

Welcome

Robyn Stewart

City Manager



For the first time in nearly 20 years, Worthington is creating a new citywide comprehensive plan through a process called Worthington Together. Participate in the first of three rounds of community input through the end of July. Scan the QR code to share ideas.

WorthingtonTogether.org



Central Ohio Today: Understanding a Period of Incredible Growth & Change

Michael Wilkos

Speaker Series • July 23, 2025

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WorthingtonTogether.org



Central Ohio Today

Understanding a
period of incredible
growth and change



UNITED WAY
Central Ohio

United Way of Central Ohio

Success by Third Grade

65

Nonprofit
Organizations

100

Programs

6

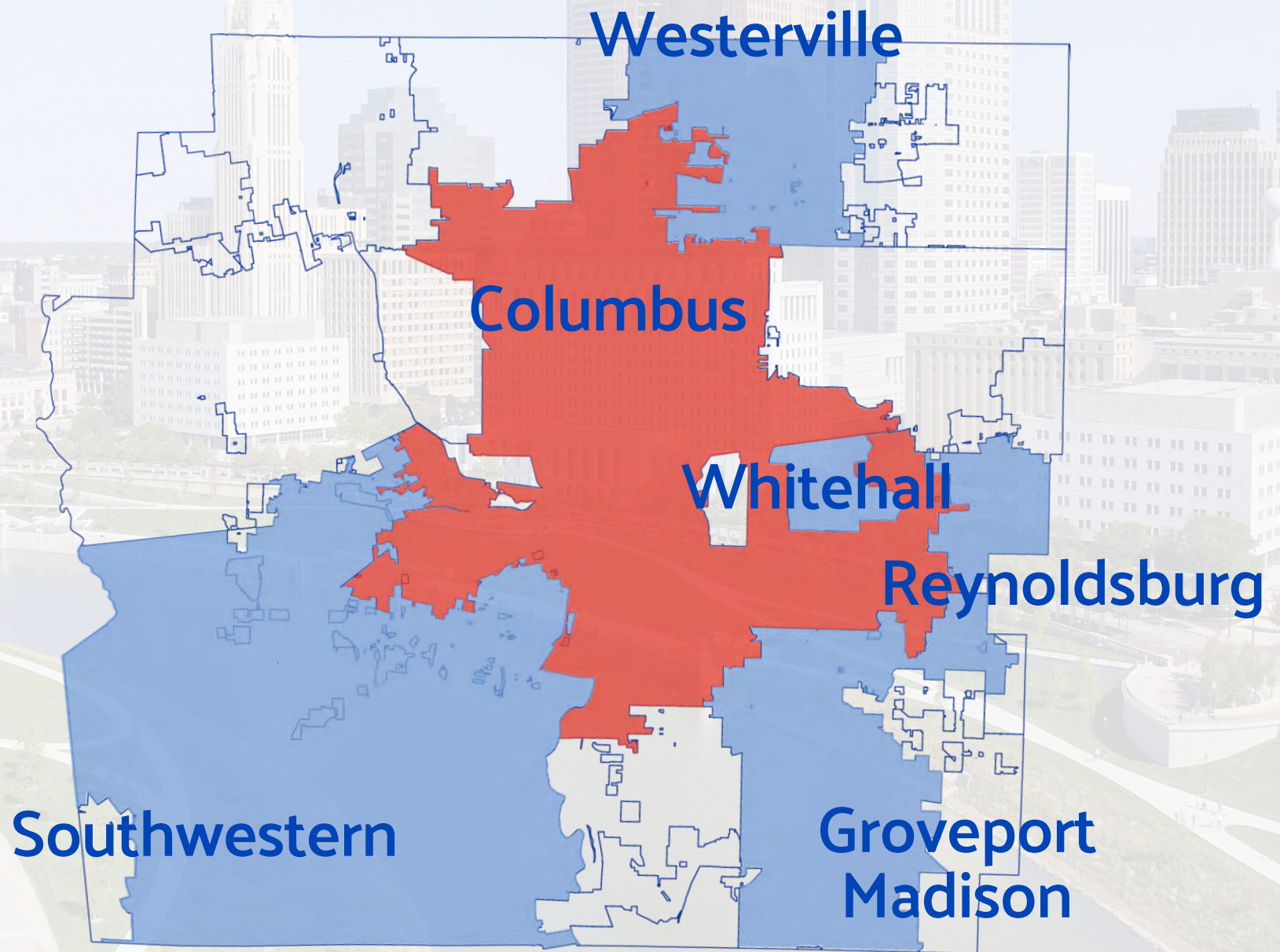
School
Districts



SUCCESS BY
THIRD
GRADE

FOR OUR CHILDREN.
FOR OUR FUTURE.

Participating School Districts



**SUCCESS BY
THIRD
GRADE**

FOR OUR CHILDREN.
FOR OUR FUTURE.

What drives our work?

Three core indicators

Child
well-being

Home and
family stability

Feeling safe
and supported
at school



**SUCCESS BY
THIRD
GRADE**

FOR OUR CHILDREN.
FOR OUR FUTURE.

The Columbus Dispatch

Worthington one of nation's hottest housing markets



Jim Weiker

The Columbus Dispatch

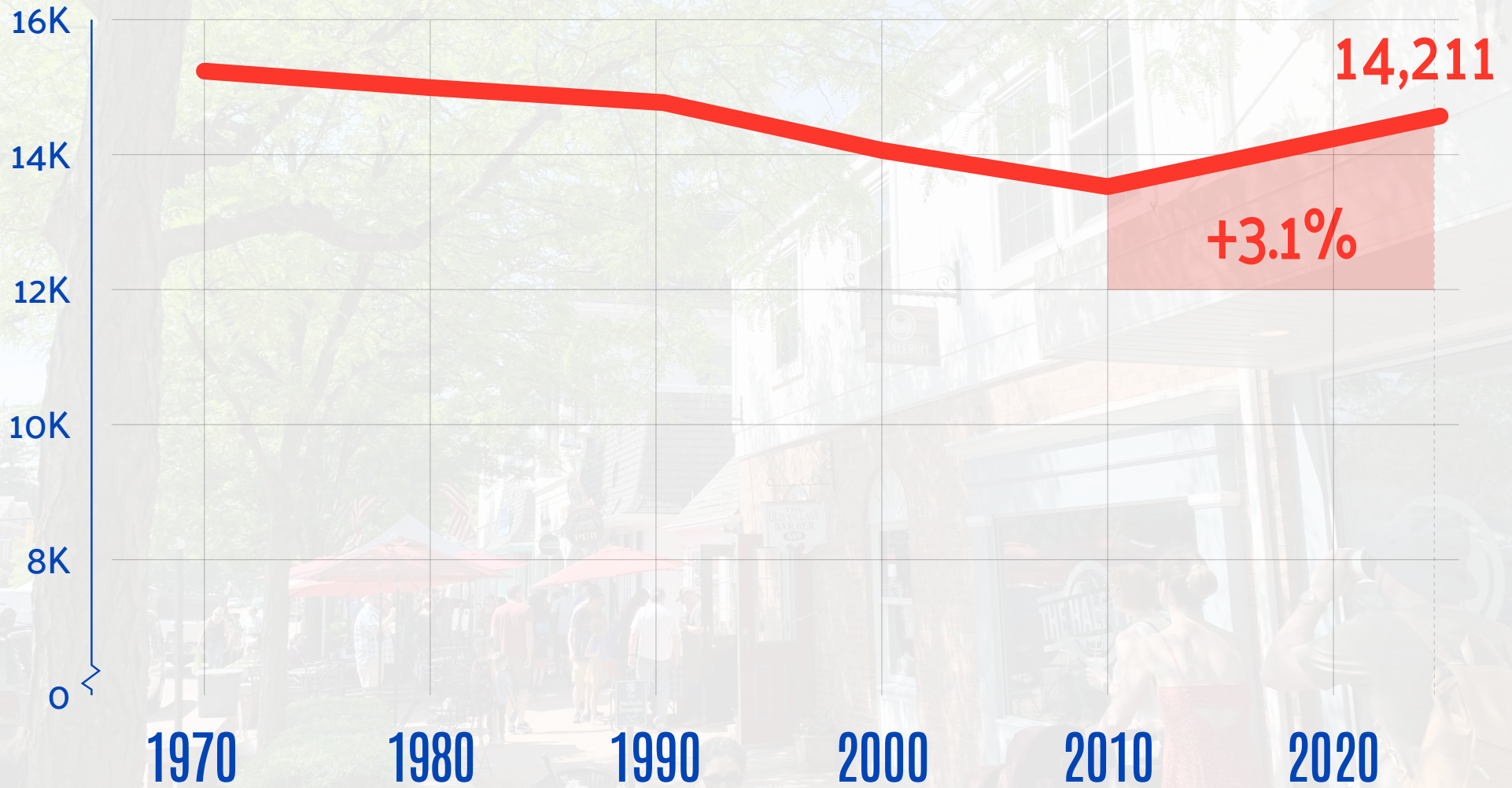
Updated Aug. 16, 2022, 2:55 p.m. ET

“The Columbus suburb of Worthington is the third-hottest housing market in the nation, according to an annual ranking published Tuesday by Realtor.com.”



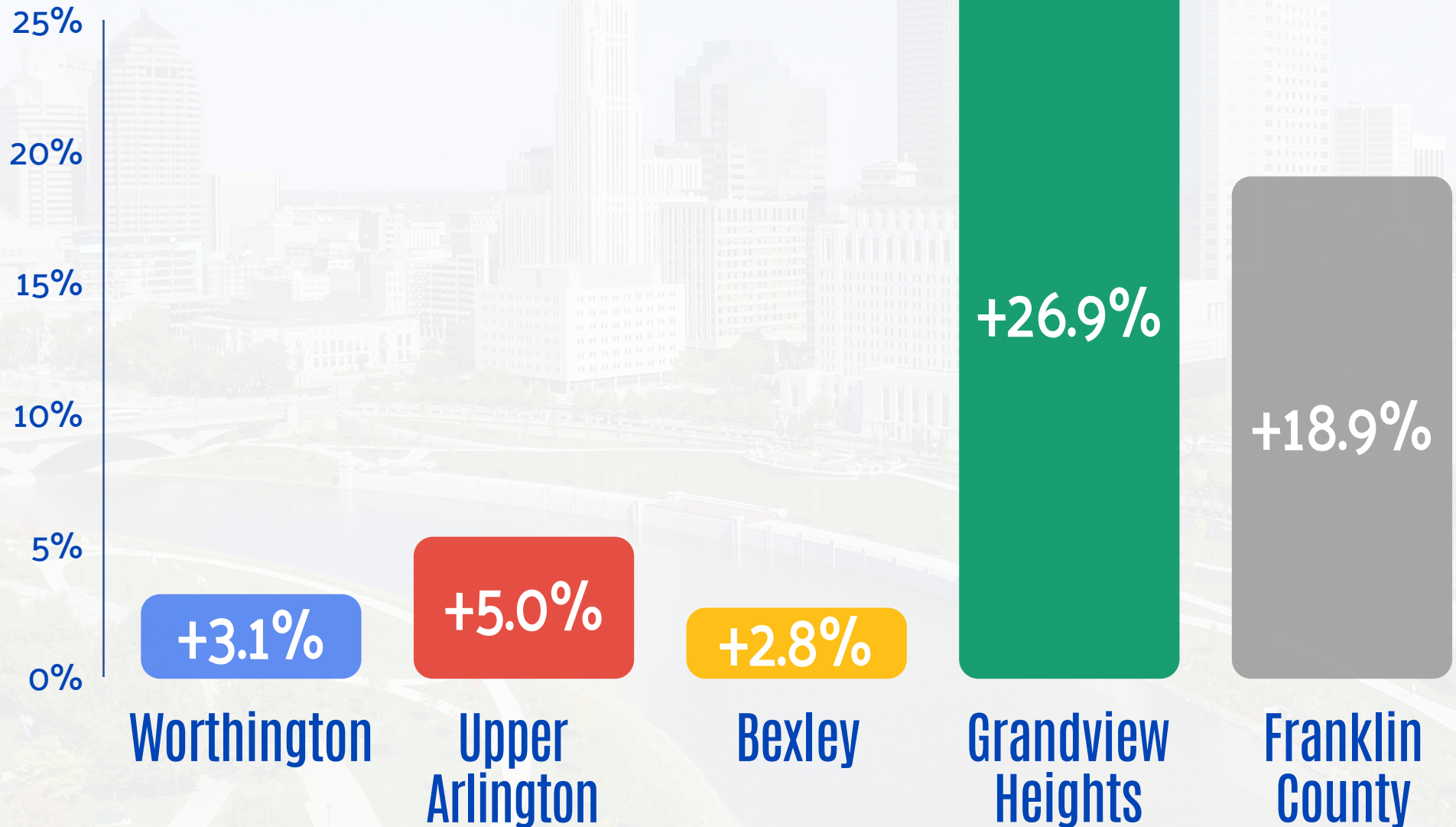
WORTHINGTON POPULATION

1970-2024



PEER POPULATION CHANGE

2010-2024



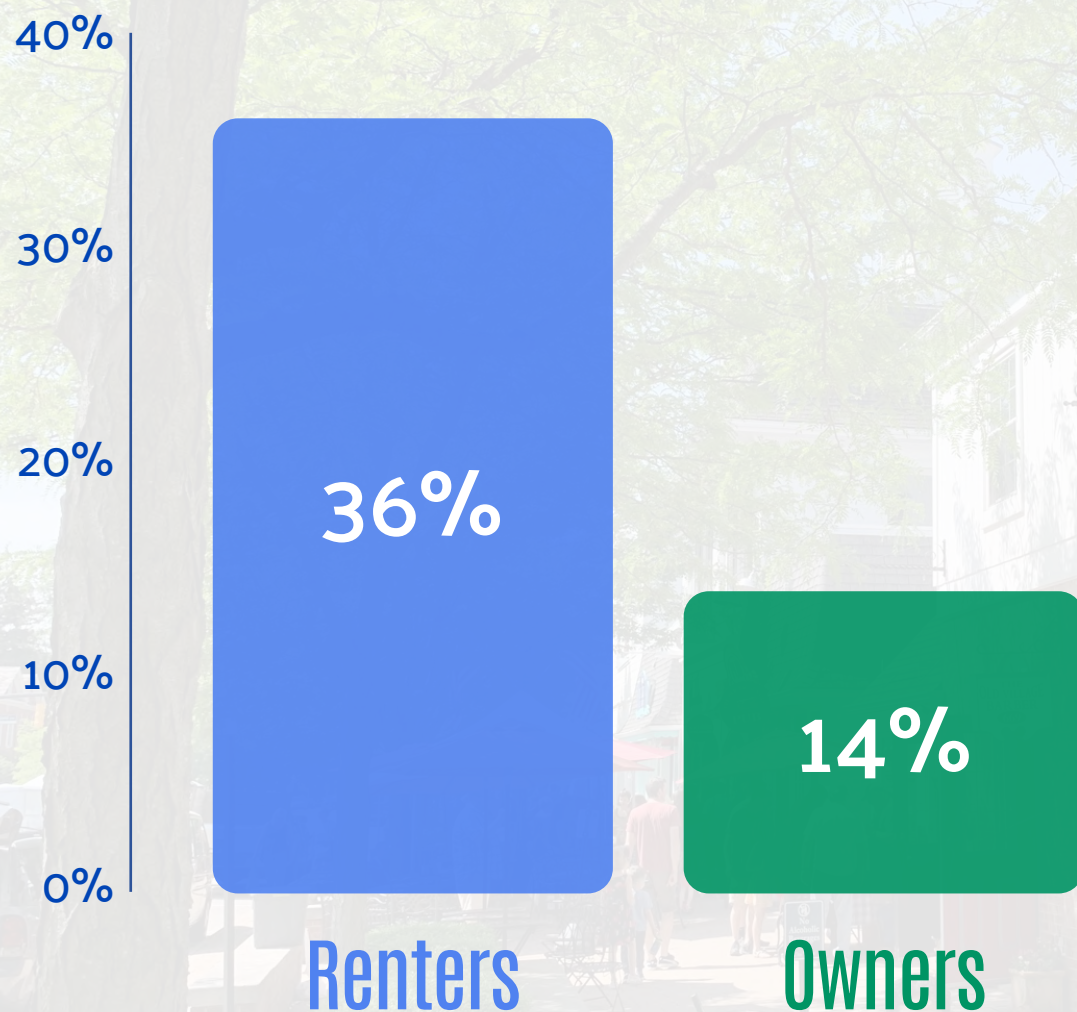
DEMOGRAPHIC COMPARISON

Worthington & Franklin County

2023

	CITY OF WORTHINGTON	FRANKLIN COUNTY
Median Age	42.4	34.7
Seniors (+65)	21.3%	12.7%
Average household size	2.39	2.36
Households with people under 18	33%	26.8%
Non-white population	9.2%	39.6%
Foreign born population	3.6%	12.7%
Bachelor's degree or higher	72.6%	42%
Median household income	\$124,734	\$73,795

Worthington: A diverse and equitable community



Housing Cost Burden

Households spending more than

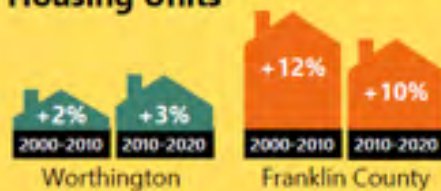
30%
of their income on housing

CITY OF WORTHINGTON, OH HOUSING ASSESSMENT

May 2024

In response to increased housing demand, the City of Worthington commissioned this housing assessment to measure the conditions and needs of residents, the workforce, and aspiring residents of the city. Its goal is to frame strategy conversations to address these needs, informing a Comprehensive Plan Update and specific Housing Strategy development.

Limited Development of New Housing Units



Rents are 17% Higher Than the Surrounding Area



Median Home Prices are 40% Higher Than the County

	Worthington	Franklin County
2022	\$425,000	\$280,000
2023	\$420,000	\$299,000
% Change	-1.2%	+6.8%

Prices appear to be leveling off

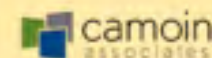
36%

of renters are cost-burdened (spending over 30% of their income on housing)

53%

of senior renters are cost-burdened

* Includes the following zip codes: 43085, 43202, 43214, 43220, 43221, 43224, 43229, and 43235



Worthington Housing Stock Demographics



* From 2000 to 2023

Public Survey

Top Housing Concerns: Price, Taxes, and Low Inventory



73%

of 676 survey respondents feel that the City of Worthington should be involved in assisting with housing goals

The Housing Needs Assessment also included a menu of strategies to consider.

[Housing Needs Assessment](#)

DEMAND FOR AN ADDITIONAL 2,000 UNITS

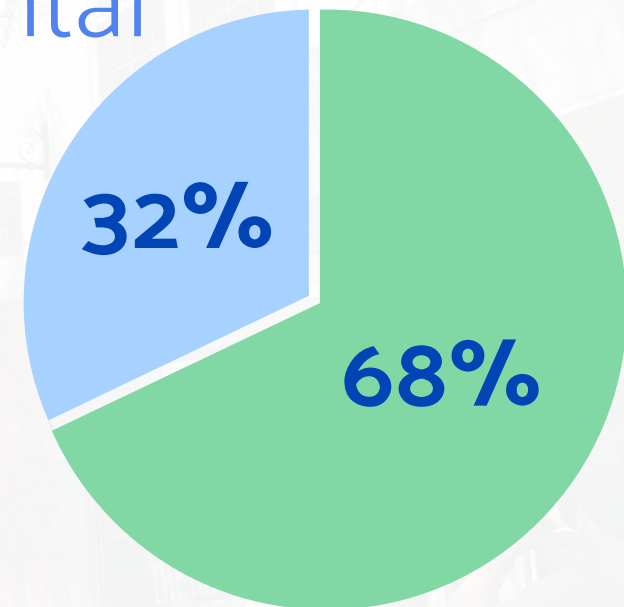
Worthington Housing Assessment

Demand for units affordable
for people below 100% AMI

58% of
ownership

72% of
rentals

Rental



Ownership

WHAT IS AFFORDABLE IN THE COLUMBUS MSA?

For a 3-person household

	30%	50%	80%	AMI	120%
Income	\$28K	\$47K	\$74K	\$93K	\$111,564
AFFORDABLE ATTAINABLE MARKET RATE					
Mortgage	\$27,700	\$148K	\$237K	\$296K	\$354K
Rent	\$698	\$1,163	\$1,860	\$2,324	\$2,789

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

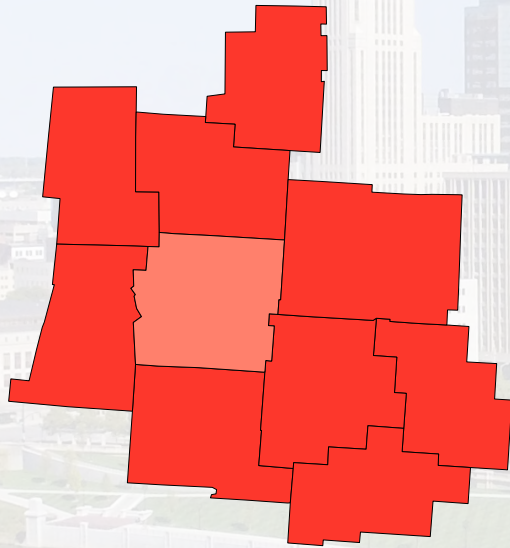
What we really want is for things to
remain the same but get better.

