

# Appendix A



Our  
Gahanna

TODAY. TOMORROW. **TOGETHER.**

**Snapshot Report of Existing Conditions and Trends  
City of Gahanna**

---

# Topics

## COMMUNITY

- People
- Prosperity
- Education
- Economy/Employment
- Health and Wellness

## CITY

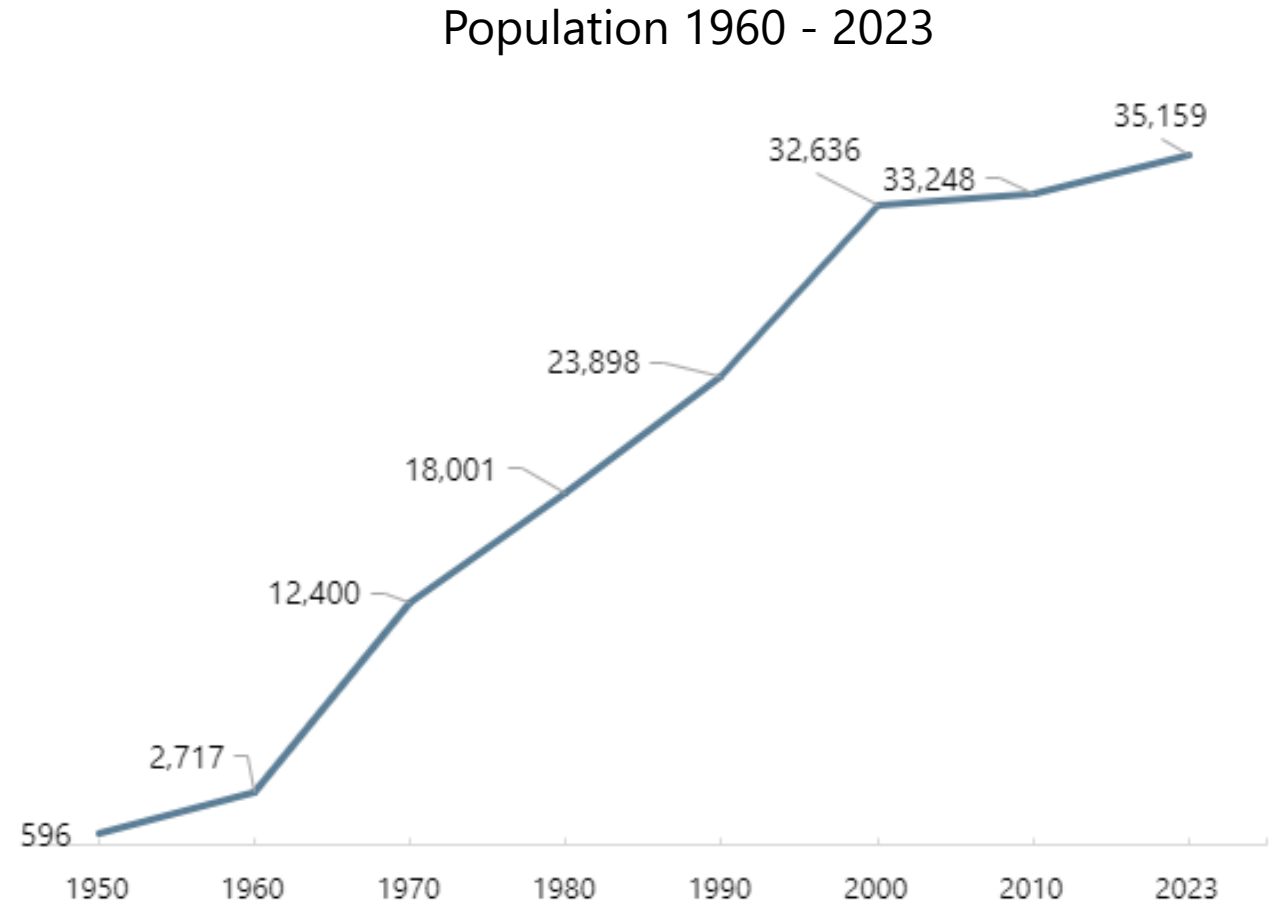
- Financials
  - Revenues
  - Expenditures
- Employee Demographics

# Community Demographics

# Population has steadily increased.

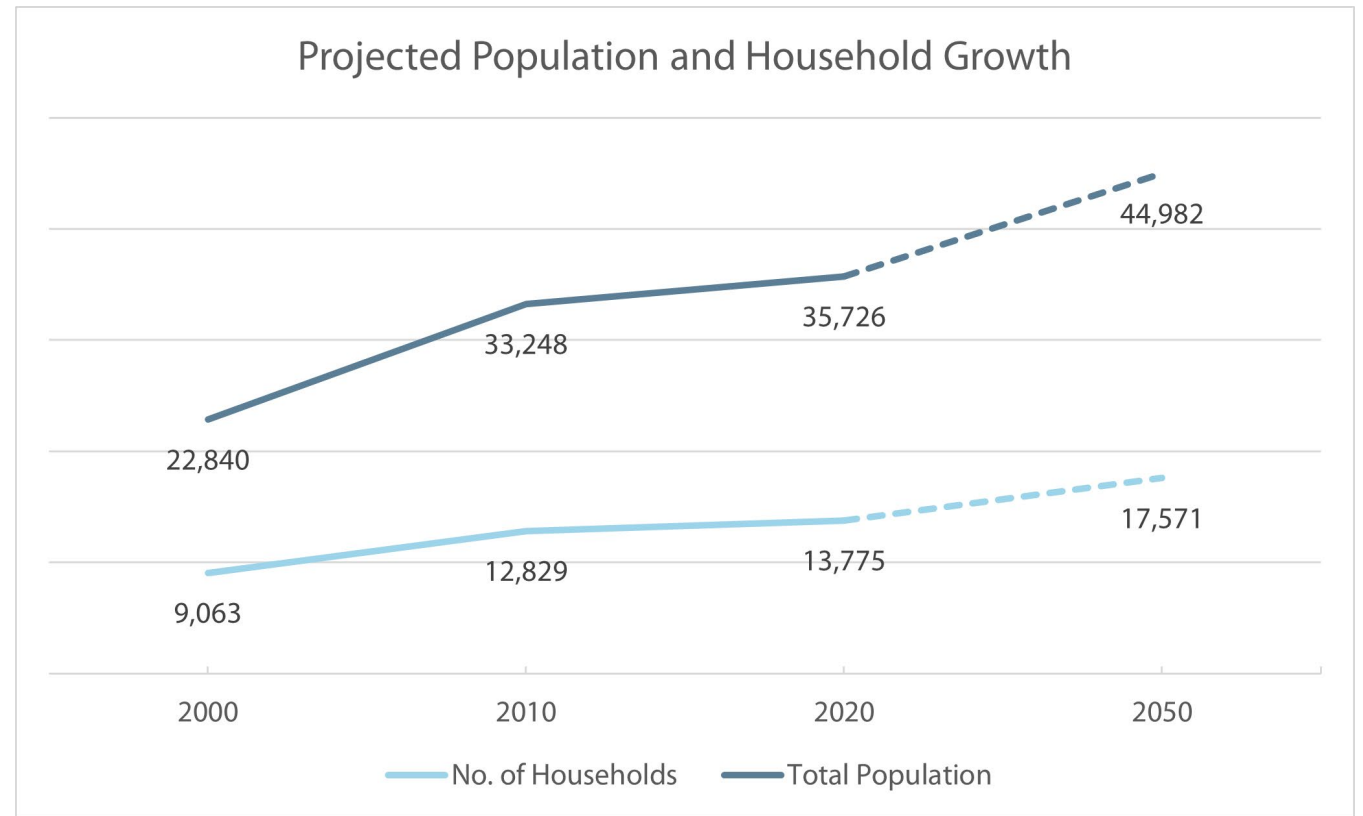


- Population increased steadily from 1950 to 2000 and remained relatively stable from 2000 to 2010.
- The 2023 American Community Survey estimated Gahanna's population to be 35,438 people.



