

**HOUSING, DEMOGRAPHIC, AND ECONOMIC CONDITIONS  
IN CLINTON TOWNSHIP, OHIO**

Bill LaFayette, Ph.D.  
Owner, Regionomics® LLC  
August 15, 2022



4926 Crestbrook Drive, Lockbourne, OH 43137  
[www.regionomicsllc.com](http://www.regionomicsllc.com)

## Table of Contents

Summary of Key Findings .....	1
Introduction .....	3
Housing, Housing Type, and Housing Occupancy .....	3
Demographic Characteristics of Clinton Township Residents .....	8
Population .....	8
Age and Race .....	11
Educational Attainment .....	16
Computer and Internet Use .....	17
Economic Characteristics of Clinton Township Residents .....	18
Household Income .....	18
Poverty .....	20
Labor Force Participation and Employment .....	21
Recommendations .....	22
Appendix .....	25

## Table of Tables

Table 1: Finished Square Footage of Single-Unit Houses in Clinton Township, 2022 .....	5
Table 2: Home Value Distribution in Clinton Township, 2022 .....	8
Table 3: Population and Occupied and Vacant Housing Units, 2010 and 2020 .....	9
Table 4: Estimated Population in Occupied Dwellings, 2022 .....	11
Table 5: Race/Ethnicity, Clinton Township, Columbus, and Franklin County, 2010 and 2020 .....	16
Table 6: Household Internet Subscriptions and Computer Access, Clinton Township, Columbus, and Franklin County, 2016-2020 .....	18
Table 7: Households with income in Poverty and Below 200% of the Poverty Limit, Clinton Township, East Clinton, West Clinton, Columbus, and Franklin County, 2016-2020 .....	21
Table 8: Labor Force Status, Clinton Township, Columbus, and Franklin County, 2016-2020 .....	22

## Table of Figures

Figure 1: Year Housing Units Built, 2022 .....	4
Figure 2: Housing Units per Property, 2022 .....	5
Figure 3: Median Square Footage of New Single-Unit Contractor-Built Houses in the Midwest, 1973-2021 .....	6
Figure 4: Estimated Net Housing Unit Gain vs. Household Change, Columbus MSA, 2011-2021 .....	10
Figure 5: Age Distribution, Clinton Township, Columbus, and Franklin County, 2016-2020 .....	12
Figure 6: Inferred Age Distribution, East and West Clinton Township, 2016-2020 .....	13
Figure 7: Race/Ethnicity, Clinton Township and Columbus, 2015-2019 .....	14
Figure 8: Race/Ethnicity, East and West Clinton Township, 2015-2019 .....	15
Figure 9: Educational Attainment of Residents 25 Years and Older, Clinton Township, Columbus, and Franklin County, 2016-2020 .....	17
Figure 10: Household Income, Clinton Township, Columbus, and Franklin County in 2020-Equivalent Dollars, 2016-2020 .....	19
Figure 11: Household Income, Clinton Township, East Clinton, and West Clinton in 2020-Equivalent Dollars, 2016-2020 .....	20

### **Table of Appendix Exhibits**

Exhibit A-1: Number of Units in Property and Year Structure Built, East Clinton Township .....	24
Exhibit A-2: Number of Units in Property and Year Structure Built, West Clinton Township .....	24
Exhibit A-3: Number of Units in Property and Year Structure Built, Clinton Township Total .....	25
Exhibit A-4: Census Block Groups in Relation to Clinton Township .....	26
Exhibit A-5: Occupied and Vacant Housing Units by Number of Units in Property .....	27
Exhibit A-6: Estimated Population in Occupied Dwellings – Details .....	28

## **HOUSING, DEMOGRAPHIC, AND ECONOMIC CONDITIONS IN CLINTON TOWNSHIP, OHIO**

Bill LaFayette, Ph.D.

Owner, Regionomics® LLC

August 15, 2022

### **Summary of Key Findings**

#### **Housing**

Detailed housing analyses are used to develop separate analyses of eastern and western Clinton Township in some cases.

Clinton Township offers a diversity of housing types at a diversity of price points. Detached housing comprises the majority of East Clinton housing units; apartments dominate in West Clinton. Some of these are less than 10 years old with relatively high monthly rents. Their proximity to campus and Grandview makes them attractive to young professionals.

The detached housing stock is relatively old and generally smaller than housing built within the past 50 years. This makes these units potentially attractive to empty nesters – a demographic which will continue to grow in coming years. The lower value of houses in East Clinton makes them appealing as starter homes and for households wishing to own a home but with more limited means, as the relatively high ownership rate in East Clinton attests.

The total number of housing units in the township declined over the last decade despite apartment construction in West Clinton. The vacancy rate also declined but vacancy is much lower in West Clinton than in East Clinton (4.6% versus 11.7%).

#### **Demographic Characteristics**

Clinton Township population skews slightly older than the average for Columbus. This difference is due to a concentration of older residents in East Clinton. Those in West Clinton are on average younger than local averages.

There are significant differences in racial composition between East and West Clinton, with the share of minority populations much less than average in West Clinton and greater than average in East Clinton. In East Clinton, the share of non-Hispanic African Americans is slightly larger than average, but the share of Hispanic or Latino residents is 2.5 times the Columbus average. Clinton Township's Hispanic population has more than doubled over the past decade.

The educational attainment of Clinton Township residents is less than the Columbus and Franklin County averages. College degree holders are significantly less common among Clinton Township adults except for a higher share of those with an associate degree. However, the number of adults holding certifications and professional credentials is not available.

Broadband internet subscriptions are as common in Clinton Township as they are in Columbus and elsewhere in Franklin County. These estimates cannot be localized to East and West Clinton.

## **Economic Characteristics**

Median household income in Clinton Township is significantly less than in Franklin County. Estimated median income is also less than in Columbus, but the difference is not statistically significant. There is evidence that incomes are generally lower in East Clinton than in West Clinton.

The percentage of households with income greater than 200% of the federal poverty limit – a standard measure of economic self-sufficiency – is significantly less in Clinton Township than in Columbus and Franklin County. This is due to half of households in East Clinton below this limit.

Unemployment in Clinton Township was significantly lower than that in Columbus and Franklin County between 2016 and 2020, and the share of township residents in the labor force is on par with these areas.

## **Recommendations**

Recommendations include:

- Emphasizing neighborhood beautification and upkeep as a way of enhancing residential and commercial property values. This includes enforcing building codes, making streetscape investments, and connecting low-income households with rehabilitation and weatherization resources.
- Fostering neighborhood associations where these do not currently exist.
- Leveraging East Clinton's relative proximity to the Intel development to provide higher-wage jobs for residents and attract new households, and further increasing density in West Clinton. Many of these jobs require only a high school diploma and additional training – available through Columbus State.
- Increasing residential density in both the eastern and western portions of the township.
- Ensuring that the township's older residents have access to local senior services.
- Promoting the development of locally owned, locally serving businesses in the township.

## Introduction

This is an overview of economic and demographic conditions in Clinton Township, Franklin County, Ohio. The township includes two primary areas, one near the North Linden area of Columbus, the other just south of the campus of The Ohio State University. These two areas have significantly different economic and demographic characteristics, so they must be analyzed separately as much as possible. As will be discussed, information is not available for the exact territory of the east and west portions of the township, but only the general area including township territory. Most of the characteristics of the township itself are approximated with error, and the error is compounded when splitting the township into two parts. **Thus, the demographic and economic estimates for Clinton Township – and even more so for East and West Clinton – are not exact. They are meant only to give a general idea of conditions in each area.**

Three primary data sources drive the analysis. The first is a complete inventory of residential and commercial properties obtained from the Franklin County Auditor. This database includes the unique parcel identification number (which allows parcels in Clinton Township to be identified), the address, the land use, acreage and square footage, year of construction, sale date and (in many cases) price paid, and the auditor's assessed property value. For residential properties, the number of rooms and bedrooms are also reported, as is the finished square footage above and below grade and whether the owner-occupied property tax credit is taken.