SYDNEY J. HARRIS



Population Change

2010-2024

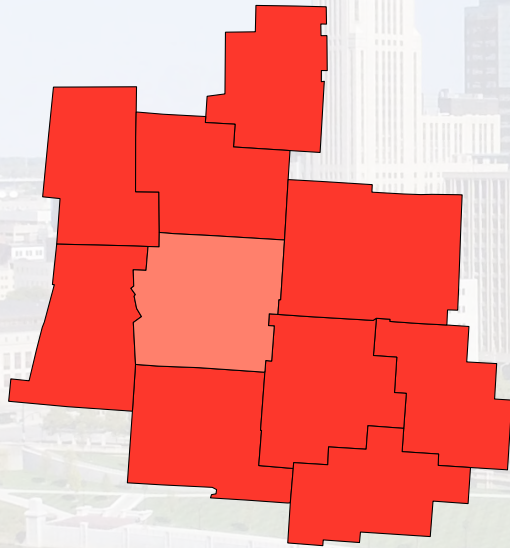


+323,403

COLUMBUS MSA

Population Change

2010-2024



+323,403

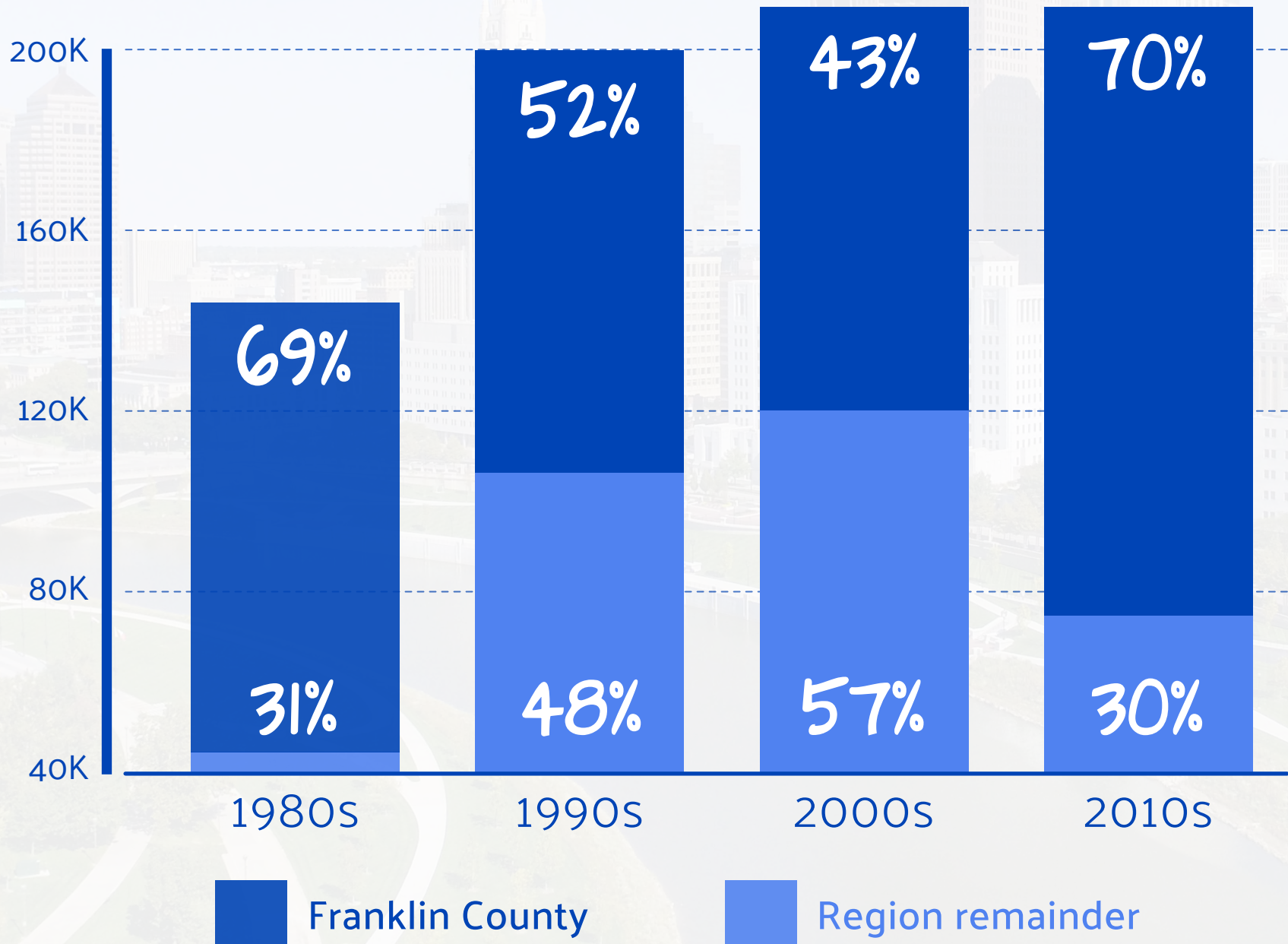
COLUMBUS MSA



+23,397

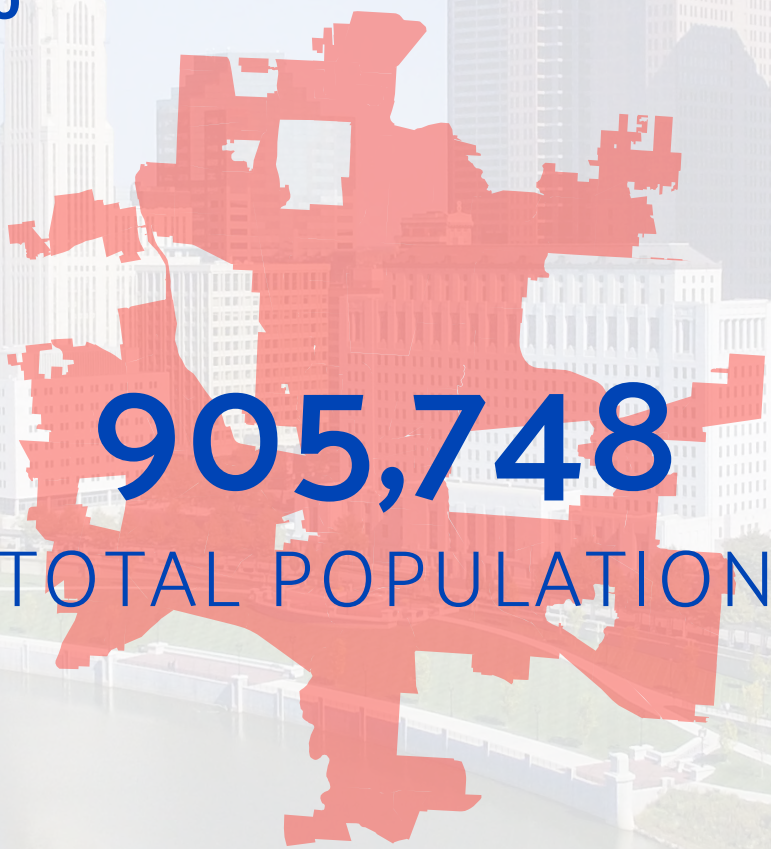
OHIO
(OUTSIDE COLUMBUS MSA)

