

Appendix A



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

Topics

COMMUNITY

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

CITY

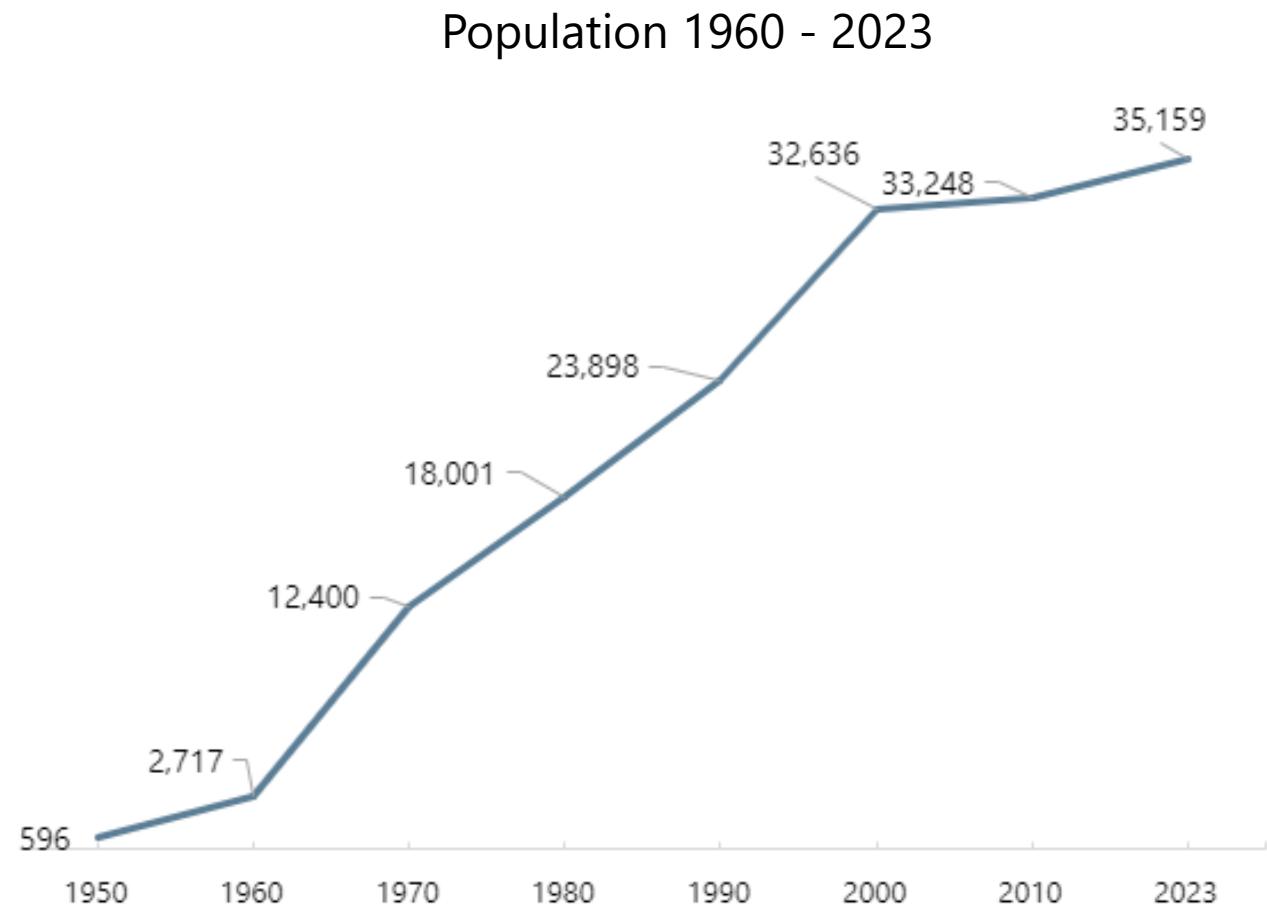
- Financials
 - Revenues
 - Expenditures
- Employee Demographics

Community Demographics

Population has steadily increased.

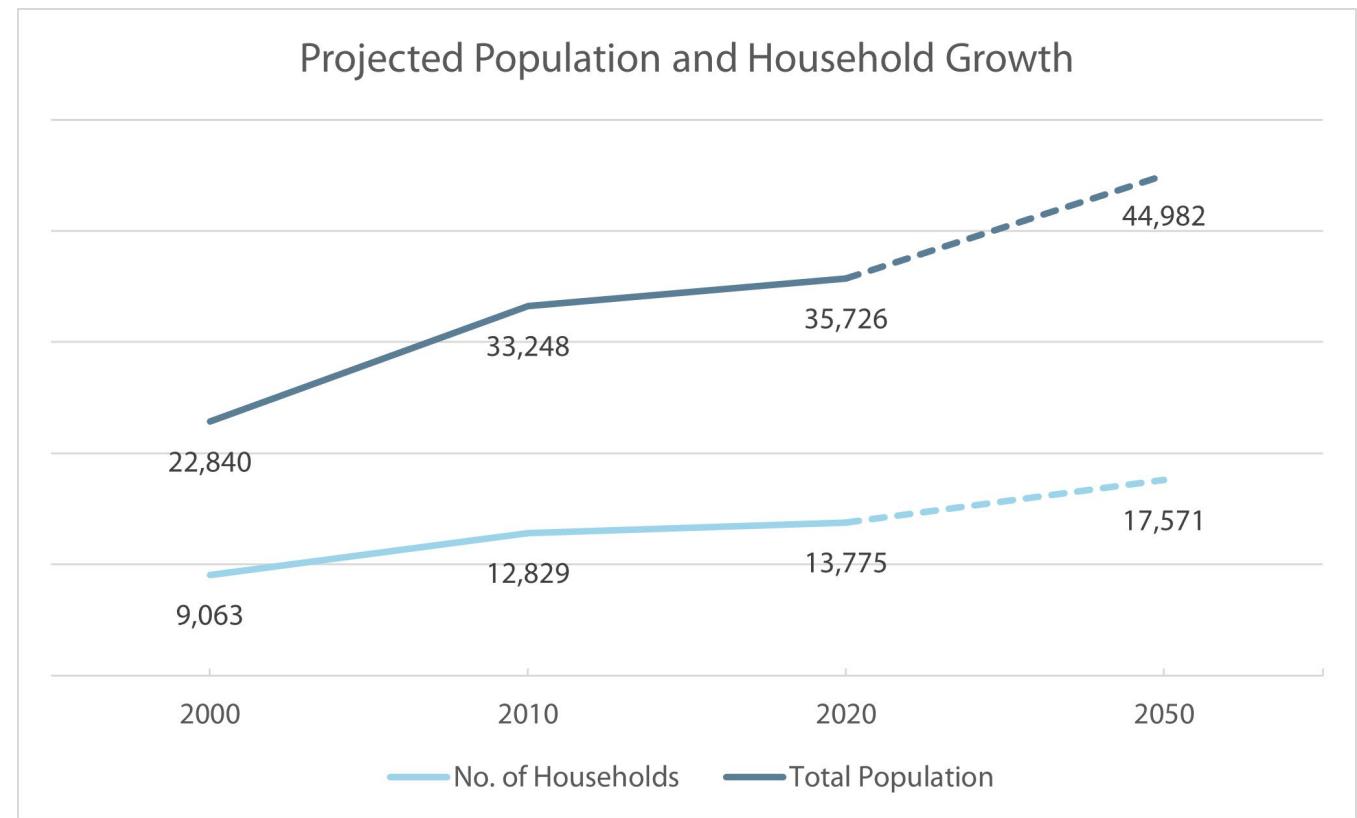
 **↑ 5.7% (+1,911)**
2010-2020

- 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.