The second data source is the U.S. Census Bureau, including three surveys. The most recent of these is a limited set of data from the 2020 census called the Public Law (PL) 94-171 database. This consists of data required by law to be provided to federal and state governments within one year of Census Day for redistricting purposes. This dataset includes only a count of population, population 18 years and older, race, Hispanic origin, group quarters population, and a count of occupied and vacant housing units. The full array of data products from the 2020 census will be issued in coming years.

The second Census survey is the American Community Survey (ACS). The ACS presents a wealth of population, household, and housing data for all jurisdictions including Clinton Township, and small subdivisions of counties called census tracts and block groups. These data combined with the Auditor property data are the means of analyzing the two separate areas of the township. The disadvantage of the ACS is that only five-year averages are available for areas with fewer than 65,000 residents, so the data must be analyzed and interpreted carefully. However, the ACS incorporates data as recent as 2020. Finally, data are gathered from the 2010 census.

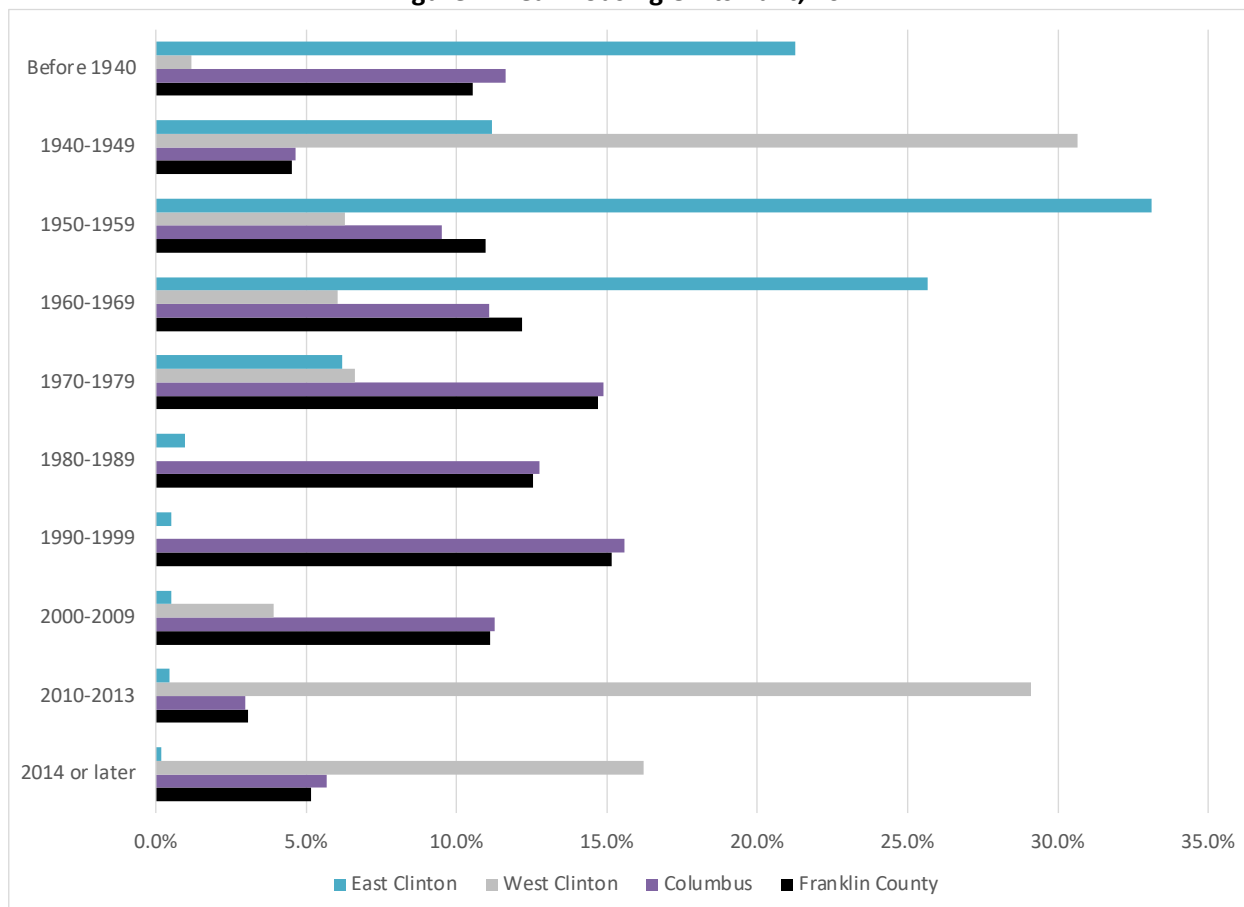
The characteristics of housing and housing occupancy in each part of Clinton Township are presented first. These results are used in an analysis of population and households, income and poverty, and resident employment.

## Housing, Housing Type, and Housing Occupancy

The housing analysis draws from Franklin County Auditor records. These are updated daily, so they are current. These records document a total of 1,909 parcels of all types in the township, 1,479 in East Clinton and 430 in West Clinton. (Some properties consist of more than one parcel.) Both sections of the township are largely built out, so the only way to add a significant number of dwelling units is to increase density, as has occurred in West Clinton over the past decade. The distribution of the year in

which housing units were built in East Clinton, West Clinton, Columbus, and Franklin County is shown in Figure 1. East Clinton housing is significantly older than the city and county average. The median (typical) dwelling in East Clinton was built in 1955, compared to a median in Columbus and Franklin County of 1979 and 1978, respectively. Prior to the construction of nearly 200 apartment units along Chesapeake Avenue between 2012 and 2016, West Clinton housing was also older than average (1943) and dominated by the 130 detached houses of University View dating from the 1940s. Now, however, the median housing unit in West Clinton was built in 1972.

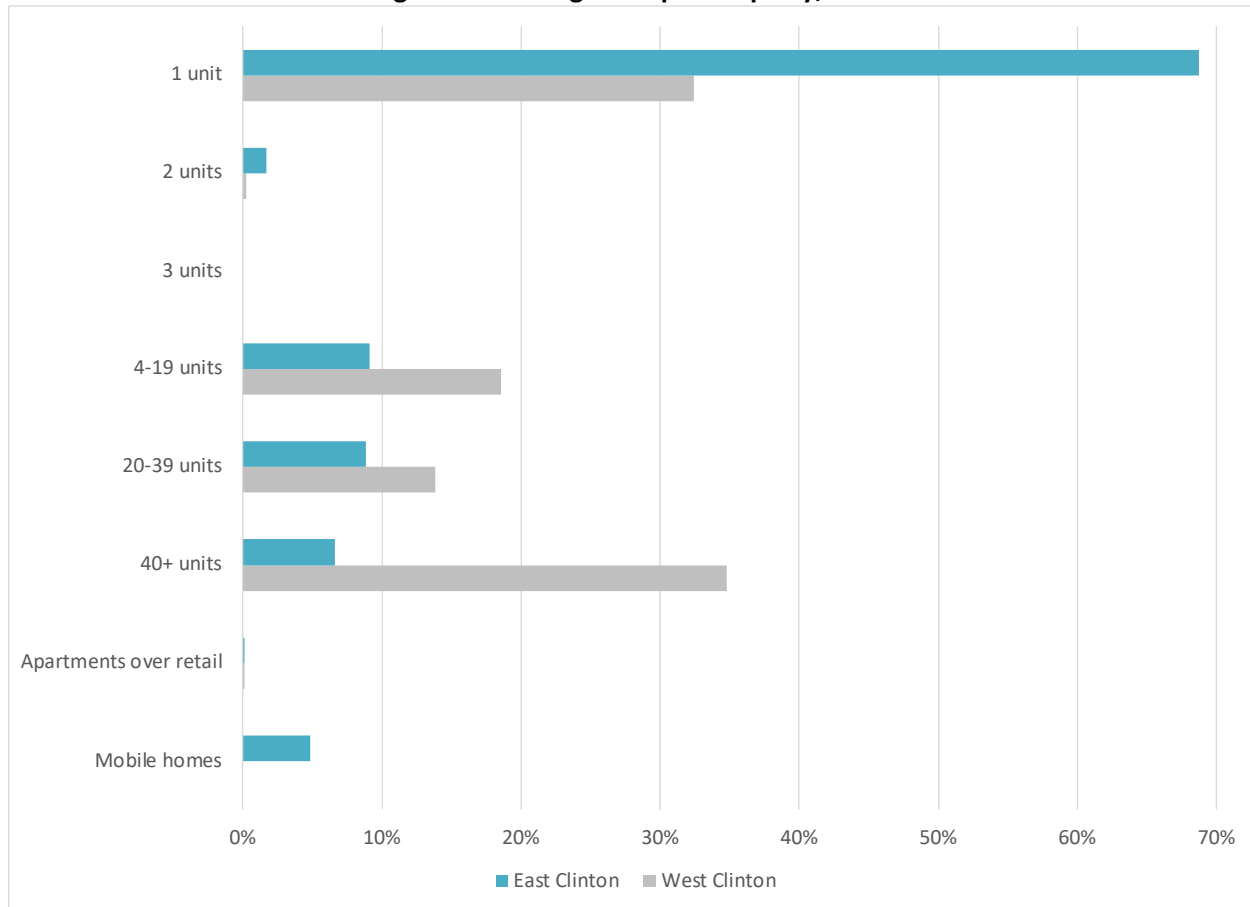
**Figure 1: Year Housing Units Built, 2022**