Proportion of Population Growth by Decade



Population Change City of Columbus

2010-2020

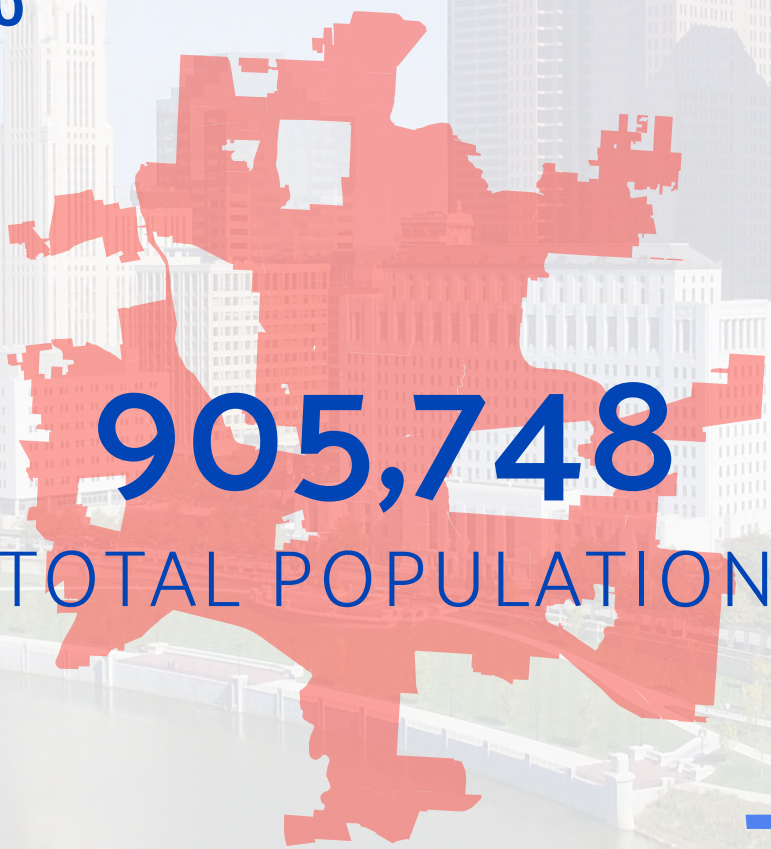


905,748
TOTAL POPULATION

Population Change

City of Columbus

2010-2020



905,748
TOTAL POPULATION

+15.1%

Highest percentage
increase since 1950s

+118,715

Largest numeric
increase in history

Columbus' **15.1%** surpassed sunbelt and west coast cities



Portland
11.8%



Houston
9.7%



Nashville
14.7%



Las Vegas
9.9%



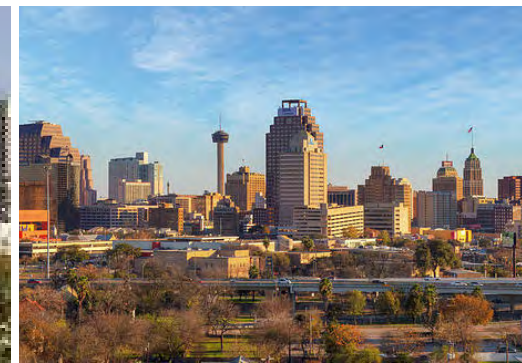
D.C.
14.6%



Dallas
8.9%

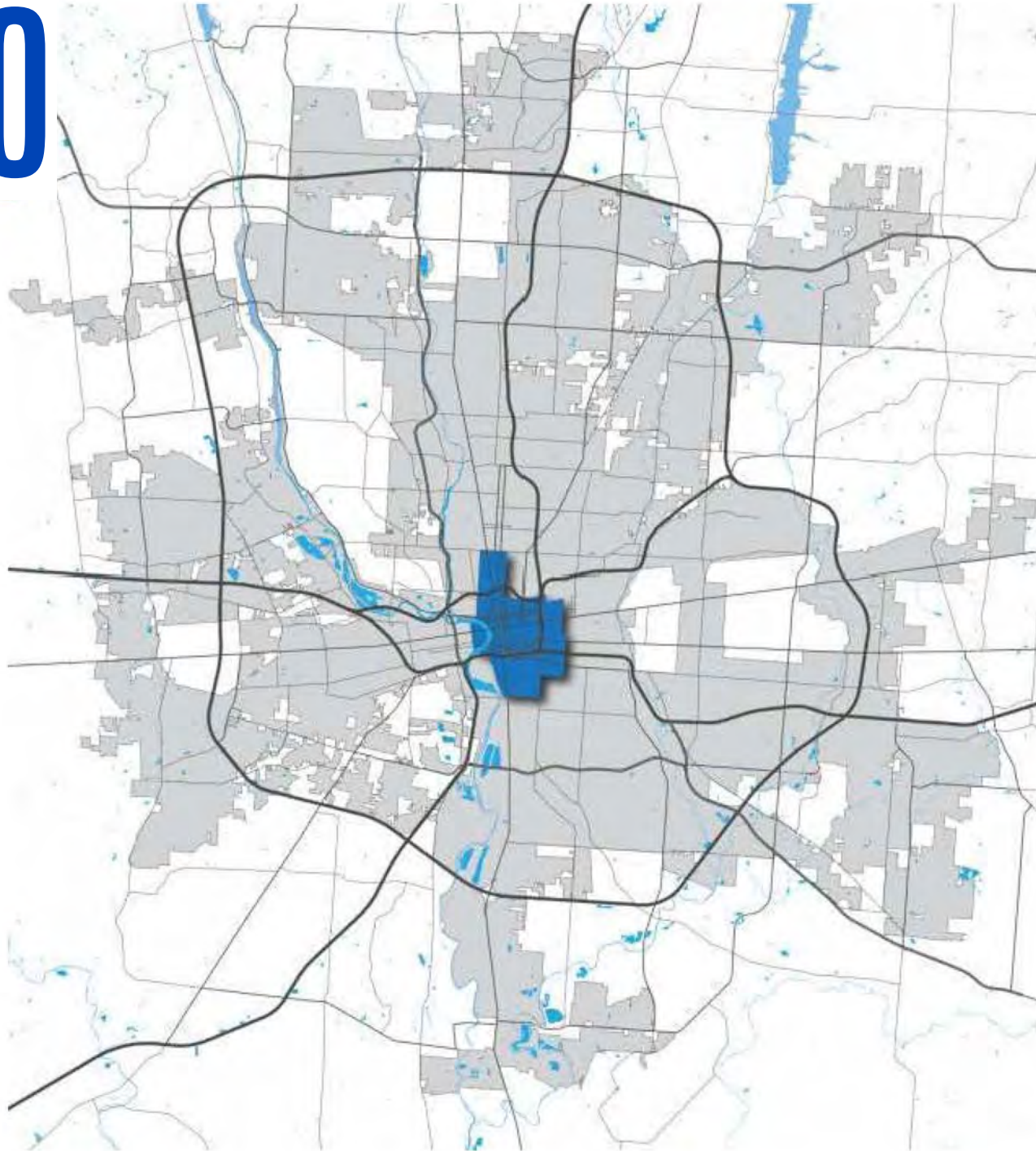


Phoenix
11.2%

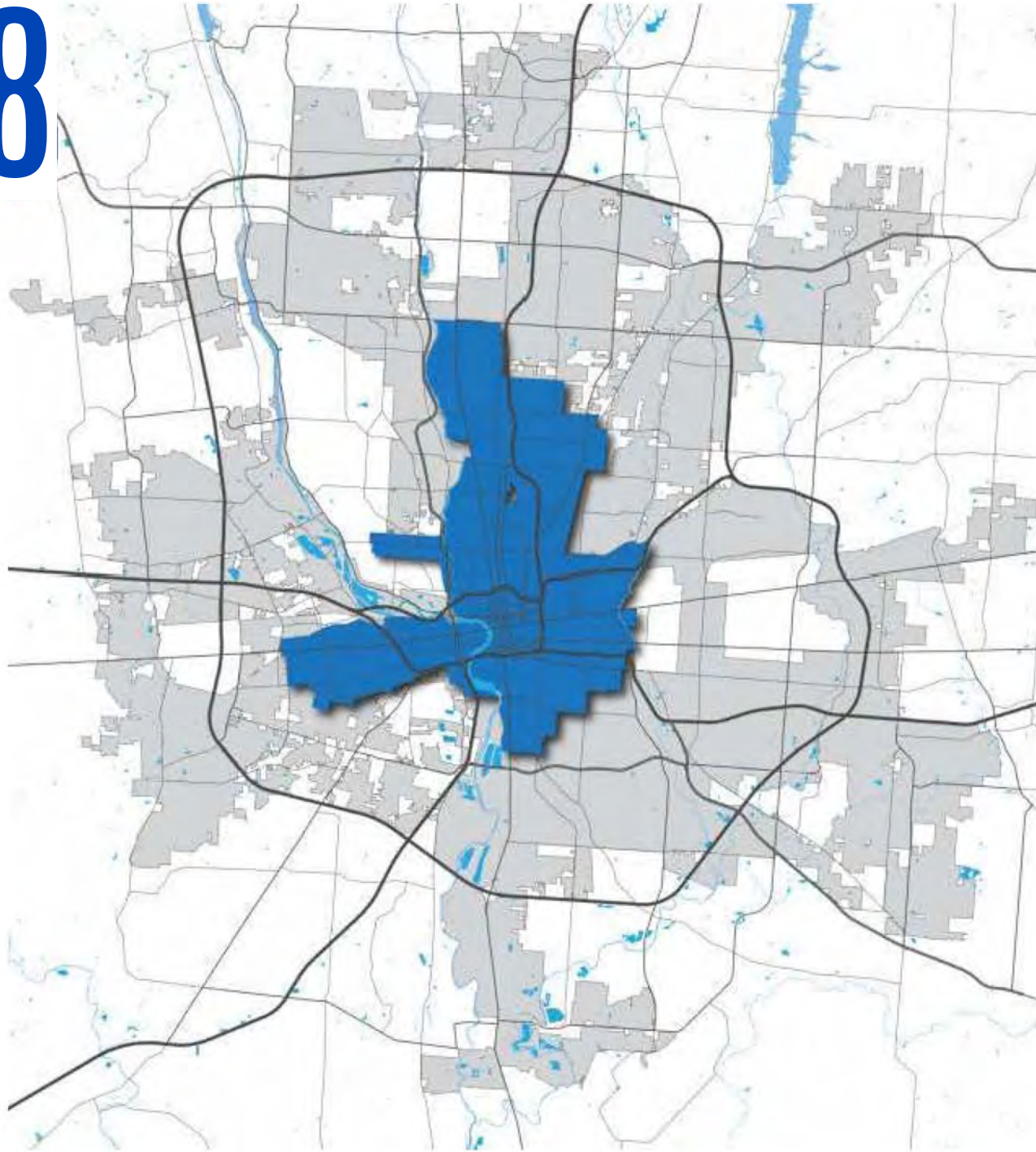


San Antonio
8%

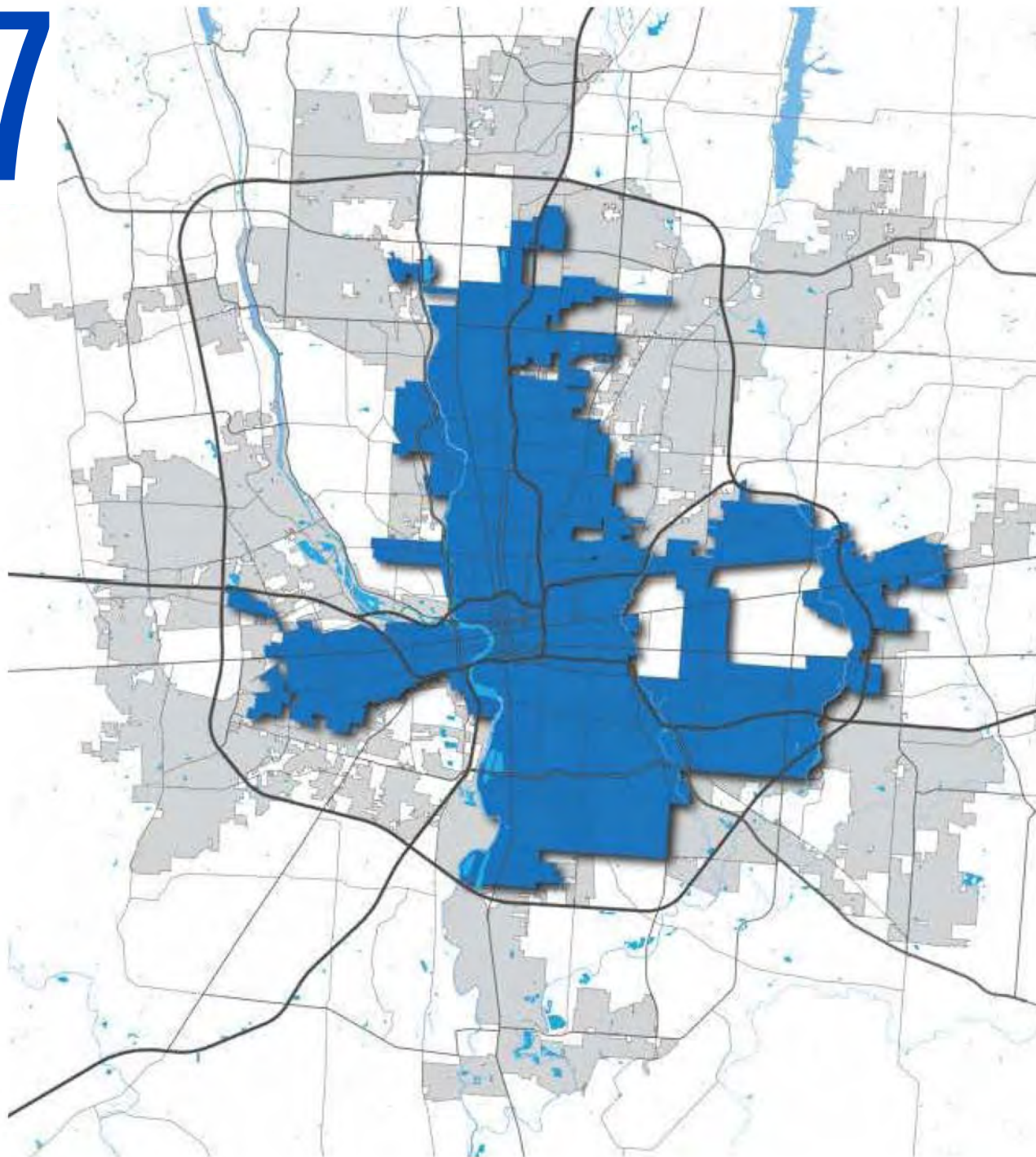
1870



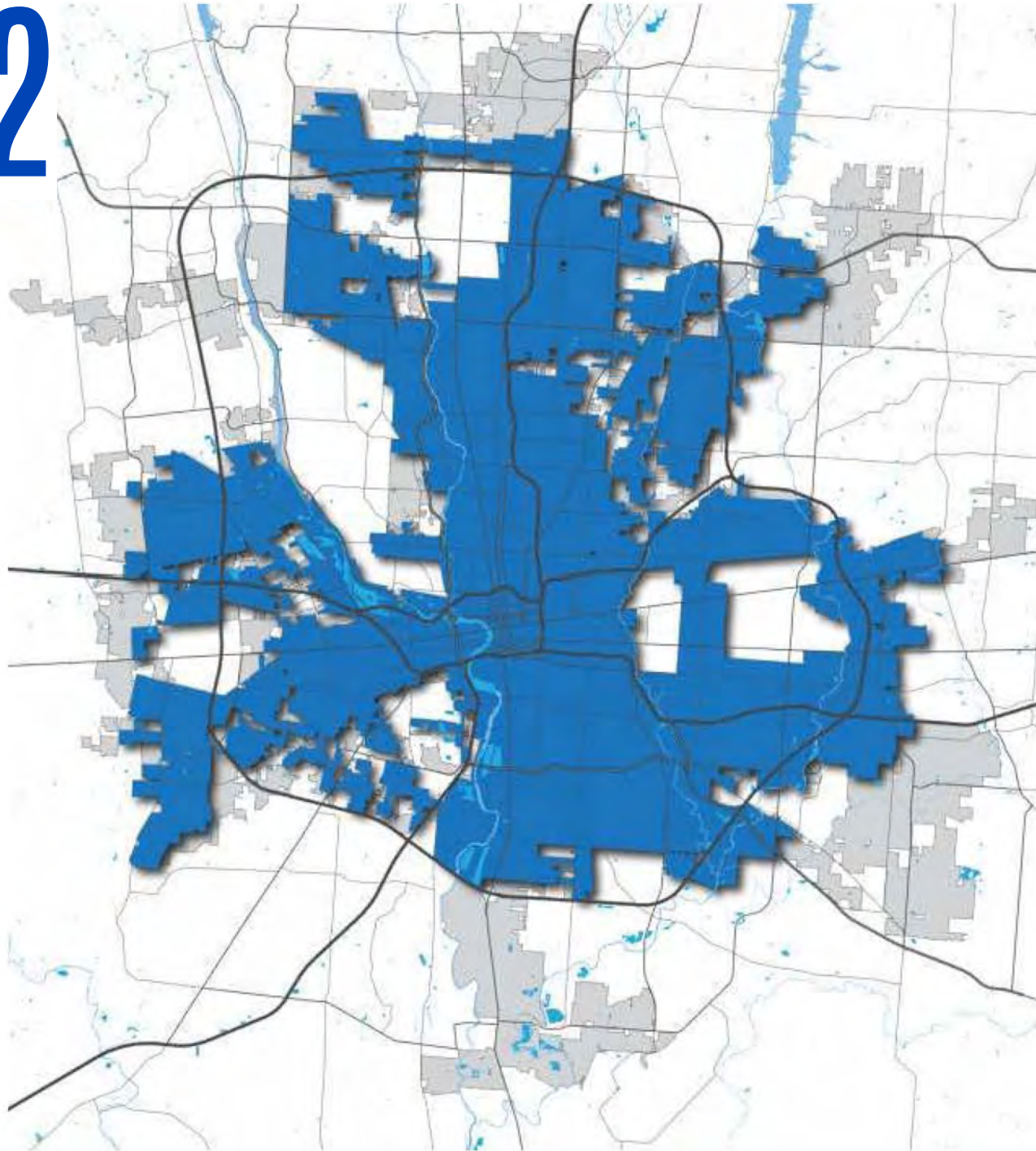
1928



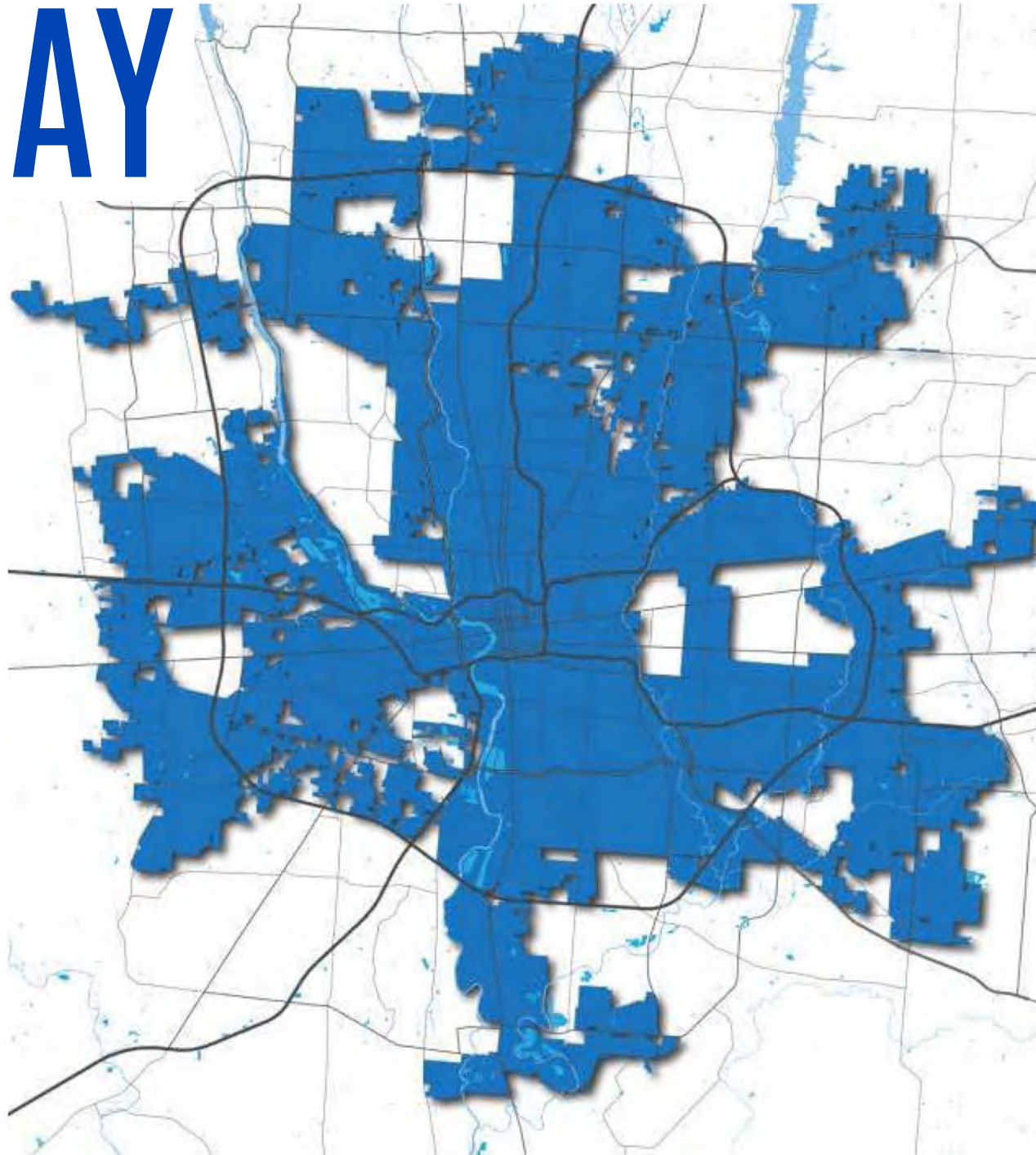
1957



1972

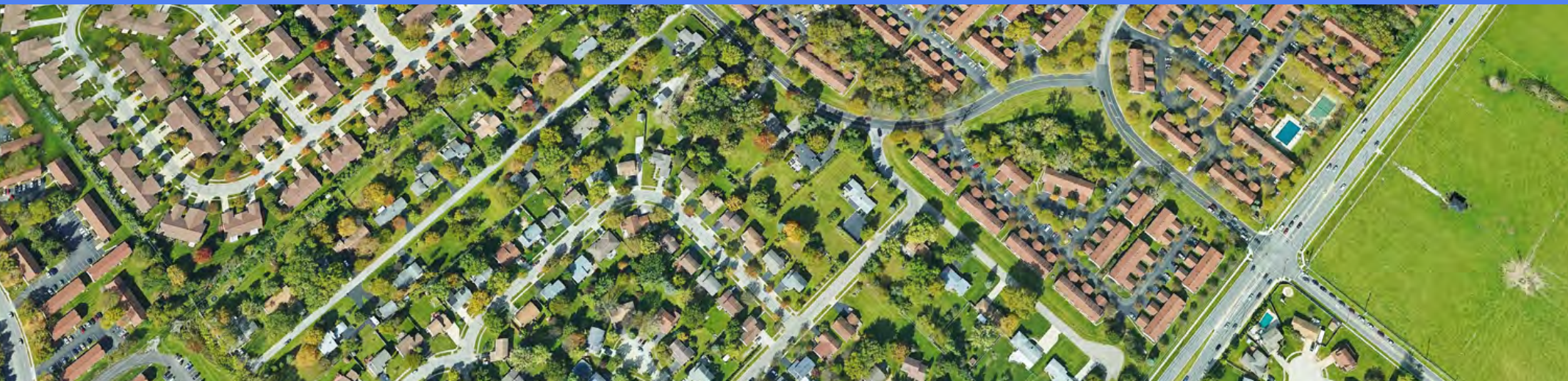


TODAY





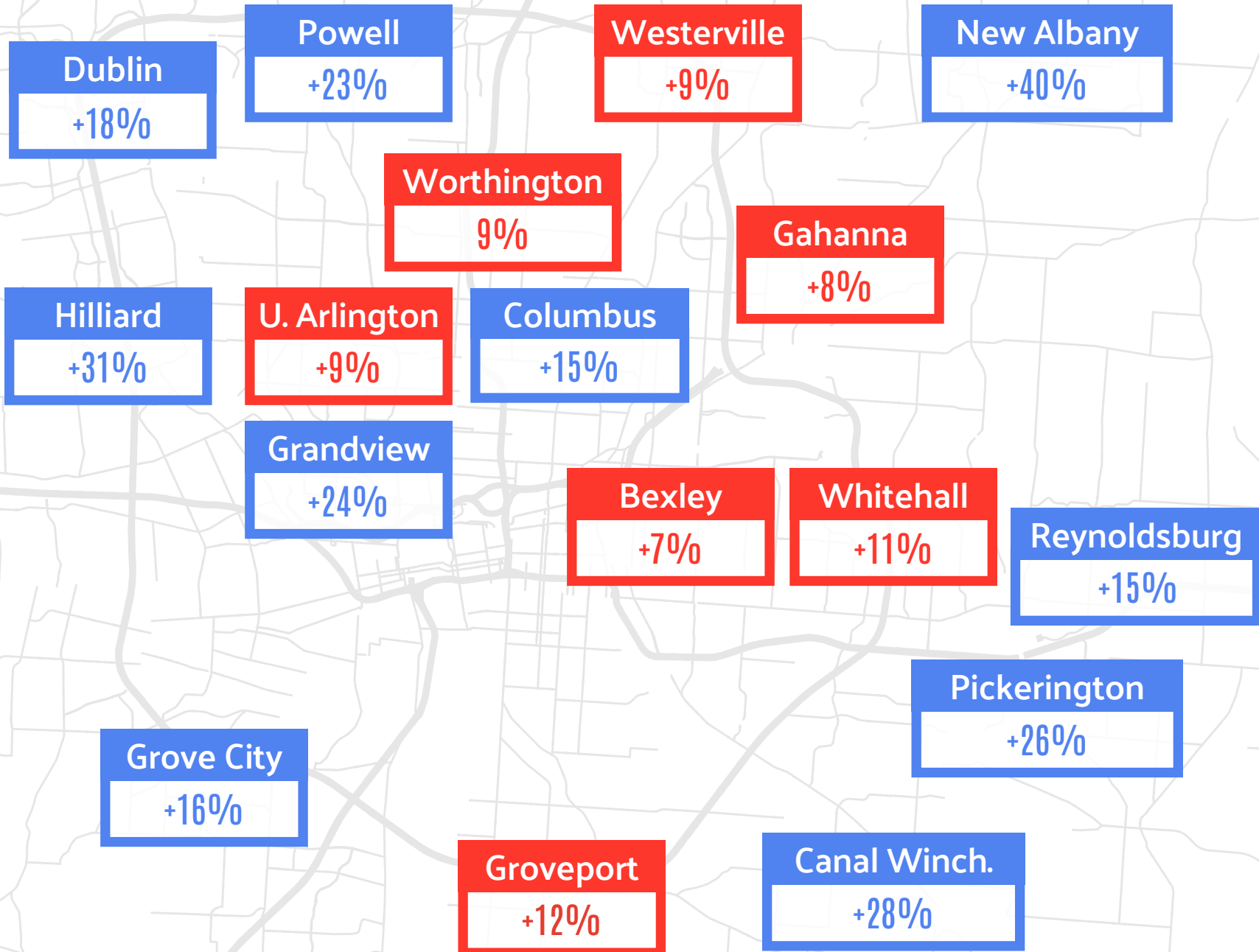
Columbus grew just 1.5% in land area,
but squeezed 119,000 more people
into the city limits.



FRANKLIN COUNTY: 13.8%

Metro Population Growth

2010-2020



Franklin County's Growth

2010-2020

DAILY

44

NEW PEOPLE

MONTHLY

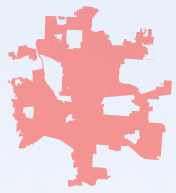
1,337

NEW PEOPLE

YEARLY

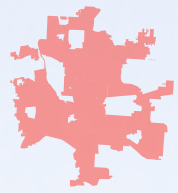
16,039

NEW PEOPLE



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





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

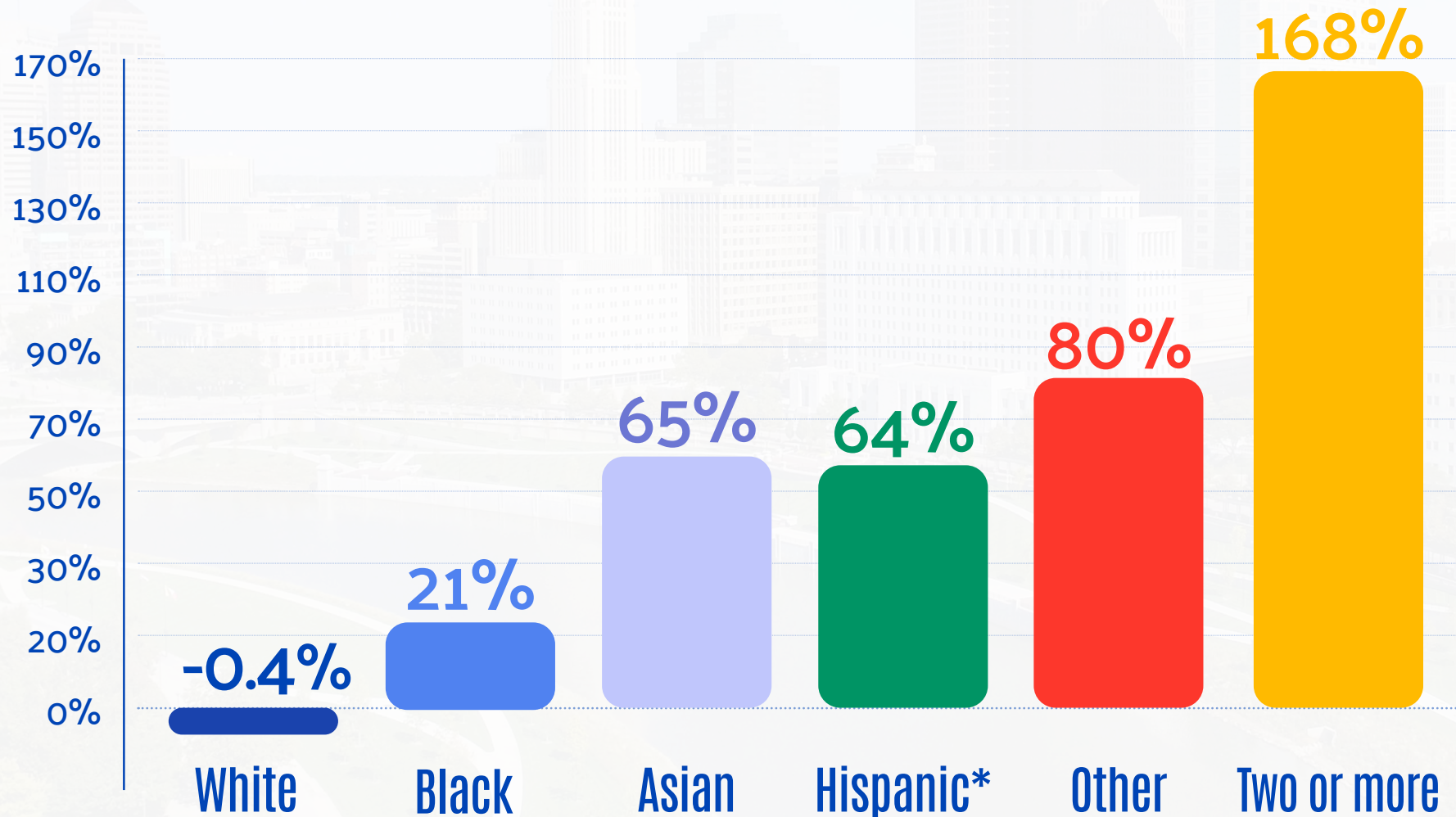


All of the
net growth
in Franklin
County
was due to
diversity.

FRANKLIN COUNTY

Change in population by race

2010-2020



*of any race

Almost every census tract become more diverse

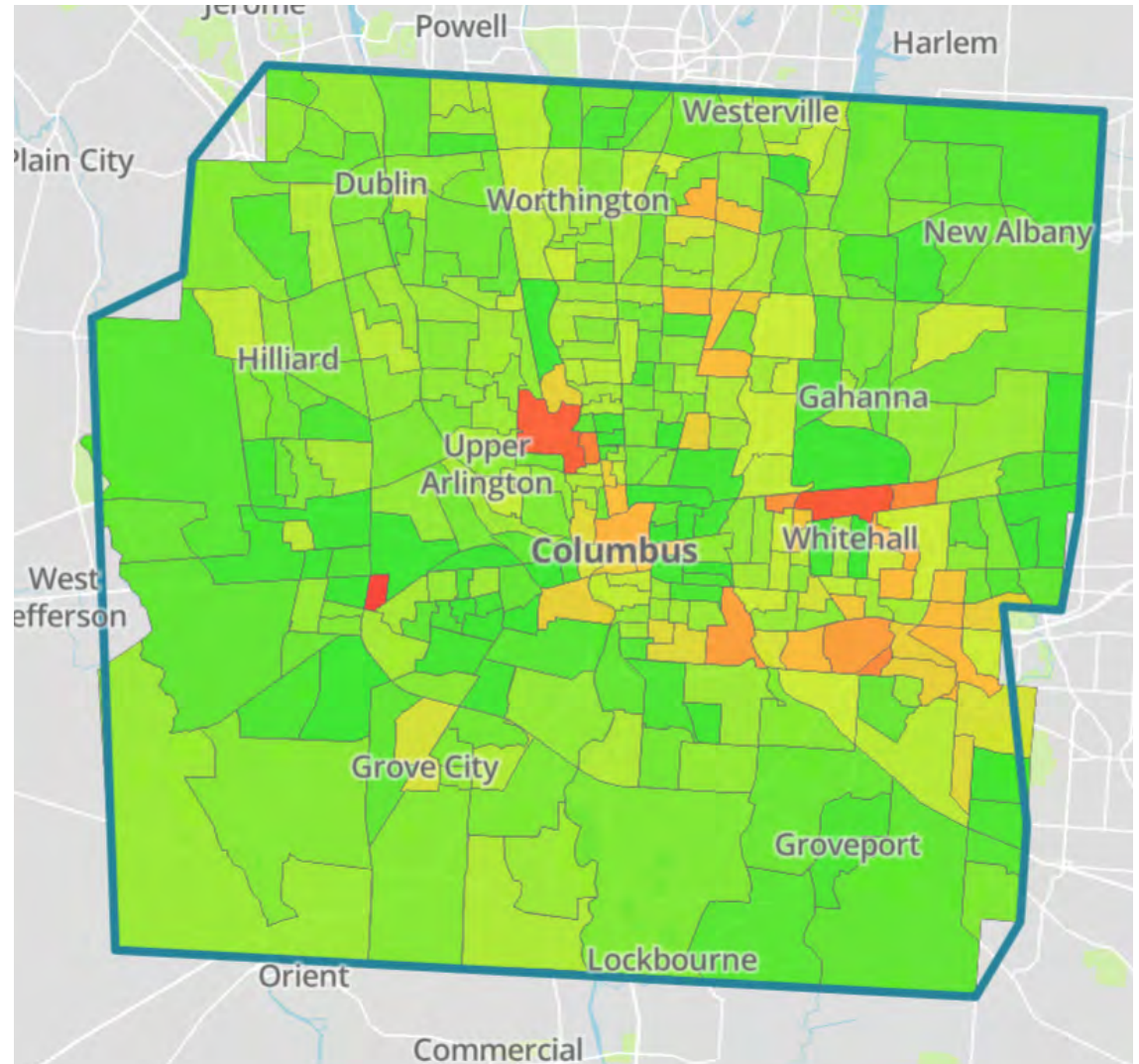
Diversity Index

2010

50/100

2020

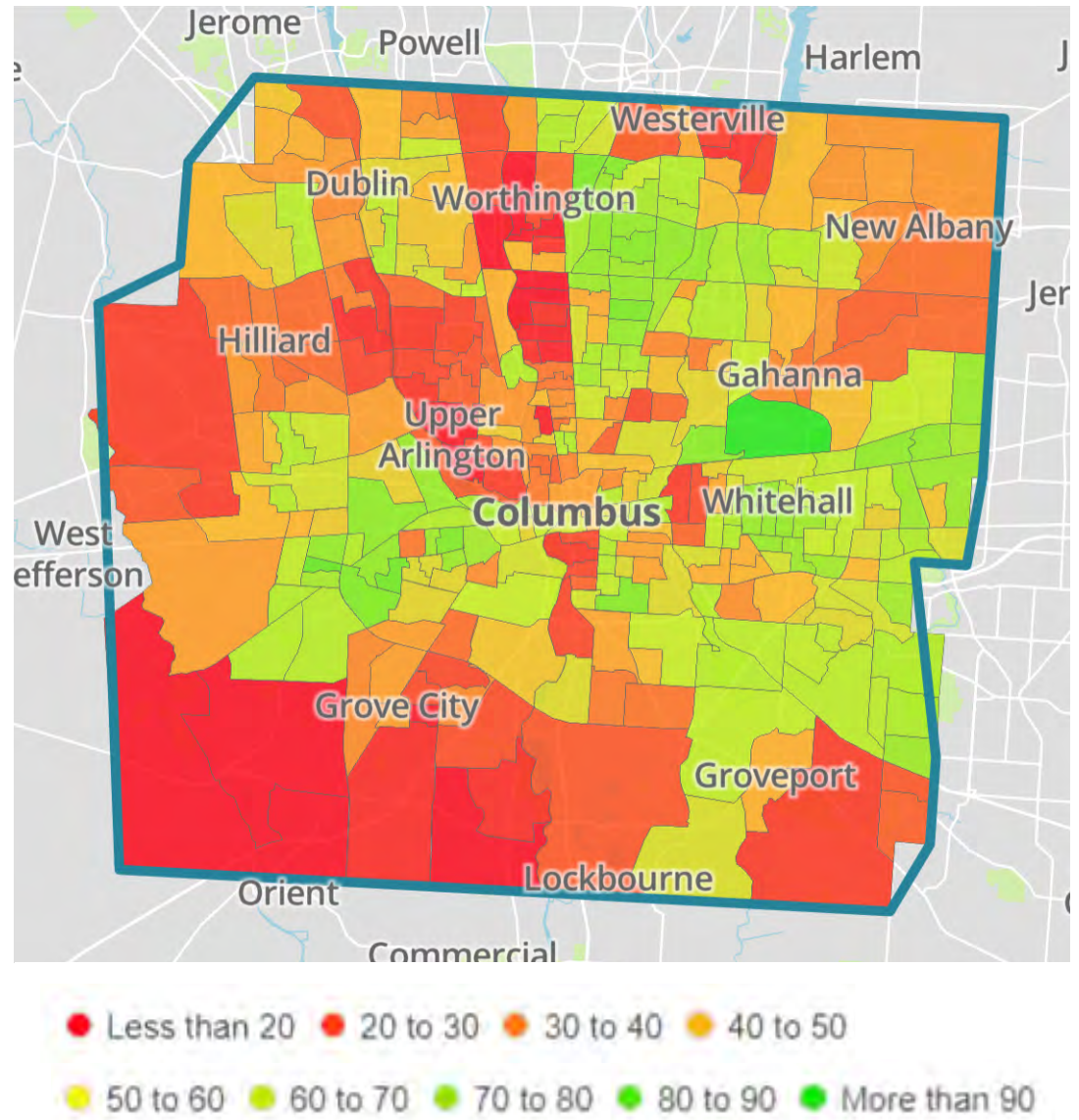
60/100



● 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

Likelihood two
people from an
area would have
a different race
or ethnicity.