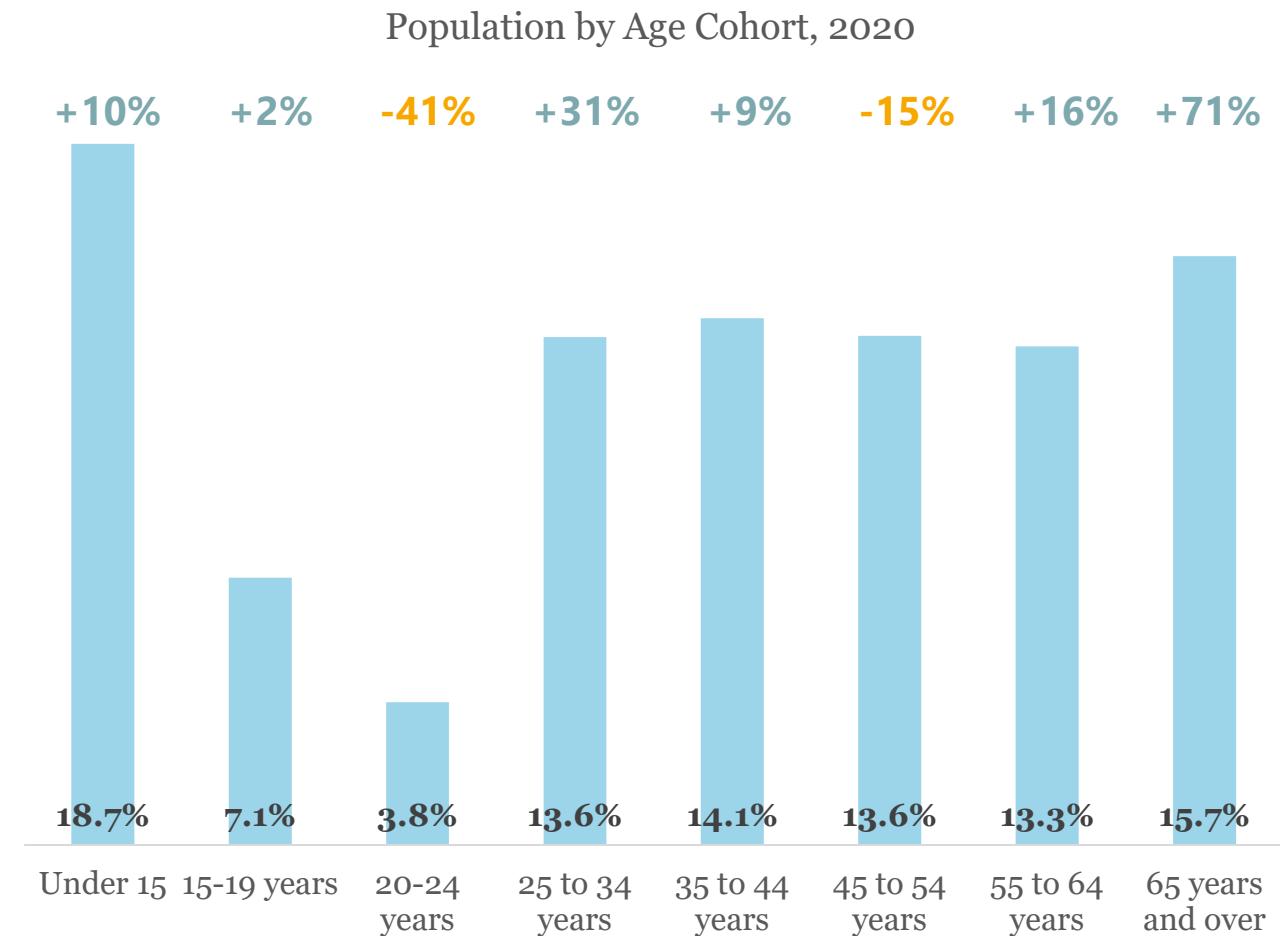
The population is projected to increase 26% by 2050.

- 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.**



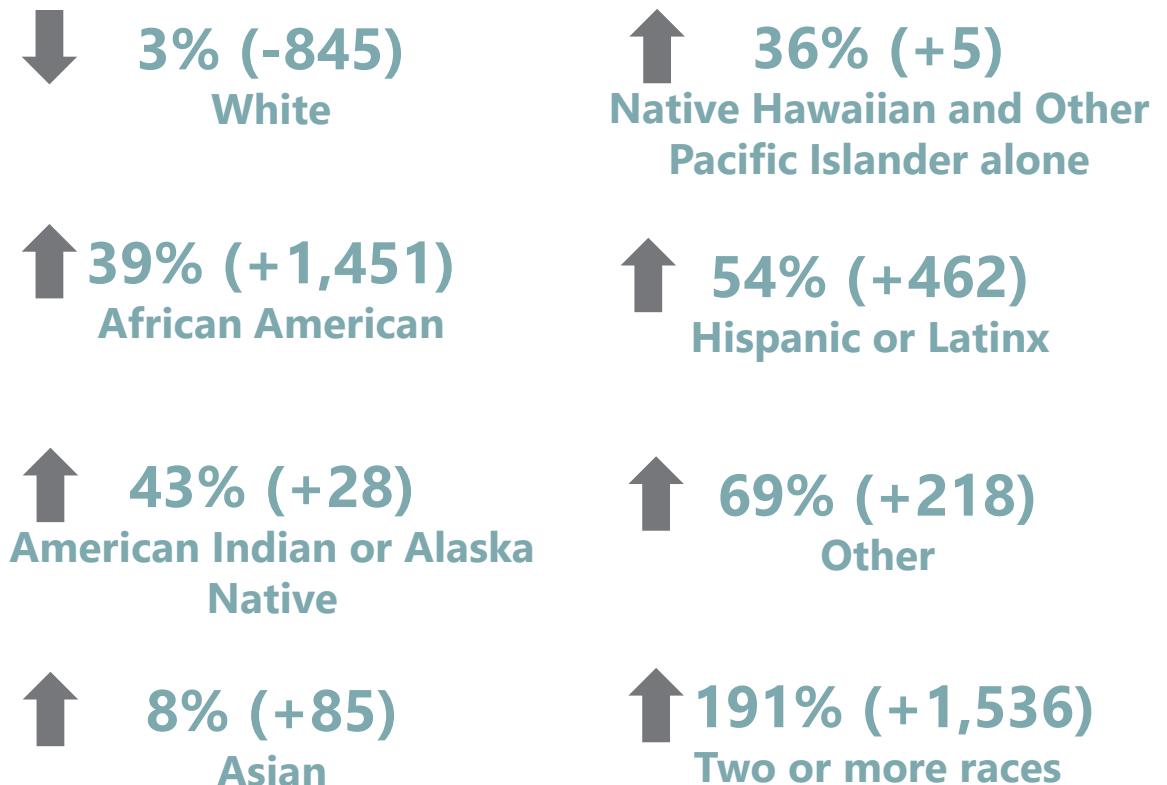
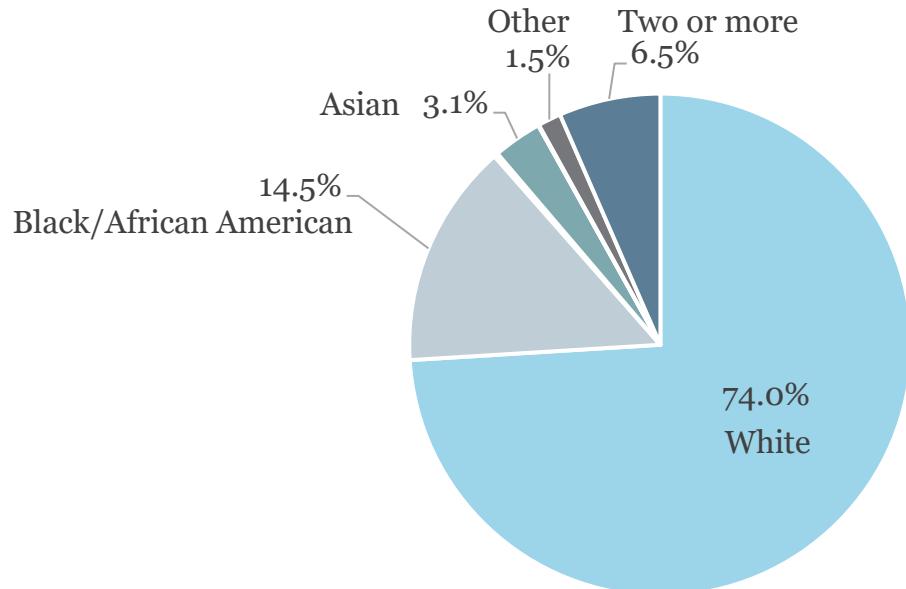
The 65+ age group is experiencing the most growth.

- 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.**



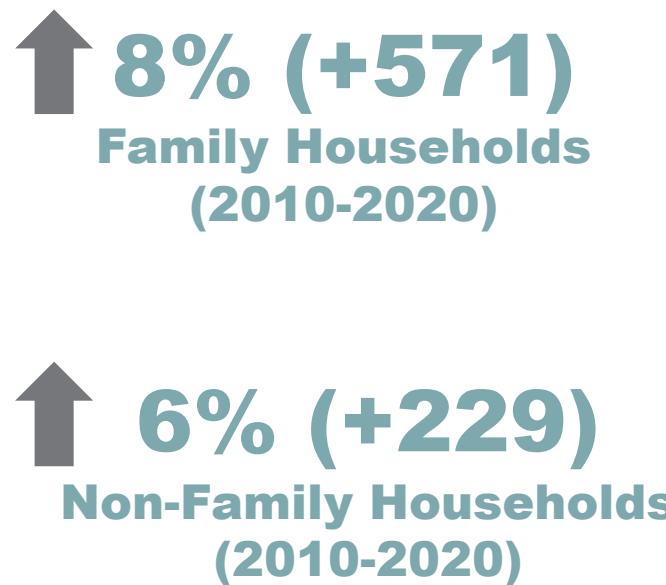
Gahanna is growing more diverse.

- 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.**



Family and non-family households have increased.