Source: Analysis of Franklin County Auditor data; ACS one-year averages, 2019.

Figure 2 displays the distribution of housing units in single-unit and multiple-unit properties. East Clinton is far more heavily tilted toward detached houses: these comprise 69% of all housing units in East Clinton, but only 32% of housing units in West Clinton – again largely due to the recent developments along Chesapeake. (Census data do not include a consistent measurement of units per property, so Columbus and Franklin County are not included.) Appendix Exhibits A-1 through A-3 cross-tabulate the data in Figures 1 and 2 for each part of the township and the township in total.

**Figure 2: Housing Units per Property, 2022**



Source: Analysis of Franklin County Auditor data.

Table 1 reports the distribution of finished square footage for detached houses in each part of the township. Overall, the median square footage suggests that East Clinton houses are slightly smaller than those in the West. The typical Clinton Township home is 1,056 square feet.

**Table 1: Finished Square Footage of Single-Unit Houses in Clinton Township, 2022**

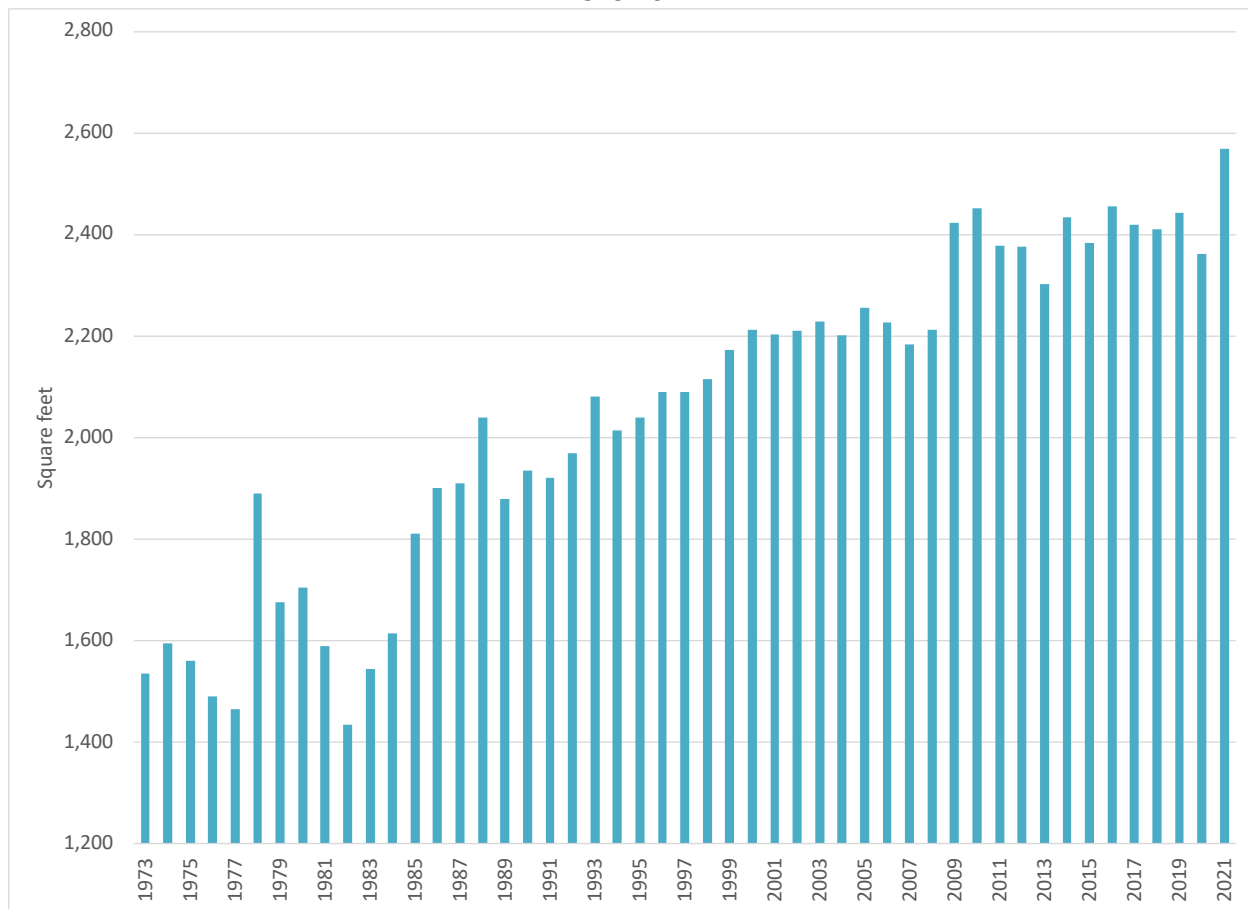
Square footage	East Clinton	West Clinton	Total Clinton
Less than 500 square feet	3	0	3
500-749 square feet	70	4	74
750-999 square feet	405	60	465
1,000-1,199 square feet	321	109	430
1,200-1,499 square feet	193	78	271
1,500-1,799 square feet	79	19	98
1,800-1,999 square feet	21	2	23
2,000-2,199 square feet	12	1	13
2,200-2,499 square feet	11	2	13
2,500 square feet or more	17	0	17
<b>Total</b>	<b>1,132</b>	<b>275</b>	<b>1,407</b>
<b>Median</b>	<b>1,036.5</b>	<b>1,102.0</b>	<b>1,056.0</b>

Source: Analysis of Franklin County Auditor data.



The AHS does not collect square footage, so Table 1 does not include comparable information for Columbus or Franklin County. However, a different Census Bureau program has collected data on the characteristics of new housing, including square footage, since the early 1970s. These data suggest that Clinton Township houses are much smaller than new houses built in the Midwest during the past 50 years. As Figure 3 reveals, the size of the typical new house has increased fairly steadily. The only significant declines in the median were in the late 1970s and early 1980s – a time of economic weakness and double-digit mortgage rates. Houses in Clinton Township may be appealing as starter homes or housing for empty nesters – who will comprise a much larger share of the market in coming years, according to *Insight 2050* and other demographic projections.