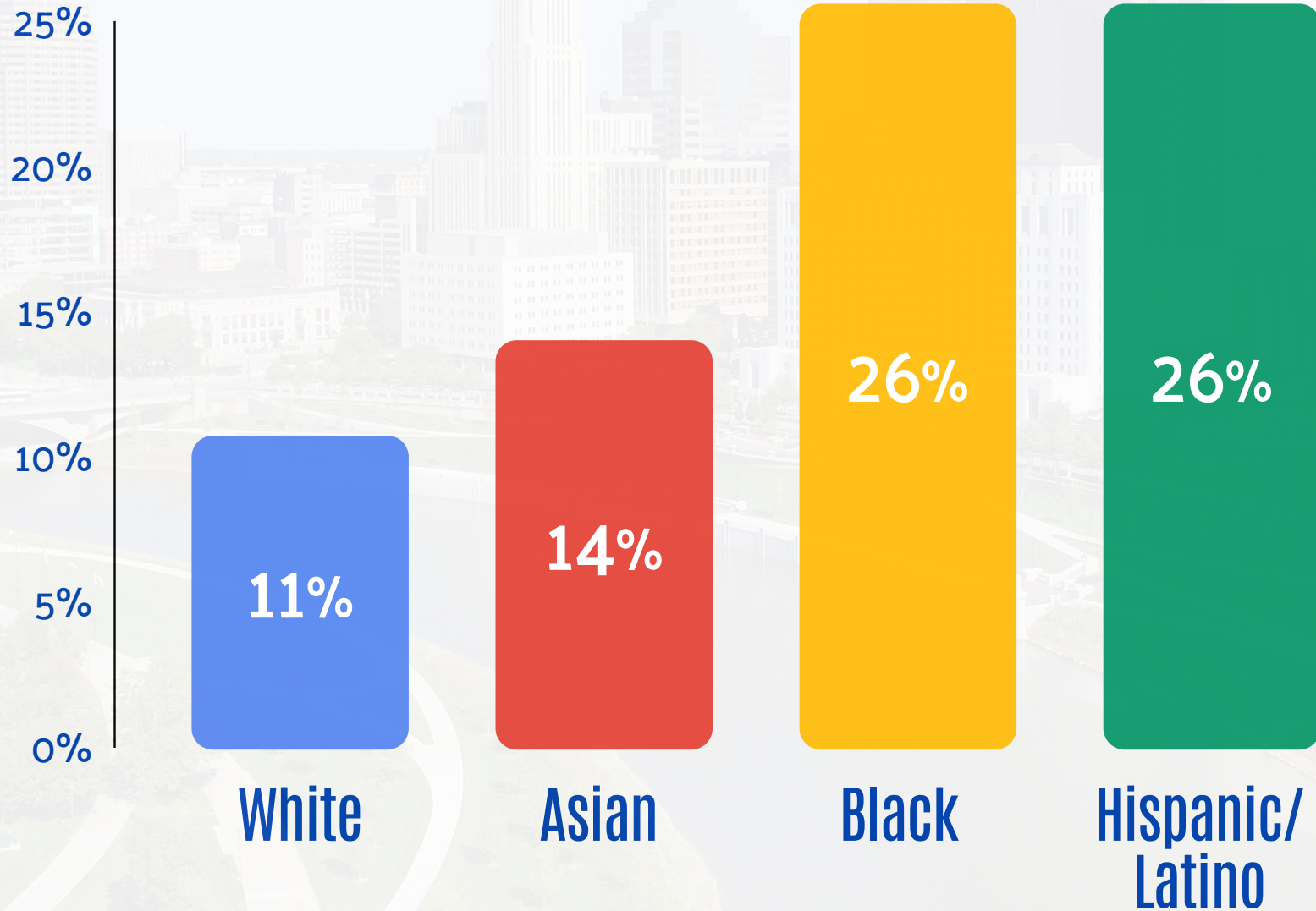


Scale: 0 to 100

POVERTY RATE

Franklin County

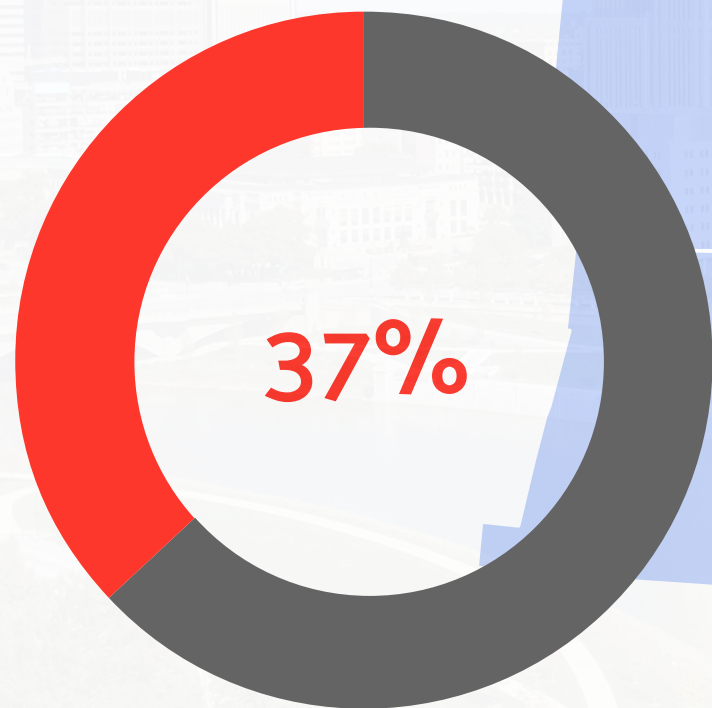
2020



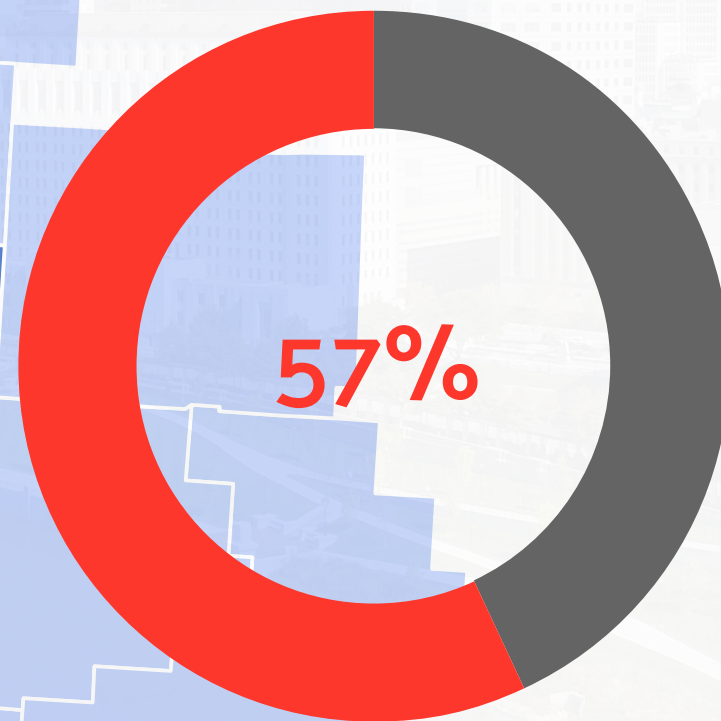
FRANKLIN COUNTY

Share of Columbus MSA growth

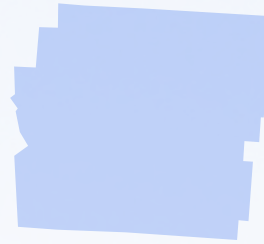
2020–2023



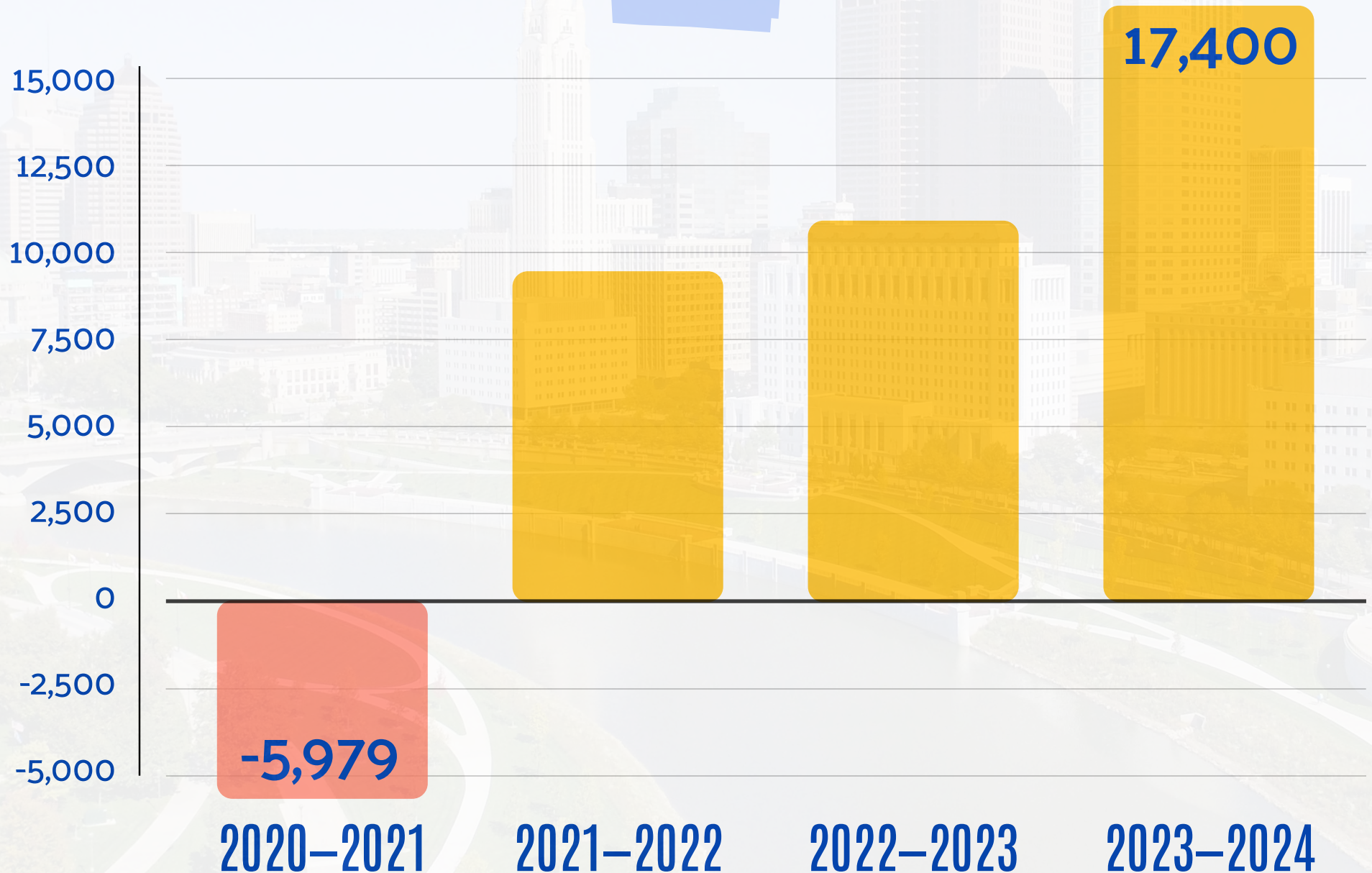
2024



POPULATION GROWTH



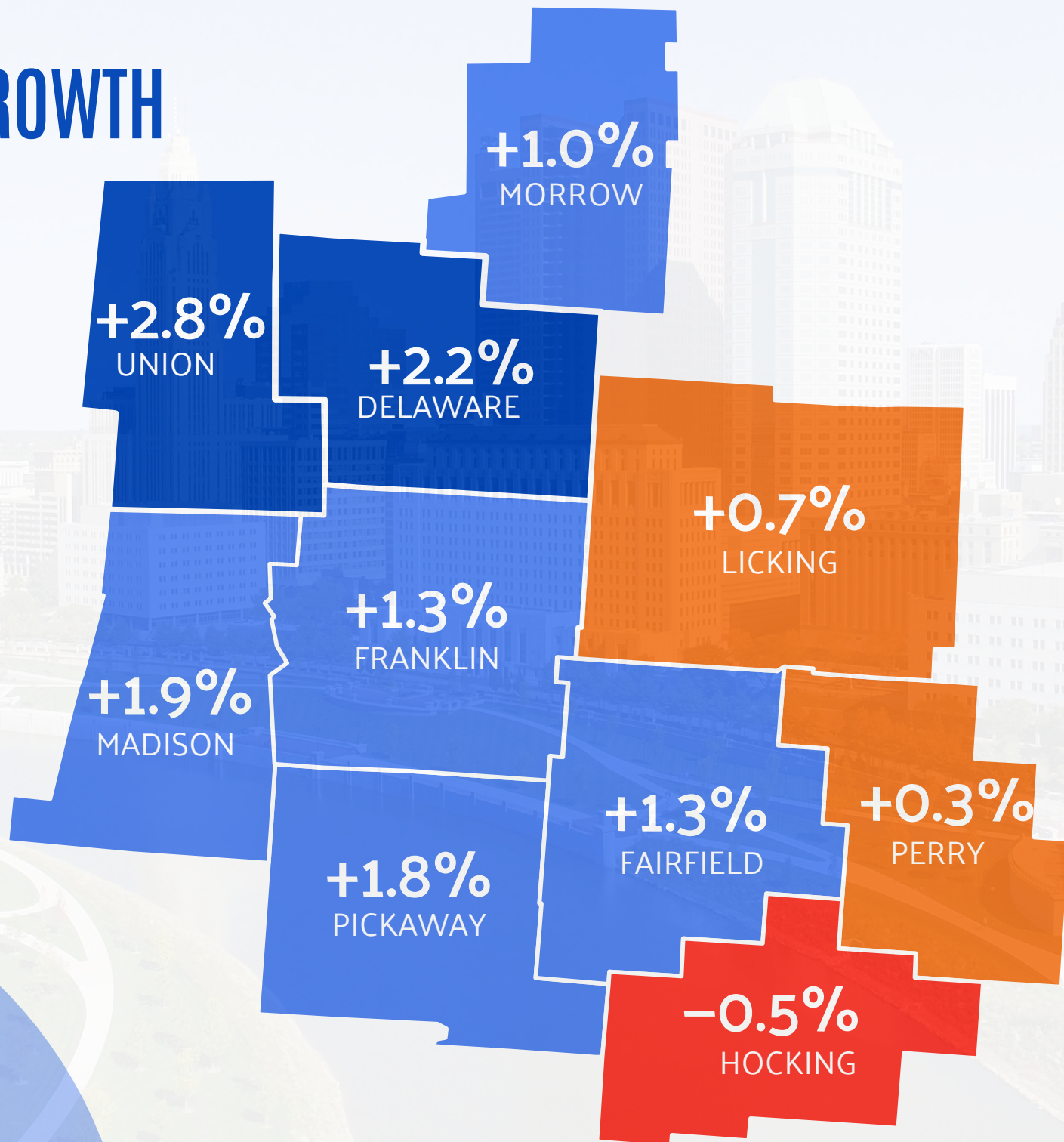
FRANKLIN COUNTY



POPULATION GROWTH

Columbus MSA

Counties



2023-2024

COMPONENTS OF GROWTH 2020–2024

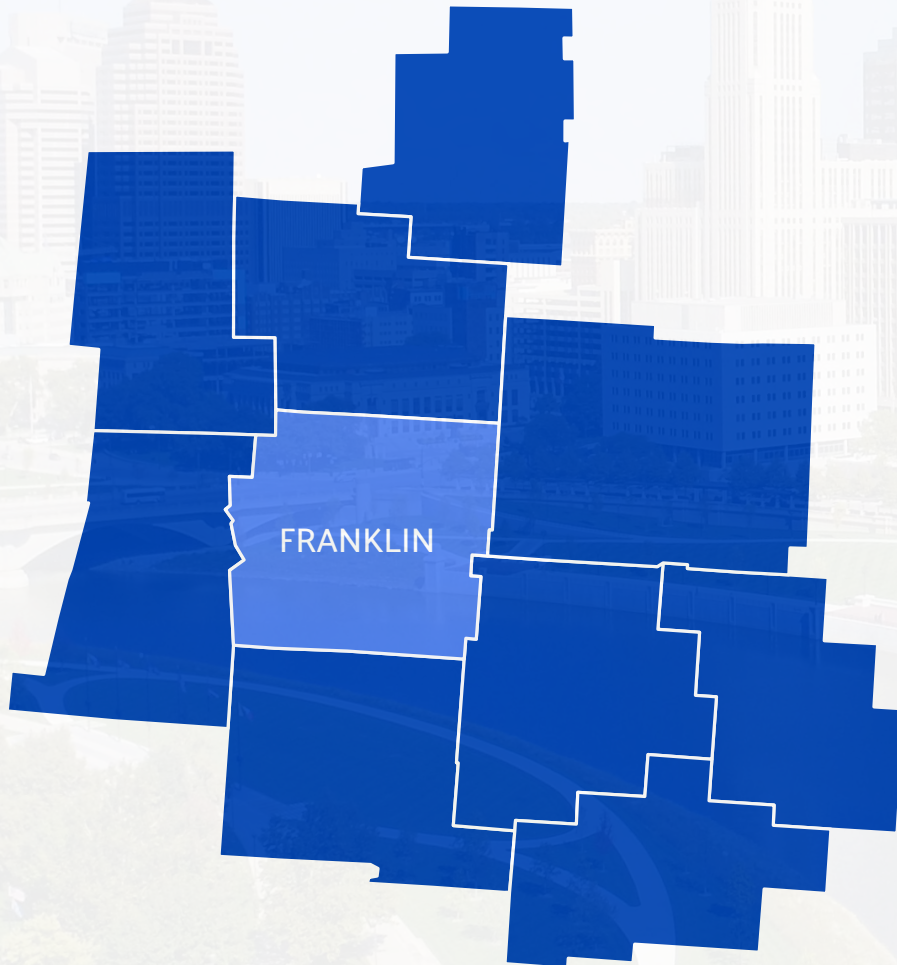
Natural Increase
+27,840



International
+61,601

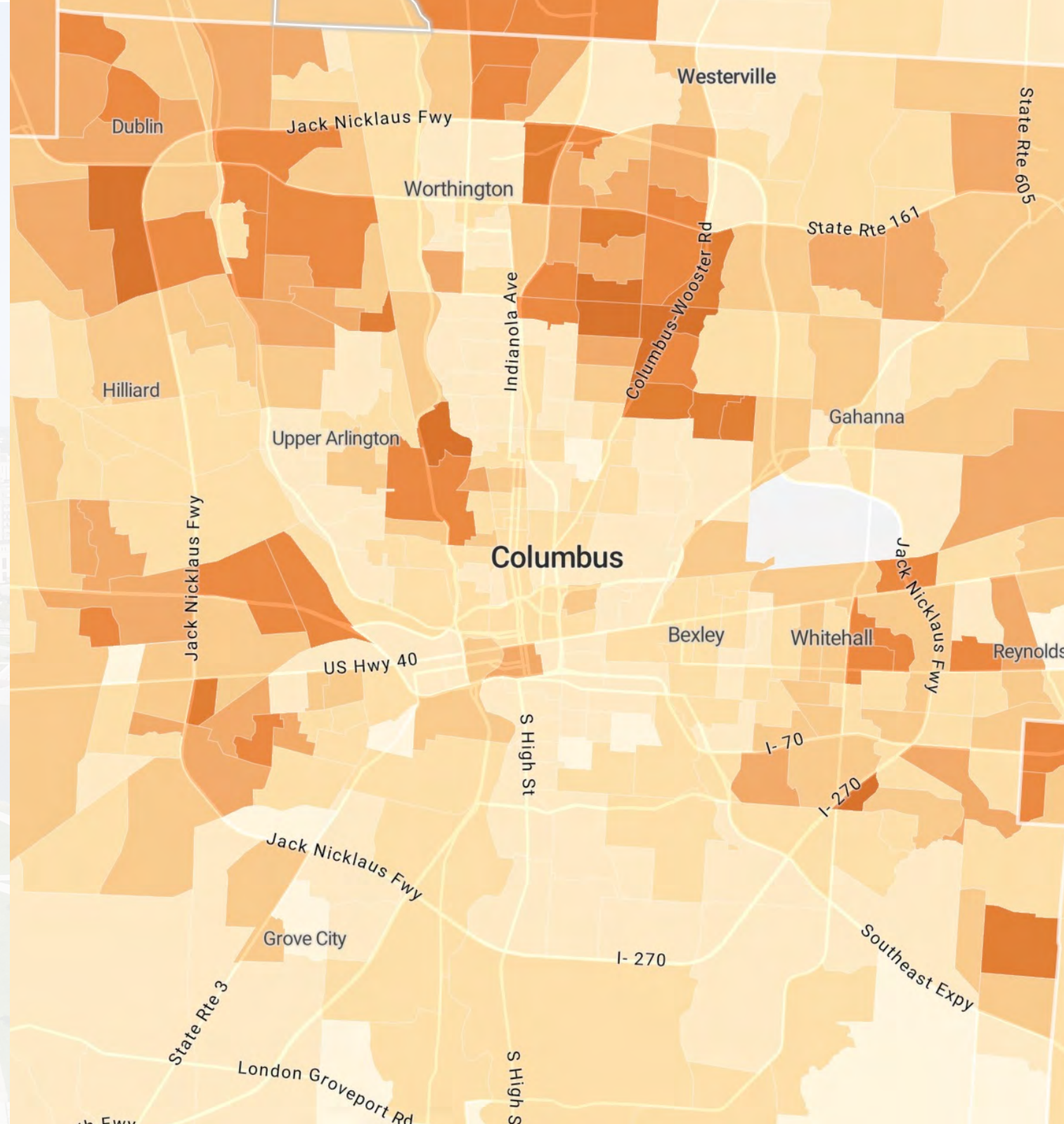


Domestic
−3,014



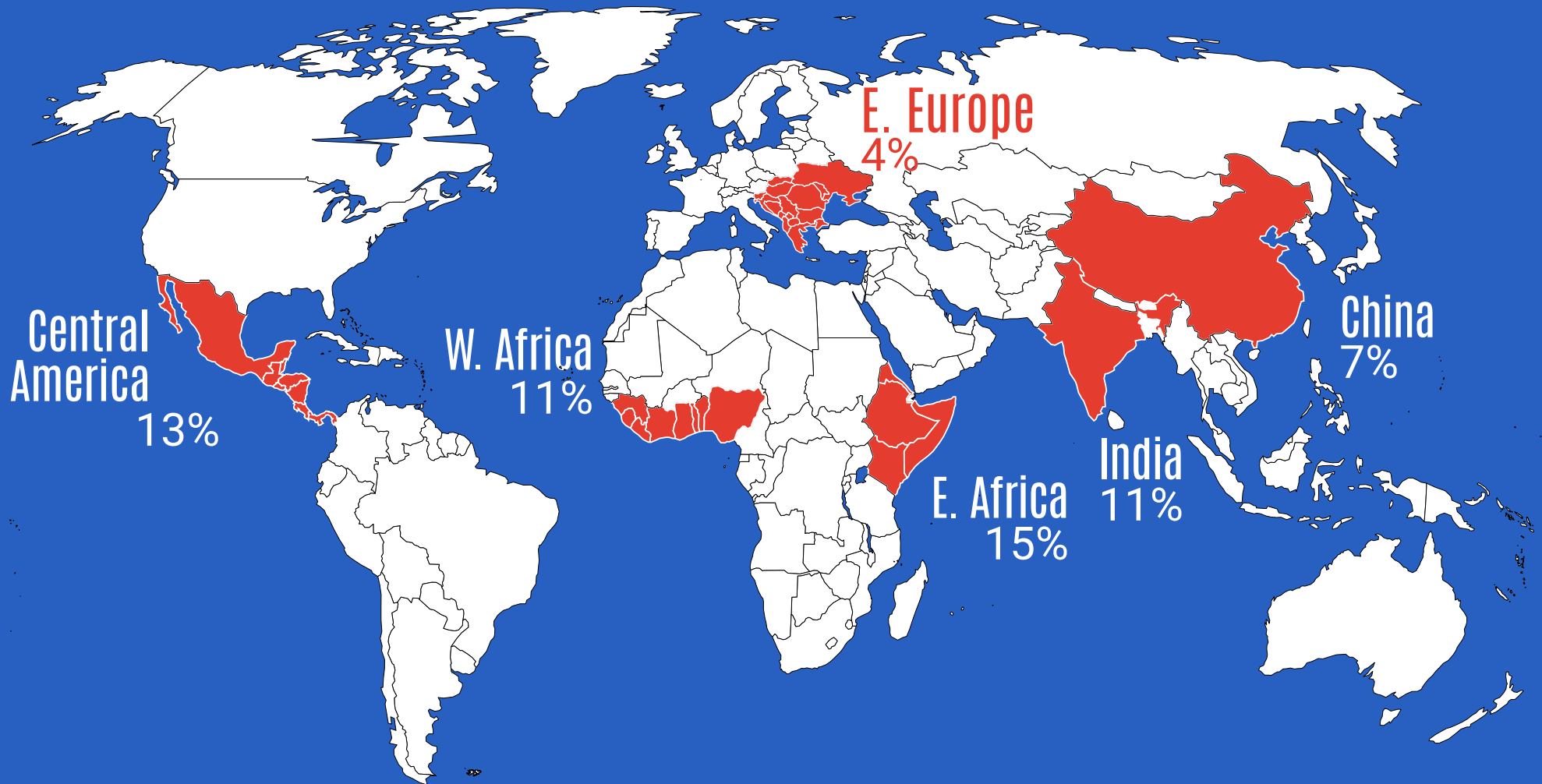
NEW AMERICANS

GEOGRAPHIC
CONCENTRATION



FRANKLIN COUNTY

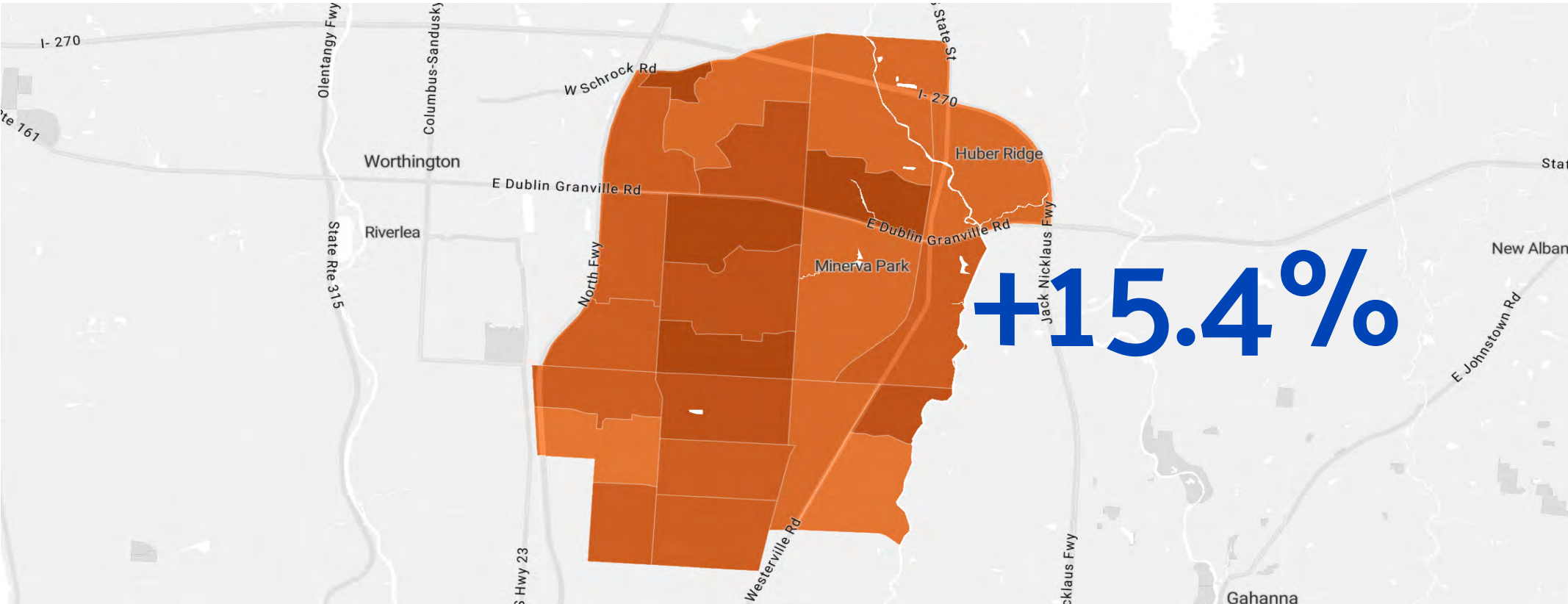
New Americans by Area of Origin



Greater Northland

2010-2020

All 22 census tracts showed population growth



Growth ranged from
+4.2% to +35.5%

Greater Northland

Added the equivalent of Bexley

2010-2020



88,348 → 102,029

+13,681

+15.4%

Greater Northland

Housing units barely increased

2010-2020



40,875 → 41,359

+484

+1.1%

Greater Northland

Vacant housing dropped by half

2010-2020



4,028 → 2,104

-1,924

-48%

Greater Northland

2010-2020

Occupied housing increased: Without construction



36,732 → 39,346

2,614

7%

Northland Retail Revolution



In 1997, Northland had the most retail sales of any 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

For every new housing unit,
29 people moved in.