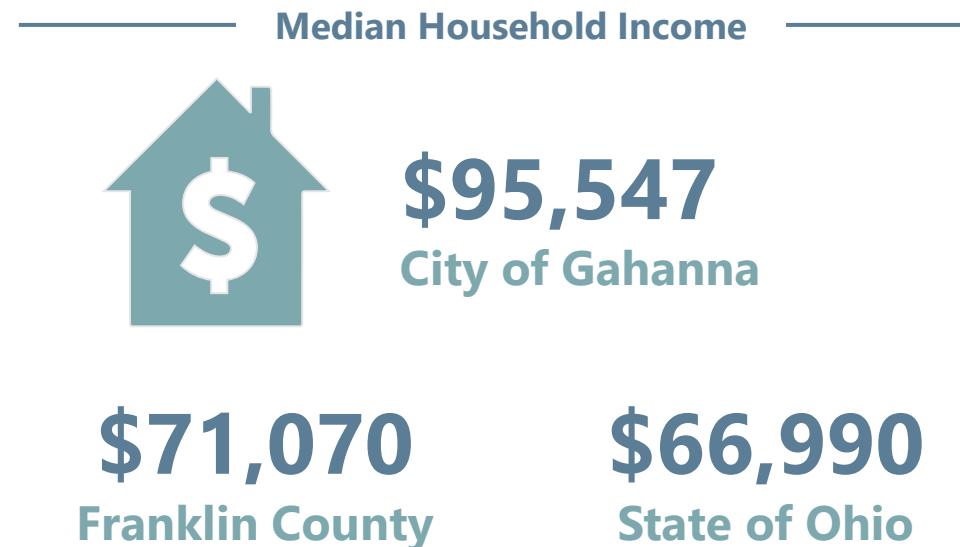
- 70% of households are made up of families.
- The average family size remains steady (3.09 in 2020, and 3.03 in 2010).
- 30% of households are non-family.
- **Housing policies need to address diverse living arrangements and needs.**



*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)

Families below poverty

28%
(2021)

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

Population below poverty comparison

15.1%
Franklin County (2021)

13.4%
Ohio (2021)

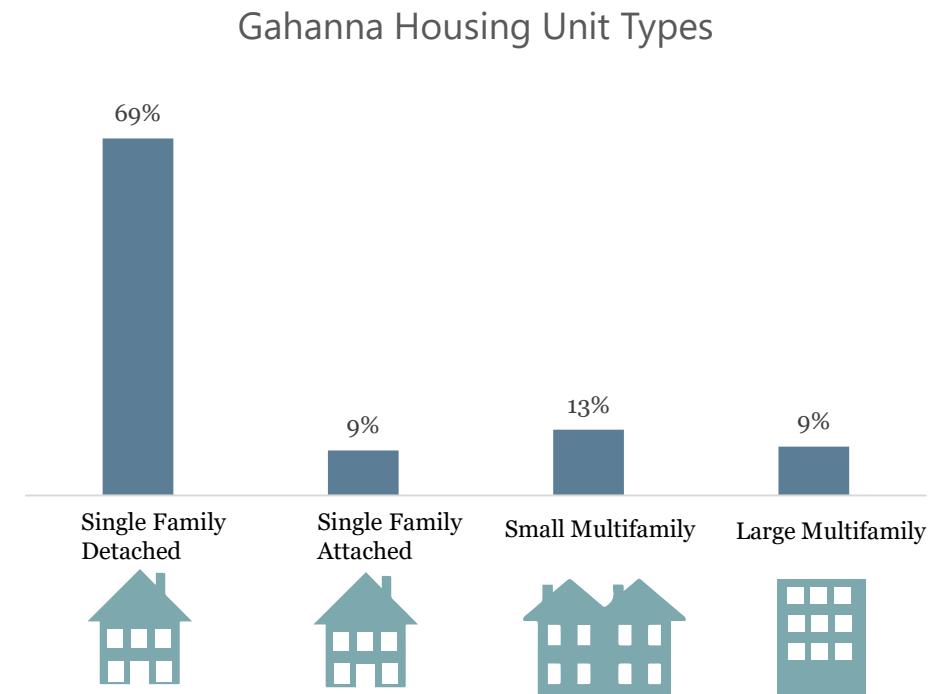
Families below poverty comparison

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.**



Notes:

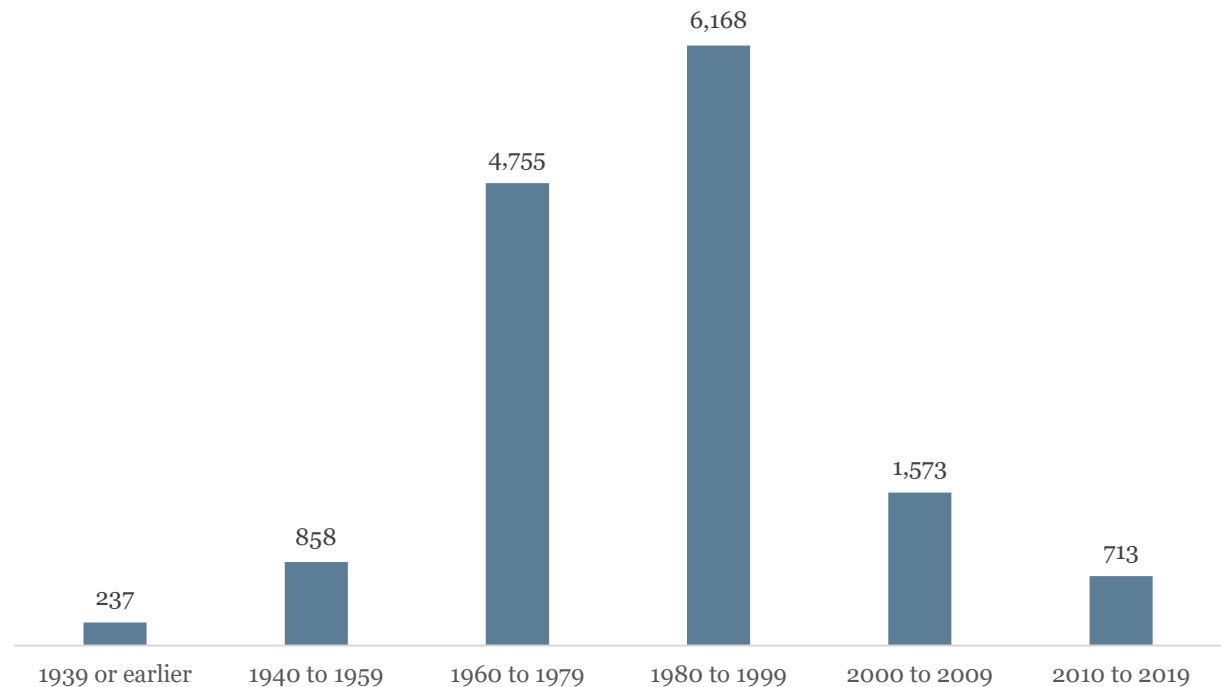
Small multi-family – 1 unit attached, and 2 to 9 units within a structure

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.**

Built Year of Housing Stock, 2021



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.**

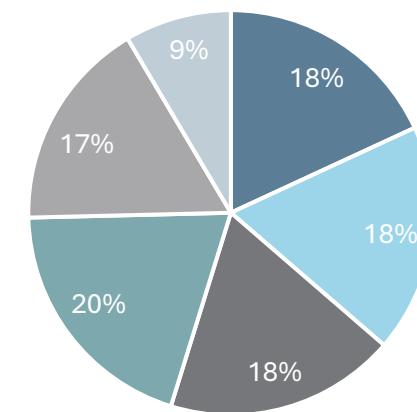
Householders Ages 45-54

18.4% (2,655)

Householders Ages 55+

45.2% (6,502)

Householder Age



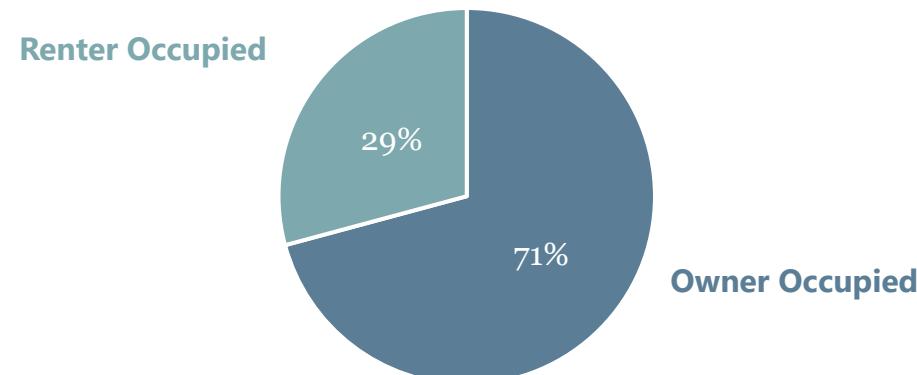
- Under 35 years
- 35 to 44 years
- 45 to 54 years
- 55 to 64 years
- 65 to 74 years
- 75 years and over

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.**

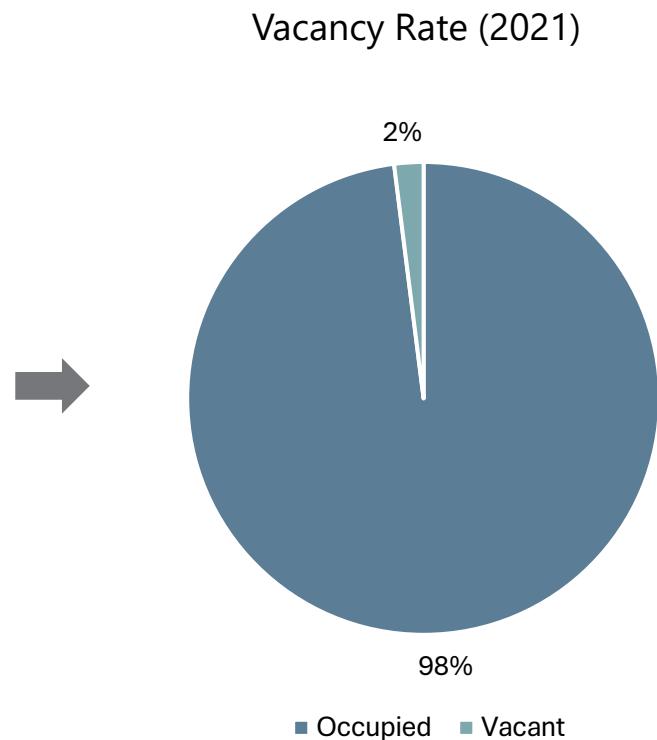
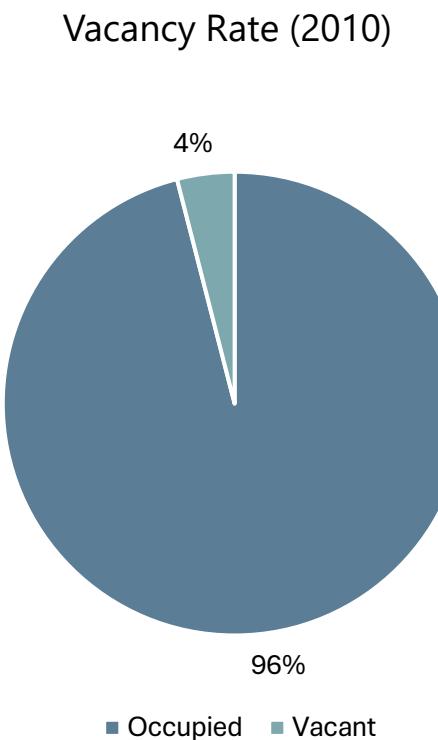