**Figure 3: Median Square Footage of New Single-Unit Contractor-Built Houses in the Midwest, 1973-2021**



Source: U.S. Census Bureau. (2022). Characteristics of New Housing. <https://www.census.gov/construction/chars/>

Ohio law offers a property tax rollback for owner-occupied housing, and the data indicate whether this rollback applies to each property, allowing a calculation of the ownership rate in each part of the township. AHS data include ownership rates for Columbus and Franklin County. Owner-occupied housing totals are included in Appendix Exhibit A-5. Ownership rates are as follows:

- Clinton Township: 39.5%.
- East Clinton: 50.0%.
- West Clinton: 19.1%.
- Columbus: 44.9%.
- Franklin County: 53.6%.

The large number of apartment units in West Clinton push down the ownership rate considerably. The rate for detached houses, from data in Appendix Exhibit A-5, is 60.2%. (The ownership rate for detached houses in East Clinton is 71%.)

The Auditor data also include estimated market values of all properties. For two reasons, these market values may understate the actual market value of properties in the township. First, property values in Ohio are comprehensively marked to market only every three years. A reappraisal is conducted every six years and a more limited triennial update is undertaken midway between reappraisals. The most recent reappraisal in Franklin County occurred in 2017, with a property value update in 2020. Consequently, market values are now two years out of date – a concern given recent sharply rising home values. Even apart from this, there is evidence in the academic literature that auditor property values may understate market values. This is sensible: if tax values are slightly understated, there are fewer costly property value disputes.

Nevertheless, the market values from the property records can suggest the general range of township home values, especially those in East Clinton relative to West Clinton. They also represent the value at a common date, in contrast to sale prices which occur at different times, some many years ago. Finally, these values are relevant because they are the basis on which Clinton Township collects property taxes. The distribution of values is in Table 2. In general, East Clinton houses are valued far below those in West Clinton with a median value little more than a third of the West Clinton median. However, the township's two most valuable homes are in East Clinton. These are valued at \$520,400 and \$1,559,700. The highest home value in West Clinton is \$395,600.

**Table 2: Home Value Distribution in Clinton Township, 2022**

<b>Market value</b>	<b>East Clinton</b>	<b>West Clinton</b>	<b>Total</b>
Less than \$20,000	4	0	4
\$20,000-\$39,999	39	1	40
\$40,000-\$59,999	183	1	184
\$60,000-\$79,999	401	1	402
\$80,000-\$99,999	291	0	291
\$100,000-\$119,999	99	0	99
\$120,000-\$139,999	45	2	47
\$140,000-\$159,999	14	3	17
\$160,000-\$179,999	8	19	27
\$180,000-\$199,999	7	66	73
\$200,000-\$219,999	5	81	86
\$220,000-\$239,999	4	63	67
\$240,000-\$259,999	6	25	31
\$260,000-\$279,999	3	3	6
\$280,000-\$299,999	6	4	10
\$300,000-\$319,999	7	3	10
\$320,000-\$349,999	3	2	5
\$350,000-\$399,999	5	1	6
\$400,000 or more	2	0	2
<b>Total</b>	<b>1,132</b>	<b>275</b>	<b>1,407</b>
<b>Median</b>	<b>\$ 75,900</b>	<b>\$ 211,250</b>	<b>\$ 82,400</b>

Source: Analysis of Franklin County Auditor data.

Available rental rates indicate that rents in the older apartment complexes in Clinton Township are moderately priced, generally ranging from \$700 to \$1,100 per month in East Clinton and \$800 to \$1,200 in West Clinton. Rents in the newer complexes in West Clinton can be as high as \$2,400, however.

### **Demographic Characteristics of Clinton Township Residents**

#### **Population**

The detailed housing analysis in the previous section is needed to estimate demographic characteristics of East and West Clinton Township using data from the AHS and the 2010 and 2020 censuses. As stated earlier, these sources provide data for the entire township and for small geographic areas called census tracts and block groups. However, even these small areas do not provide sufficient detail to derive information for either part of the township directly. The map in Appendix Exhibit A-4 shows block groups (the numbered areas outlined in red) superimposed on the township territory in orange. The strategy is to focus on the characteristics of West Clinton Township and two of the three block groups within census tract 78.30 (designated as 390490078302 on Appendix Exhibit A-3). These contain much of the residential population of West Clinton, including all of University View. The characteristics of West Clinton can be subtracted from those of the total township to approximate the characteristics of East Clinton.

First, total township population must be allocated between the east and west. This is accomplished through the number of housing units within the township that are occupied and the population per occupied unit. Table 3 provides these totals for Clinton Township, Columbus, and Franklin County. The number of occupied housing units is equal by definition to the number of households.<sup>1</sup>

**Table 3: Population and Occupied and Vacant Housing Units, 2010 and 2020**

	Clinton Township	Columbus	Franklin County
<b>2020</b>			
Population	4,499	905,748	1,323,807
Total housing units	2,153	415,456	580,903
Occupied units/total households	1,926	382,038	540,369
Vacant units	227	33,418	40,534
Vacancy rate	10.5%	8.0%	7.0%
<b>2010</b>			
Population	4,109	787,033	1,163,414
Total housing units	2,193	370,965	527,186
Occupied units/total households	1,898	331,602	477,235
Vacant units	295	39,363	49,951
Vacancy rate	13.5%	10.6%	9.5%
<b>Percentage changes</b>			
Population	9.5%	15.1%	13.8%
Total housing units	-1.8%	12.0%	10.2%
Occupied units/total households	1.5%	15.2%	13.2%
Vacant units	-23.1%	-15.1%	-18.9%

Source: U.S. Census Bureau. (2022). PL 94-171 Redistricting Data.

At least four insights can be drawn from Table 3. First, although the increase in Clinton Township population was less than that of Columbus and Franklin County, it was still nearly 1% per year – a very healthy growth rate. Second, despite this growth and despite the construction of 383 housing units in multi-tenant projects in West Clinton and 10 detached units in East Clinton, the number of housing units in the township declined by 40 units. This means that 433 units dropped out of the inventory during the decade through removal or conversion to other uses, such as offices. Third, the increase in the number of Clinton Township households was less than one-eighth the increase in population. Compare this to the changes in households in Columbus and Franklin County, which were close to the change in population. This points to a significant increase in average household size in Clinton Township. (Average household size cannot be calculated by dividing population by households because people living in institutions do not live in households.)