PEOPLE

+13,671

HOUSING

+464

Linden

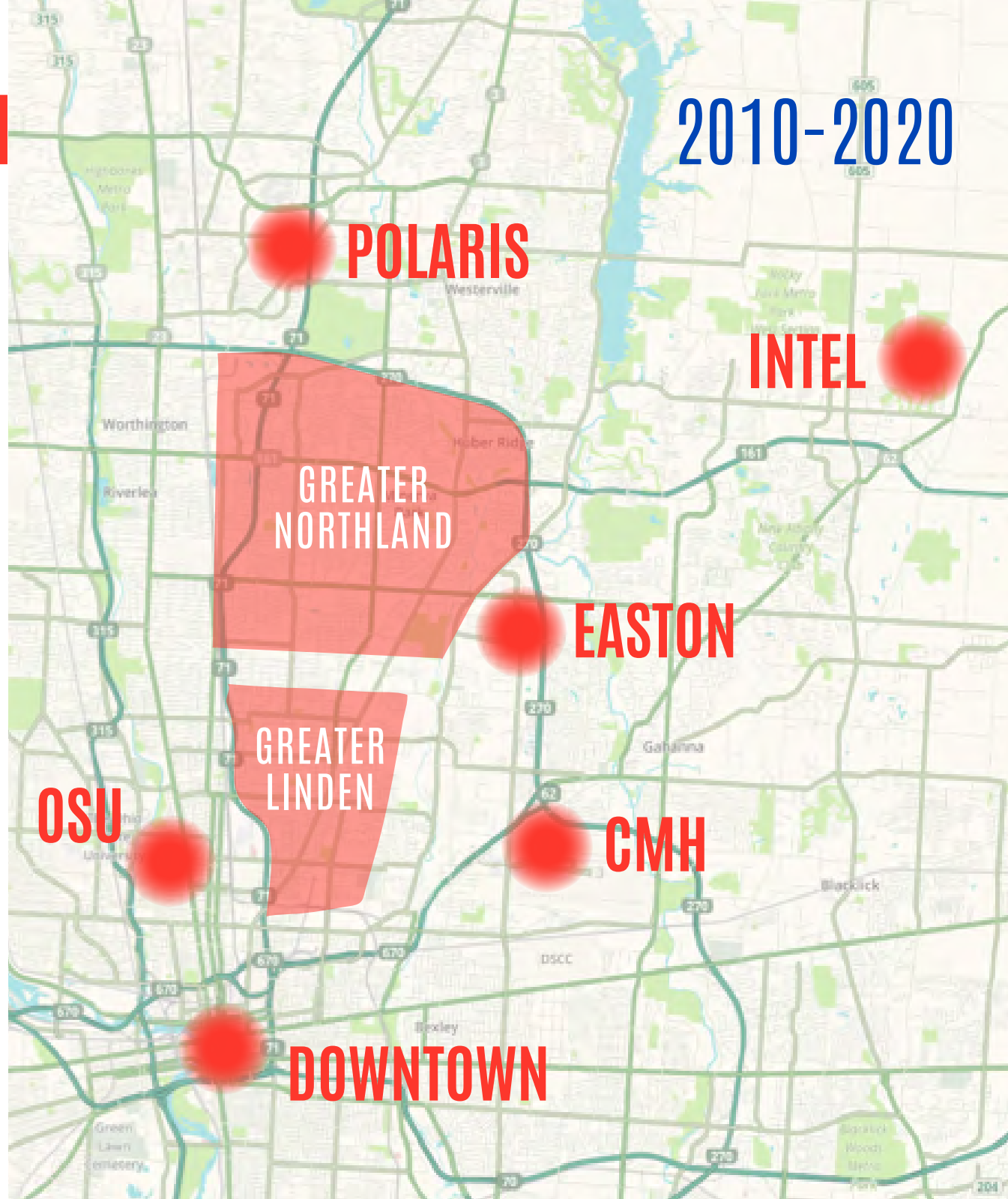
For every home demolished,
4 people moved in.