Owner vs Renter Occupied Housing Units, 2021



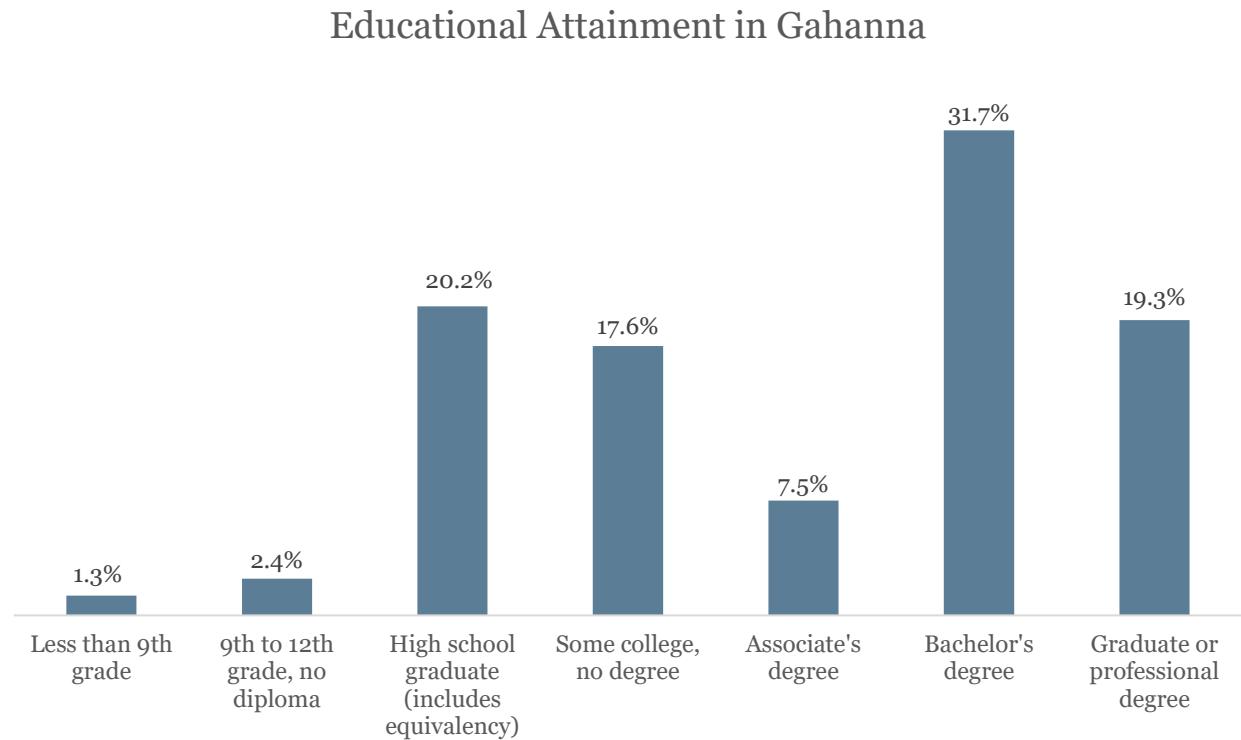
More housing is needed.

- 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.**



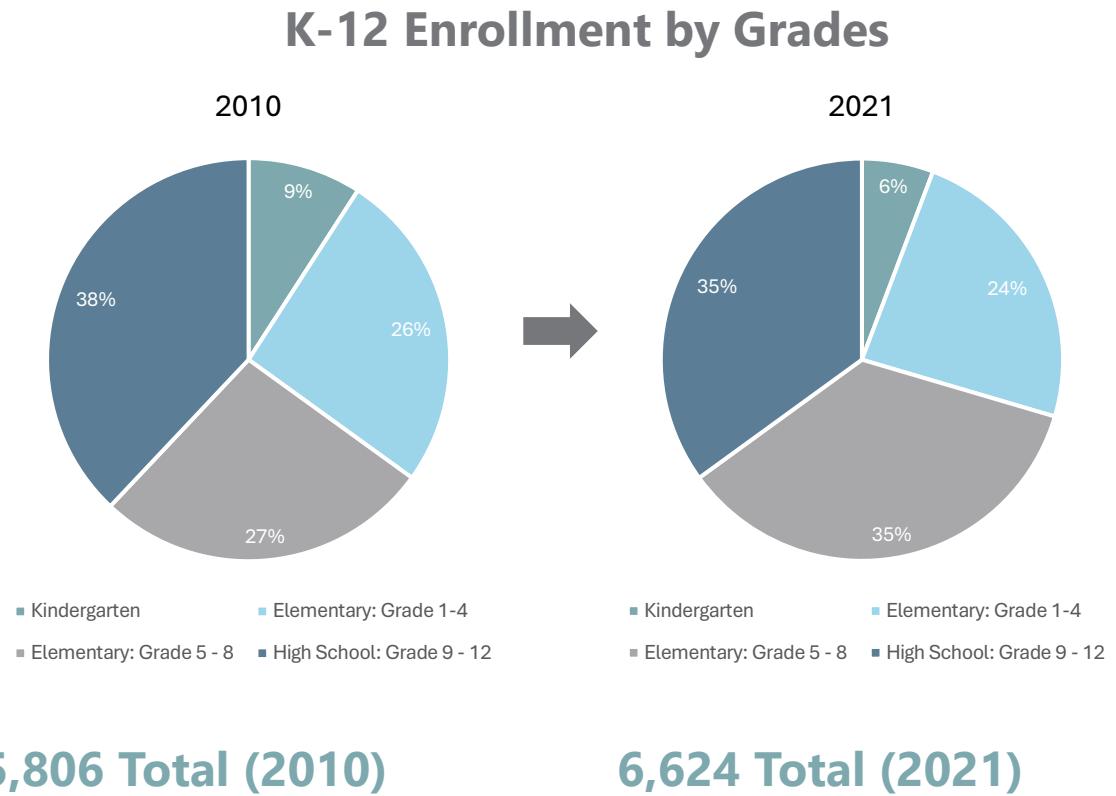
Educational attainment is high in Gahanna.

- 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.**



K-12 Enrollment has grown since 2010.

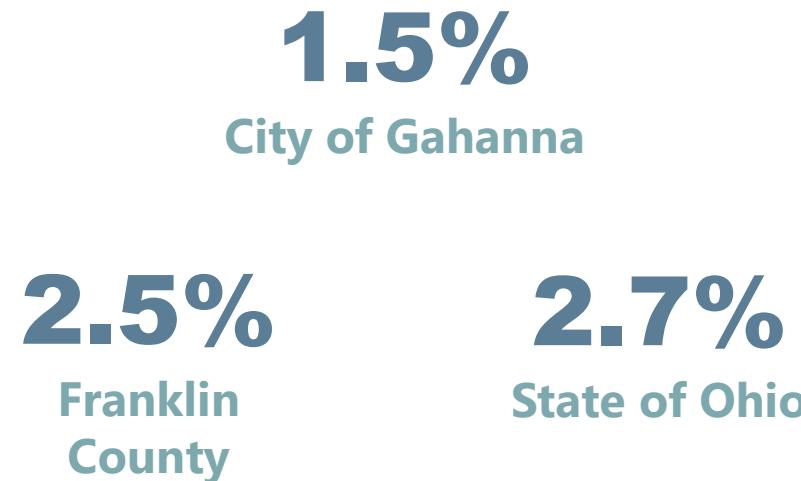
- Gahanna saw a 14% (+818) increase in K-12 enrollment from 2010 to 2021.
- 86% of K-12 students in Gahanna are enrolled in public school as of 2021.
- **Gahanna's schools are a considerable factor in attracting families to the community.**