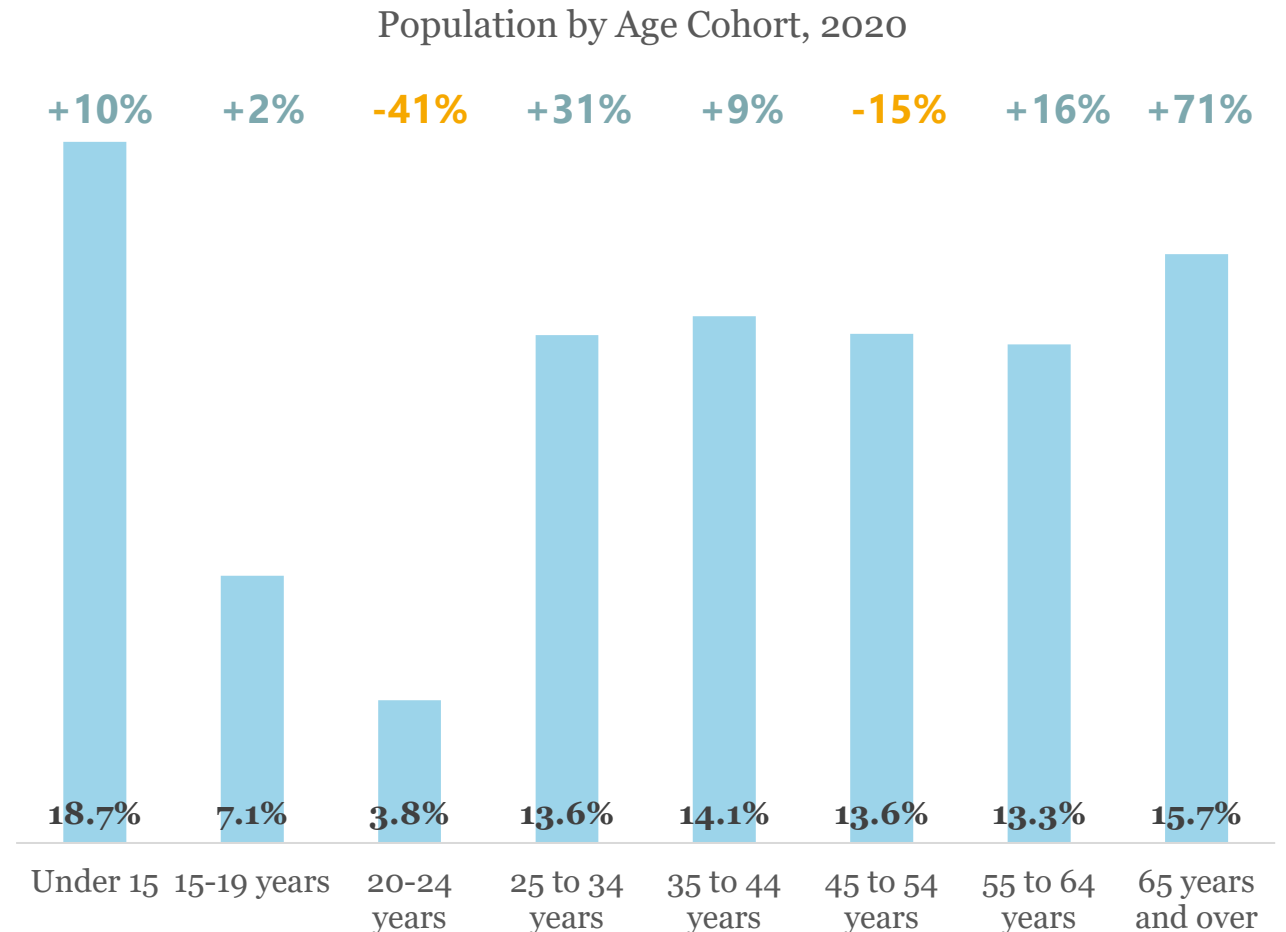
# The population is projected to increase 26% by 2050.

- In 2020, Gahanna's population represented 2.7% of the population of Franklin County (1.324M).
- Franklin County's population is projected to increase 26% by 2050.
- If Gahanna maintains a 2.7% share of the County's population, the City's population will increase to **44,982**.
- **The growing population will require effective resource allocation to meet growing and evolving needs.**



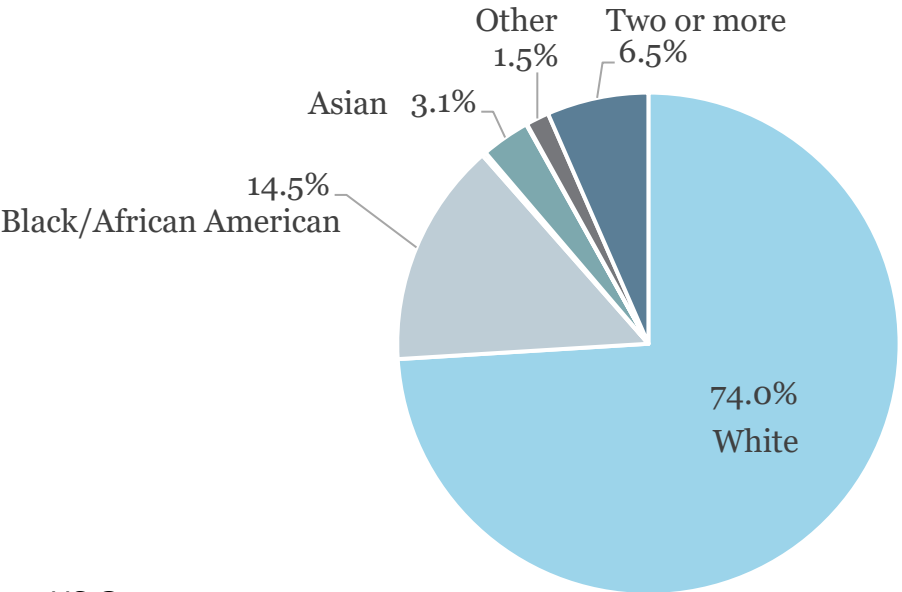
# The 65+ age group is experiencing the most growth.

- Residents 65 years and over make up the largest age group in Gahanna and had the fastest rates of positive change between 2010 and 2020.
- The 20-24 age range had the fastest rates of negative change between 2010 and 2020, followed by 45-54.
- **Aging residents require different services than their younger counterparts. They also tend to be on fixed incomes, creating implications for income taxes and property taxes.**
- **College-age residents are not staying in Gahanna and/or not being attracted to living in Gahanna.**



# Gahanna is growing more diverse.

- All demographics with the exception of White, non-Hispanic, have increased in population since 2010.
- **Diverse population groups create opportunities to bolster language and cultural services and policies.**



↓ 3% (-845)  
White

↑ 36% (+5)  
Native Hawaiian and Other  
Pacific Islander alone

↑ 39% (+1,451)  
African American

↑ 54% (+462)  
Hispanic or Latinx

↑ 43% (+28)  
American Indian or Alaska  
Native

↑ 69% (+218)  
Other

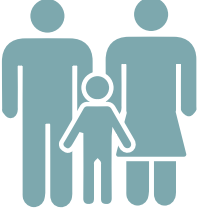
↑ 8% (+85)  
Asian

↑ 191% (+1,536)  
Two or more races

# Family and non-family households have increased.

- 70% of households are made up of families.
- The average family size remains steady (3.09 in 2020, and 3.03 in 2010).
- 30% of households are non-family.
- **Housing policies need to address diverse living arrangements and needs.**

↑ **8% (+571)**  
**Family Households**  
**(2010-2020)**

 **3.09**  
**Average Family**  
**Size (2020)**

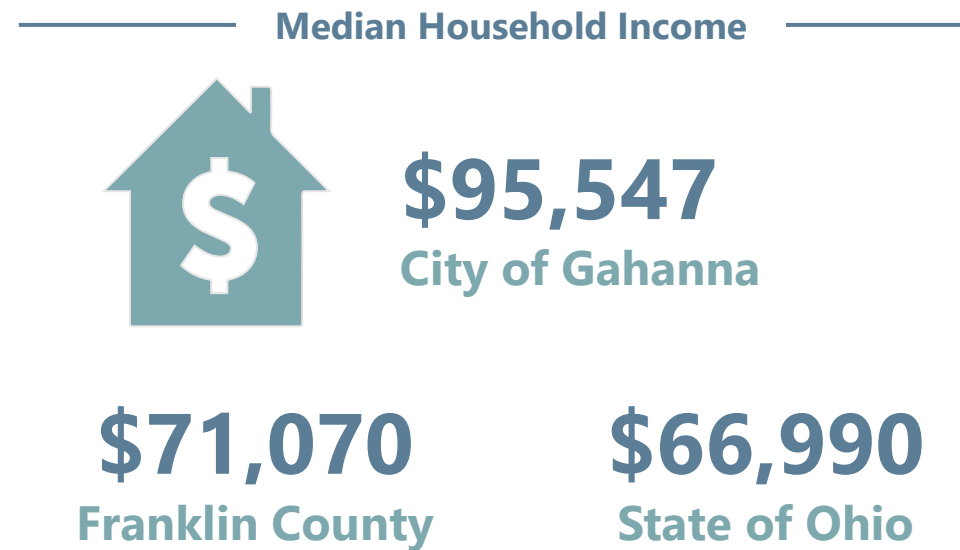
↑ **6% (+229)**  
**Non-Family Households**  
**(2010-2020)**

\*A nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.



# Gahanna's median household income is above Franklin County and the State of Ohio.

- Median household income in Gahanna in 2021 was \$95,547
- Gahanna's median income for an individual in 2021 was above the national median (\$69,021)
- **A high median household income indicates economic prosperity and can attract business and investment to the City.**



# Poverty rates have increased since 2012.

- Both population and families below poverty have increased from 2012-2021.
- **Families are struggling and the City may be able to provide more support.**

## Population below poverty

**5%**  
(2021)

 **25% (366)**  
(change from 2012-2021)

## Population below poverty comparison

**15.1%**  
Franklin County (2021)

**13.4%**  
Ohio (2021)

## Families below poverty

**28%**  
(2021)

 **12% (1,035)**  
(change from 2012-2021)

## Families below poverty comparison

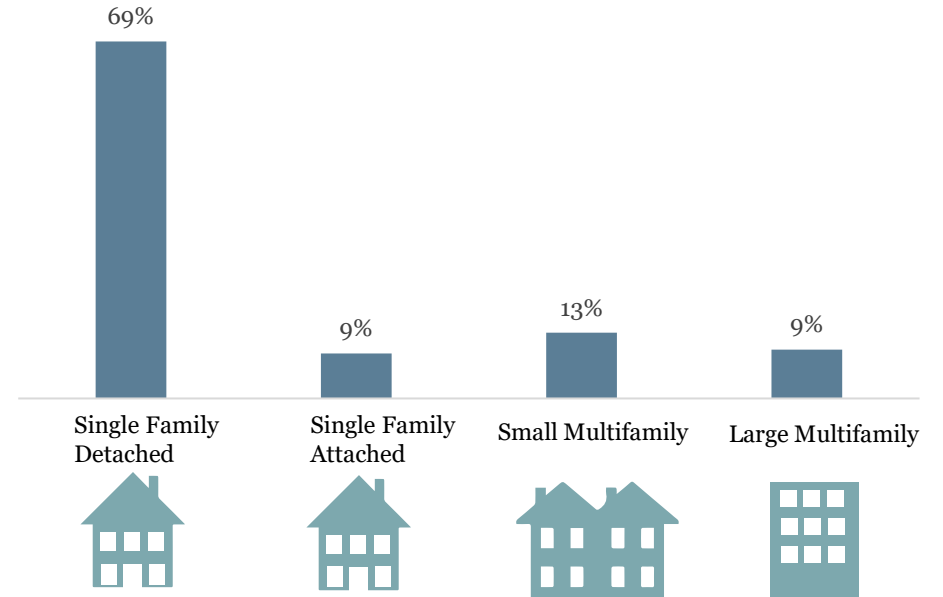
**9.9%**  
Franklin County (2021)