PEOPLE

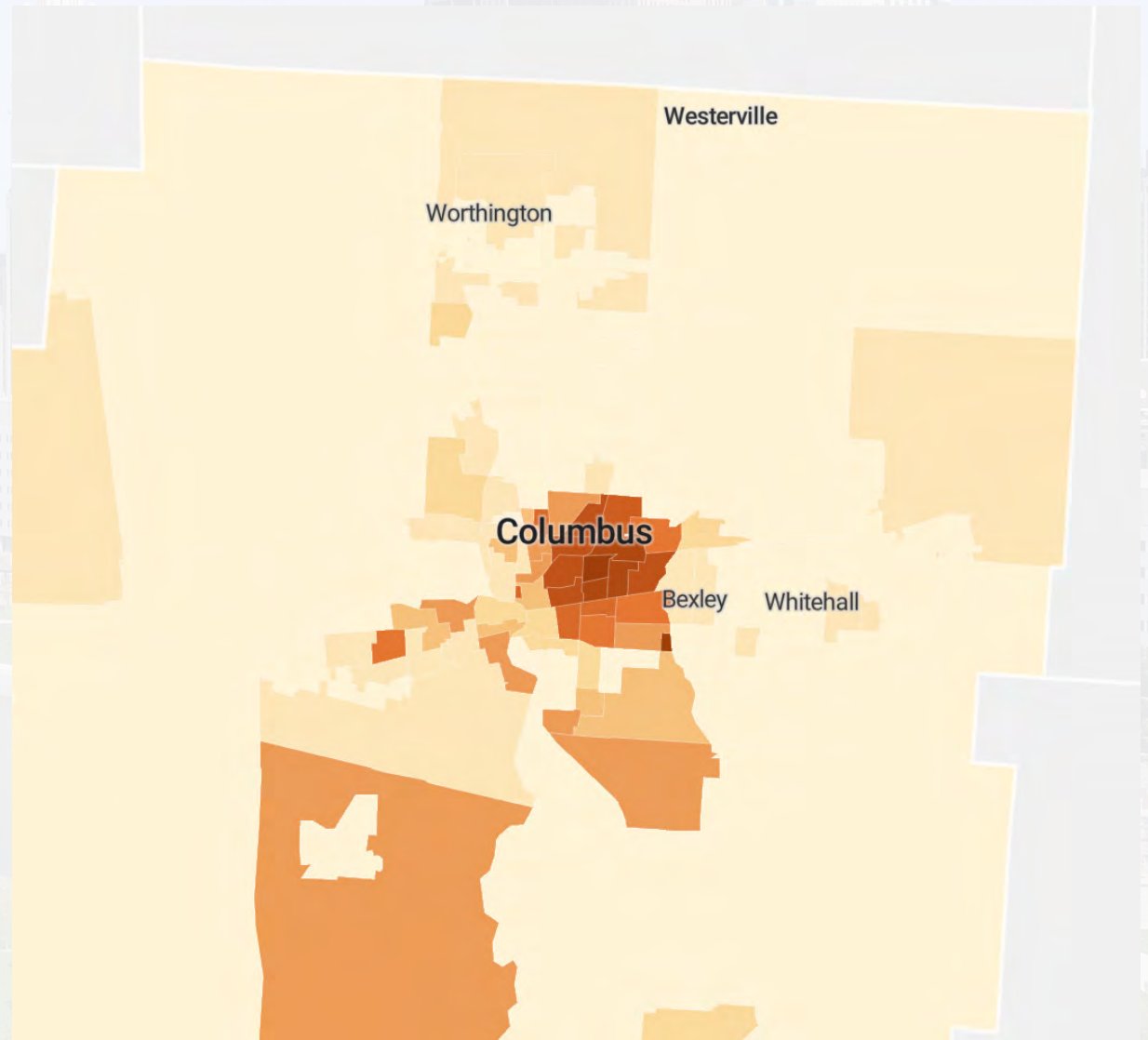
+2,674

HOUSING

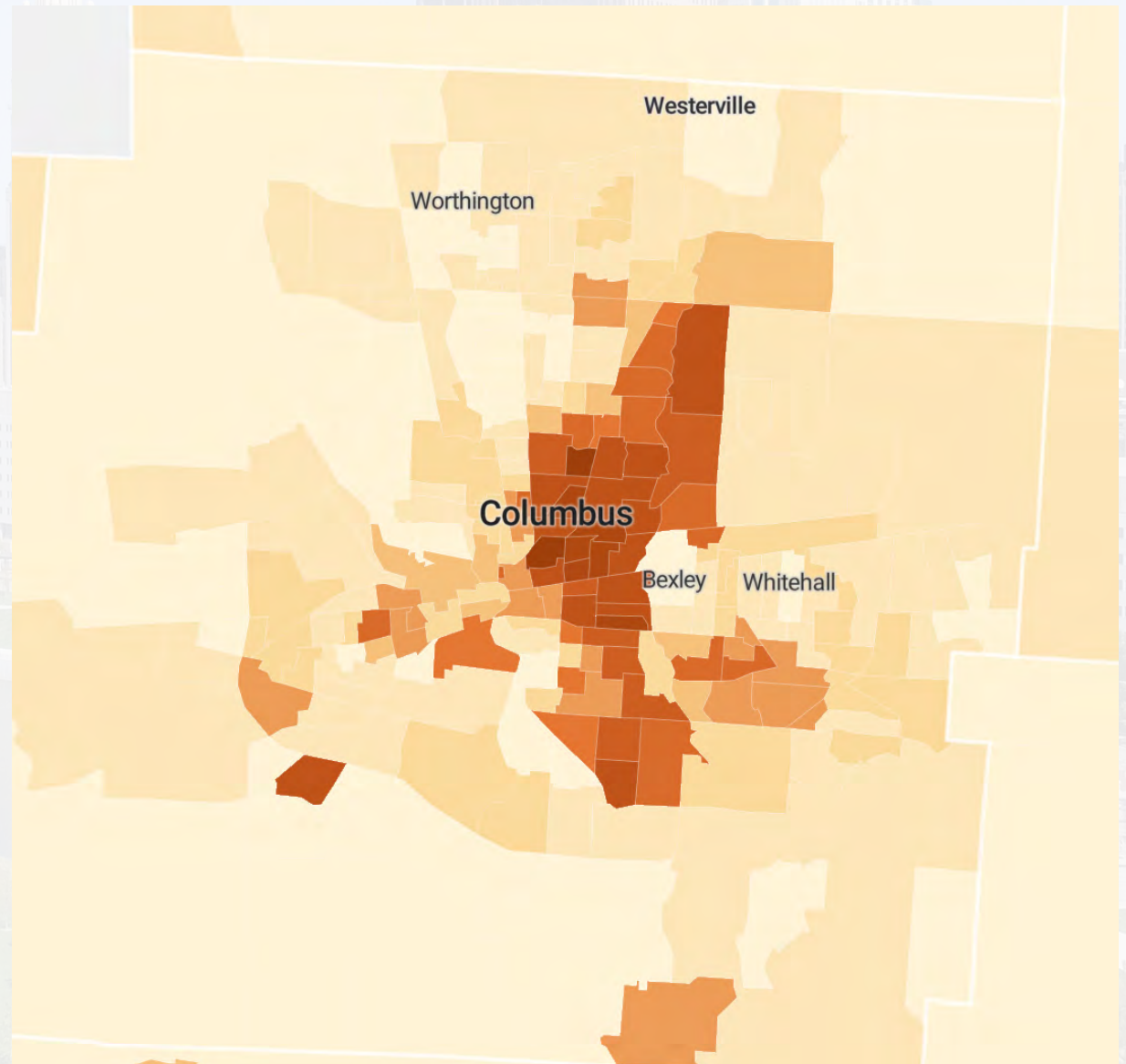
-657



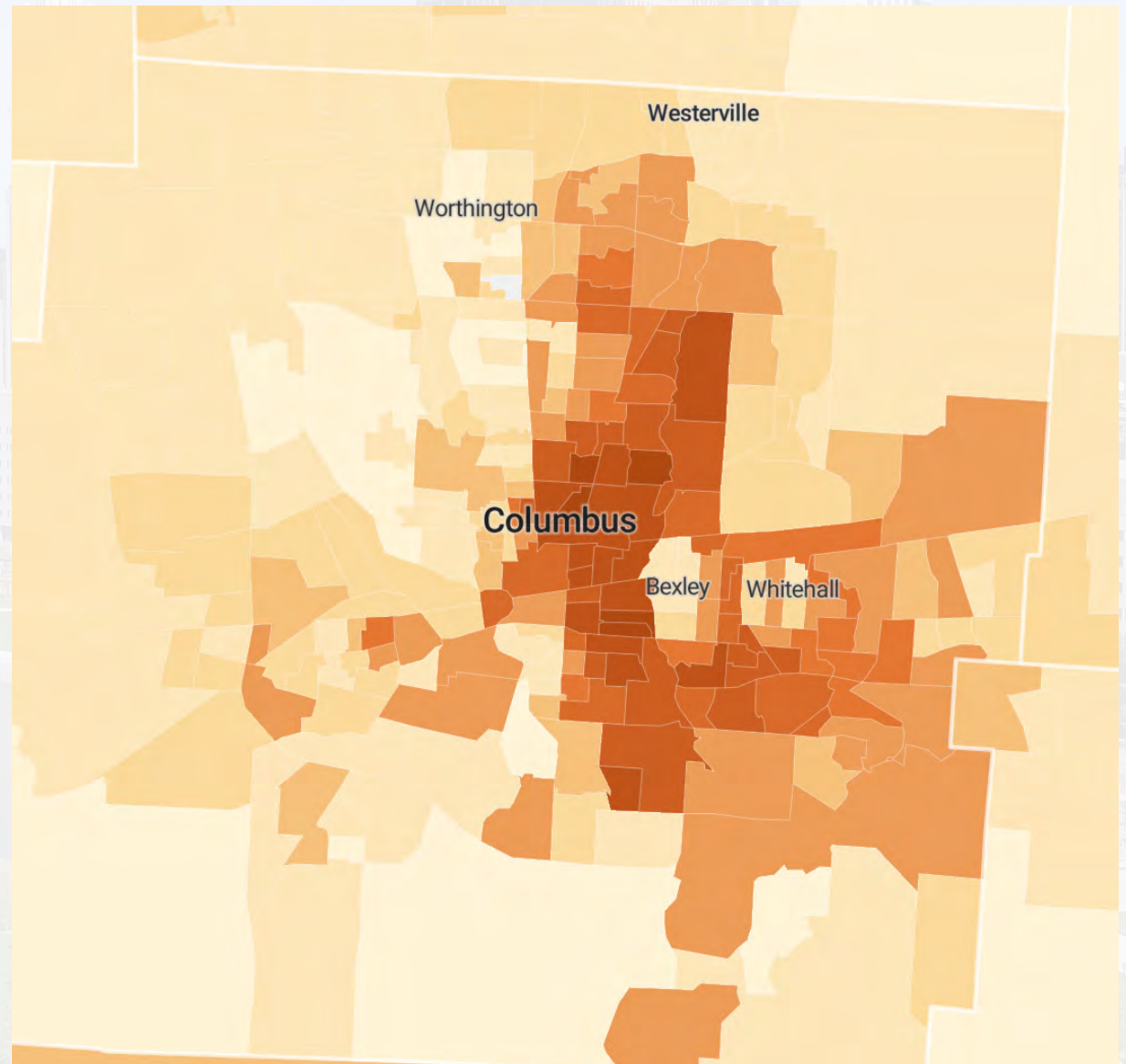
Black Population 1960



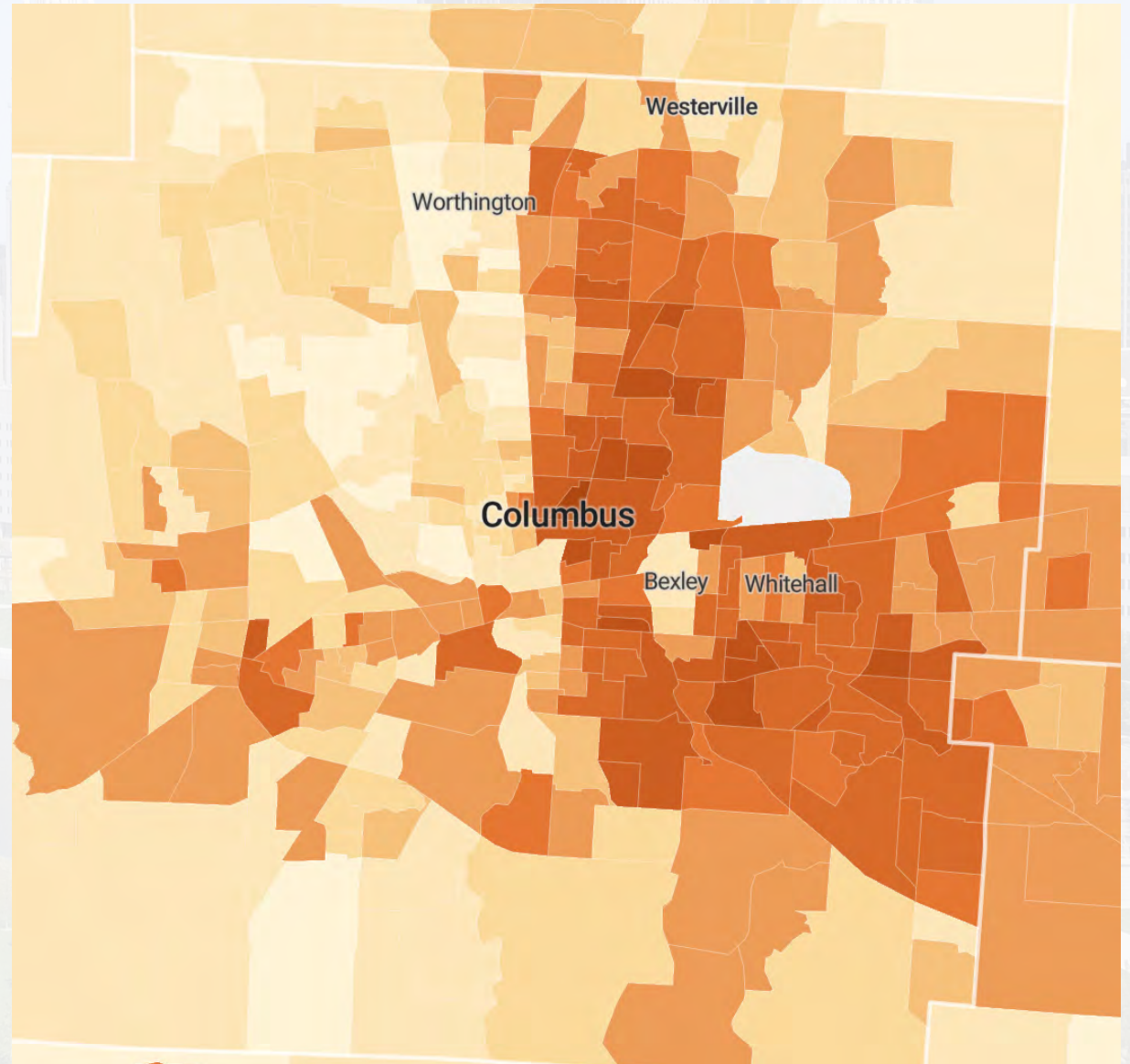
Black Population 1980



Black Population 2000



Black Population 2023



Black Population

2010–2020

Migrates to Far Northeast Columbus near New Albany



Tract 72.14

+273%

Diversity Index: 38 to 50

Tract 72.09

+215%

Diversity Index: 40 to 59

Tract 72.15

+195%

Diversity Index: 28 to 43

875



2,809

Black Population

Fell in unprecedented numbers across the central city

2010–2020



Near Northwest
Tract 11.12

–40%

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



Southside
Tract 57

–42%

Black Population

Surges in suburban areas

Tumbles in central city

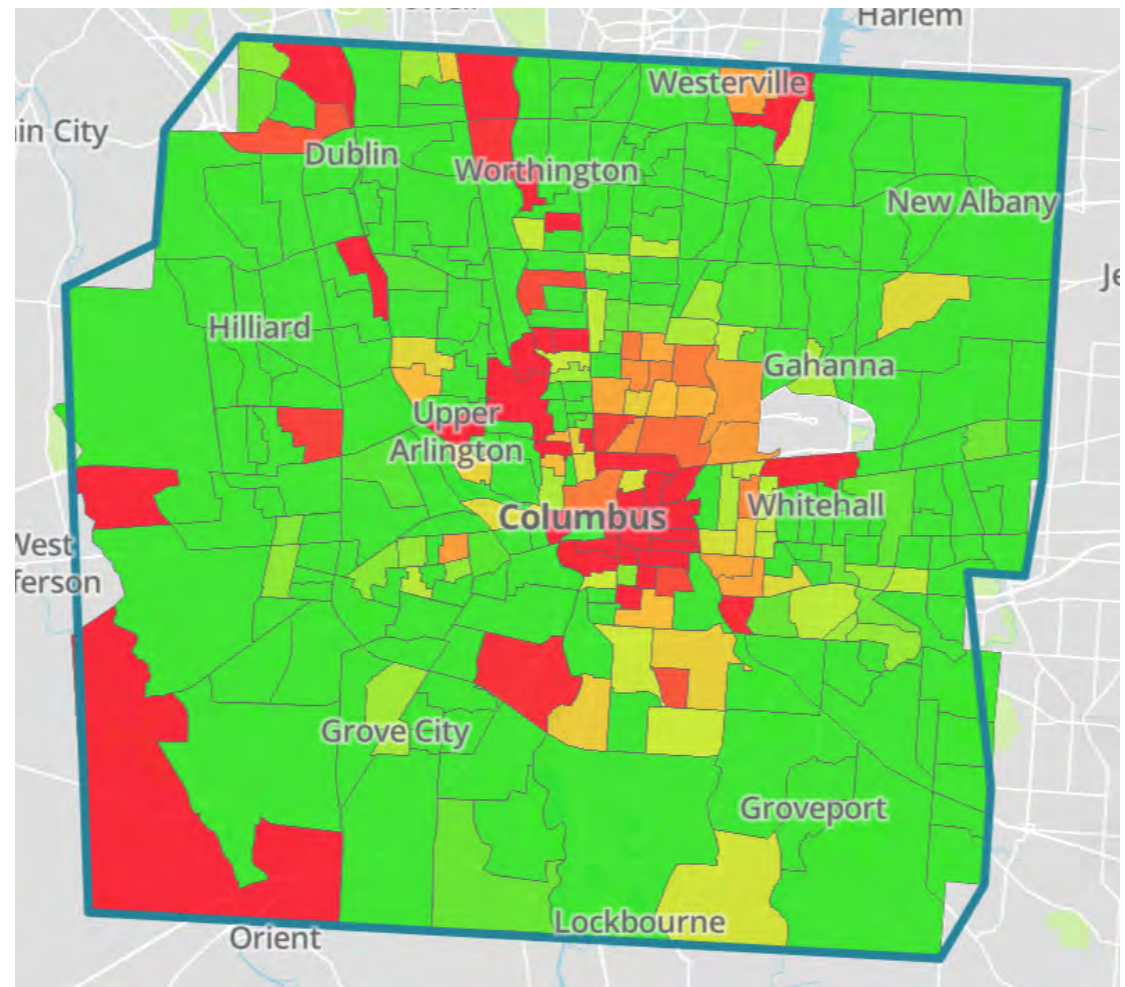
2010–2020

247,225

299,771

+21%

+52,546



● 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%

White Population Largest decrease

2010–2020

Whitehall: Tract 92.51
Diversity Index: 69 to 59

–72%



Eastland: Tract 93.26
Diversity Index: 59 to 54

–61%

Northland: Tract 69.31
Diversity Index: 58 to 68

–42%



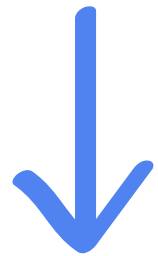
White Population

Three areas of decline 2010–2020

805,618

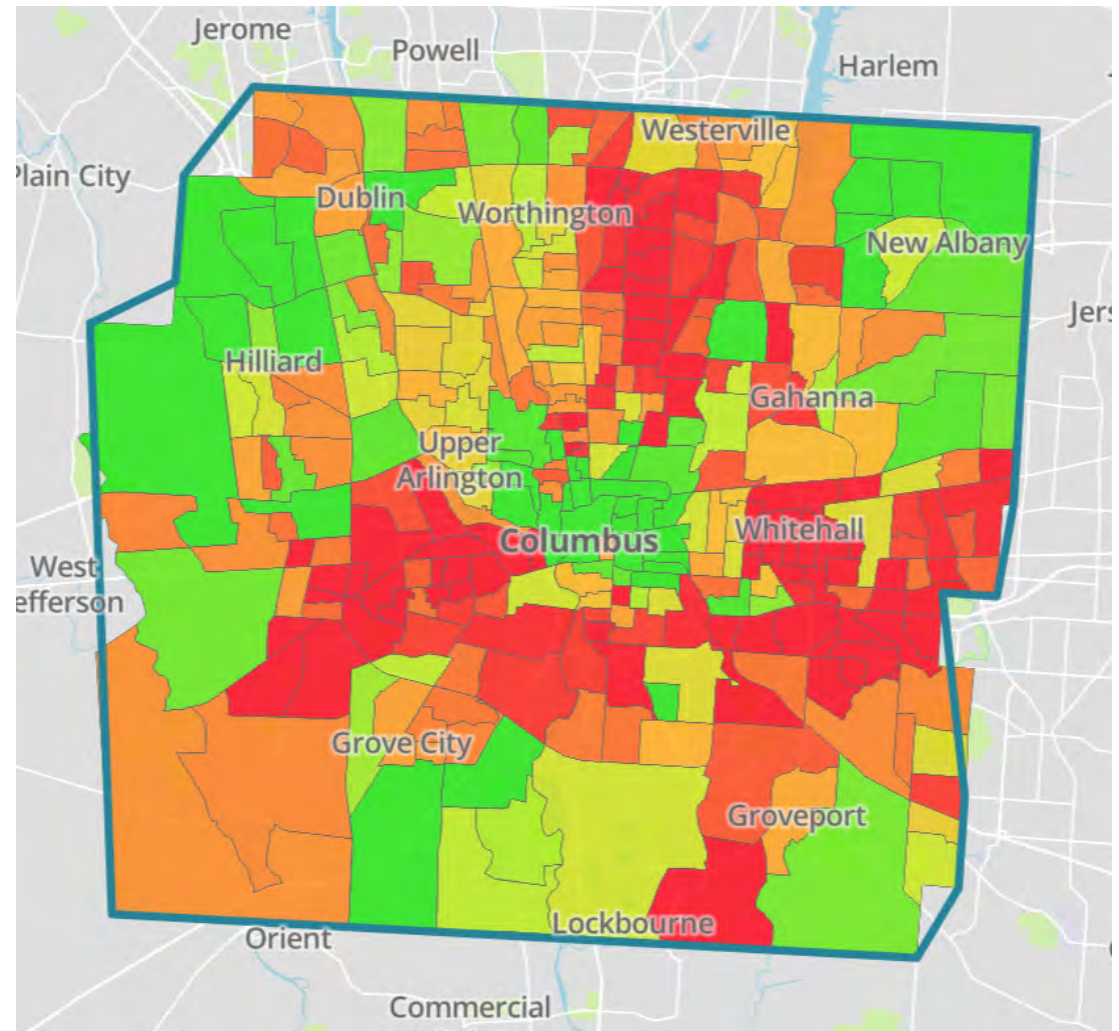
802,685

-0.4%



69.2%

60.6%



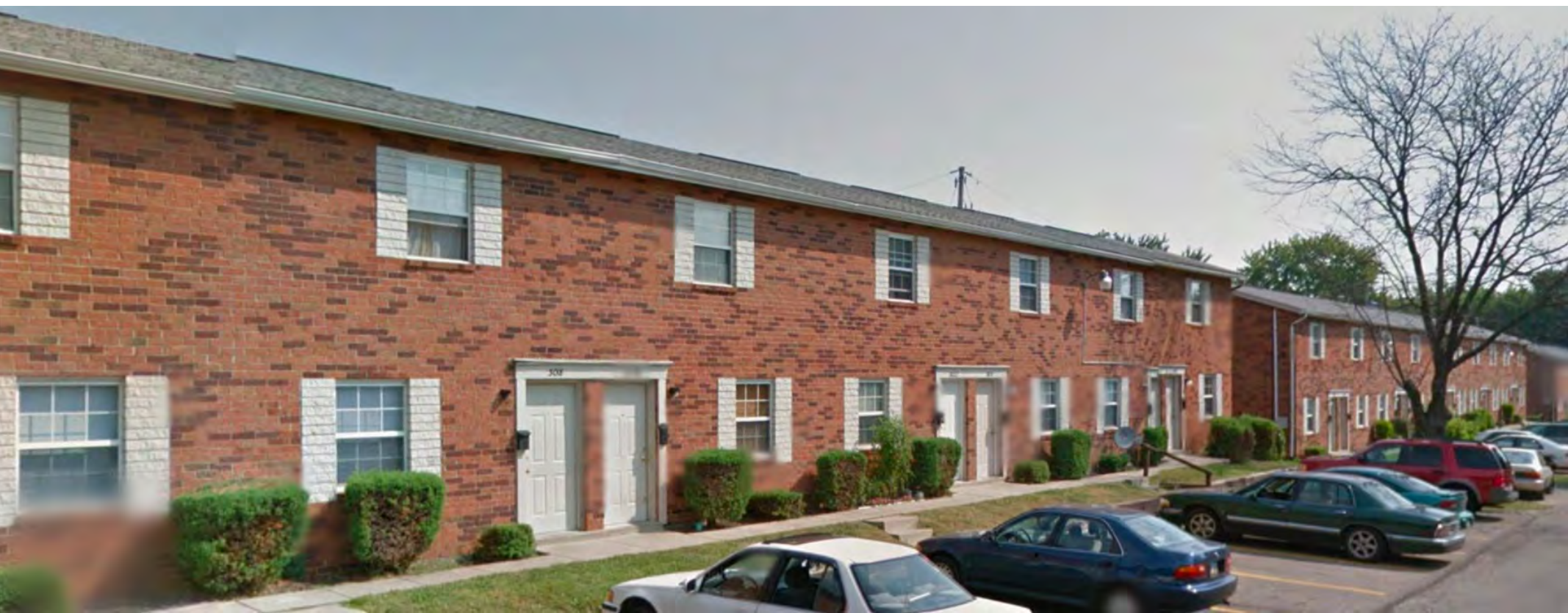
● Less than -15% ● -15% to -10% ● -10% to -5% ● -5% to 0%

● 0% to 5% ● 5% to 10% ● 10% to 15% ● 15% to 20% ● More than 20%

• NORTHLAND • WEST SIDE •
• FAR EAST •



5721





A photograph of a row of new houses under construction. The houses have grey siding and white trim. Some parts are still covered in white protective sheeting with 'PROLinx' branding. Scaffolding is visible on the houses. In the foreground, there are concrete steps, a worker in a blue shirt and hard hat, and construction materials like ladders and boxes. A red semi-transparent banner is overlaid across the middle of the image.

We are chronically underbuilding

The Housing Continuum



From 2010 to 2020,
Central Ohio averaged
only **9,000** housing
units per year

But we needed
14,000
units annually
to meet population
growth

Construction
surged in
2020, 2021,
and 2022 to

12,800
ANNUALLY

2022 was
the highest
construction
in

18
YEARS

To make up for
underbuilding,
we need to
build

~20,000
UNITS

Yet in 2023, construction fell **-17%** to 10,196

Housing Units & Households

FRANKLIN COUNTY

2010



107

100

Housing Units & Households

FRANKLIN COUNTY

2010

2020



$$\frac{107}{100}$$

$$\frac{102}{100}$$

Housing Units & Households

FRANKLIN COUNTY

2010



$$\frac{107}{100}$$

2020



$$\frac{102}{100}$$

2030



$$\frac{96}{100}$$

THE NEED:

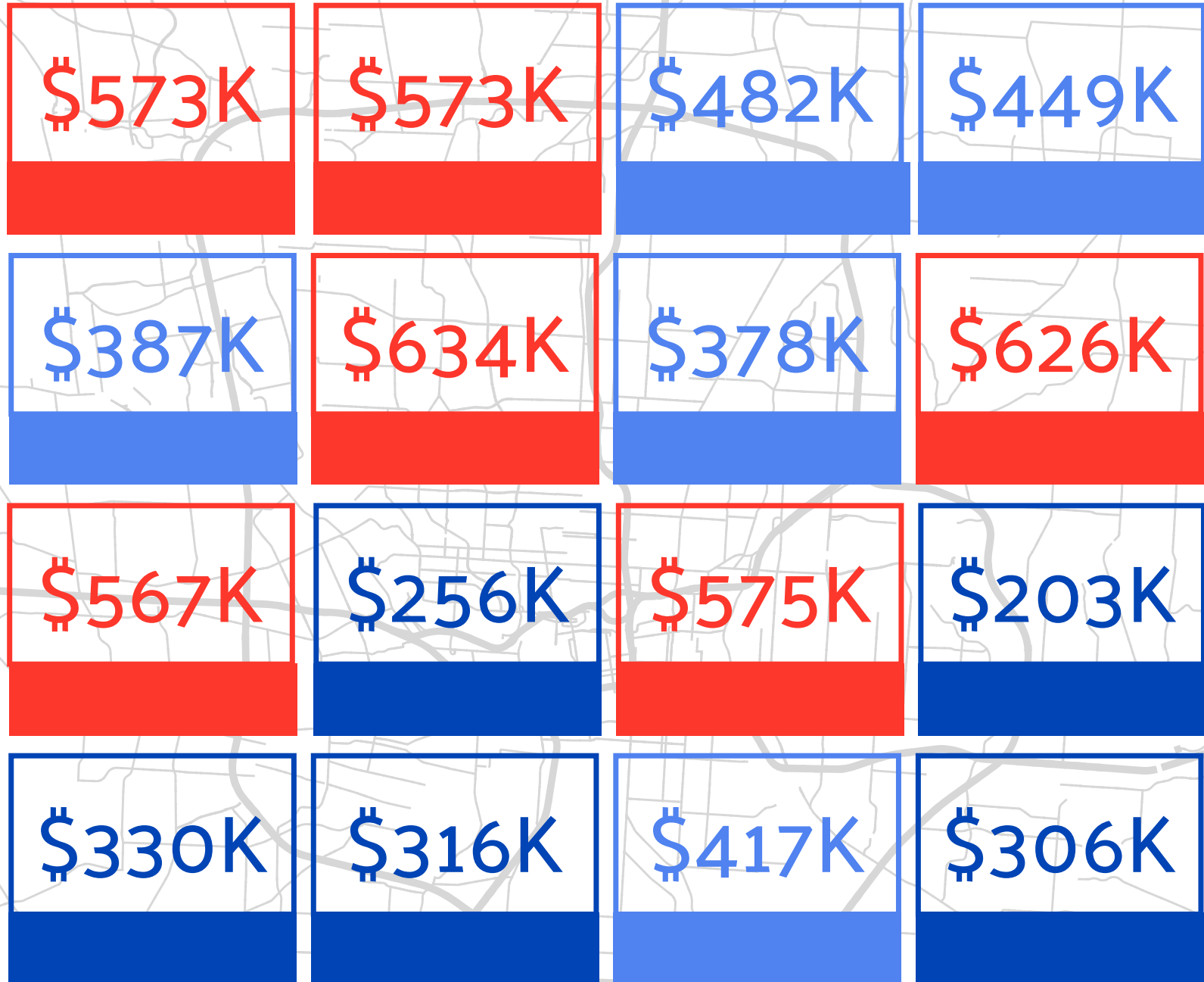


The Columbus Region needs to build **1 house for every 1 job** to accommodate growth and make up for our insufficient housing supply.

THE REALITY:

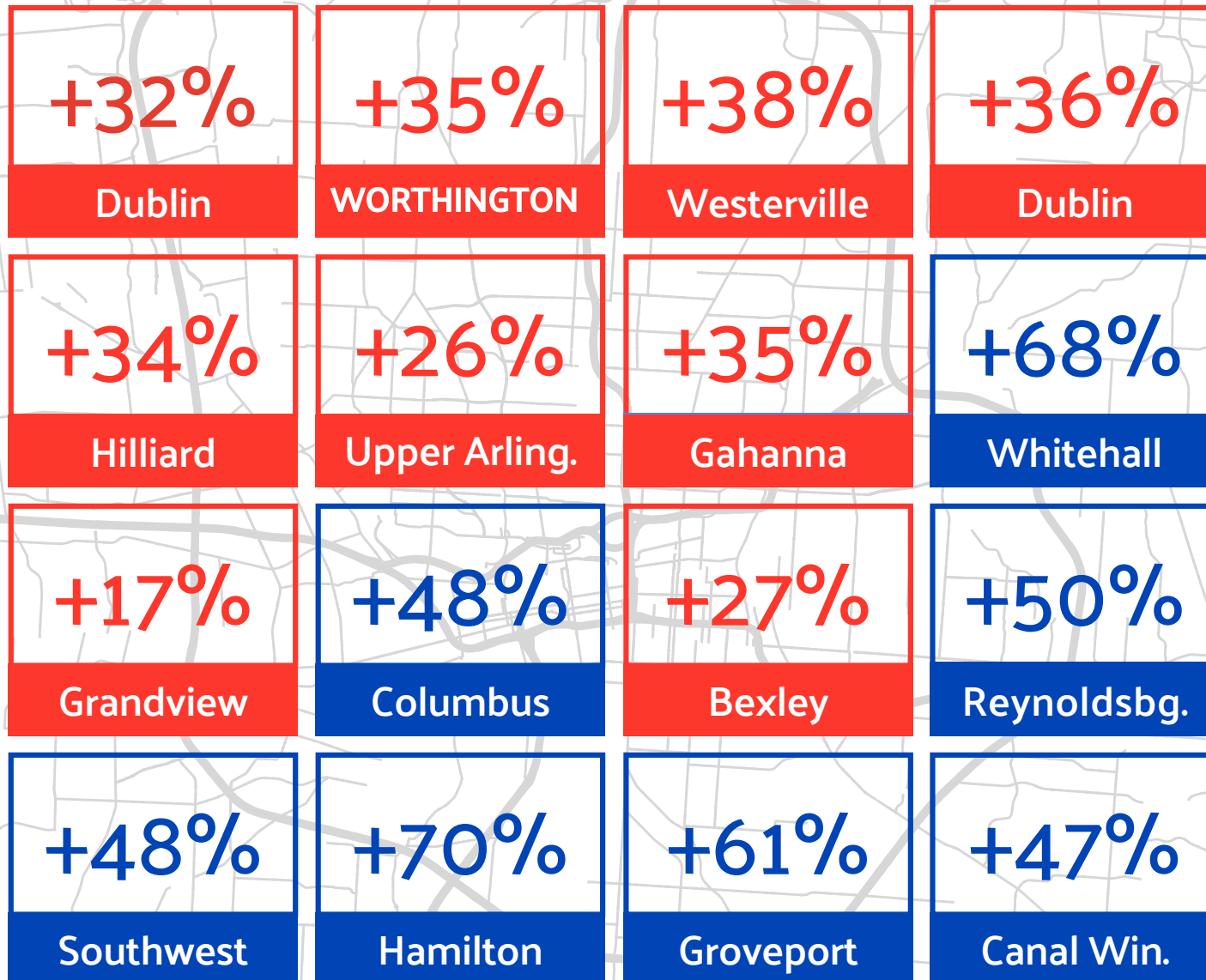


The Columbus Region only builds **1 house for every 2.5 jobs.**



Home Value Increase, 2020–2023

FRANKLIN COUNTY AUDITOR



Columbus Area Median, 2024: \$319,900

DUBLIN

POWELL

NEW ALBANY

GRANVILLE

UPPER ARLINGTON

COLUMBUS

GRANDVIEW HEIGHTS

BEXLEY

4%

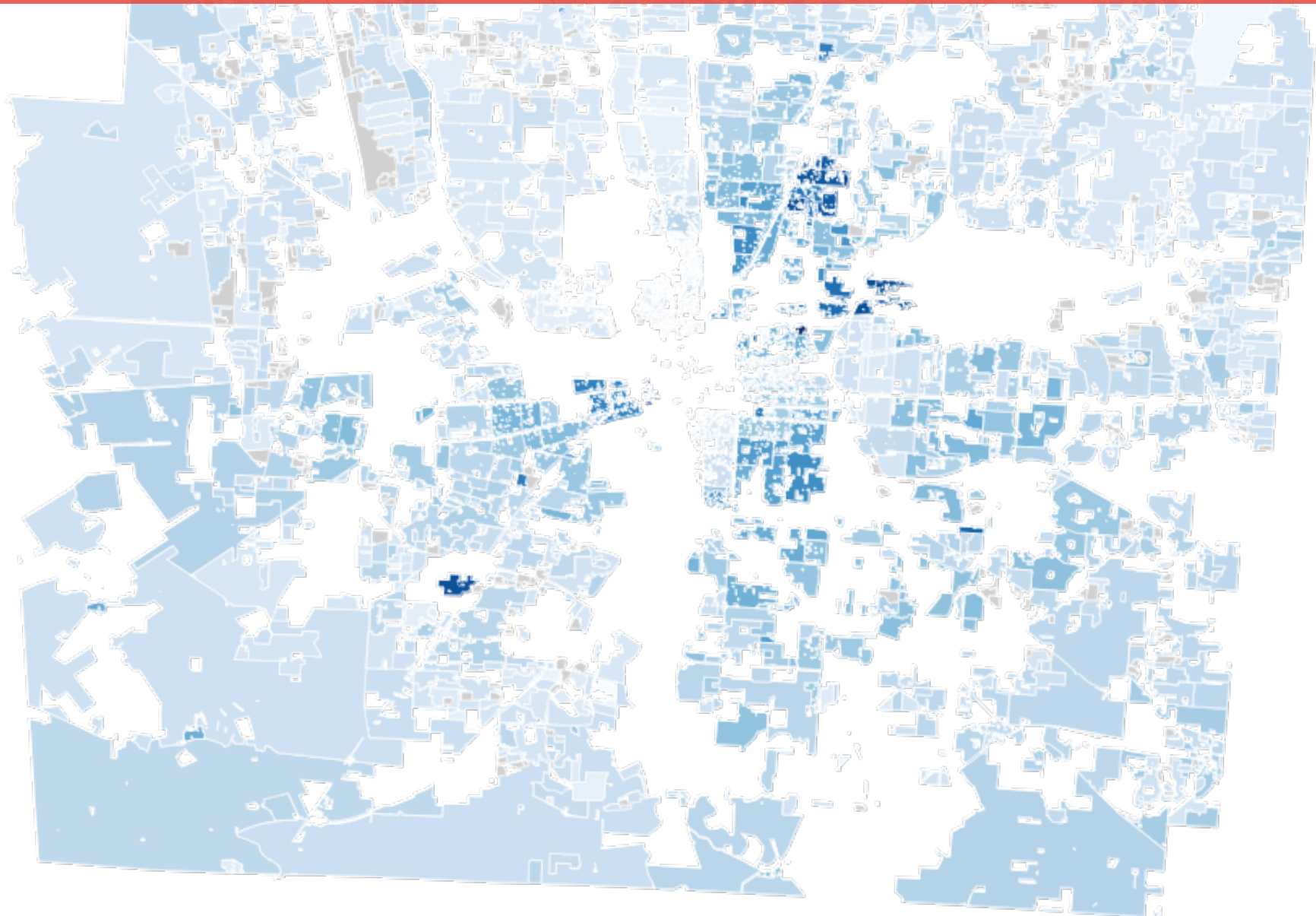
6%

Sales
Volume

Sales
Price

Seven communities with median sales price over \$500,000

Property Value Increase, 2020–2023



Institutional investors are competing with regular homebuyers

Average sale price
\$210,000

Real estate
purchased annually
\$900M

16%

of all homes in
Franklin County
purchased by
investors in 2024

Scarcity of units drives up average rent

\$831

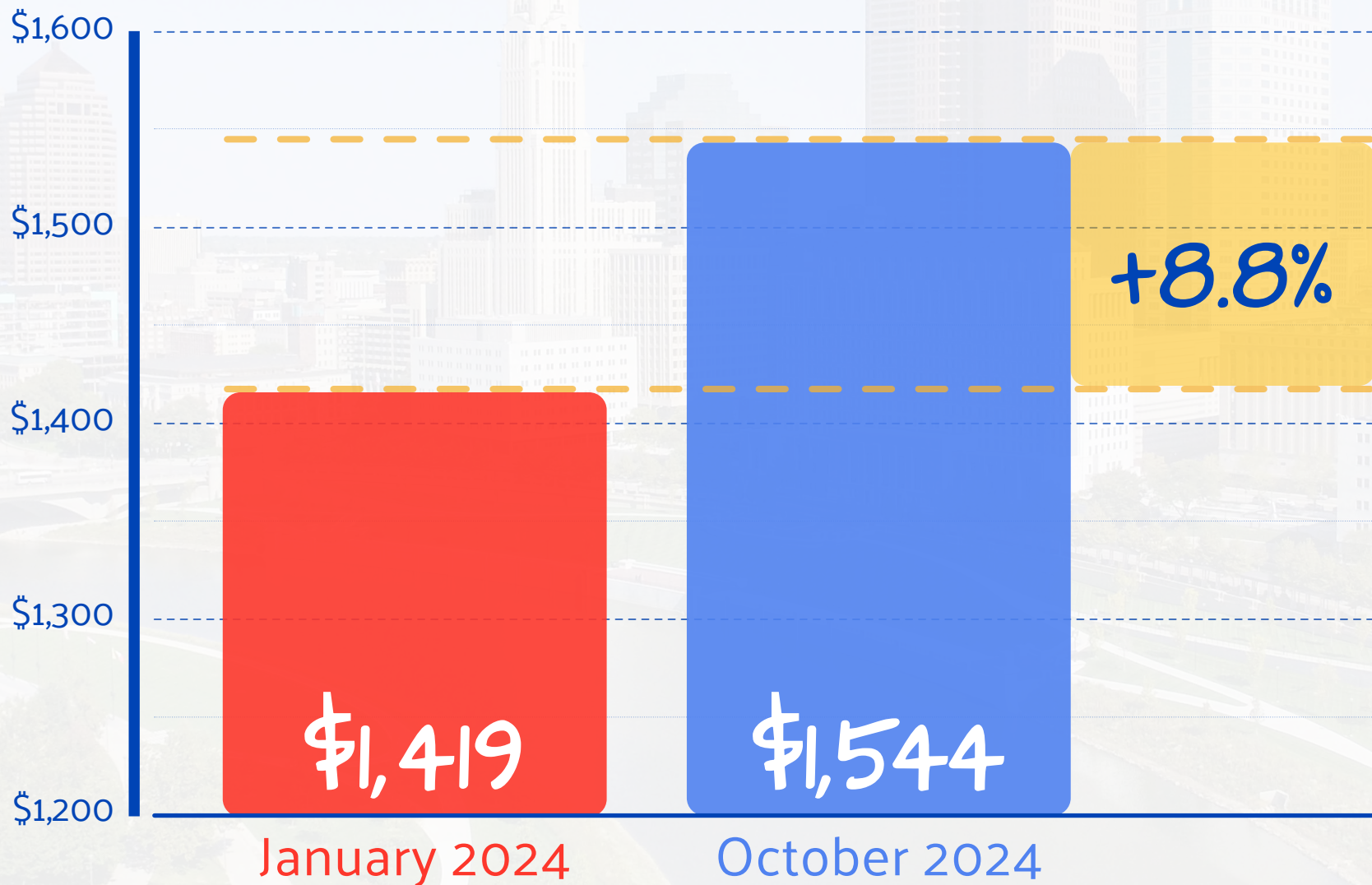
2016

\$1,031

2021

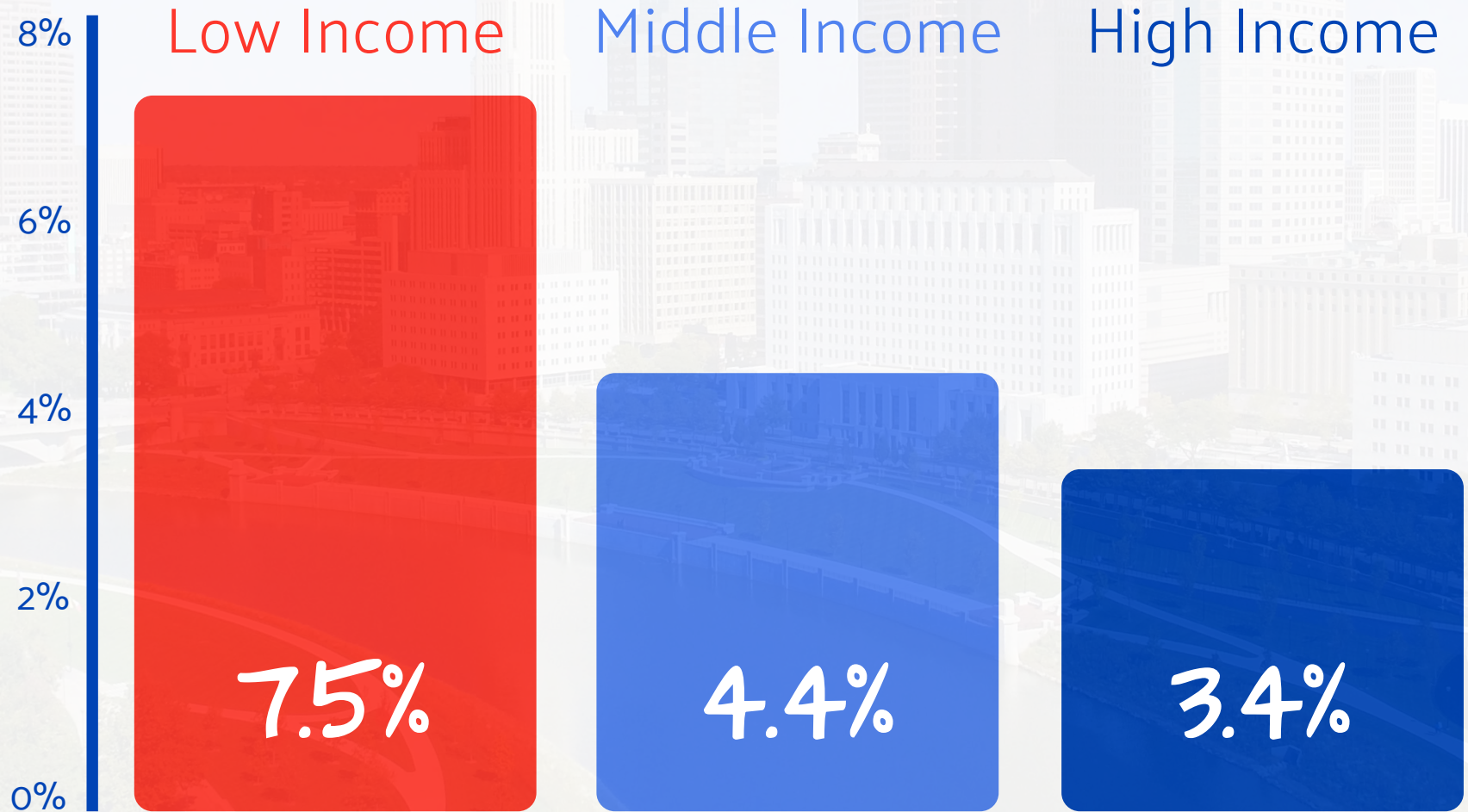
*Two-bedroom apartment, +56%

Columbus Median Rent, 2024



Rent Increases, 2024

BY NEIGHBORHOOD INCOME



Source: Bank of America

Columbus Median Rent, 2024

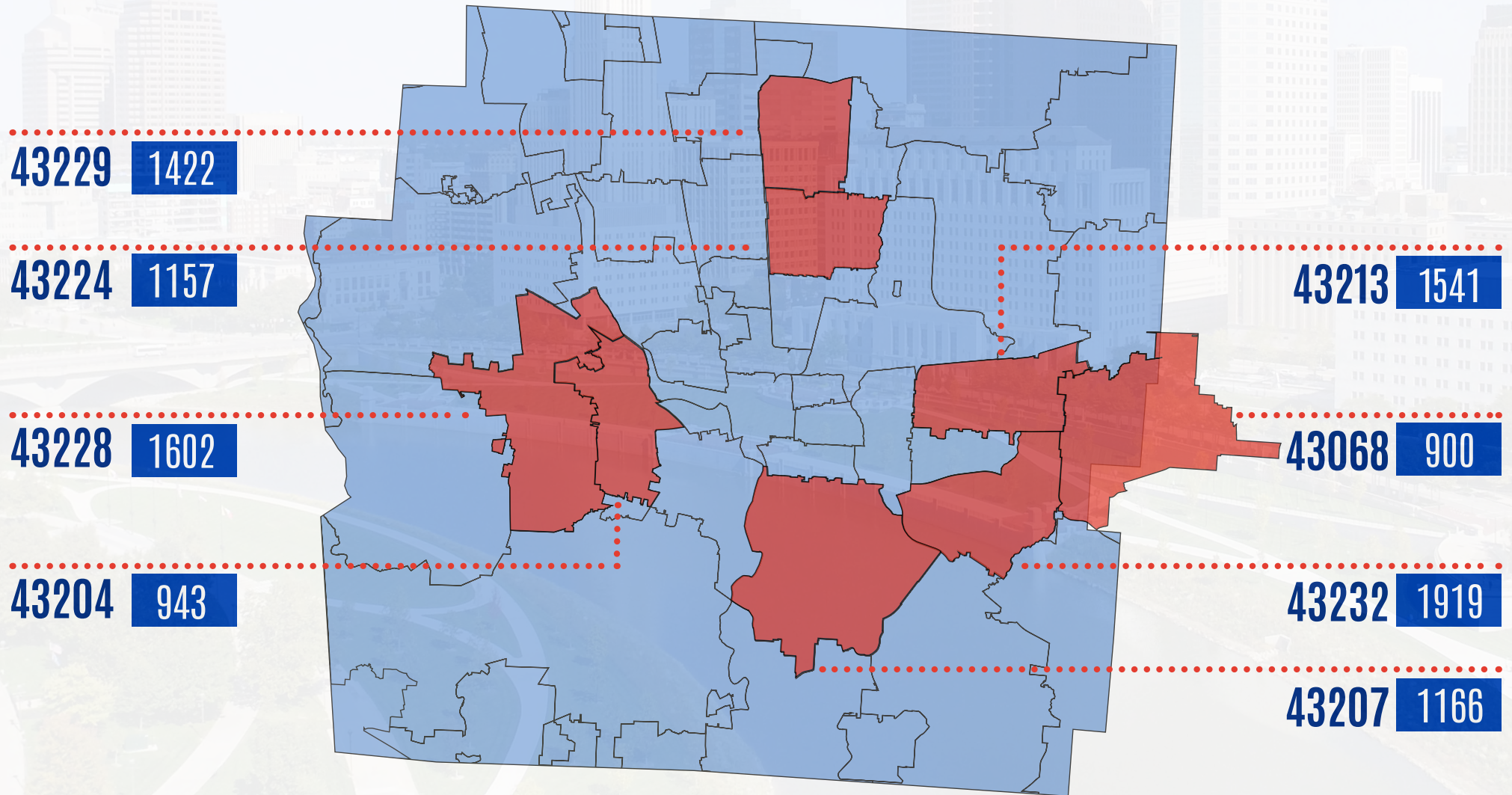
Rent prices are stabilizing nationally, but up in more affordable cities like Columbus

Rent increases are impacting low-income households more

People are moving away from expensive cities to more affordable places

The current housing shortage is the main reason evictions and homelessness is rising

60% OF EVICTIONS ARE IN JUST 8 ZIP CODES



City of Columbus ERA Disbursement

\$84 MILLION, 2021 TO PRESENT

INCOME	Less than 30% AMI	63%
	Between 30-50% AMI	21%
	Between 50-80% AMI	16%

GENDER	Female	73%
	Male	26%
	Non-binary	0.1%

RACE AND ETHNICITY	Black or African American	75%
	White	16%
	Mixed Race	3%
	Native Hawaiian or Pacific Islander	0.1%
	Asian	1%
	Hispanic	5%

Emergency Rental Assistance

2021 TO PRESENT

CITY OF COLUMBUS & FRANKLIN COUNTY

46,000

households

\$154 MILLION
in rent and
utility assistance

Refined distribution
model for quicker
delivery of funds

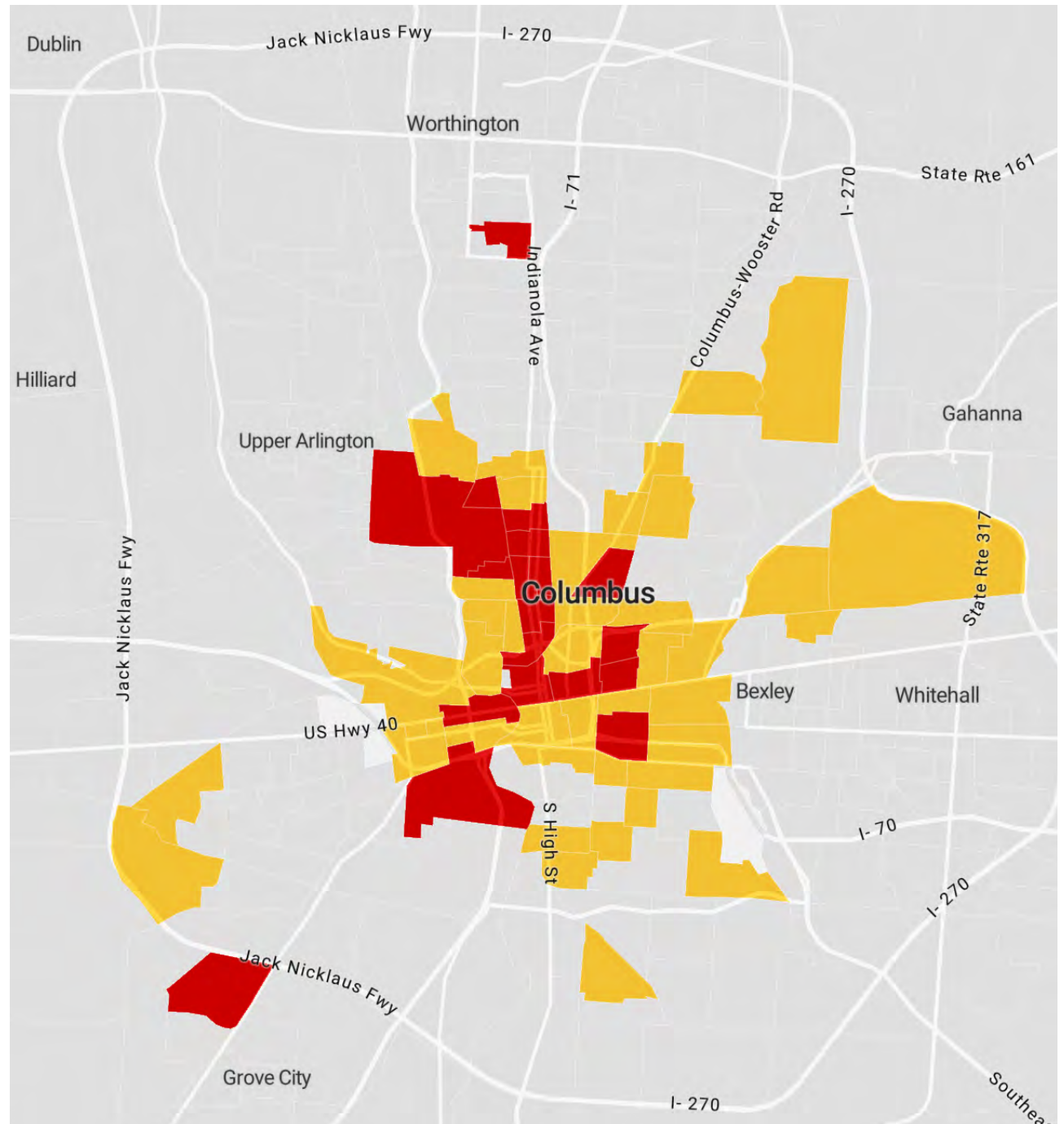
Central Ohio is one of
the last regions with ERA
funds due to merit-based
reallocations