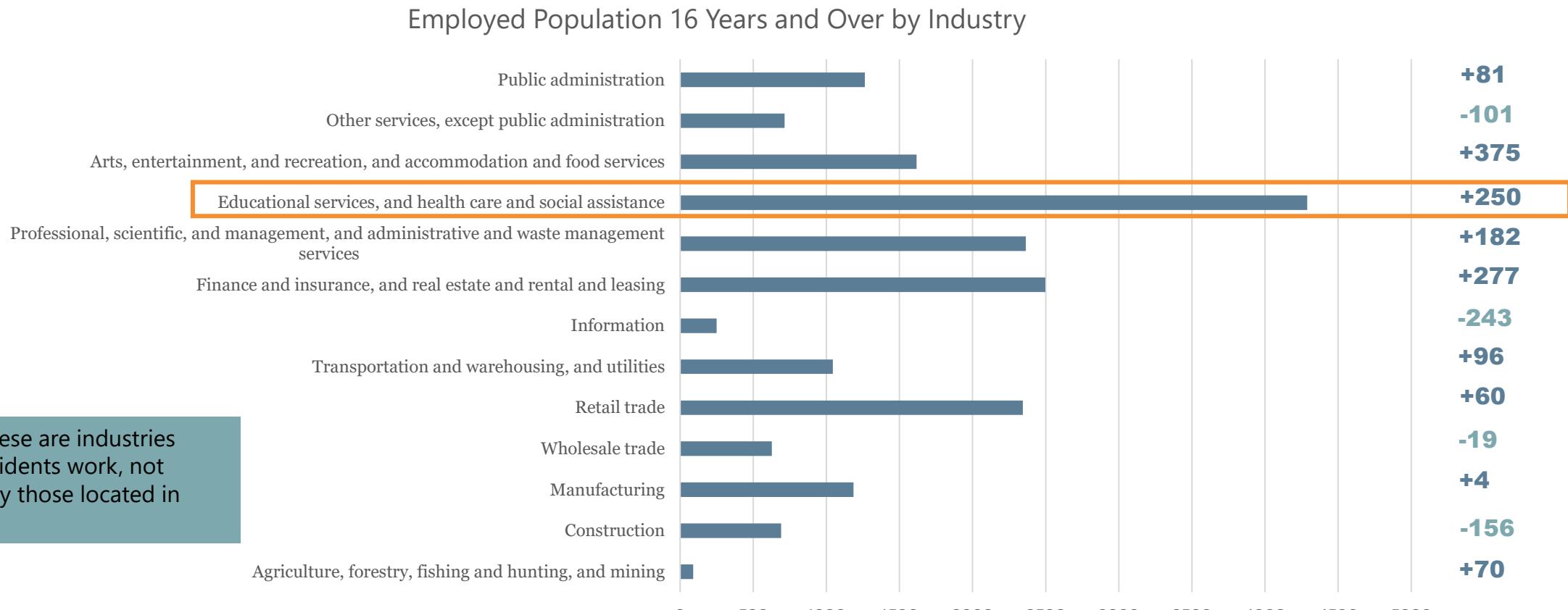
Unemployment rates have decreased.

- 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



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



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

Principal Employers by Income Tax Withholding

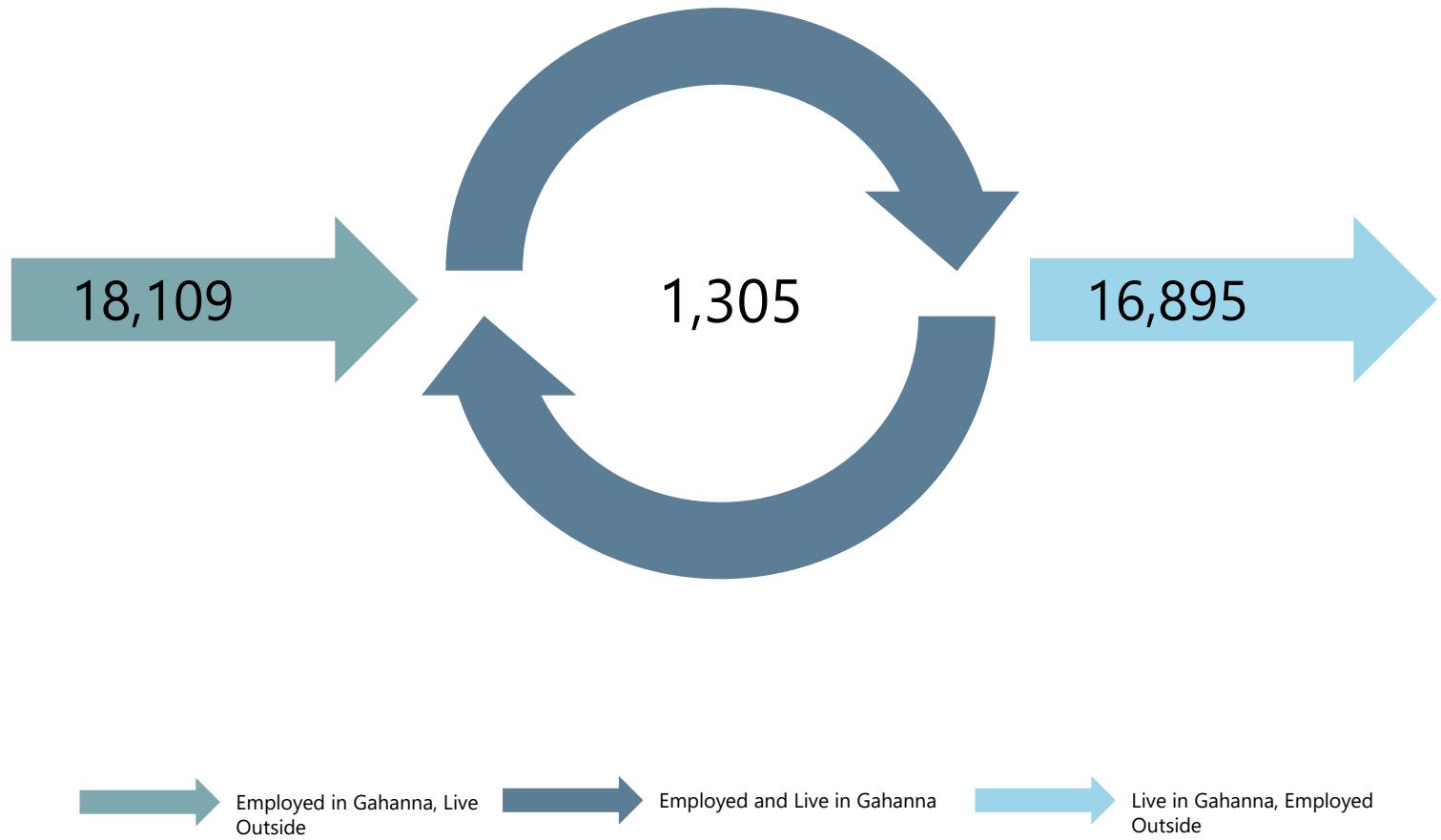
Employer	Type of Business
Gahanna-Jefferson Schools	Public School District
The Ohio State University	Healthcare Provider
State of Ohio ODOT	State Agency
Nationwide Mutual Insurance Co	Insurance Services
The Columbus Academy	Private School K-12
AEP Ohio Power	Utility Service
City of Gahanna	Municipality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

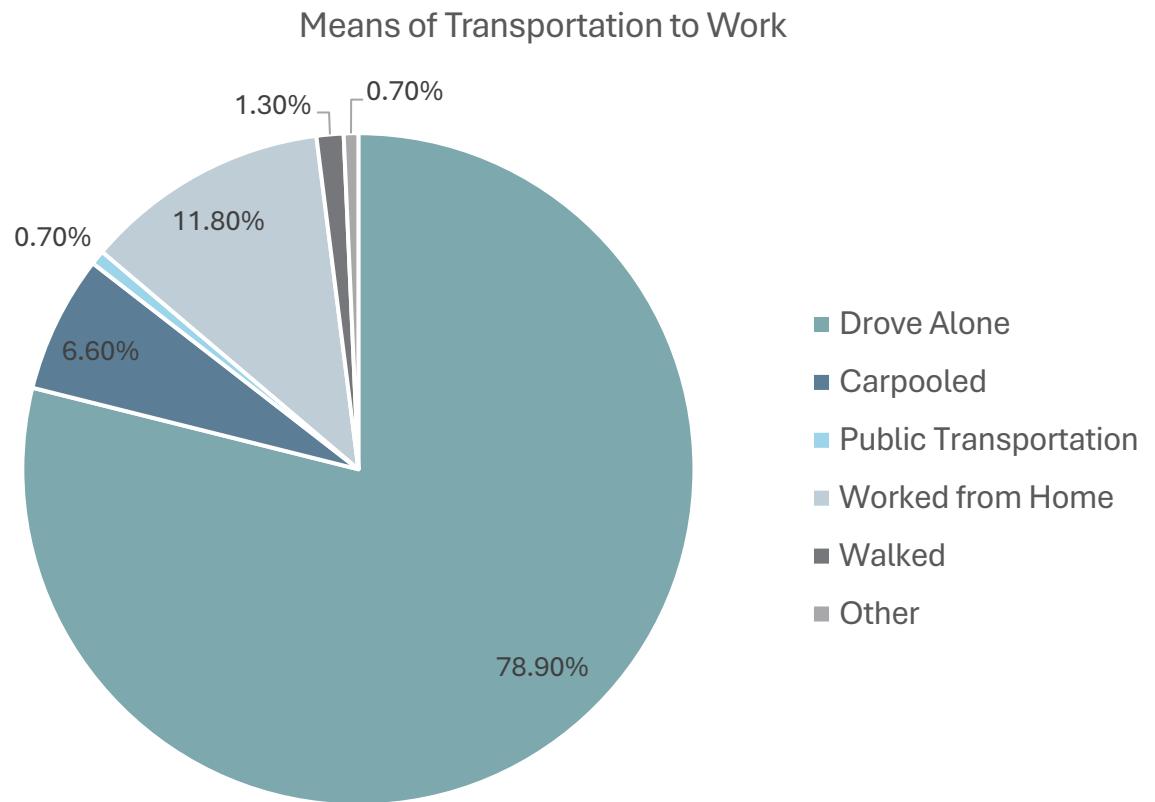
Most residents travel outside of Gahanna for work.