**9.4%**  
Ohio (2021)

# Majority of homes are single family detached.

- The majority housing unit type is single-family detached homes
- There are a variety of small and large multi-family structures available in Gahanna
- **Some apartment complexes have been built but more are needed to diversify the housing stock.**

Gahanna Housing Unit Types



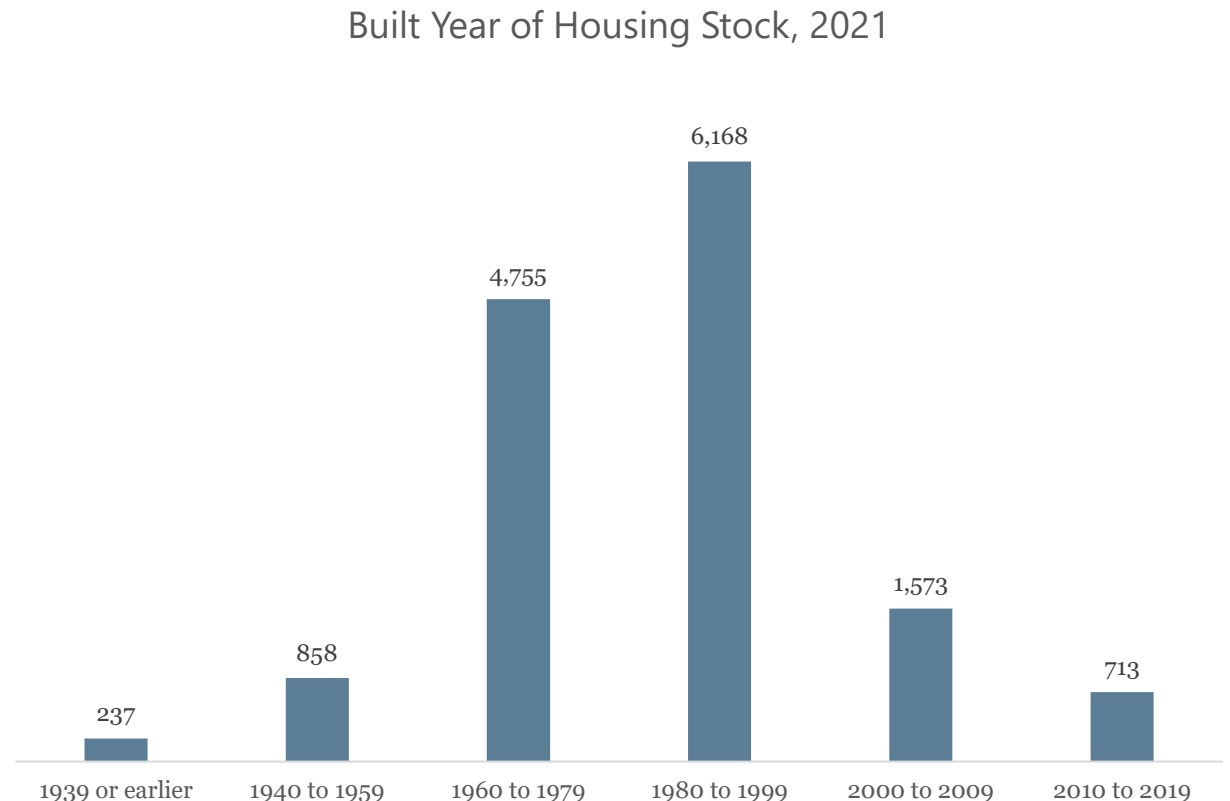
Notes:

**Small multi-family** – 1 unit attached, and 2 to 9 units within a structure

**Large multi-family** – 10 or more units within a structure

# Most of the housing stock is older.

- 76% of housing units in Gahanna were built between 1960 and 1999.
- 12% of housing units were built after 2000.
- Overall housing stock increased 5% between 2010 and 2021.
- **Older homes require increased maintenance, renovations, and potential upgrades to ensure safe and modern living conditions.**



# Many householders are approaching empty-nester status.

- Many Gahanna householders are approaching or have reached ages commonly associated with children moving out and becoming empty-nesters.
- **Gahanna's empty-nesters and the aging population require a wider variety of housing.**

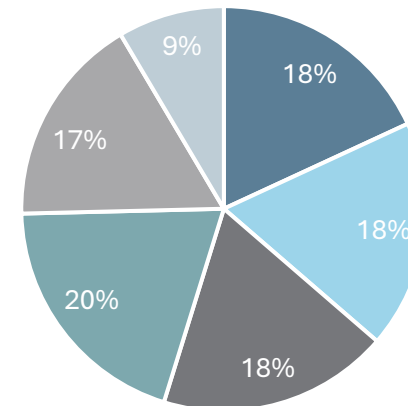
**Householders Ages 45-54**

**18.4% (2,655)**

**Householders Ages 55+**

**45.2% (6,502)**

Householder Age



■ Under 35 years	■ 35 to 44 years	■ 45 to 54 years
■ 55 to 64 years	■ 65 to 74 years	■ 75 years and over

# Renter occupied housing units have increased since 2010.

- 71% of housing units are owner occupied.
- The number of vacant properties in Gahanna decreased by 43% between 2010 and 2021.
- **Single family housing stock is not keeping up with the demand.**

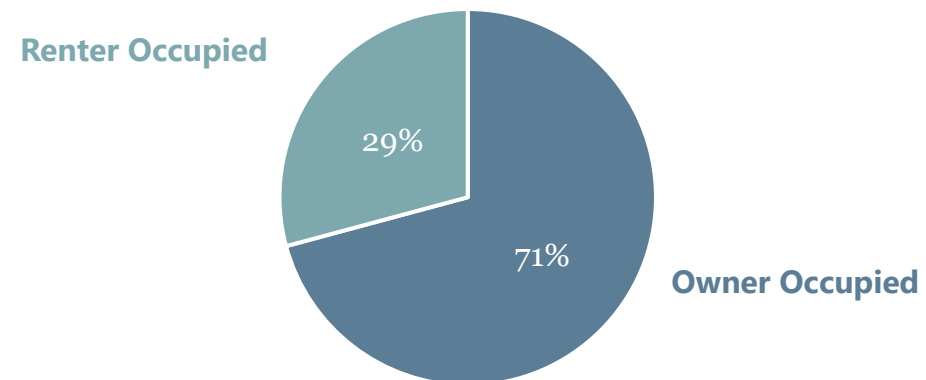


↑ **4%(374)**  
Owner Occupied Housing  
(2010-2021)



↑ **36%(+1,101)**  
Rental Housing  
(2010-2021)

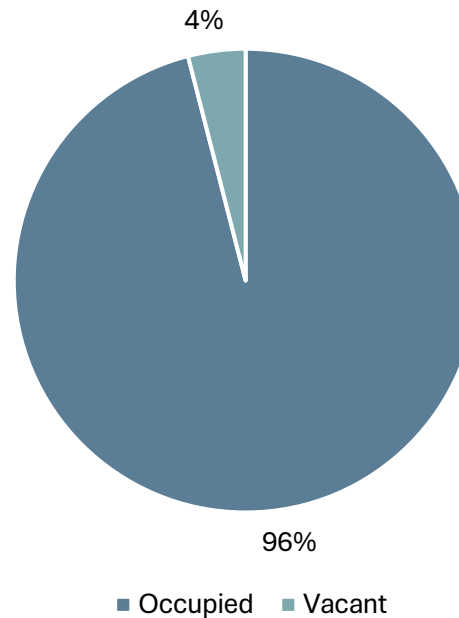
Owner vs Renter Occupied Housing  
Units, 2021



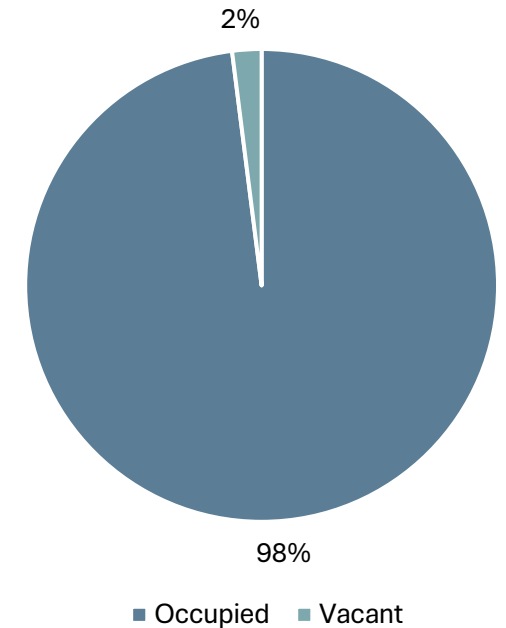
# More housing is needed.

