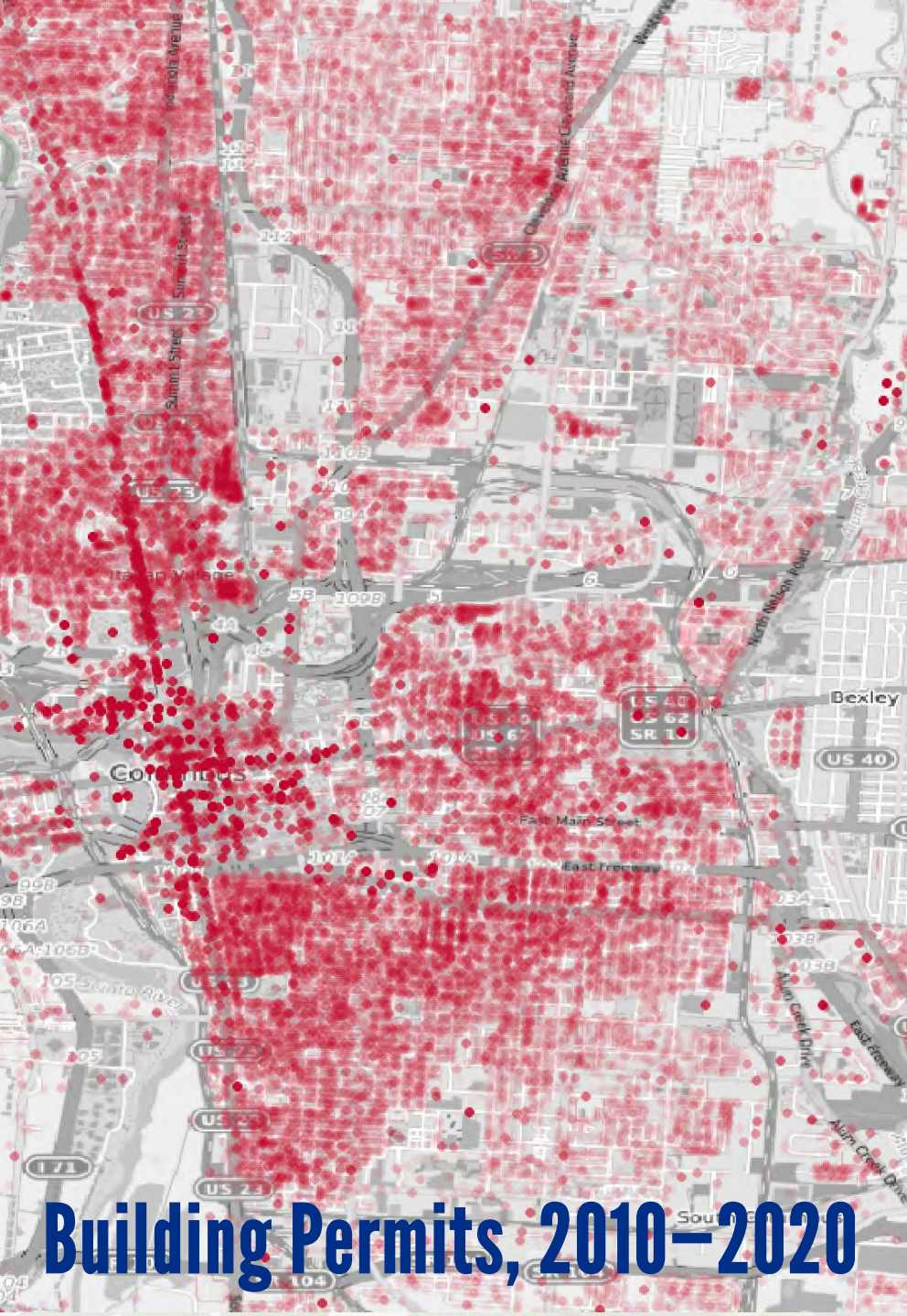
Low-income 2016 26.8%



# HOLC Map and 2006 Foreclosure Map








**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.**



An aerial photograph of a city skyline, featuring a prominent skyscraper (Chrysler Building) and a river with a bridge. The image is used as a background for the text overlays.