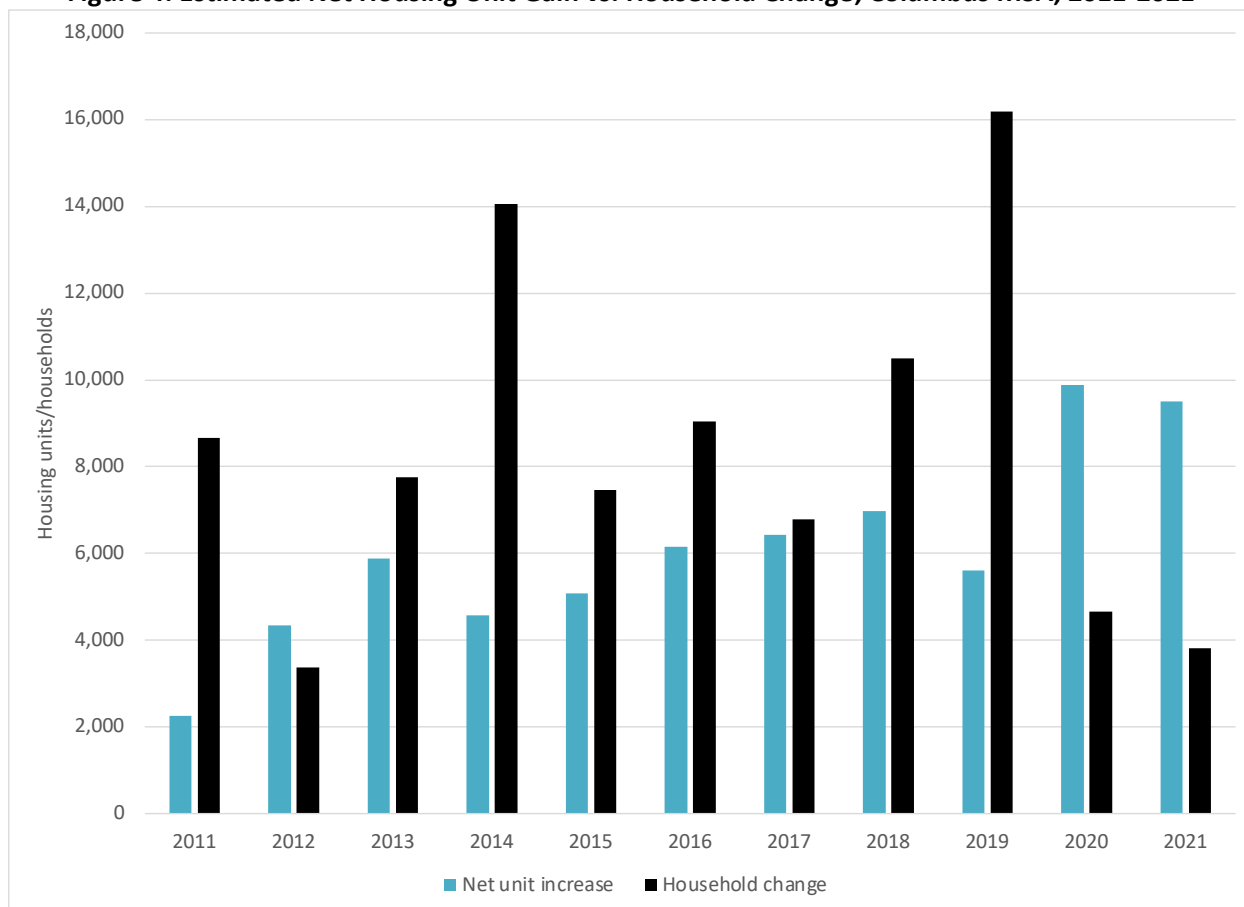
The fourth insight is the striking decline in vacant units over the decade in all three areas, but especially in Clinton Township. At a regional level, this has resulted from a significant underbuilding of housing over the past decade at least. This is revealed in Figure 4, which compares the estimated increase in Columbus metropolitan statistical area (MSA) households to housing unit permitting net of the estimated loss of 2,470 units per year. This is a positive development: it suggests that fewer housing units are vacant and abandoned. However, there is a finite number of units that can be reabsorbed into

---

<sup>1</sup> A household is one or more individuals living in a housing unit; a family is two or more *related* individuals living in a housing unit, so (nearly) all families are households but not all households are families.

productive use. The increase in net MSA permitting coupled with the preliminary estimates indicating a decline in household growth suggest that this limit may be near and that it may be leading to a decline in household and population growth. This is certainly one reason for the above-average increase in residential property values in the Columbus MSA.

**Figure 4: Estimated Net Housing Unit Gain vs. Household Change, Columbus MSA, 2011-2021**



Source: Regionomics analysis.

Allocating township population involves identifying the number of owner and renter occupied properties from Auditor data and the number of residents per specific type of housing unit from the AHS block group data. The result of this process is shown in Appendix Exhibit A-5. Total housing units are from Exhibits A-1 and A-2. The allocation between owner-occupied and rented dwellings is determined by whether the property is subject to the owner-occupied property tax rollback. An exception is mobile homes: the Auditor data do not indicate whether individual mobile homes are owned or rented, so the share of owner-occupied mobile homes is from the 2019 one-year AHS estimates for Franklin County. The number of occupants per housing unit for West Clinton is derived from 2016-2020 AHS for the two block groups in census tract 78.30. The averages for East Clinton are derived from data for three tracts that include much of that area: 75.34, 77.10, 77.21, and 77.22. Particular attention is paid to block group 2 in tract 77.22, which is largely composed of Clinton Township territory. (This is denoted 390490077222 in the Appendix Exhibit A-4 map.)

The overall vacancy rate for the township is estimated at 9.3%, consistent with a continued decline in the vacancy rate from 2020's 10.5% as shown in Table 3. These estimates indicate that the vacancy rate

in West Clinton is far less than in East Clinton, Columbus, and Franklin County. The estimated rate is 4.6%. The total township and West Clinton rates and the AHS data imply an East Clinton vacancy rate of 11.7%, including 6.5% for single-unit properties.

The data in Appendix Exhibit A-5, together with average occupancy by detailed property type from the AHS, are used to estimate the population in each part of the township. The summarized results of this estimation are shown in Table 4. Appendix Exhibit A-6 provides details for owner-occupied and renter-occupied housing. Total population is estimated at 4,556, a two-year increase of 1.3% from the 4,499 total in 2020. This is less than the rate during the last decade, but a slowing growth rate is consistent with the slowing growth estimated by the Census Bureau for Franklin County and the MSA.

**Table 4: Estimated Population in Occupied Dwellings, 2022**

Dwelling type	West Clinton	East Clinton	Total township
1 unit	641	2,575	3,217
2 units	4	31	34
3 units	0	0	0
4-19 units	210	135	344
20-39 units	157	135	292
40+ units	394	78	472
Apartments over retail	1	0	1
Mobile homes	0	196	196
<b>Total</b>	<b>1,407</b>	<b>3,150</b>	<b>4,556</b>

Source: Regionomics analysis.