- Vacancy rates have decreased since 2010, falling to 2% in 2021.
- According to a report by Bowen National Research, a healthy market vacancy rate across all types of housing falls at about 4%.
- **A vacancy rate below the healthy rate signals housing shortages and the need for increased housing to meet demand.**

Vacancy Rate (2010)



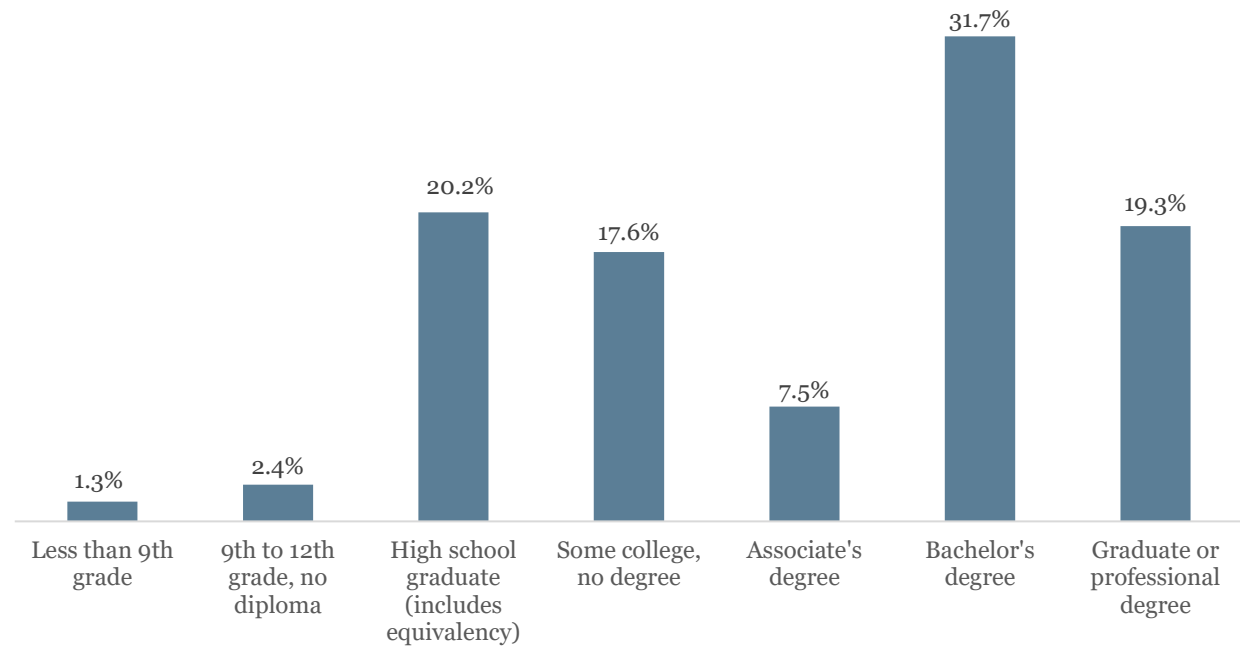
Vacancy Rate (2021)



# Educational attainment is high in Gahanna.

- In 2021, 51% of adults in Gahanna had a bachelor's degree or higher.
  - 42.3% in Franklin County
  - 32% in Ohio
  - 35.7% in the United States
- **High educational attainment indicates a skilled workforce, which can attract business and foster economic development.**

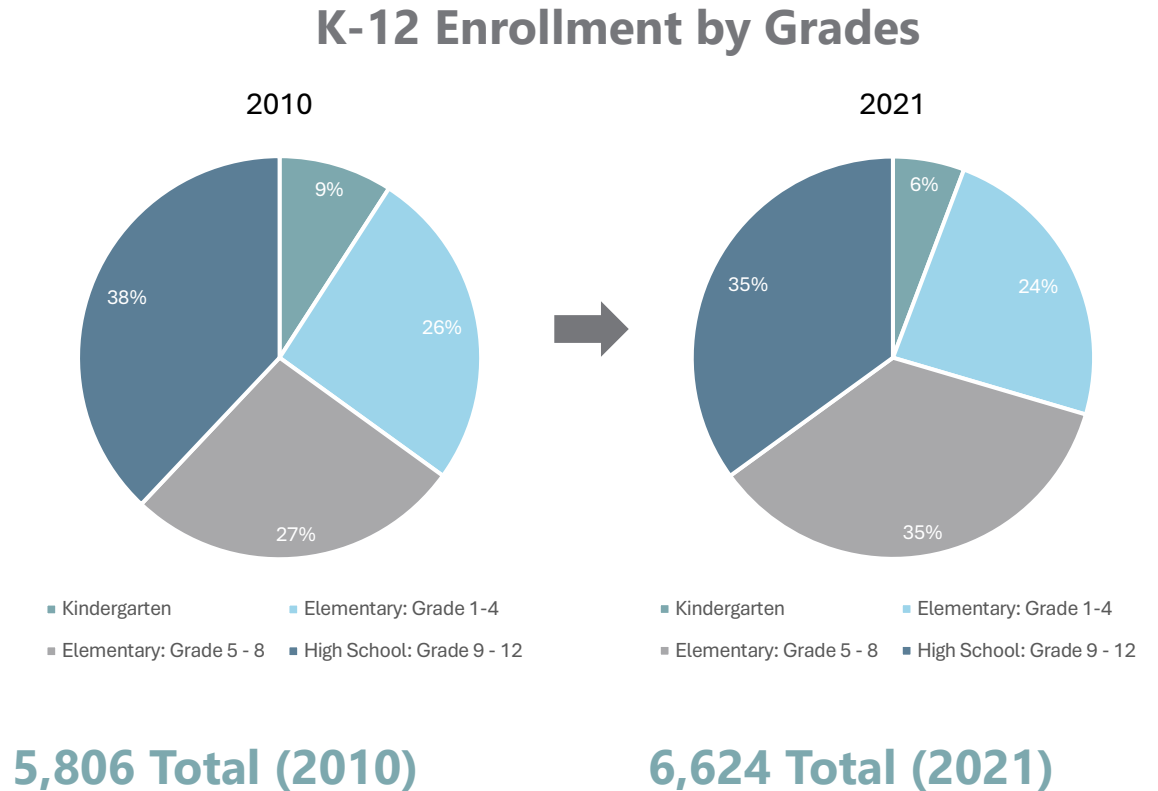
Educational Attainment in Gahanna





# K-12 Enrollment has grown since 2010.

- Gahanna saw a 14% (+818) increase in K-12 enrollment from 2010 to 2021.
- 86% of K-12 students in Gahanna are enrolled in public school as of 2021.
- **Gahanna's schools are a considerable factor in attracting families to the community.**



# Unemployment rates have decreased.

- Unemployment rate dropped from 3.3% in 2010 to 1.5% in 2022.
- Gahanna has a lower unemployment rate than Franklin County and the state of Ohio.
- **Low unemployment reflects a strong job market and economic stability.**

Unemployment Rates

**1.5%**

City of Gahanna

**2.5%**

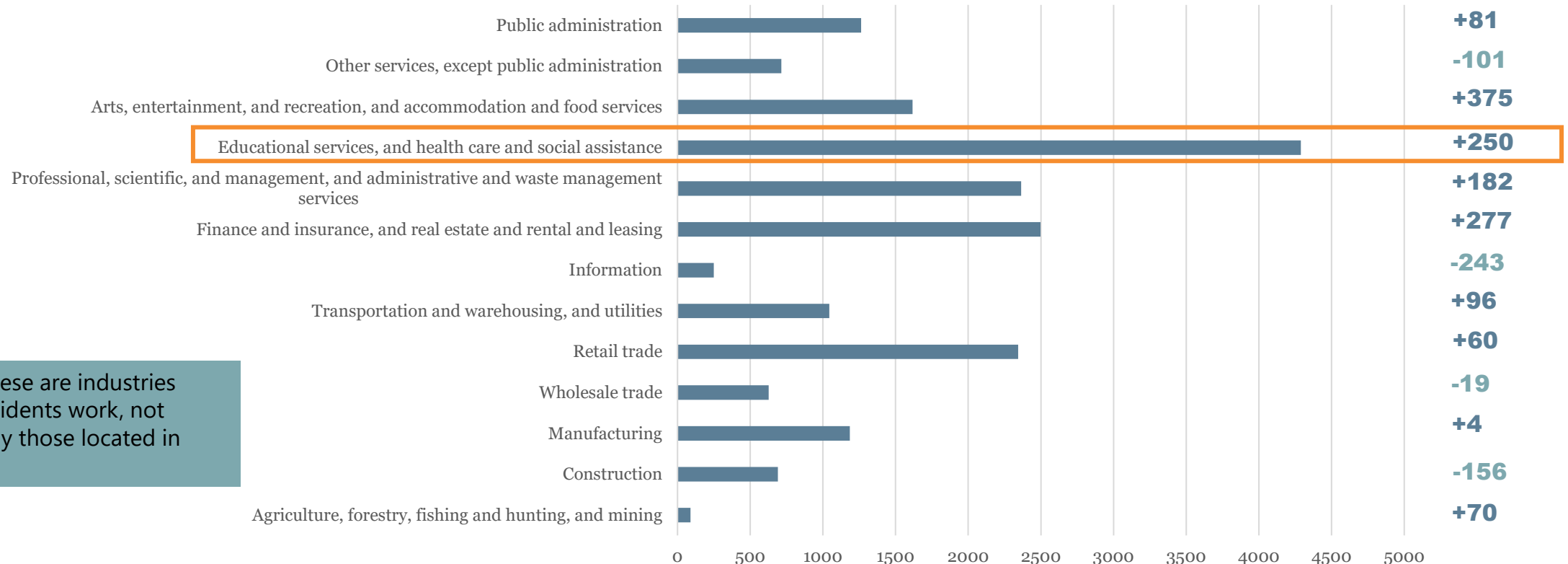
Franklin  
County

**2.7%**

State of Ohio

# Educational services, health care and social assistance is the largest industry – and growing.

Employed Population 16 Years and Over by Industry



\*Note: These are industries where residents work, not necessarily those located in Gahanna.