# **CORE HOUSING ISSUES**

**Increased competition for homes**

**Barriers limit access to homes**

**Limited supply for low-income**

**Housing instability**

**More housing diversity**





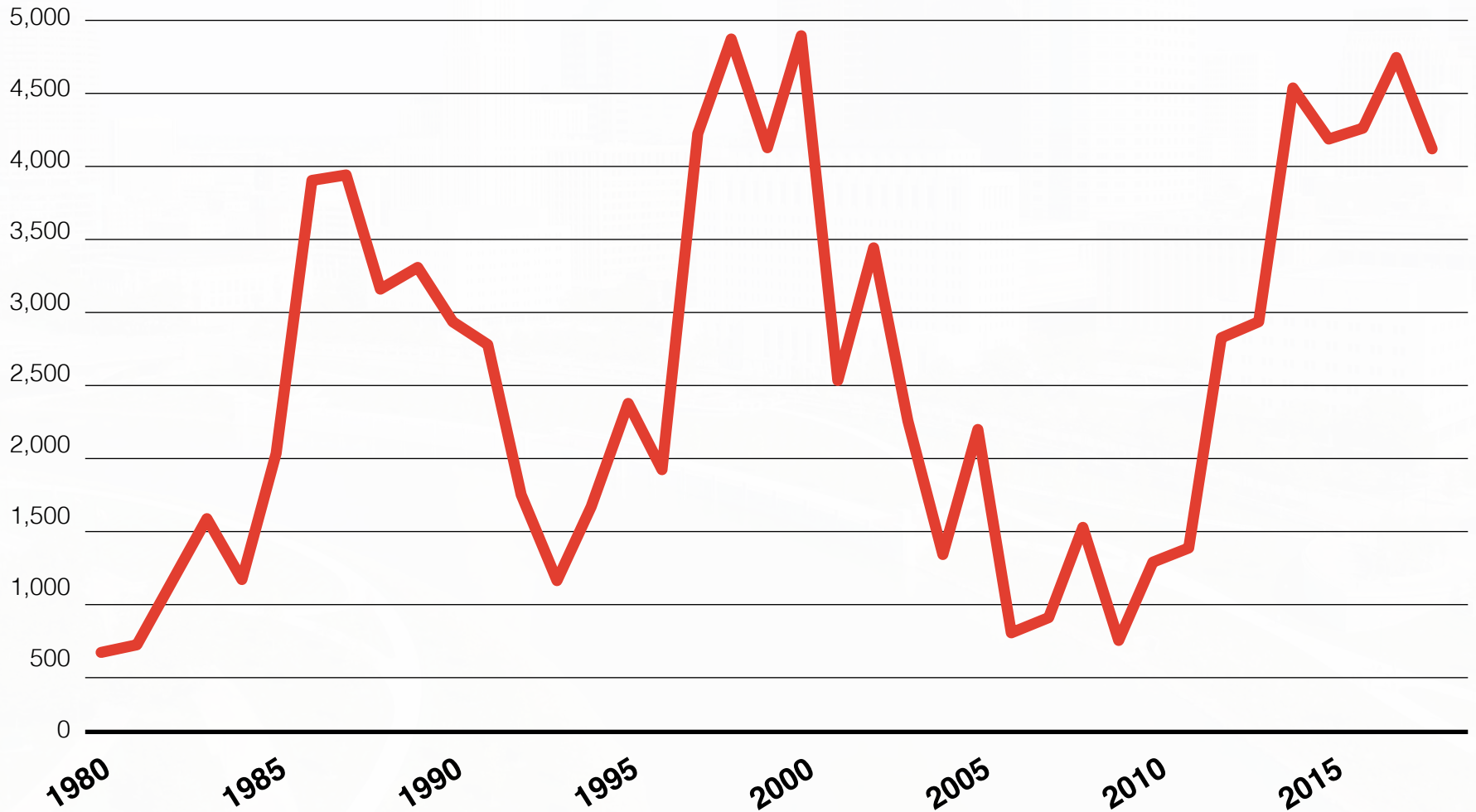
**We have a critical scarcity of  
available housing stock.**