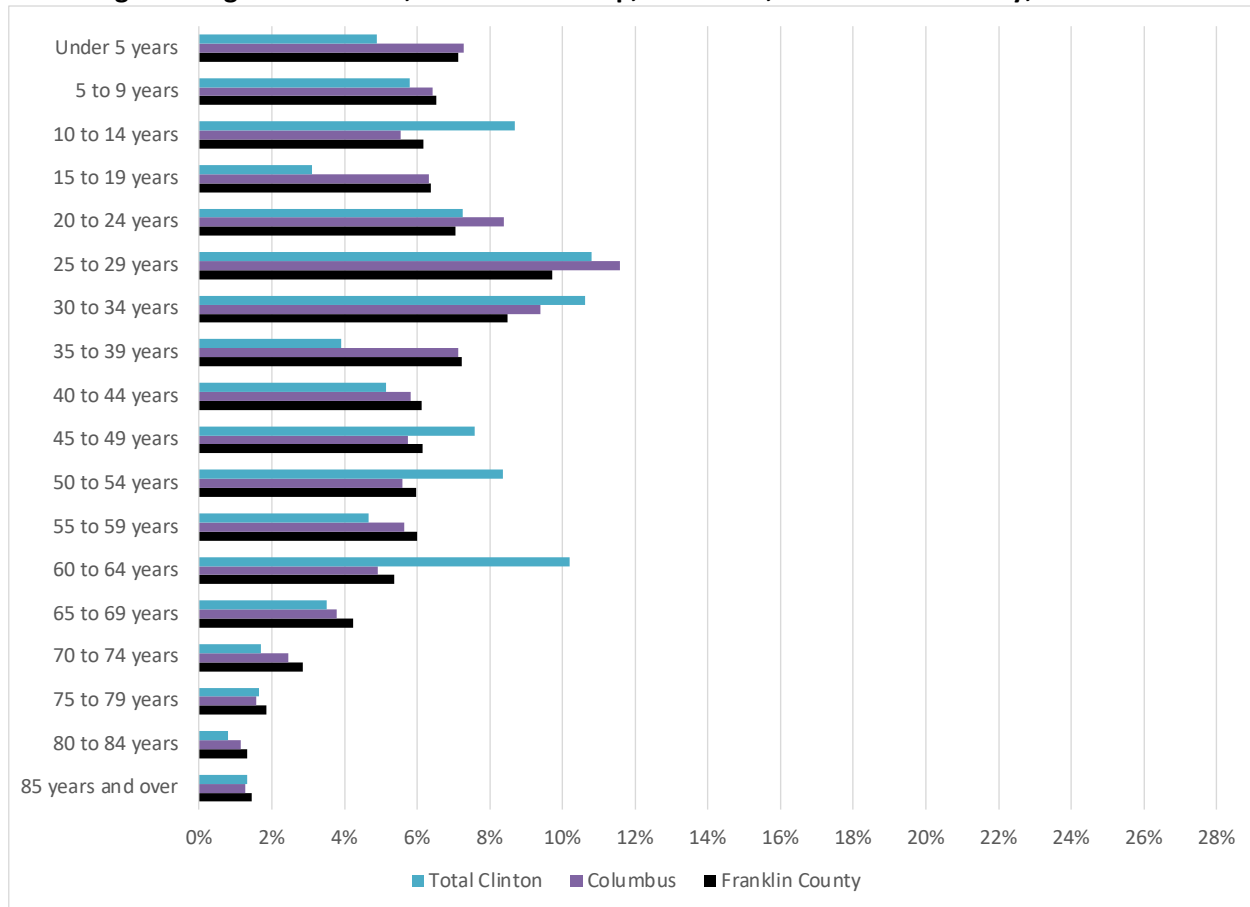
## Age and Race

The age distribution for Clinton Township, Columbus, and Franklin County as given in the AHS estimates is in Figure 5. Clinton Township population skews slightly older than the average for Columbus. Despite the high percentage of children aged 10-14, only 23% of the population is under 20, compared to 26% for Columbus and Franklin County. There is a correspondingly higher percentage of residents between 45 and 64 – 27% in Clinton Township, 20% in Columbus, and 22% in Franklin County. Keep in mind that these five-year data, the most recent now available for Clinton Township, are on average now five years old. Consequently, the 10% of residents who were in their early 60s in these data are now seniors.

Figure 6 displays the estimated allocation of the AHS age distribution to East and West Clinton compared to that of the township. Although these are only rough estimates, they clearly show that East Clinton is the driving force behind the older-than-average population of the township, with a population on average older than that of both Columbus and Franklin County. West Clinton is dominated by residents in their 20s and early 30s, many of whom may be students and other young households taking advantage of the proximity to Ohio State and Grandview of the area's apartment complexes. Estimated median ages are as follows:

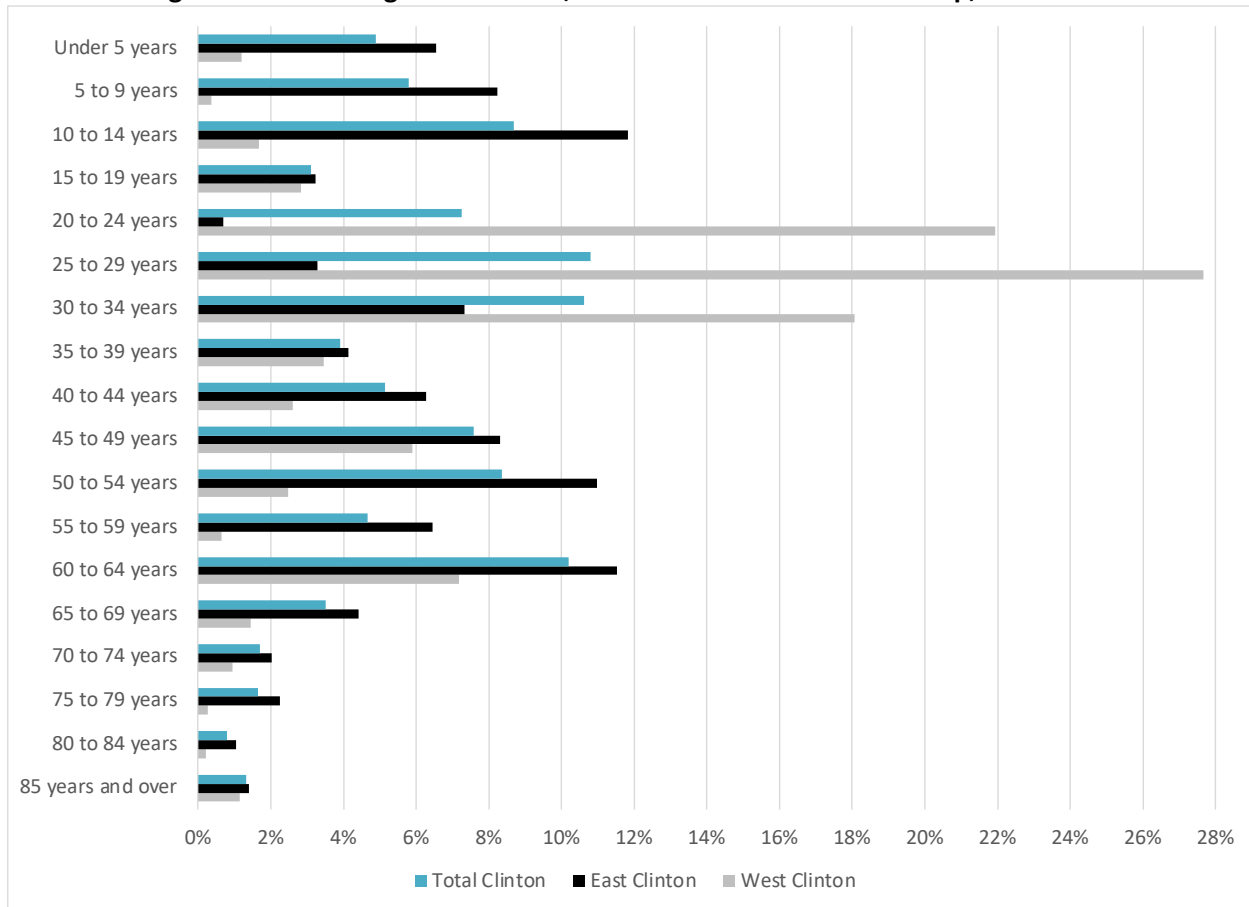
- Clinton Township: 34.4.
- East Clinton: 39.1.
- West Clinton: 29.0.
- Columbus: 32.4.
- Franklin County: 34.3.

**Figure 5: Age Distribution, Clinton Township, Columbus, and Franklin County, 2016-2020**



Source: U.S. Census Bureau. (2022). American Community Survey five-year averages, 2016-2020.