# Principal Employers by Income Tax Withholding

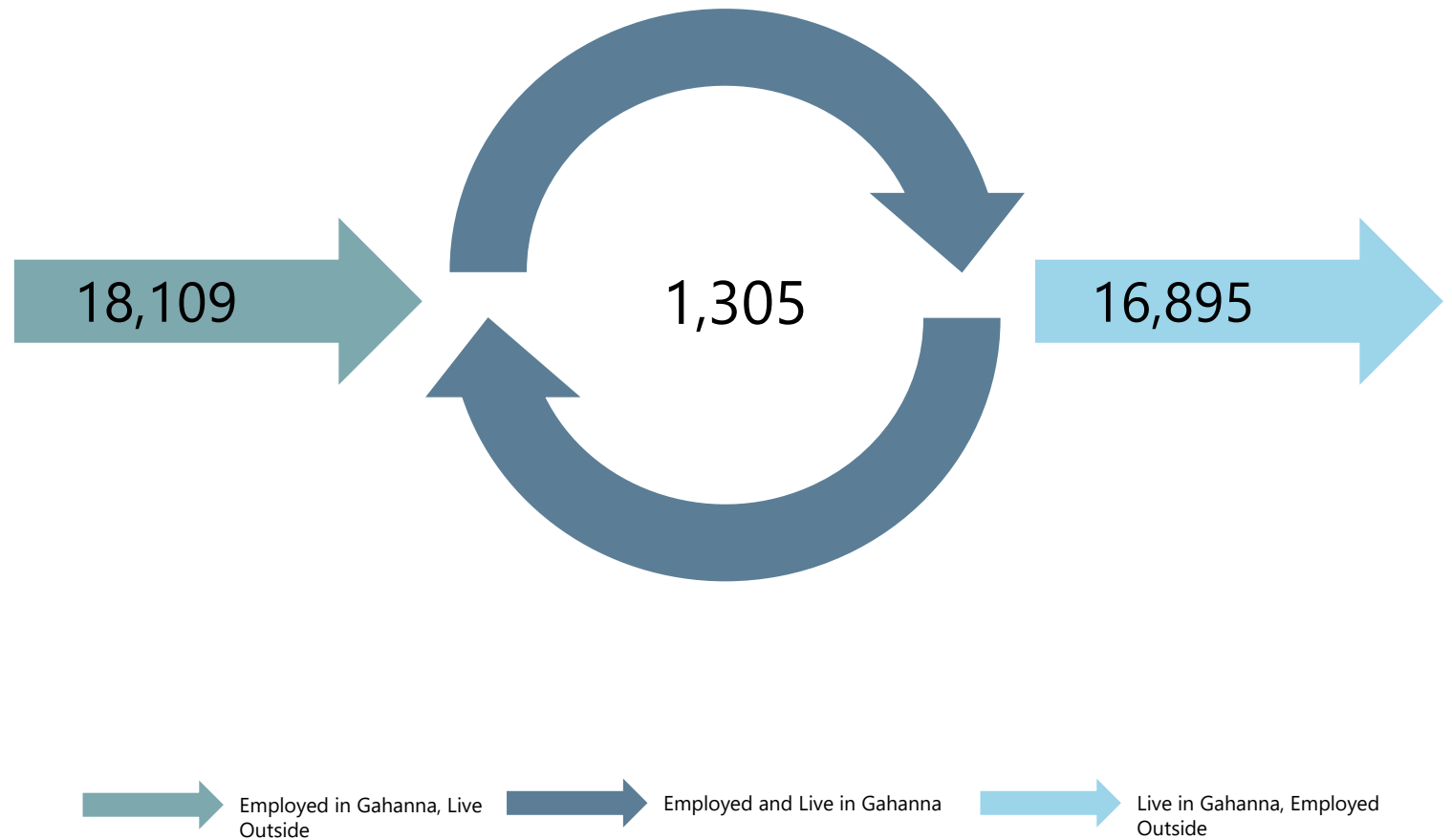
Employer	Type of Business
Gahanna-Jefferson Schools	Public School District
The Ohio State University	Healthcare Provider
State of Ohio ODOT	State Agency
Nationwide Mutual Insurance Co	Insurance Services
The Columbus Academy	Private School K-12
AEP Ohio Power	Utility Service
City of Gahanna	Municipality
Ohio Health Physicians Group	Healthcare Provider
AEP Service Corporation	Utility Service
The Kroger Co	Food Services

*Note:* Number of employees not available. As a result the top employers were based on the top income tax withholders for the City. Due to confidentiality the amount withheld cannot be reported.

*Source: Gahanna 2023 Annual Comprehensive Financial Report*

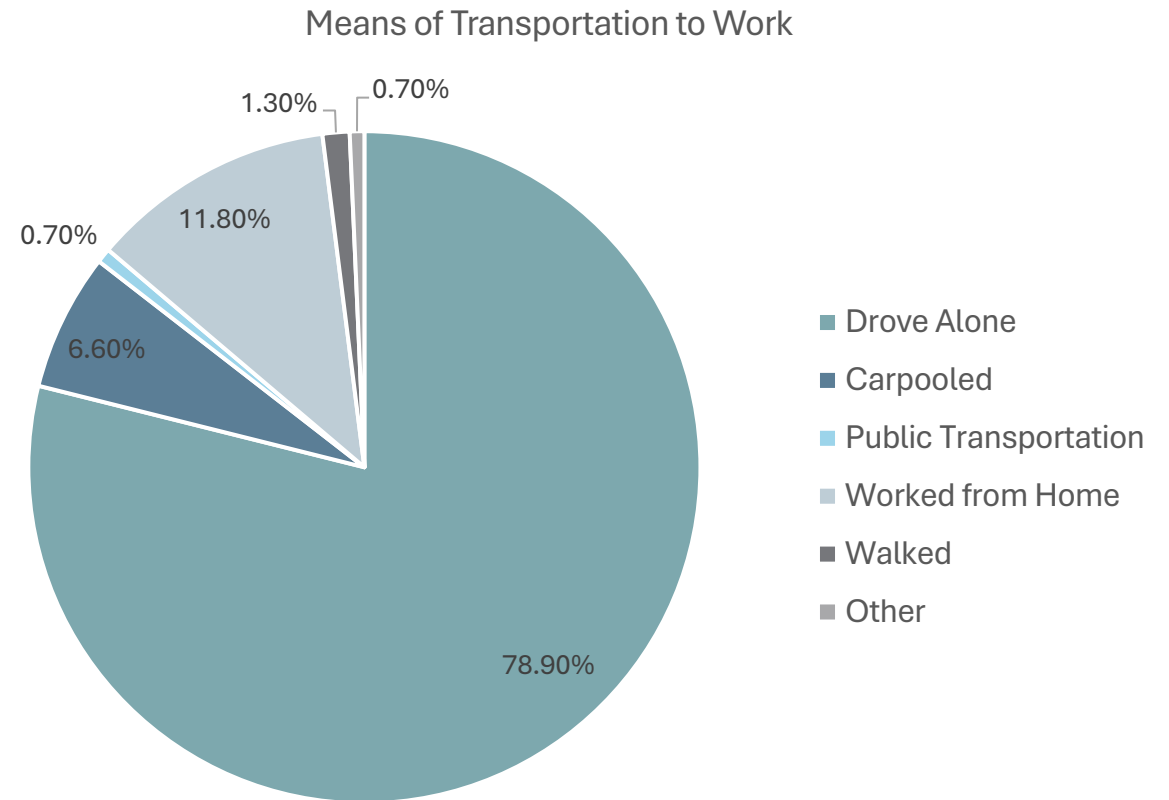
# Most residents travel outside of Gahanna for work.