The image is a composite of two aerial photographs. The top photograph shows a wide river on the left, with a suburban neighborhood of houses and trees to its right. The bottom photograph shows a similar suburban neighborhood with a road and a green field on the right. A red horizontal band runs across the middle of the image, containing the text.

The image is a composite of two aerial photographs. The top photograph shows a wide river on the left, with a suburban neighborhood of houses and trees to its right. The bottom photograph shows a similar suburban neighborhood with a road and a green field on the right. A red horizontal band runs across the middle of the image, containing the text.



# COMMERCIAL MULTI-FAMILY UNITS







**We are chronically  
underbuilding.**



# Population growth is far outpacing housing construction.

Housing demand =  
14,000/year

Housing construction =  
8,000/year



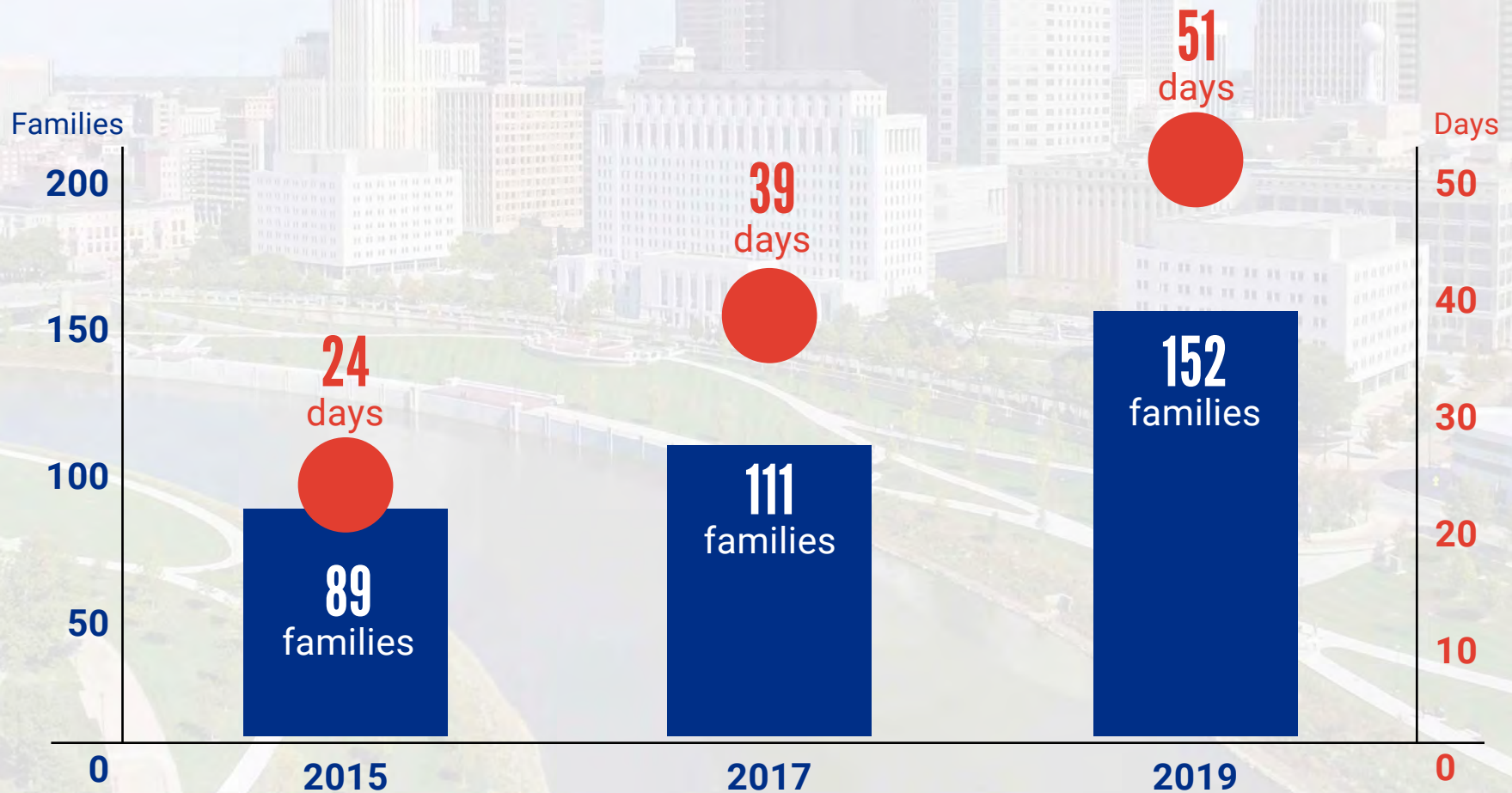


**Columbus rental market is  
tightest since 1970.**



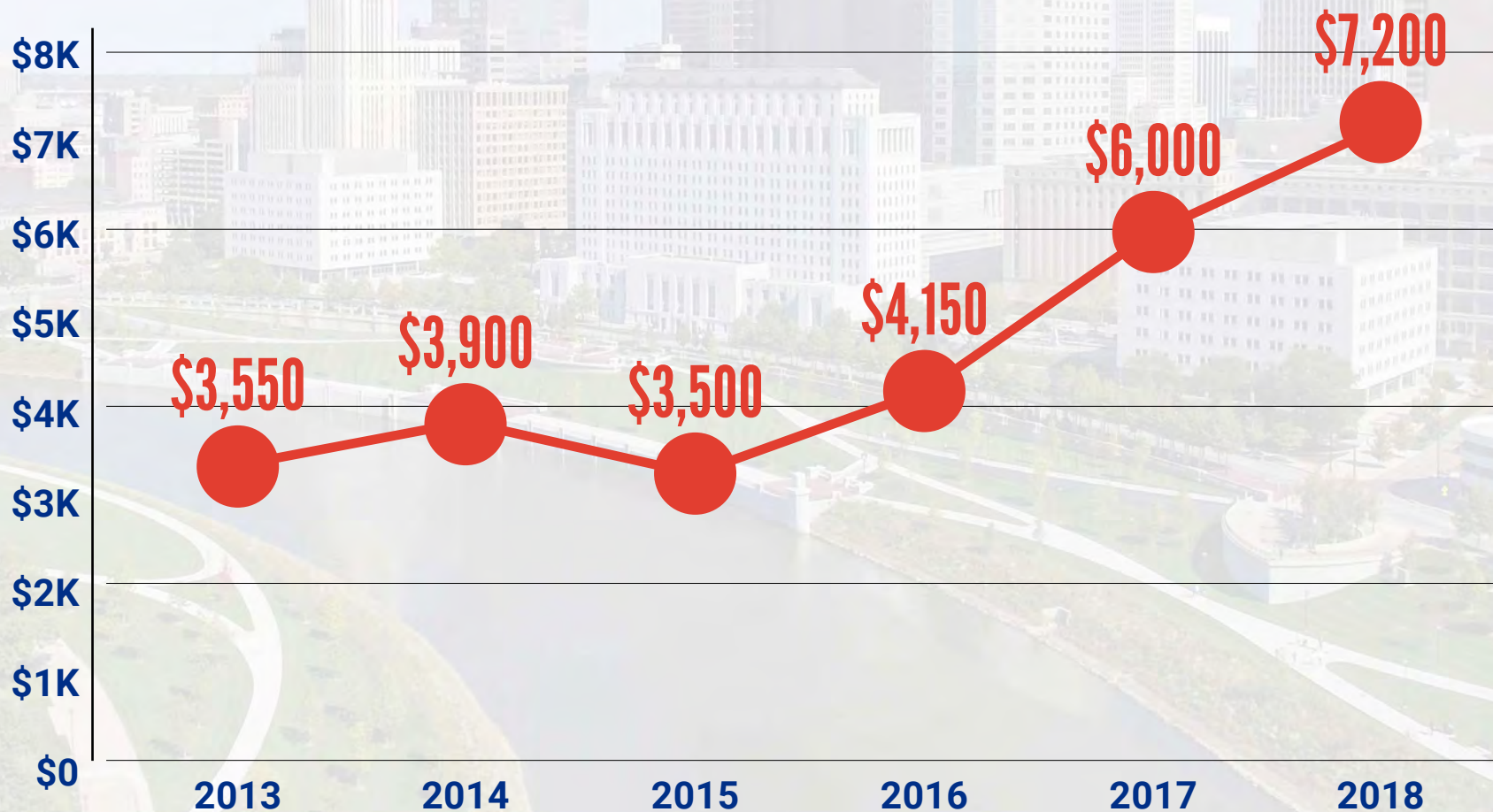


# As rents increase, so do the number of families in shelter each night.



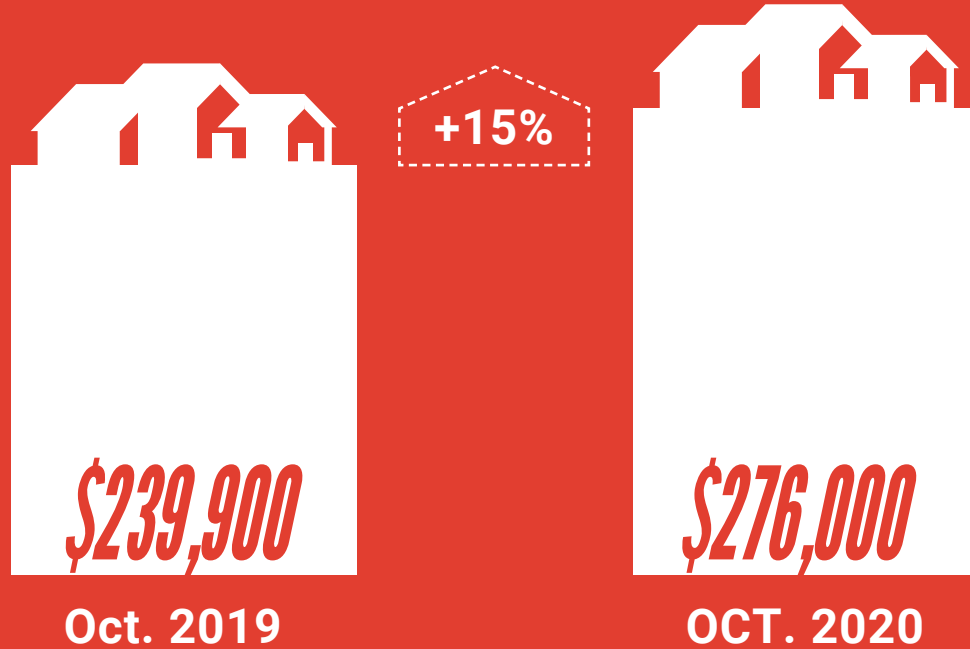


# The cost to re-house families has more than **DOUBLED** since 2013.





# Median sale price of a Columbus-area home up *\$36,000*





An aerial photograph of the Columbus, Ohio skyline. The image shows a dense cluster of skyscrapers, including the prominent yellow, Art Deco-style building of the Schieffelin Building. In the foreground, a wide river (the Scioto River) flows through a lush green park area with winding paths and trees. A bridge is visible in the middle ground. The sky is clear and blue.

**United  
Way**



**United Way  
of Central Ohio**

**Michael Wilkos • Senior Vice President, Community Impact • 614.477.8918 • [michael.wilkos@uwcentralohio.org](mailto:michael.wilkos@uwcentralohio.org)**