- 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.**



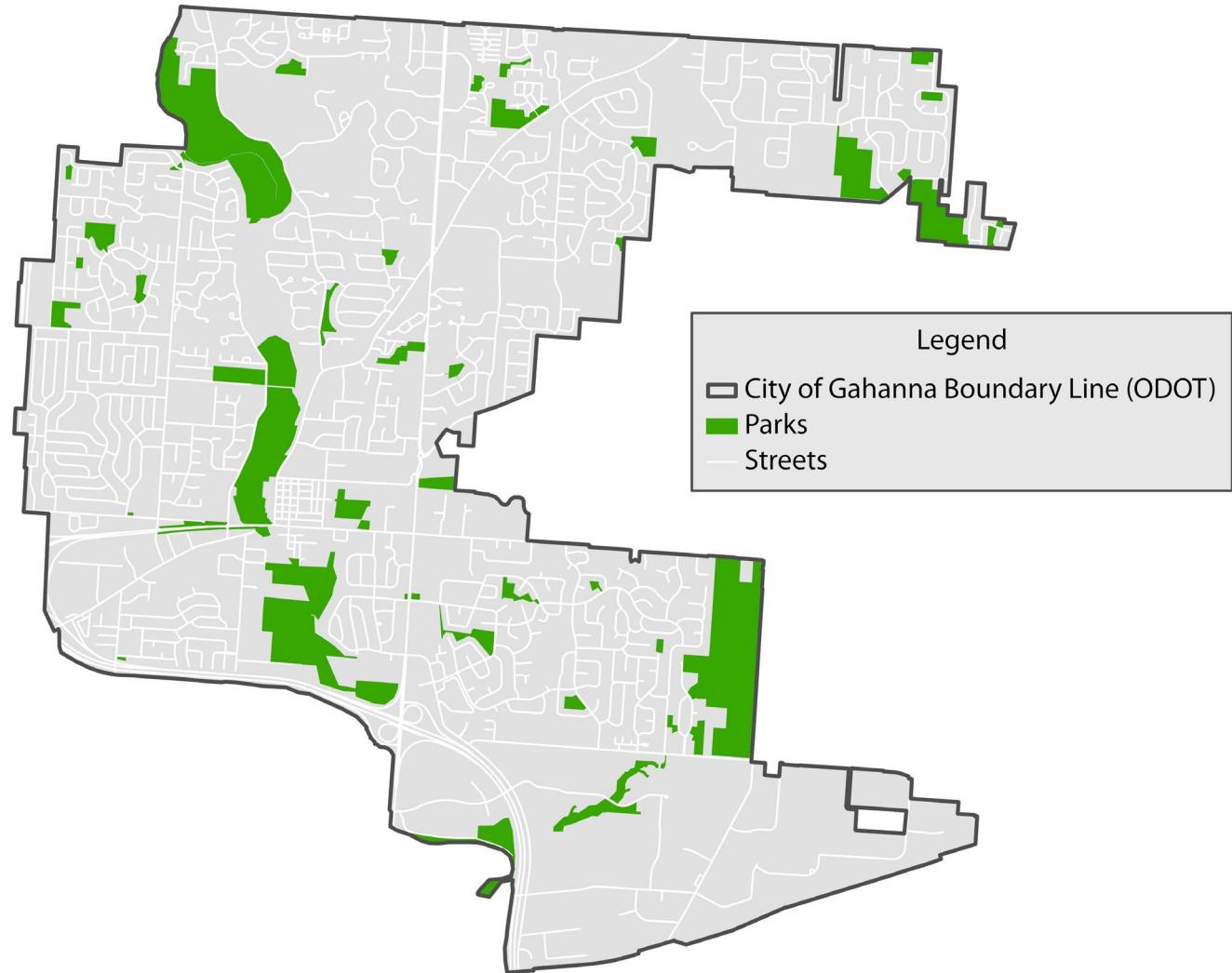
Most people drive to work.