- Only 4% of employees live and work in Gahanna.
- People employed in the City do not live in Gahanna.
- **Most people travel in and out of Gahanna for work placing more strain on infrastructure and creating increased traffic.**



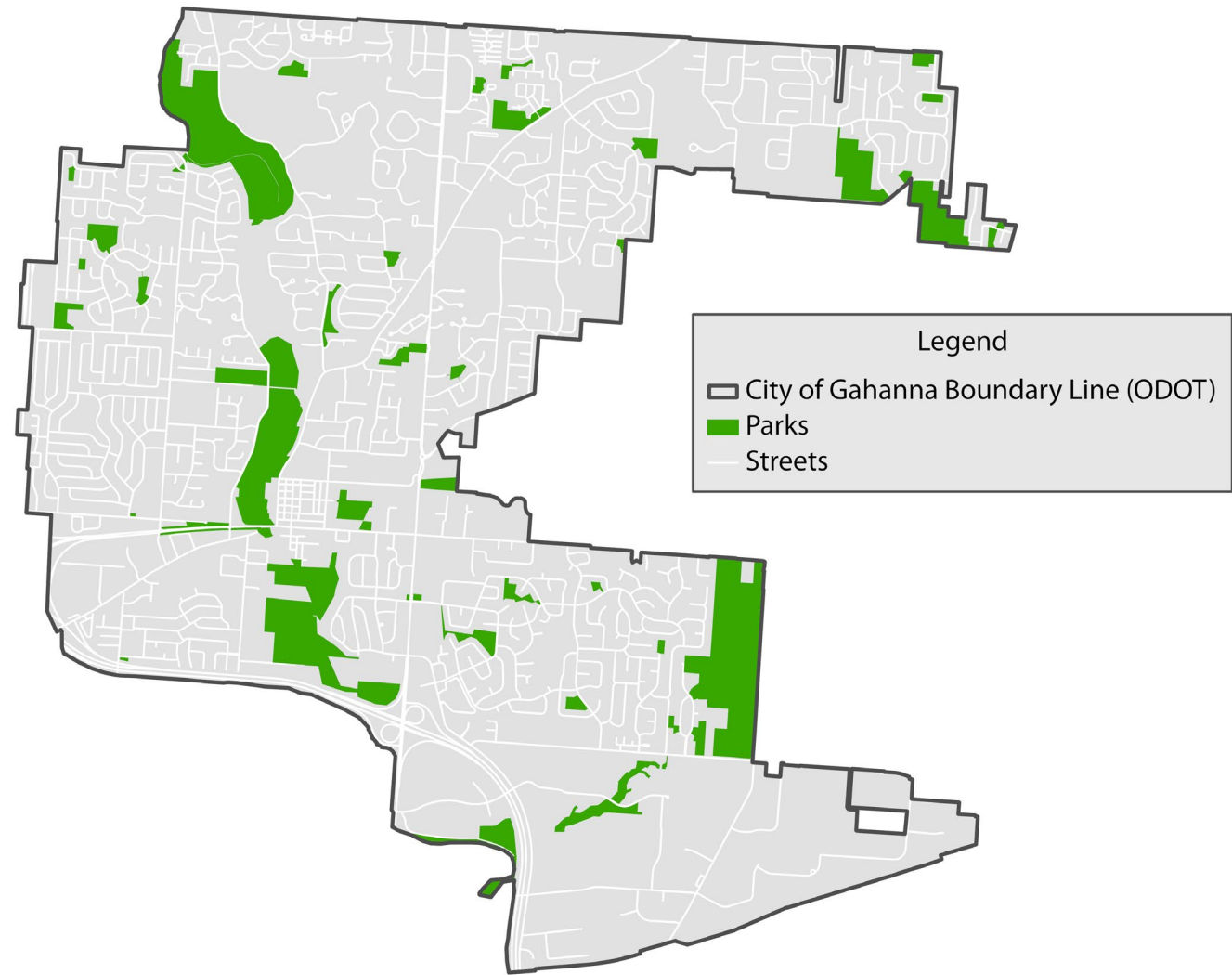
# Most people drive to work.

- Vast majority of people drive to work, either alone or with others.
- Average commute time is 20.8 minutes, only a 0.8-minute increase from 2010 (20 minutes).
- **More vehicles on the road will lead to increased congestion, especially at peak times.**



## Parks and Trails

- 65% of Gahanna residents live within a 10-minute walk of a park\*, compared to the national average of 55%.
- Gahanna has a walk score of 59 (somewhat walkable) and a bike score of 50 (bikeable)
  - 20 walking trails help contribute to the moderate score
- **Living close to a park promotes physical activity, as well as mental and physical well-being, and enhances the overall quality of life. There is opportunity to increase walkability to amenities.**



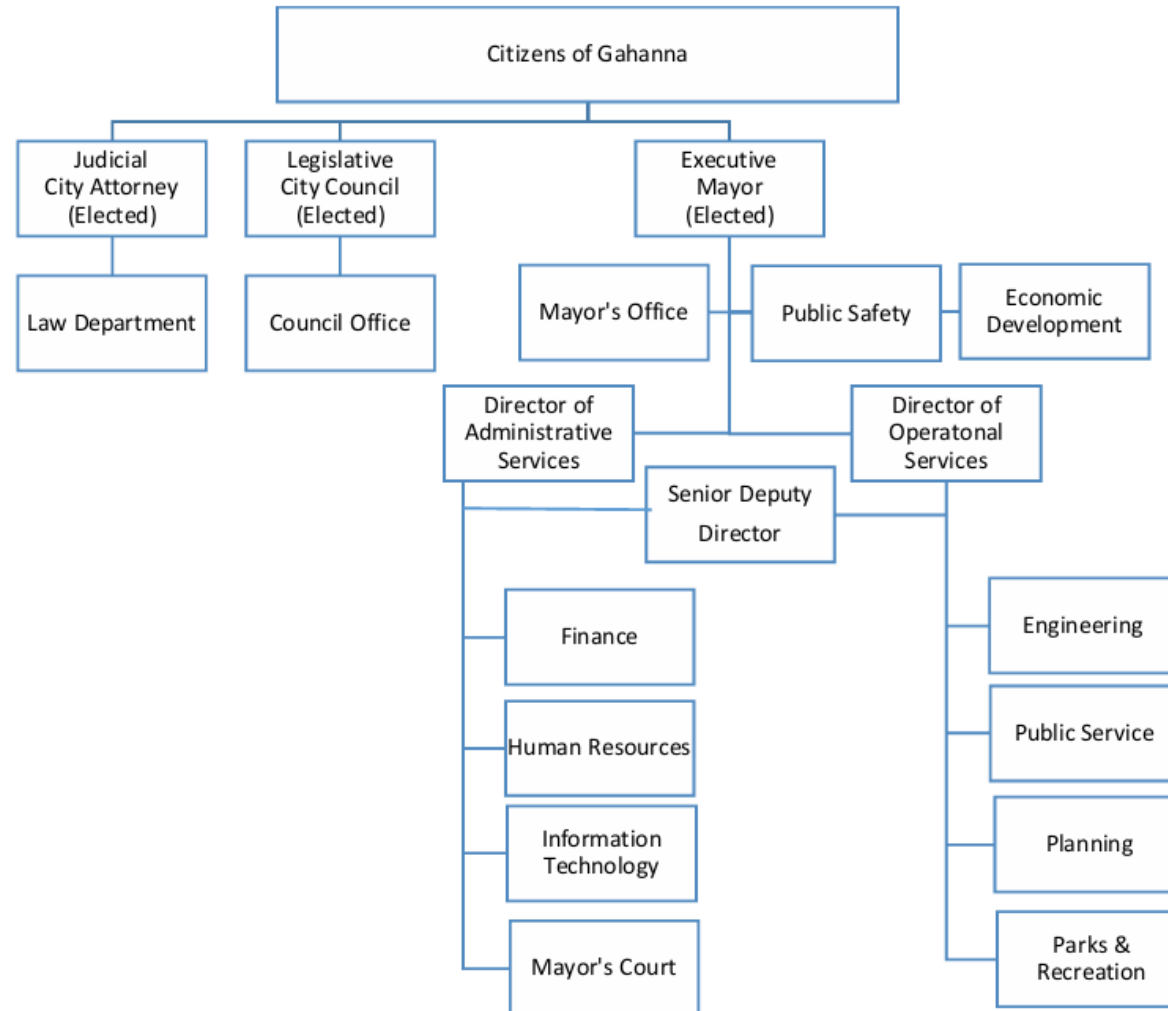
Source: ParkServe, Parks Comprehensive Master Plan, Walkscore

\*Some parks calculated in this percentage may be located outside the boundaries of the City of Gahanna but close enough for residents to access.