Poverty 1980

Central Ohio
by census tracts

20% to 40%

More than 40%

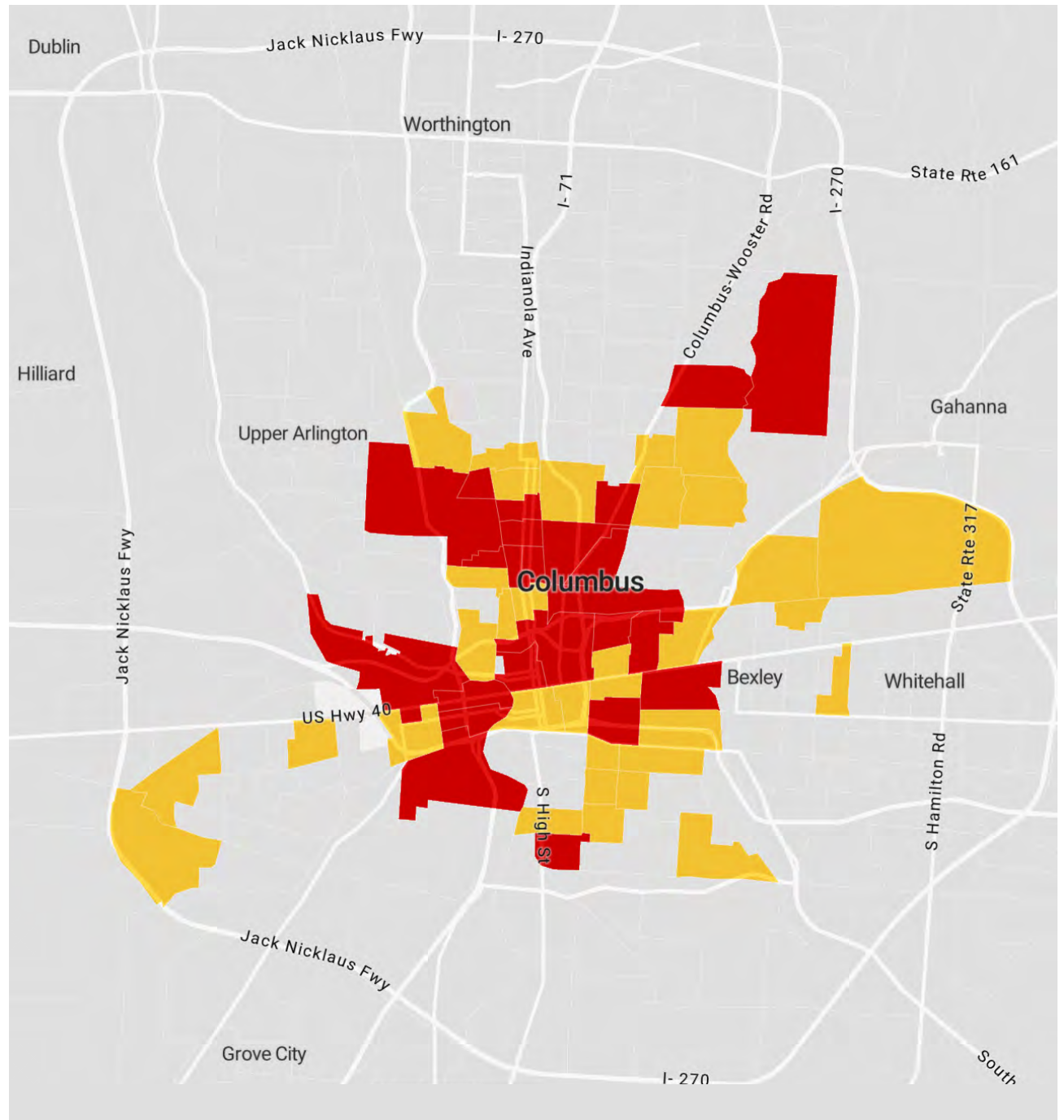


Poverty 1990

Central Ohio
by census tracts

20% to 40%

More than 40%

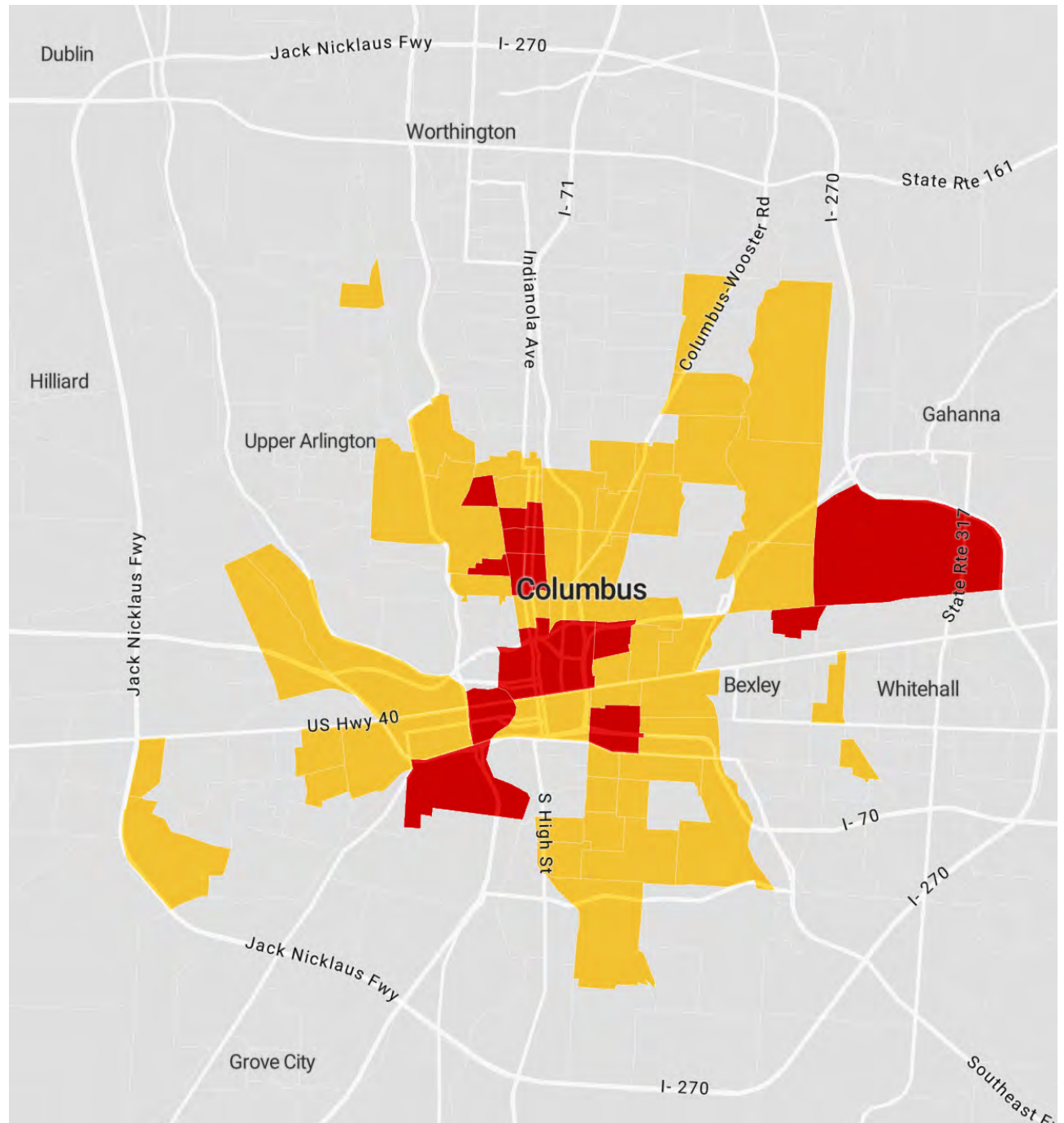


Poverty 2000

Central Ohio
by census tracts

20% to 40%

More than 40%

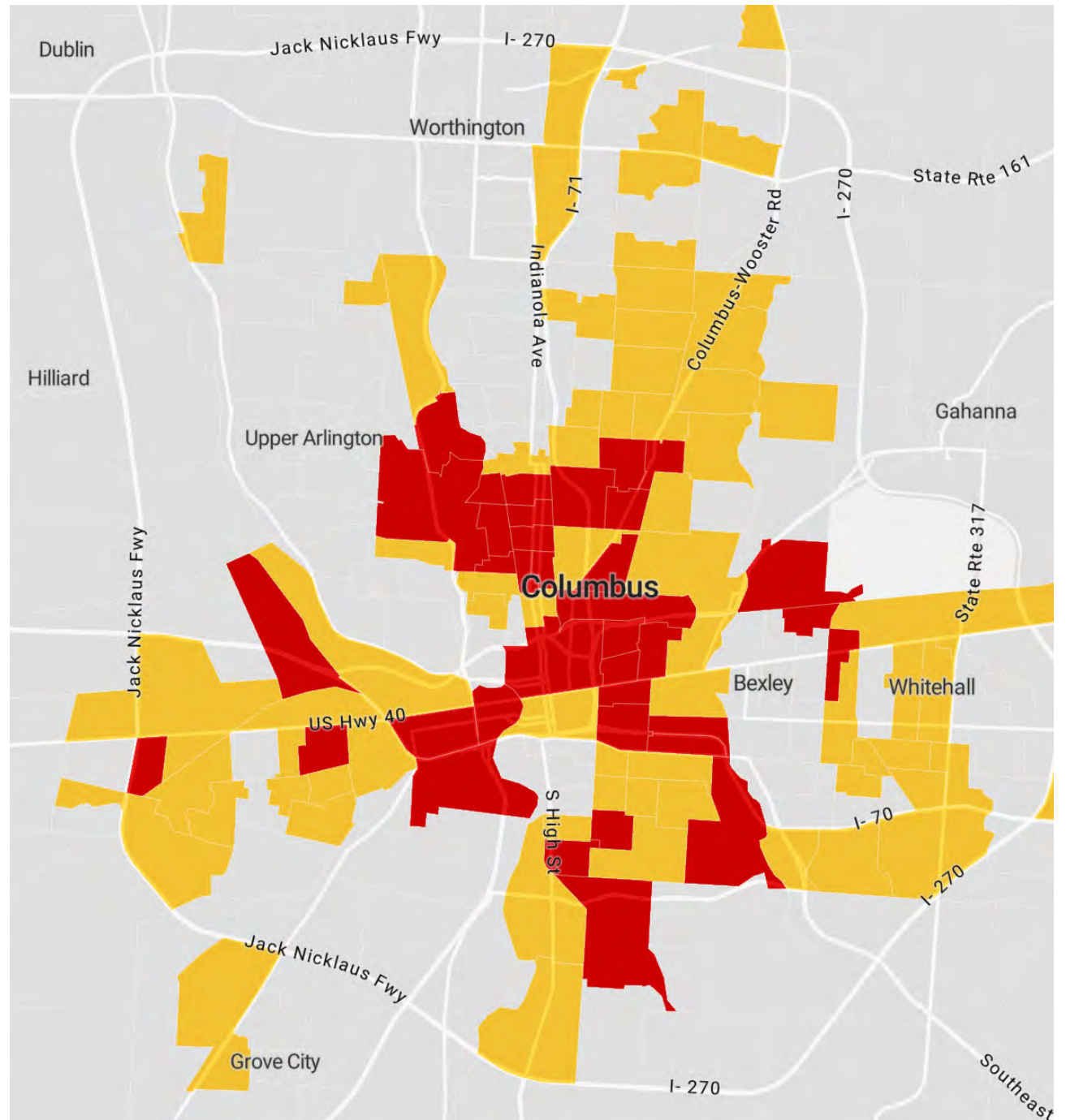


Poverty 2010

Central Ohio
by census tracts

20% to 40%

More than 40%

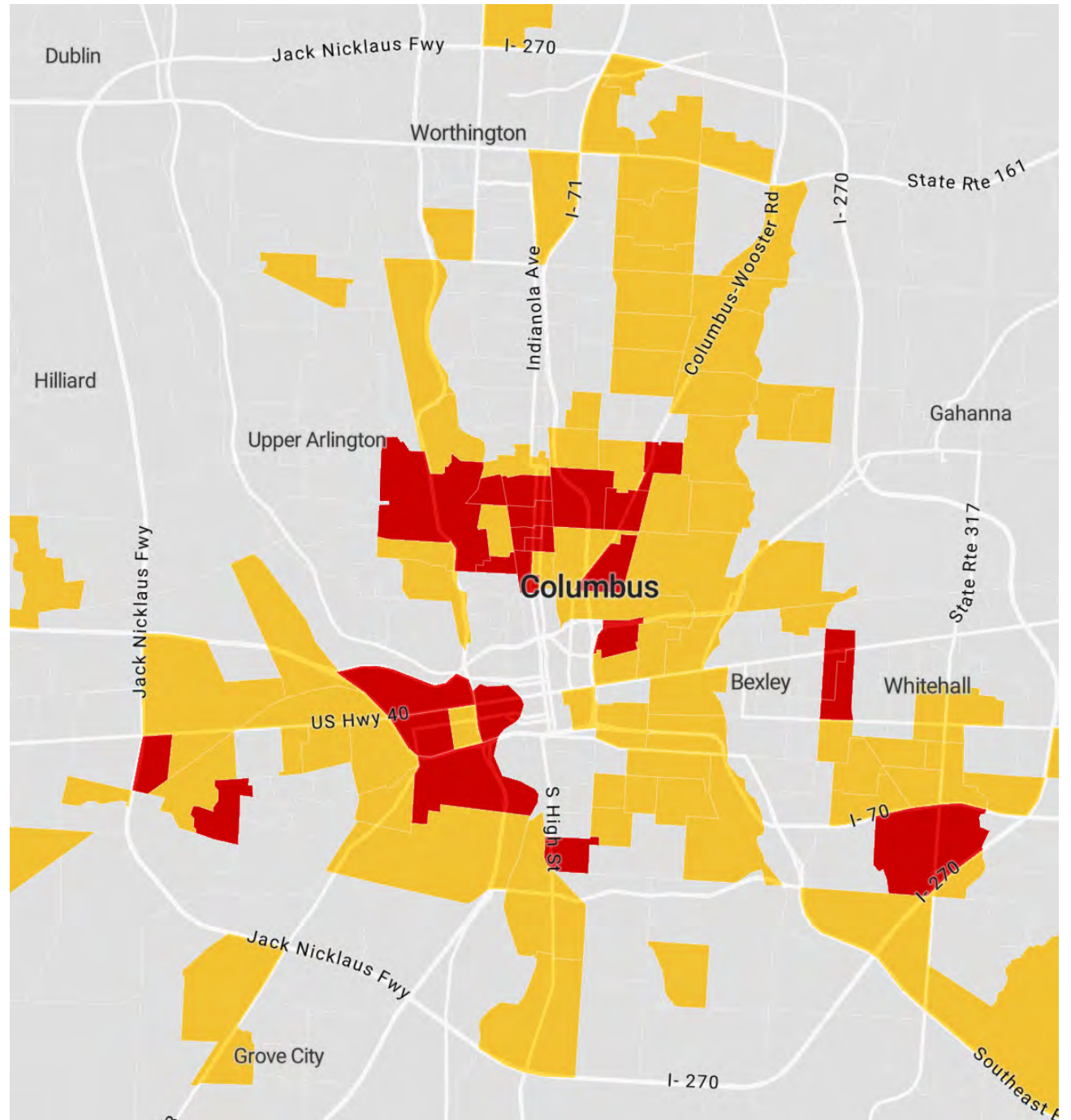


Poverty 2022

Central Ohio
by census tracts

20% to 40%

More than 40%



Emergency Family Shelter

FRANKLIN COUNTY

2013-2017



21
days

Emergency Family Shelter

FRANKLIN COUNTY

2013-2017

2018-2022



21
days



47
days

Emergency Family Shelter

FRANKLIN COUNTY

2013-2017



21
days

2018-2022



47
days

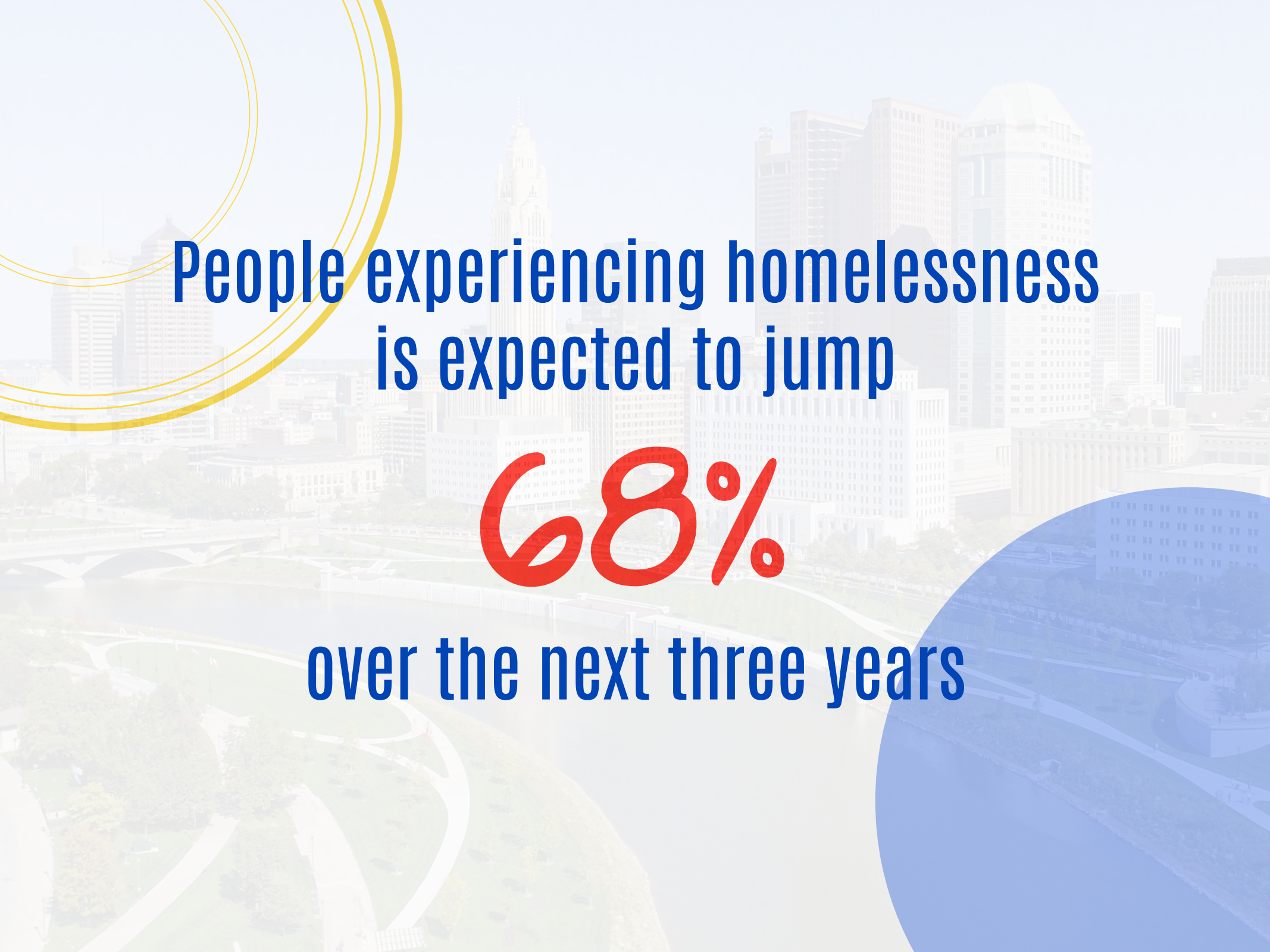
2024



118
days

One block from my house





**People experiencing homelessness
is expected to jump**

68%

over the next three years

When rents are high and vacancy rates hit below 5% you get high homelessness. It's tragic and predictable.

If you don't build housing with job growth it's a big problem.

Homelessness is a Housing Problem

GREGG COLBURN



I support more housing, but...

about the environmental impact, cheap, it has ugly exteriors, it's too quality of life, people who support shills, we need to preserve our the neighborhood wants, how will one would want to live there, low quality construction, a buck, this will displace rent, the city is trying down our throats, this is people, what about ignoring neighbors, the time residents, this to the neighborhood dense, we have enough need more transient lead to increased crime, over my backyard, it will be harder to utilities handle all these new residents, will be blocked by that huge building, park for everyone, greedy developers

what these materials are boxy, this will decrease our this project are just developer unique local character, this is not what anyone raise a family there, no just stack and pack housing, developer wants to make people, this will raise my to shove this project white housing for white immigrants, the city is city is ignoring long-project doesn't conform plan, the project is too apartments, we don't residents, apartments their balconies will look find parking, how will the sewers and the project is tax abated, my view the developer should create a new are just doing this for the money

there's not enough parking, it will cause more traffic, there will be too much congestion, it will block my views, this building is history, it will alter neighborhood character, this building doesn't fit, it's one story too tall, what about my property values, it's not affordable enough, there isn't enough green space, we need a shadow study, we need a traffic study, we need a turn lane, the units will be too expensive, the units will be too affordable, there's too many units, it should go in another neighborhood, the design is cookie-cutter, stop building "luxury" housing, the city is corrupt, these gentrification, this is cells, my property tiny units are like prison be too loud, no one rights, tenants will project, what about told me about this this building doesn't stormwater runoff, they should build homes fit in the neighborhood, they should build homes not apartments, renters don't care about the community, the new residents will just be all



A home is where a job goes at night.





200,000 housing units needed by 2035

Columbus
commits
to 100,000
additional units

Pickerington,
Reynoldsburg,
and Hilliard
have committed
to pro-housing
policies

Upper Arlington,
Gahanna, and
Dublin seeking
additional
detail

Regional Housing Coalition recently launched

Columbus Metro Permit Change

TOTAL: 13,521 • COLUMBUS MSA, 2023-2024

0% 10% 20% 30%

City of Columbus

+14%

**Franklin County
(not Columbus)**

+5%

Suburban Counties

+30%

Metropolitan Statistical Area

+18%

Central Ohio will add another
750,000 people by 2050.





Central Ohio will add another
750,000 people by 2050.

WE MUST BUILD

MORE

COMPACT

DENSE

DIVERSE



COMMUNITY MOMENTUM

LinkUS

Zone In
COLUMBUS

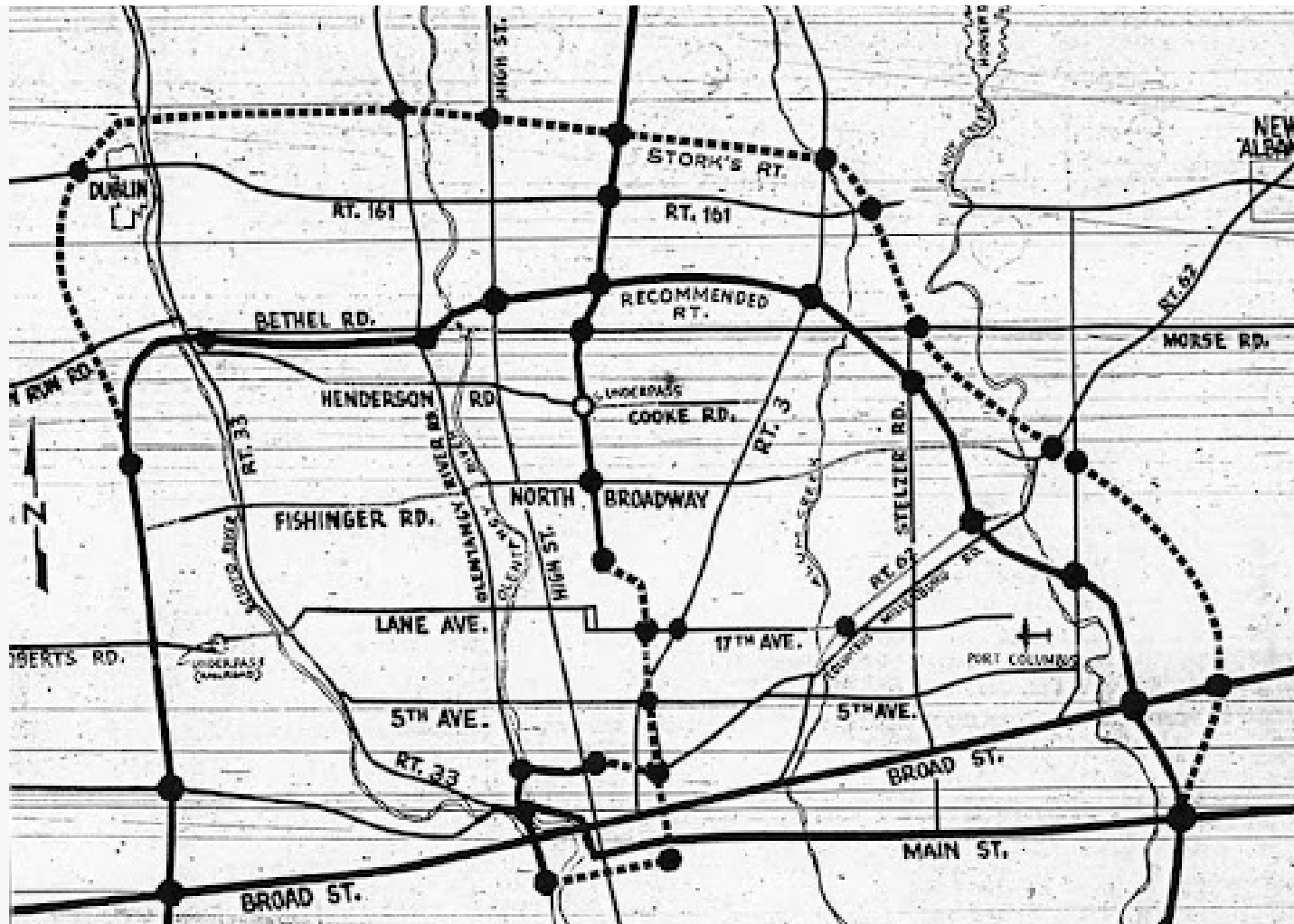
Housing bonds
COLUMBUS

Source of Income

Highway to Nowhere

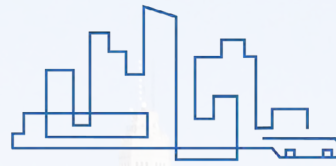
The Columbus Dispatch

1953

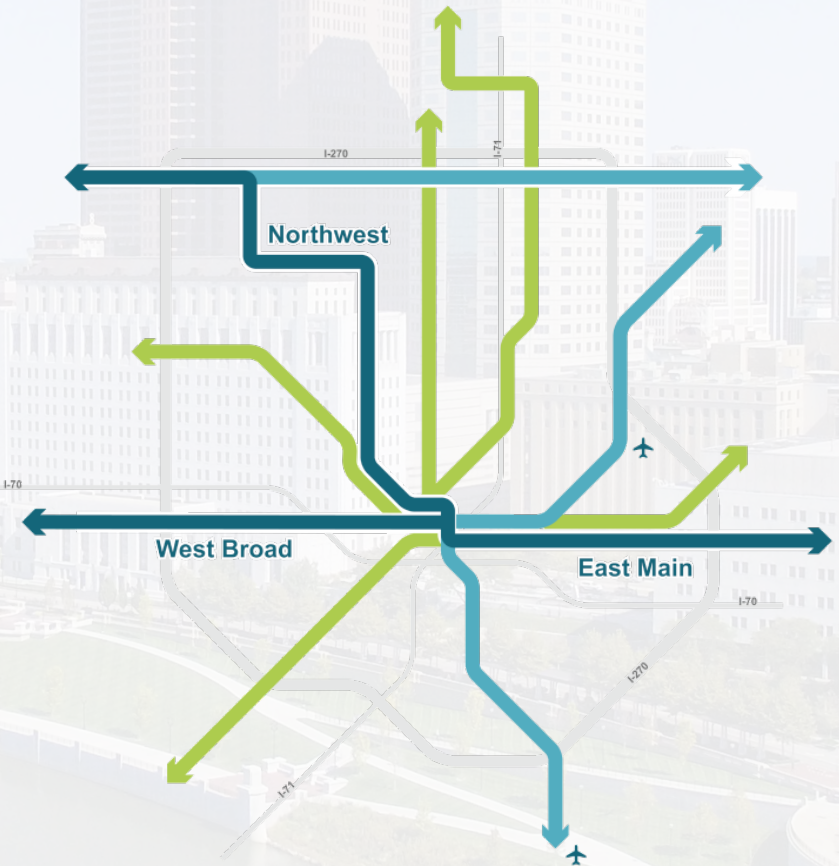


Original Study for I-270

Construction started 1962, finished 1975 for nearly \$1 billion



Link Us
Moving our region. Together.



\$8 billion
voter approval to invest in
transportation equity

ZONEiN COLUMBUS



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



Support growth that prioritizes environmental and economic sustainability



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



Ensure the Columbus zoning code is fair, understandable and accessible



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

ZONEiN COLUMBUS

BEFORE



Zoning allowed
6,000
housing units

ZONEiN COLUMBUS

BEFORE



Zoning allowed
6,000
housing units

AFTER

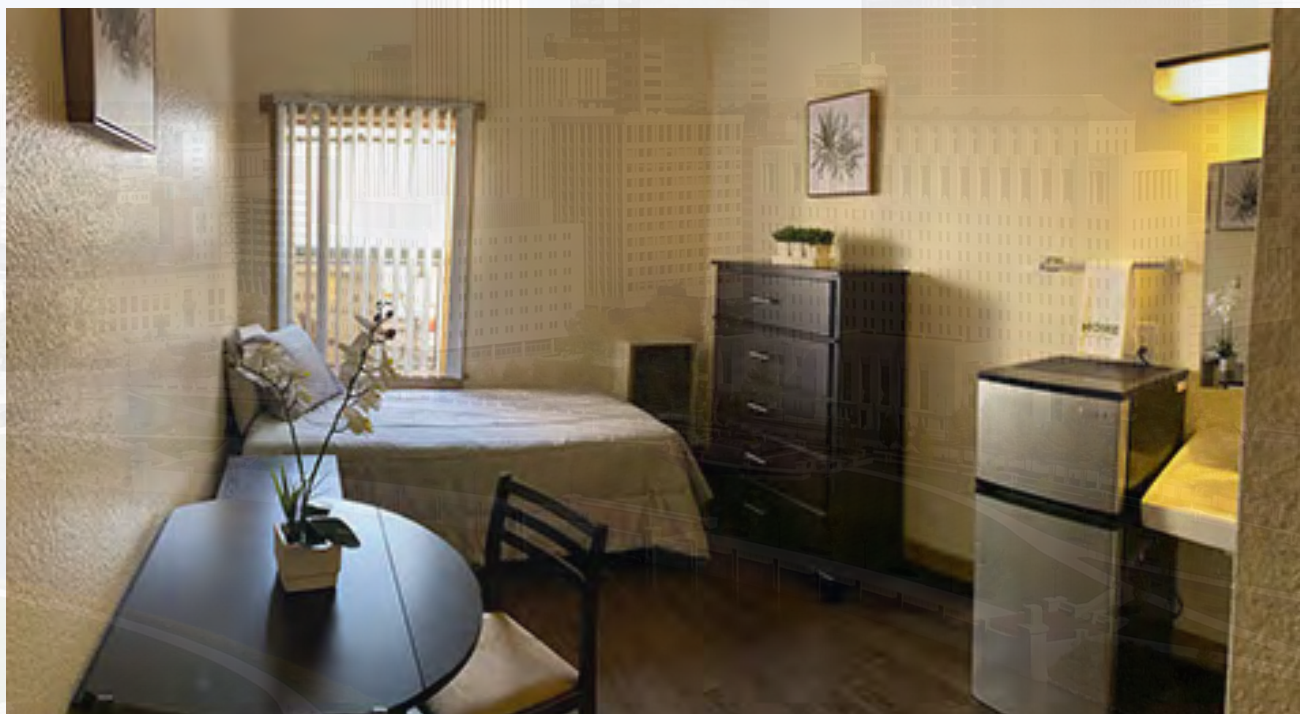


Zoning allowed
88,000
housing units

Single Room Occupancy

SRO UNITS

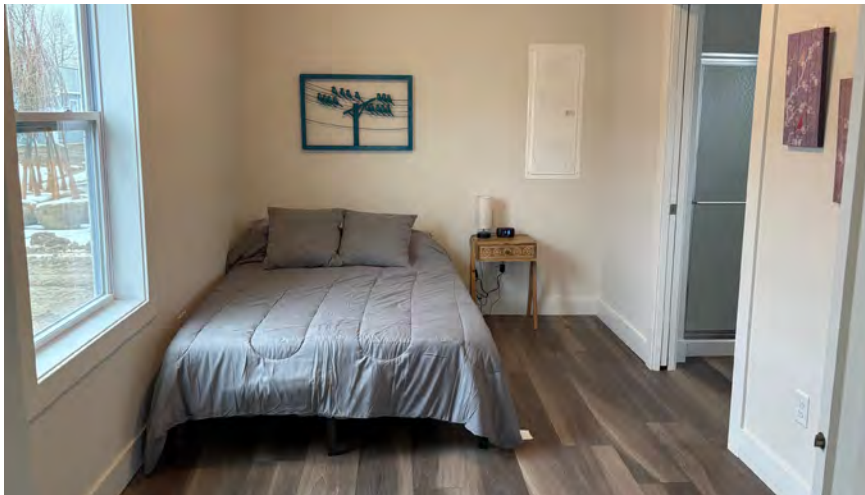
Illegal in nearly every U.S. city



Now 'by right' on all 140 miles of
Columbus' thoroughfares

Tiny Home Community: Vista Village

FIRST IN COLUMBUS – EAST SIDE



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



Affordability by **SUPPLY**

- We have enough housing
- We have a diversity of age and type of housing
- We have housing near opportunities



Affordability by **DESIGN**

- **Smaller scale housing**
 - ADUs, duplexes, tiny homes
- **Innovative manufacturing**
 - Modular/prefab construction, new materials
- **Dense, efficient** projects on corridors

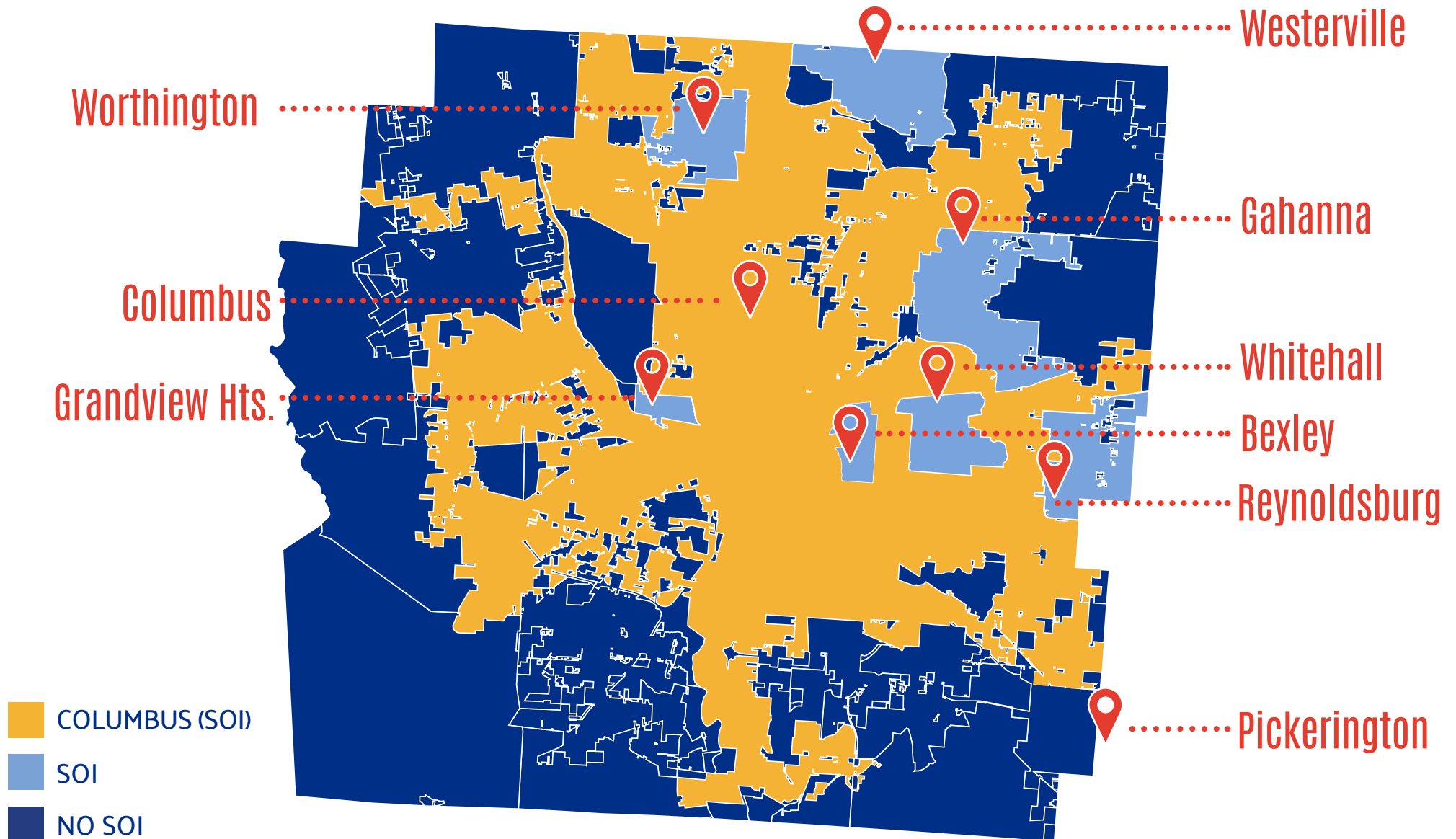


Affordability by **SUBSIDY**

- Columbus Affordable Housing Bond Packages
- Low Income Housing Tax Credits
- Franklin County Magnet Fund
- Rental subsidies

Source of Income Communities

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



CENSUS INSIGHTS

GROWTH

Regional growth consistent with previous decades

Regional growth shifted inward into Franklin County

Neighborhoods previously losing population now gaining

DIVERSITY

Significant growth of POC in suburban areas

Significant increase in white people w/ out children living in central city

All Columbus/ Franklin County net growth is due to POC

HOUSING

Inadequate construction of housing (units/ types)

Dramatic decrease in vacant housing

Housing cost will likely escalate

Infill housing can help rebuild neighborhoods



NEAR EAST SIDE 2025

And sometimes infill
housing looks like this



NEAR EAST SIDE 2025

Infill housing can help diversify neighborhoods

\$1,010,000

\$206,000

\$216,000

\$832,000



Weinland Park

New build homeownership with ADU



- ~\$1 million new build
- 1,600 sq. ft. ADU above garage
- Allows three generations of living

Weinland Park Market-rate renovation



- New owner added one-bedroom ADU

Alley Accessory Dwelling Unit added to Owner-Occupied home



- Rental unit produces income
- Helps homeowner cover housing costs

Weinland Park

New infill construction



- New build homeownership
- Lot less than 30 feet wide
- One-car garage with artist studio above

Weinland Park Infill single family homes



- Larger infill luxury home
- Next to a low-income new build home

Weinland Park

Infill single family home with ADU

- 
- Luxury home and ADU
 - Built on infill lot
 - Transitioning neighborhood

Weinland Park New-build Duplex



- Market rate duplex
- Looks like single family home
- Unit in front and in back. Two front doors.

Weinland Park Historic Four-plex



- Looks like a single family home
- Adds workforce housing units

Gahanna

CREEKSIDE EXPANSION



Dublin

METROCENTER REINVENTED



NEW IDENTITY

The new identity for Metro Center is a vibrant, walkable mixed-use neighborhood which connects development and nature. Our distinct Dublin identity will continue to be expressed through high quality architecture, landscape, public art and thoughtful design that distinguishes Dublin as a global city of choice.

Dublin

METROCENTER REINVENTED



Upper Arlington

KINGSDALE CENTER



Upper Arlington

LANE AVENUE CORRIDOR



Whitehall

A NEW TOWN CENTER



Hilliard

TRUEPOINTE



Bexley

MAIN STREET MIXED-USE





MICHAEL WILKOS

VICE PRESIDENT, COMMUNITY ENGAGEMENT

michael.wilkos@uwcentralohio.org

614-477-8918

Thank You!



For the first time in nearly 20 years, Worthington is creating a new citywide comprehensive plan through a process called Worthington Together. Participate in the first of three rounds of community input through the end of July. Scan the QR code to share ideas.

WorthingtonTogether.org