**Figure 6: Inferred Age Distribution, East and West Clinton Township, 2016-2020**



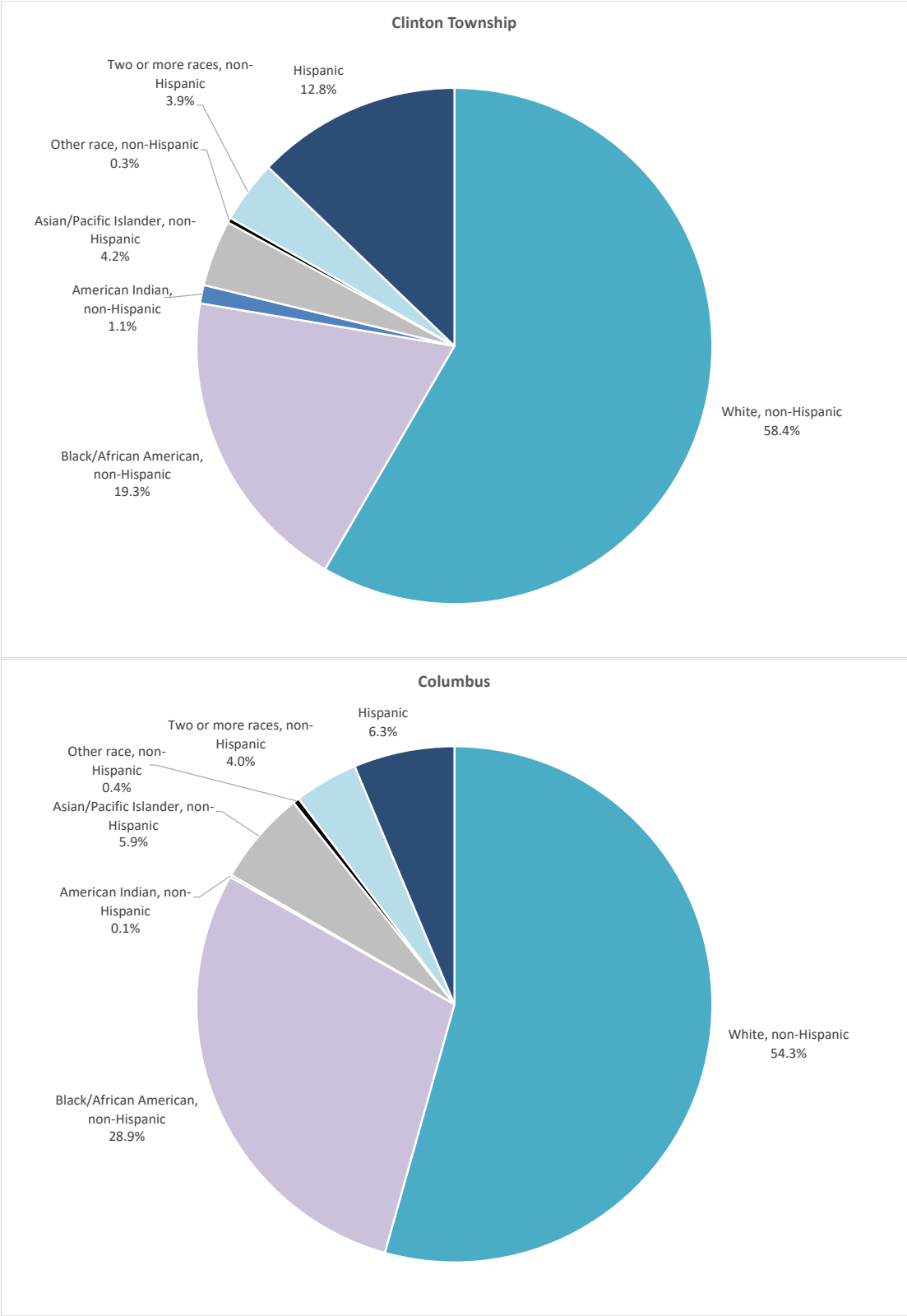
Source: Regionomics analysis.

Seven primary race categories are reported in Census Bureau data: White, Black or African American, American Indian and Alaska Native, native Hawaiian and other Pacific islander, some other race, and multiple races. Each of these is reported alone or in combination with other races. Hispanic or Latino origin is not considered a race but an ethnicity, so a Hispanic individual would select both a race and Hispanic or Latino origin. However, each race is also categorized as Hispanic or non-Hispanic, so Hispanic or Latino origin can be treated as a separate category.

Figure 7 compares the race/ethnicity distribution of Clinton Township to that of Columbus using AHS data. The most noteworthy differences are the smaller share of African American individuals and the larger share of those with Hispanic or Latino origin. But as Figure 8 makes clear, there are significant differences in racial composition between East and West Clinton. The share of White, non-Hispanic individuals is far greater in West Clinton. This share is also much larger than the Columbus average, and other shares are correspondingly less. In East Clinton, the share of non-Hispanic White residents is slightly smaller than average, and the share of non-Hispanic African Americans is slightly larger. But 16% of East Clinton residents are Hispanic, roughly 2.5 times the Columbus average.

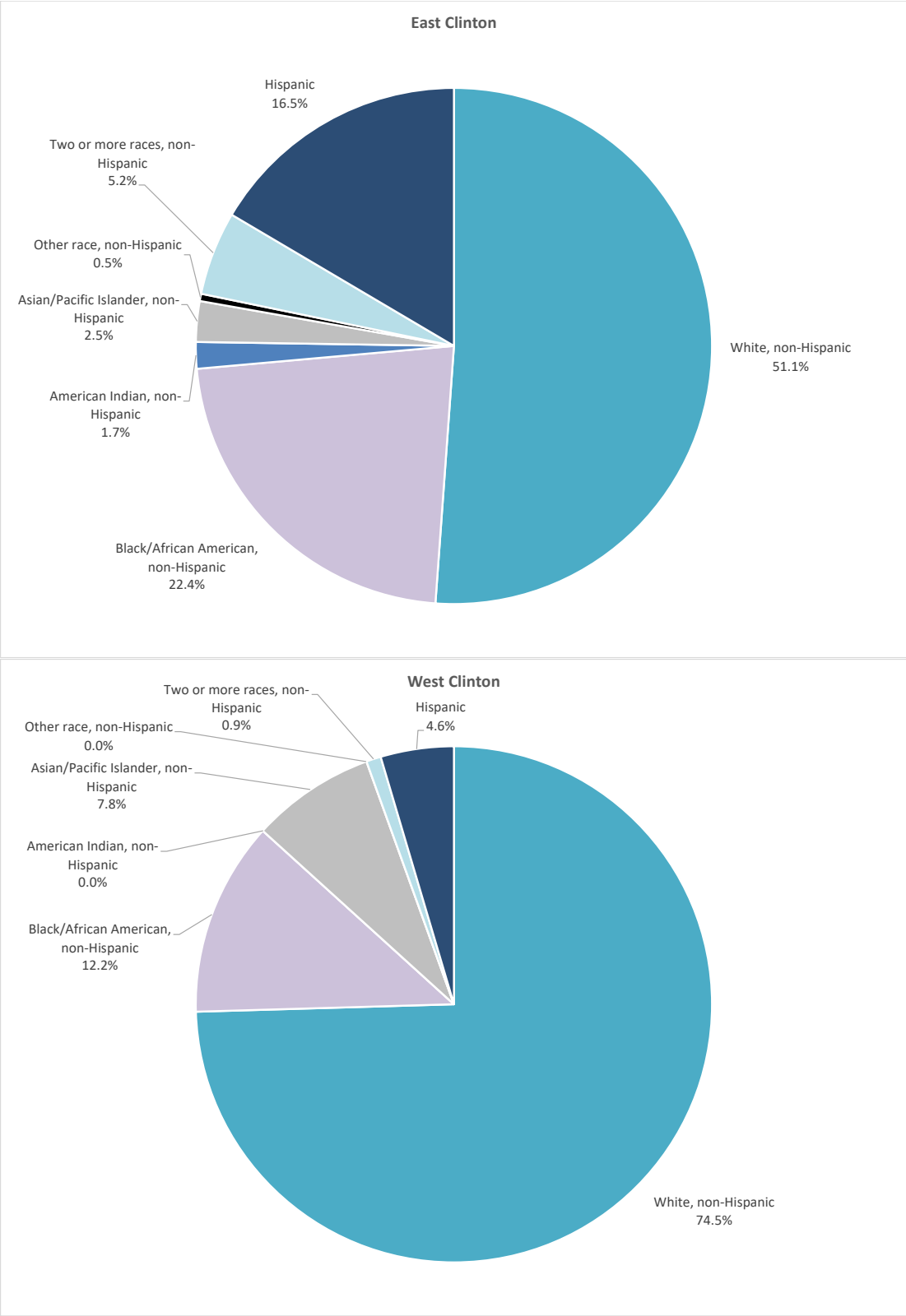


**Figure 7: Race/Ethnicity, Clinton Township and Columbus, 2015-2019**



Source: U.S. Census Bureau. (2021). American Community Survey five-year averages, 2015-2019.

Figure 8: Race/Ethnicity, East and West Clinton Township, 2015-2019



Source: Regionomics analysis.