# **Internal City Data and Statistics**

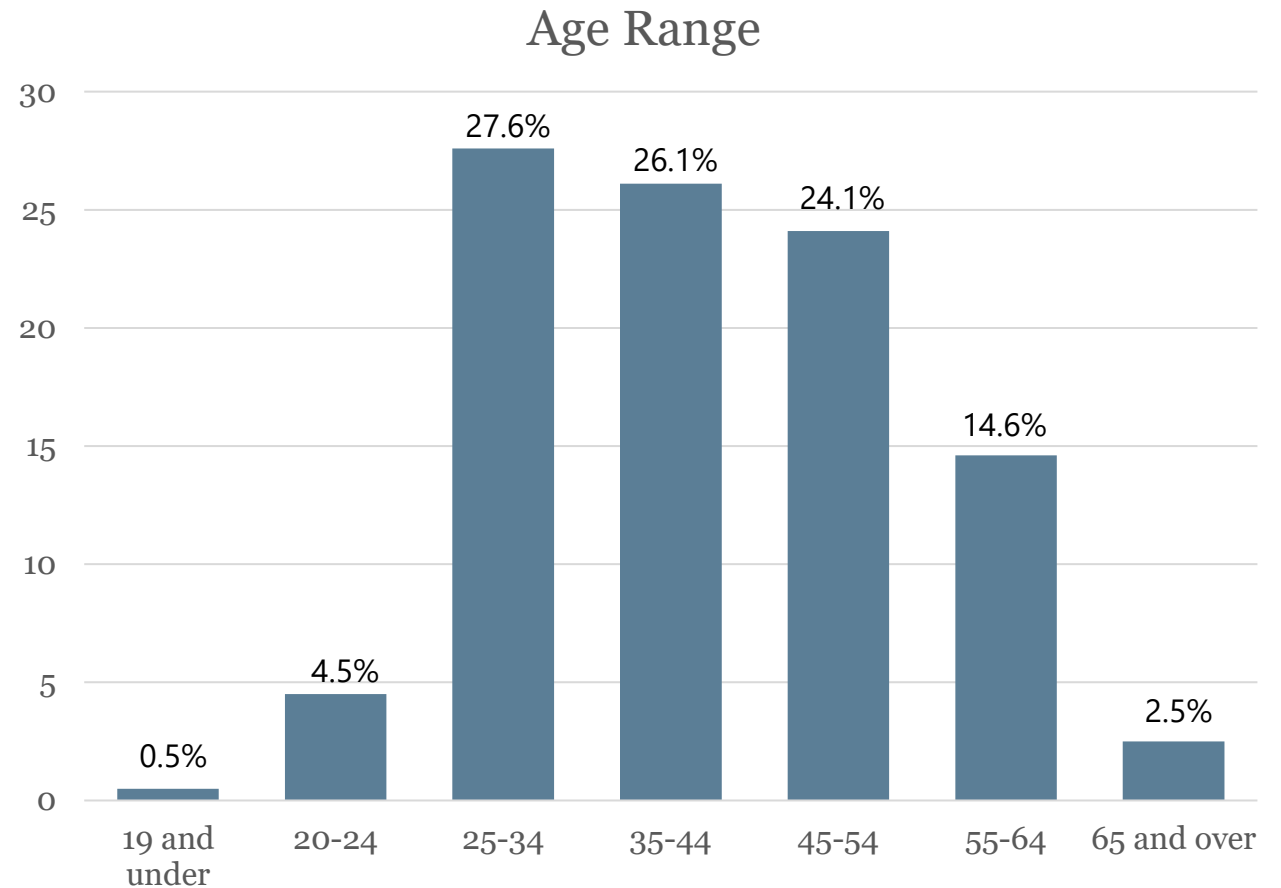


# City of Gahanna Org Chart



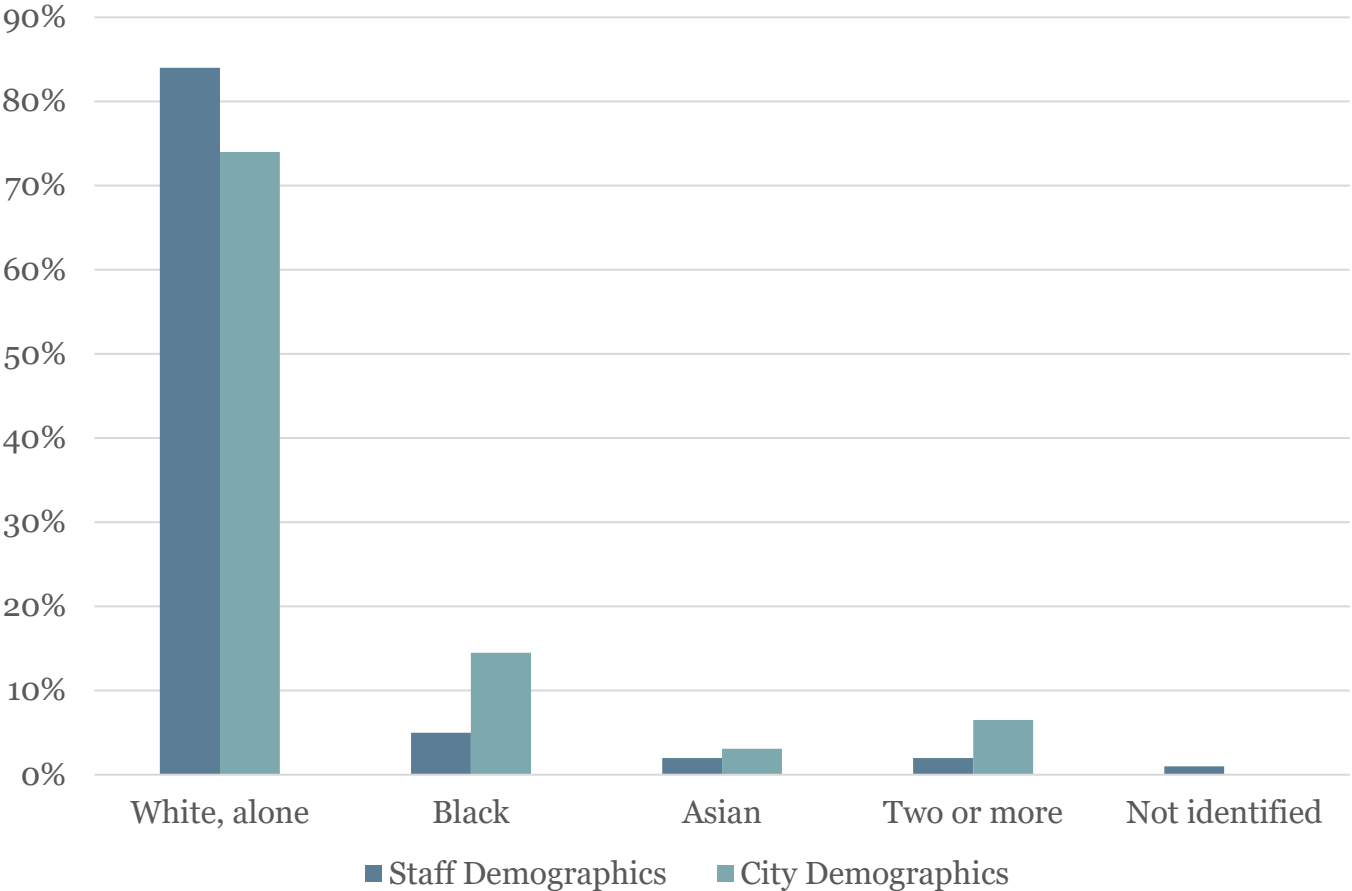
## Full-Time Staff Age

- Good distribution in full-time staff ages.
- Eminent retirements and shifting of leadership are not a large concern.



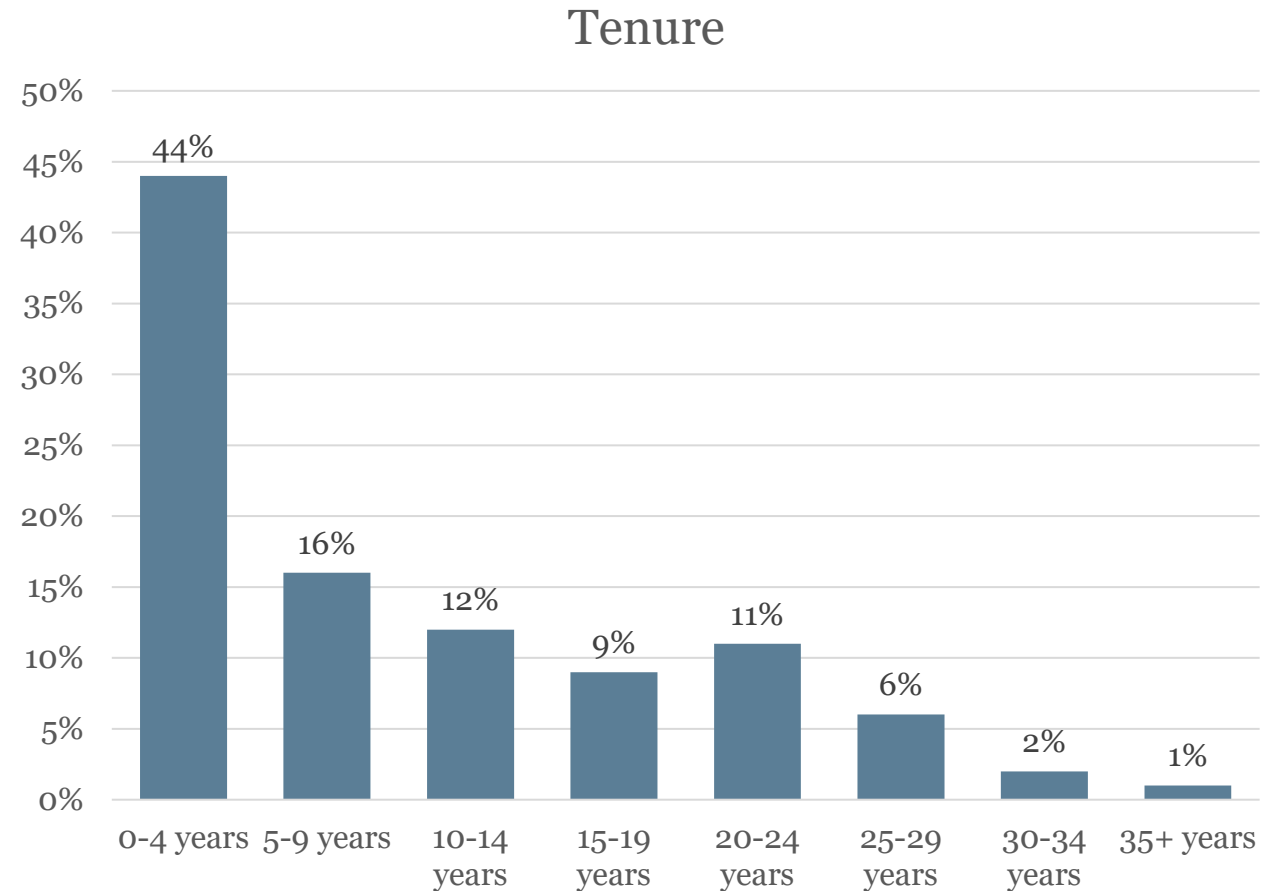
# Full-Time Staff Race

- Staff demographics generally reflect the race/ethnicity of the community.