- 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.**

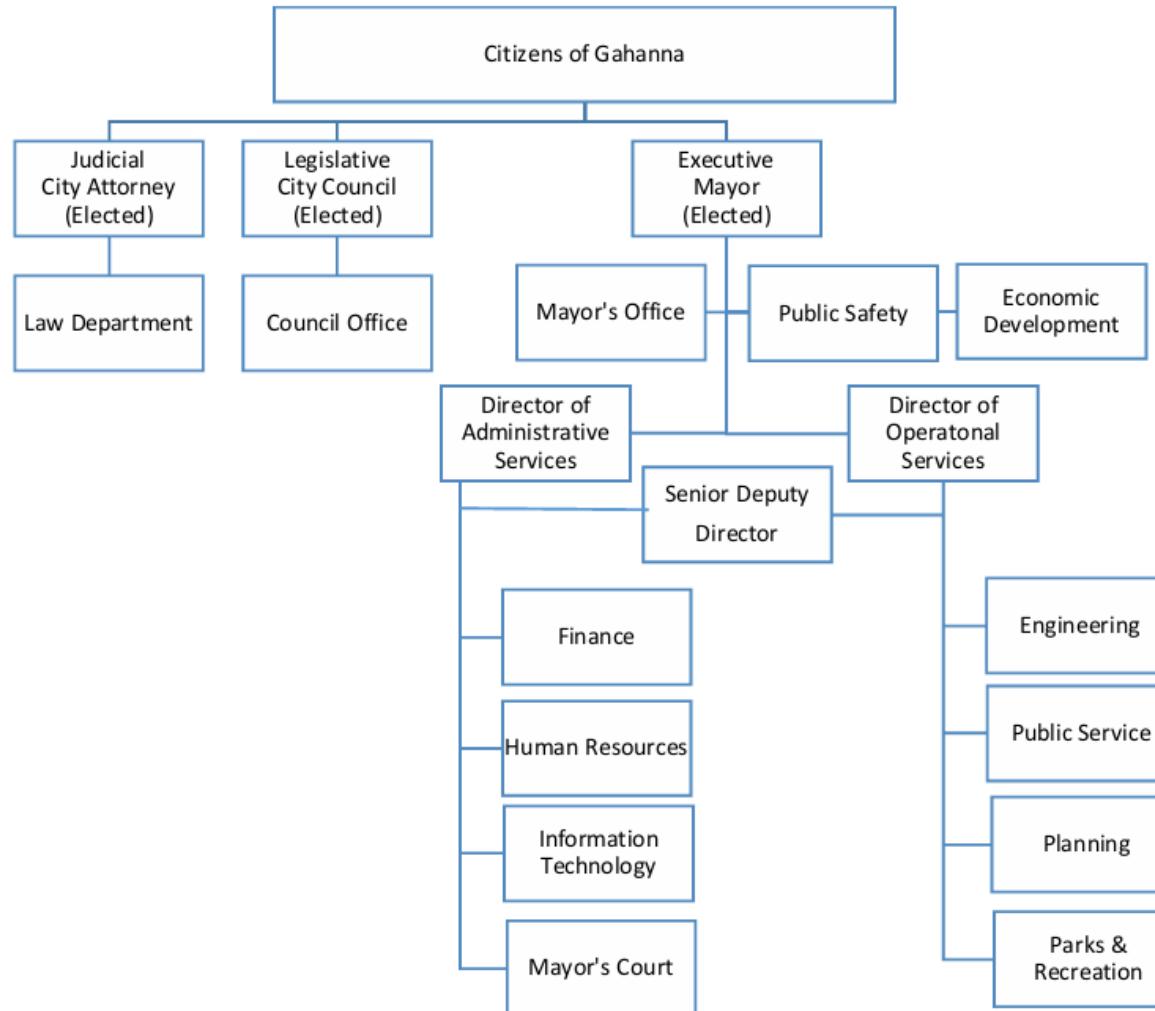


Source: ParkServe, Parks Comprehensive Master Plan, Walkscore

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

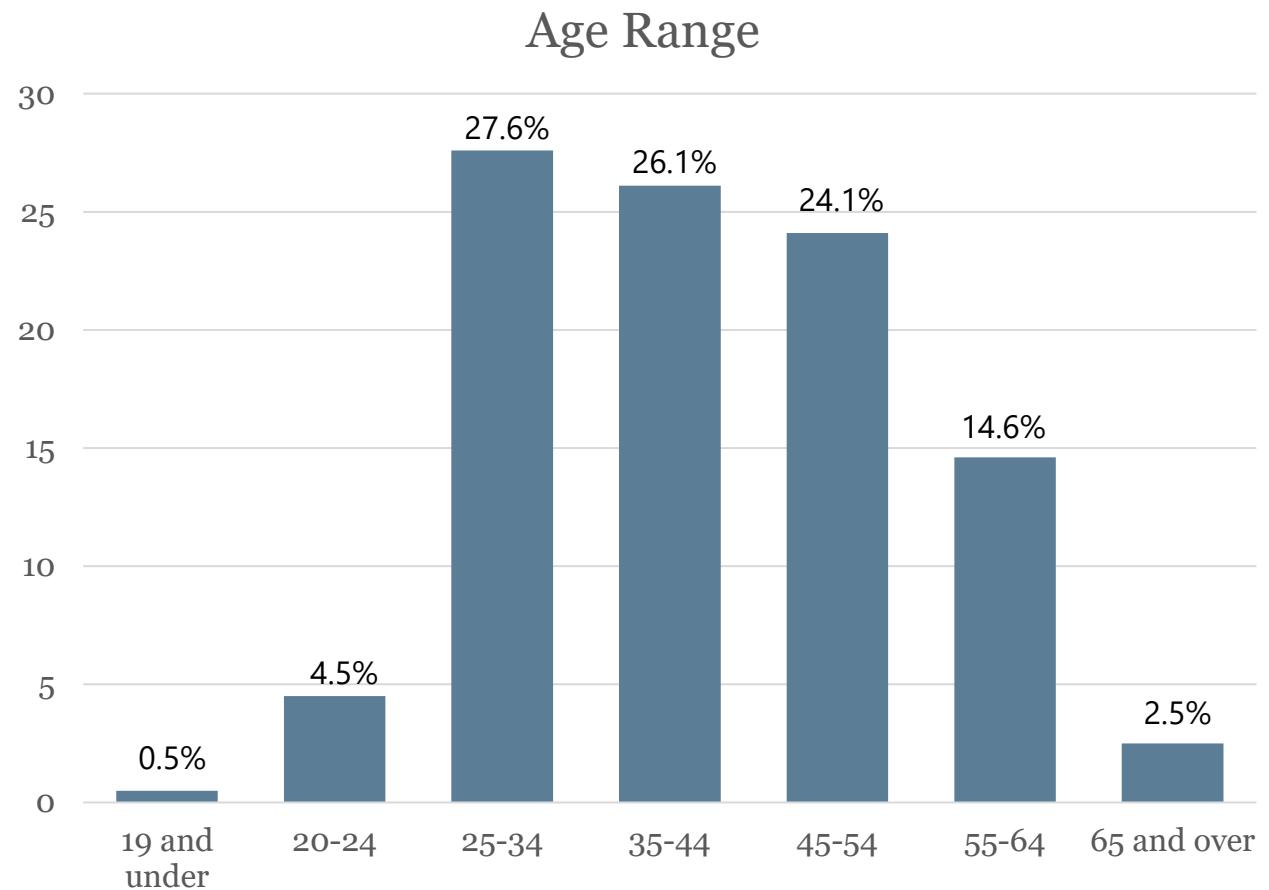
Internal City Data and Statistics

City of Gahanna Org Chart



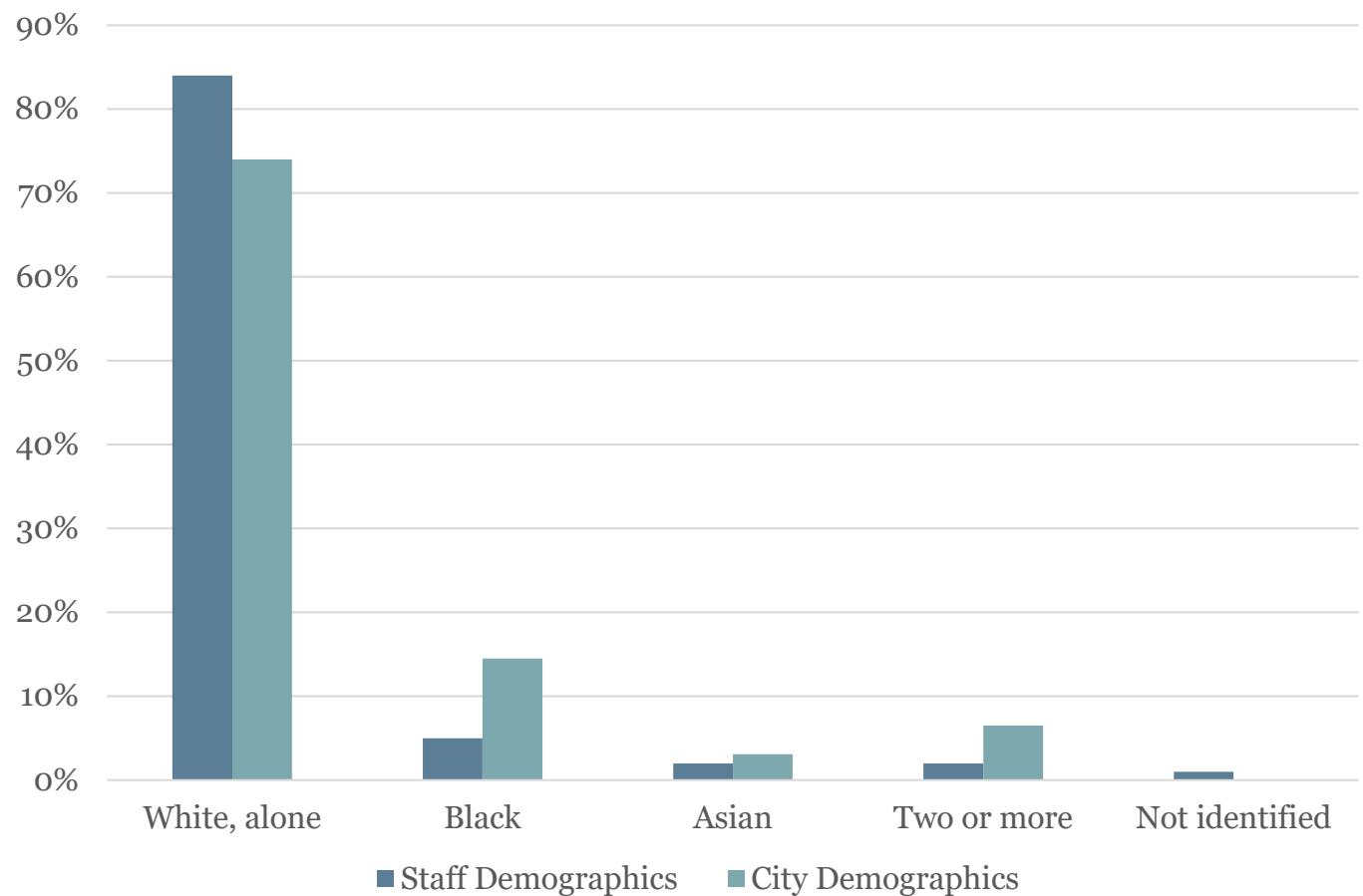
Full-Time Staff Age

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



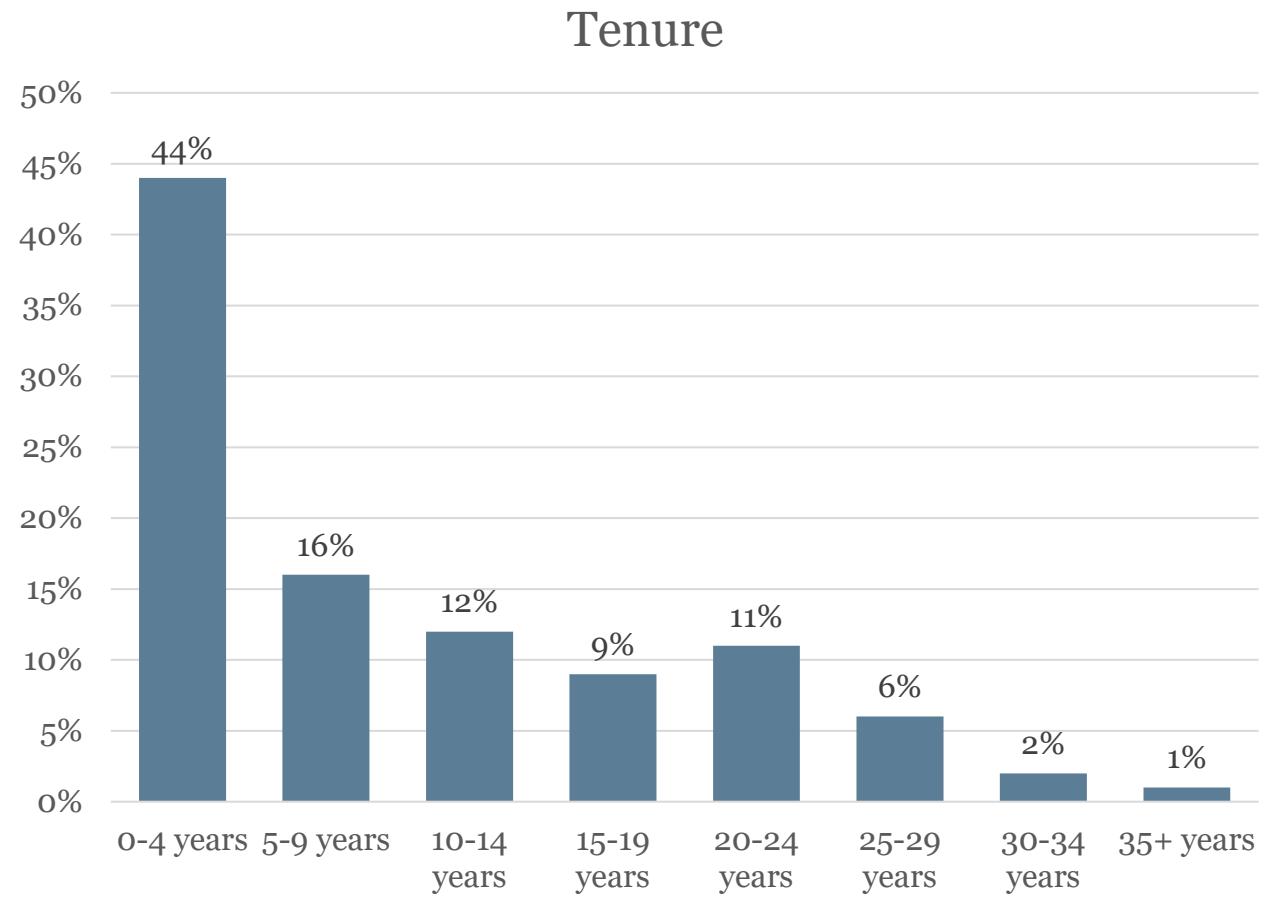
Full-Time Staff Race