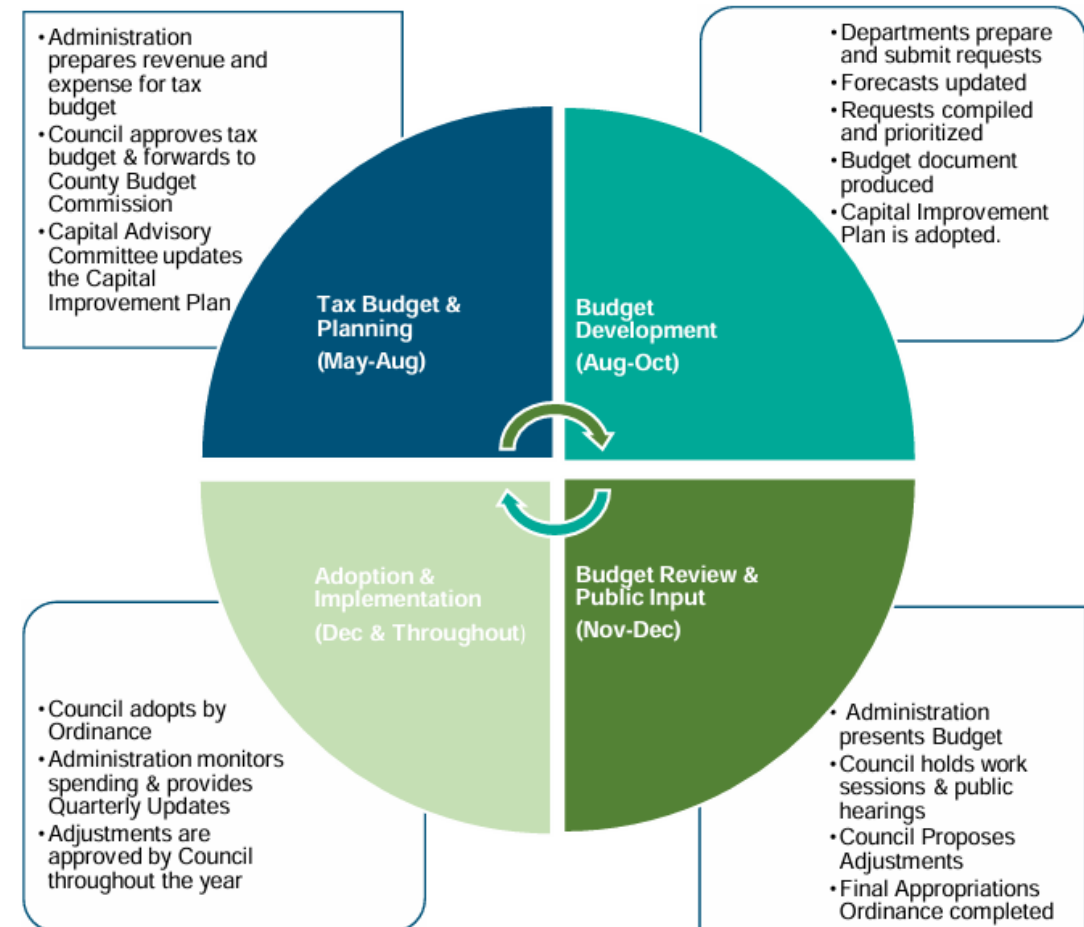
# Full-Time Staff Tenure

- Majority of full-time employees have been working for Gahanna less than 5 years.
- **The influx of new hires presents an opportunity to foster employee buy-in and drive a culture change.**



# Gahanna Budgeting Process

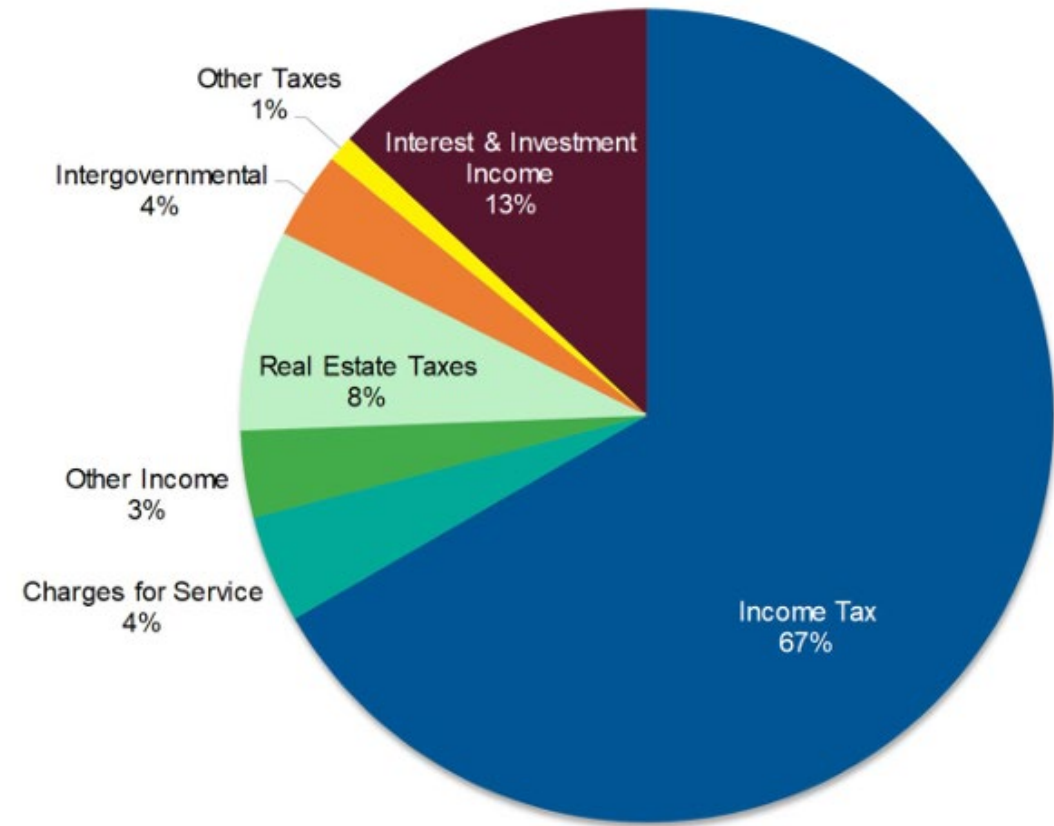
- City Council reviews and approves the budget. The City Administration plans and implements the budget.



---

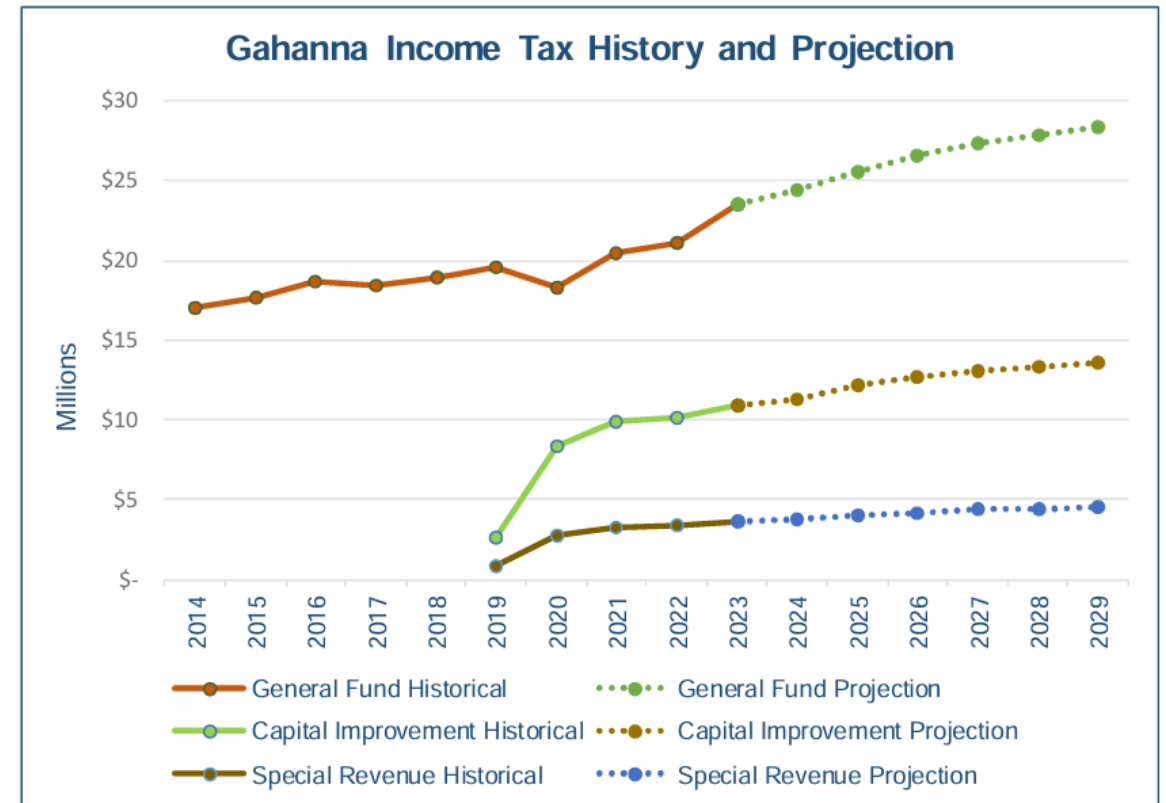
# General Fund Revenue

- General Fund Revenue Estimate 2025:  
\$38,233,799



# Gahanna Income Tax

- Income tax revenue is projected to gradually increase over the next few years.



*Note: 2019 represents five months of collections for the Capital and Special Revenue Funds. 2020 represents the first full year of collections for these funds.*

# Real Estate Tax Dollar

- Majority of tax dollars acquired from real estate goes towards funding the city schools.

## Your Real Estate Tax Dollar At Work





# Gahanna Total Expenditures

- While relatively evenly split, over half of the expenditures draw funding from the General Fund or the Enterprise Funds.