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



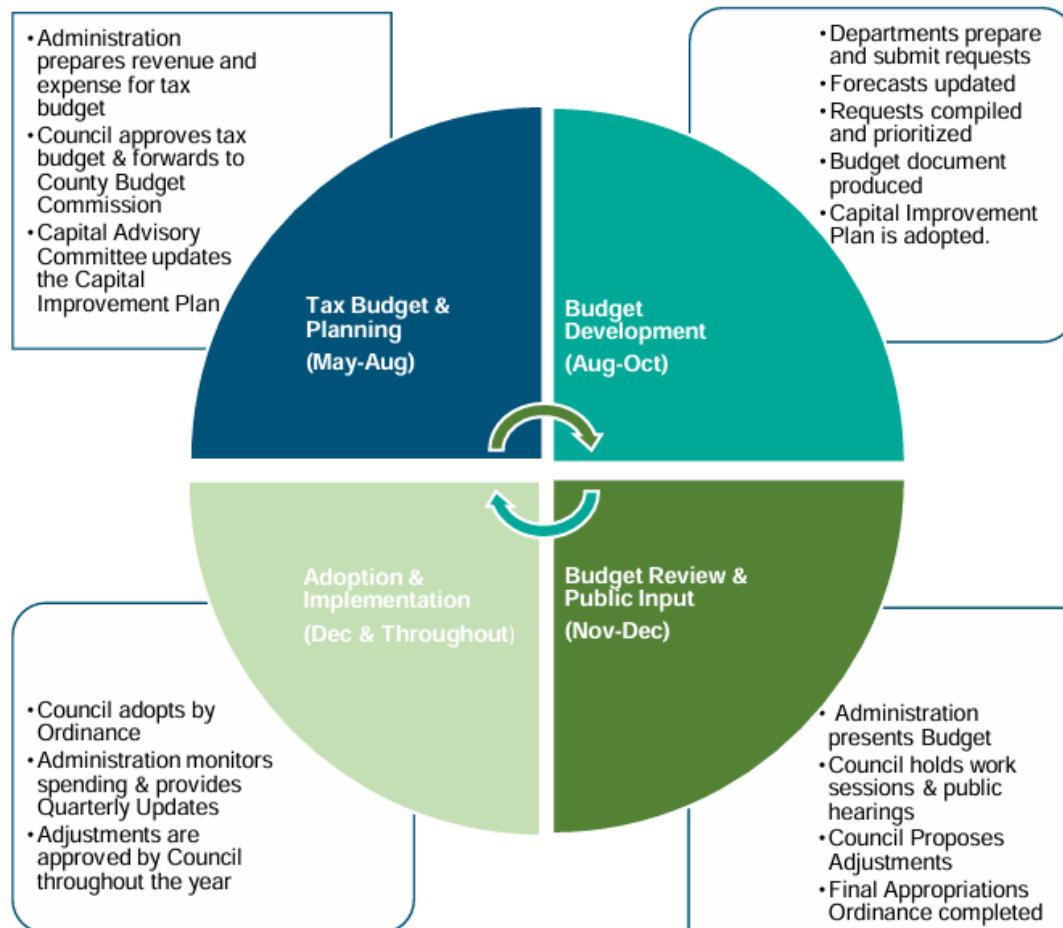
Full-Time Staff Tenure

- 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.**



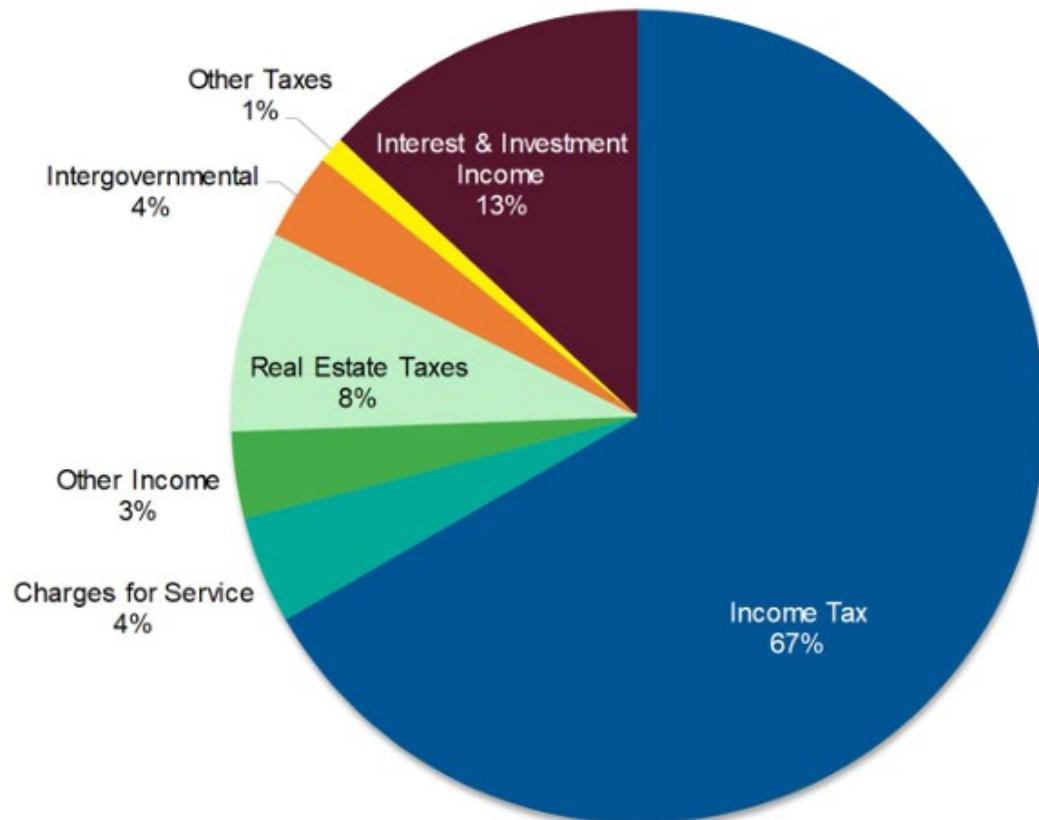
Gahanna Budgeting Process

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



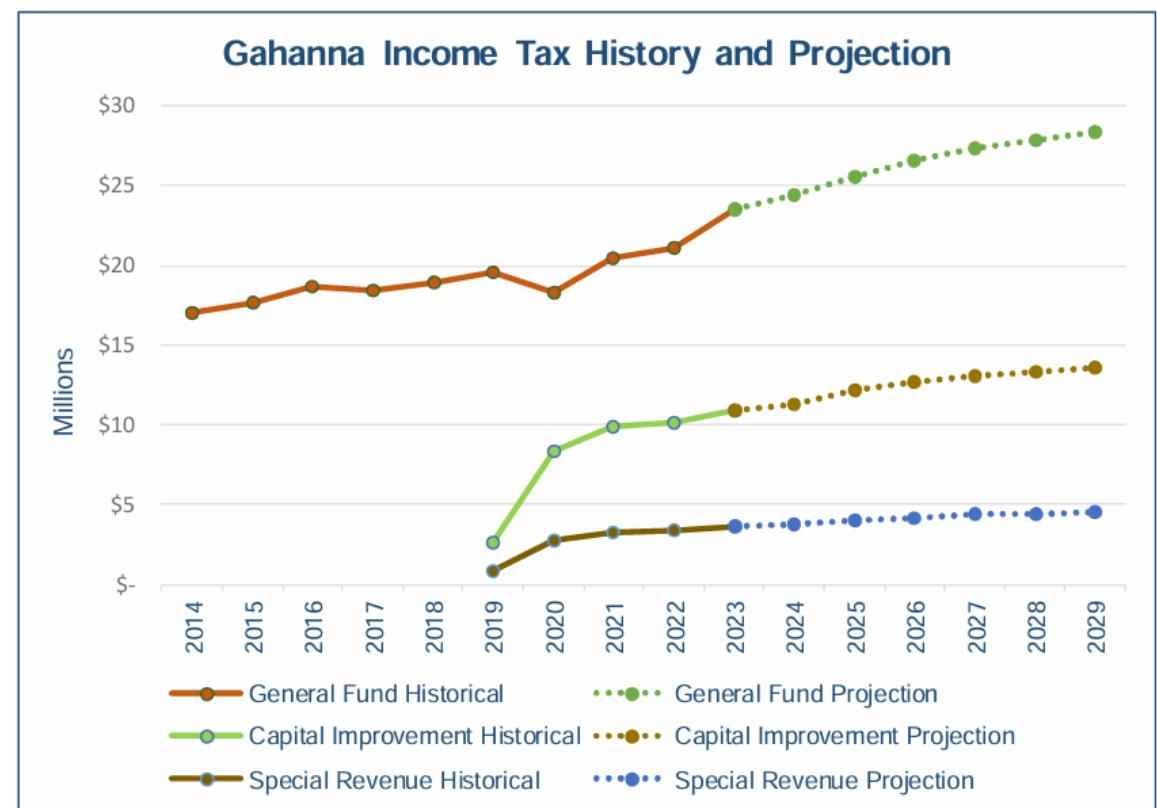
General Fund Revenue

- 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.



Gahanna Total Expenditures

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