Race and ethnicity are two of the characteristics reported in the 2020 redistricting data. Table 5 compares 2020 totals to those for 2010. The diversity of Clinton Township residents has increased markedly since 2010. The total of non-White, non-Hispanic Clinton Township residents increased from 1,370 in 2010 to 2,231 in 2020, a 63% increase. Meanwhile, the number of non-White, non-Hispanic residents declined 471 (17.2%) from 2010 to 2020. The diversity is also greater than shown in Figure 6 – in part because of the greater growth rate of non-White residents, and in part possibly because of measurement errors in the AHS data.<sup>2</sup>

**Table 5: Race/Ethnicity, Clinton Township, Columbus, and Franklin County, 2010 and 2020**

Race/ethnicity	Clinton Township		Columbus	Franklin County
	Number	Pct	Pct	Pct
<b>2010</b>				
White, non-Hispanic	2,739	66.7%	59.3%	67.3%
Black/African American, non-Hispanic	750	18.3%	27.7%	21.0%
American Indian, non-Hispanic	7	0.2%	0.2%	0.2%
Asian/Pacific Islander, non-Hispanic	115	2.8%	4.1%	3.9%
Other race, non-Hispanic	14	0.3%	0.3%	0.2%
Two or more races, non-Hispanic	142	3.5%	2.9%	2.6%
Hispanic	342	8.3%	5.6%	4.8%
<b>Total population</b>	<b>4,109</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>2020</b>				
White, non-Hispanic	2,268	50.4%	52.0%	59.5%
Black/African American, non-Hispanic	930	20.7%	28.3%	22.4%
American Indian, non-Hispanic	11	0.2%	0.2%	0.2%
Asian/Pacific Islander, non-Hispanic	153	3.4%	6.2%	5.6%
Other race, non-Hispanic	21	0.5%	0.6%	0.5%
Two or more races, non-Hispanic	275	6.1%	5.0%	4.9%
Hispanic	841	18.7%	7.7%	6.9%
<b>Total population</b>	<b>4,499</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: U.S. Census Bureau. (2011 and 2022). PL 94-171 Redistricting Data.

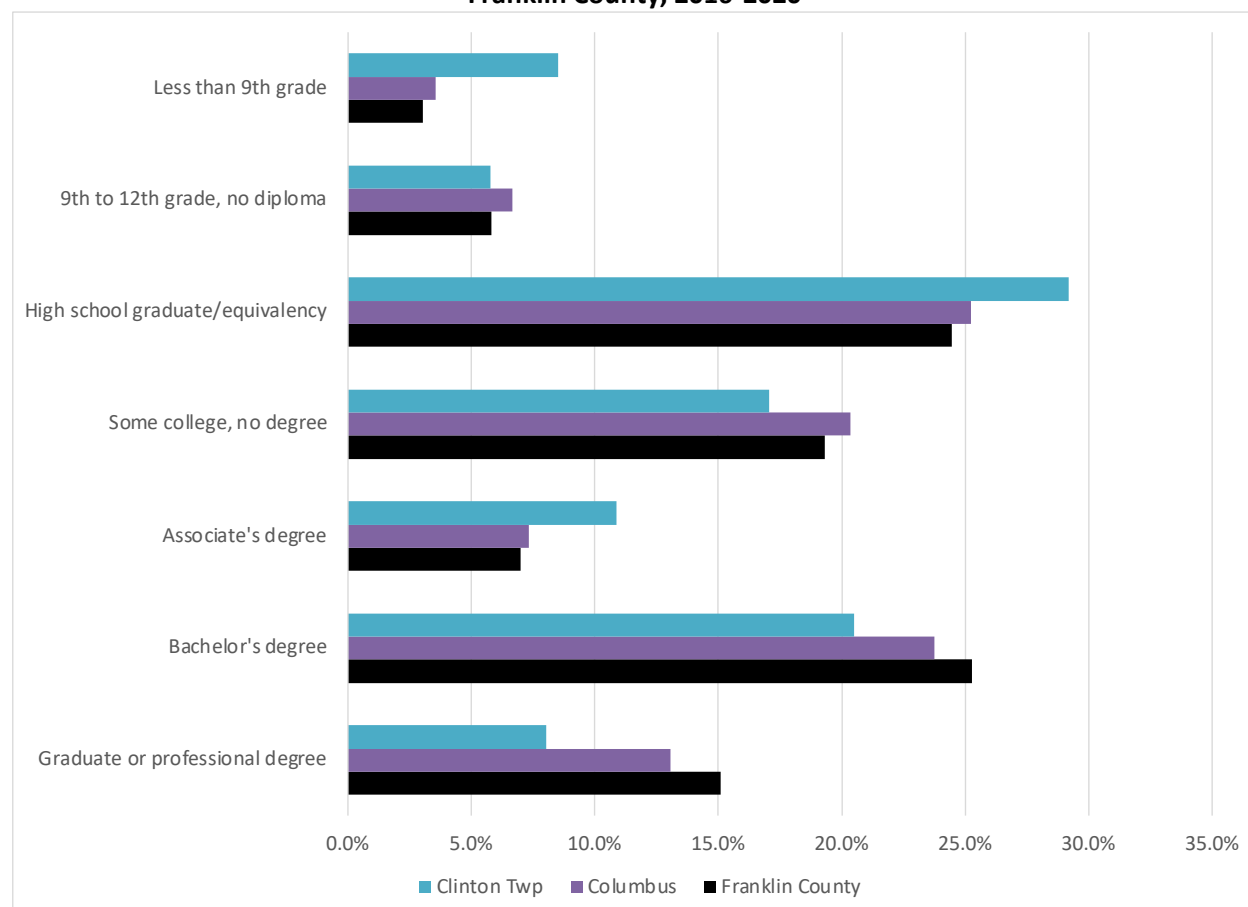
### Educational Attainment

The educational attainment of Clinton Township residents is less than the Columbus and Franklin County averages. Figure 9 compares the share of residents 25 years and older at each level of completion from less than ninth grade through graduate or professional degree. College degree holders comprise 39.4% of Clinton Township residents compared to 44.2% of Columbus residents and 47.4% of Franklin County residents. Encouragingly, though, those with an associate degree comprise a greater-than-average share of Clinton Township residents. The estimates indicate that adults without a high school diploma comprise a greater share of Clinton Township residents than those of Columbus and Franklin County, but the difference is not statistically significant.

<sup>2</sup> Even in the decennial census, members of minority groups and immigrants are undercounted.

Estimates cannot be computed for East and West Clinton because the AHS does not report statistics for block groups. (Geographic statistics can be suppressed when the margins of error are so large that the results are not meaningful.)

**Figure 9: Educational Attainment of Residents 25 Years and Older, Clinton Township, Columbus, and Franklin County, 2016-2020**



Source: U.S. Census Bureau. (2022). American Community Survey five-year averages, 2016-2020.

One important (and troubling) omission from Census Bureau statistics is the number of adults holding certifications and professional credentials. A plumber or electrician with a high school diploma would be classified as a high school graduate or as having some college but no degree. Not surprisingly, Census Bureau research has shown that average income for a high school graduate with a post-secondary certification or credential is significantly greater than someone with a high school diploma alone. Unfortunately, there is no way to determine how many Clinton Township residents hold these post-secondary credentials.

### Computer and Internet Use

The availability of computers and internet connections in households is an increasingly crucial lifeline to educational, employment, health, and social resources. The question is not merely neighborhood broadband access, it is the uptake of broadband into individual housing units. Fortunately, broadband internet subscriptions are as common in Clinton Township as they are in Columbus and elsewhere in

Franklin County, as revealed in Table 6. Because of the lack of block group statistics in the AHS, these totals cannot be localized to East and West Clinton.

**Table 6: Household Internet Subscriptions and Computer Access, Clinton Township, Columbus, and Franklin County, 2016-2020**

Internet account and computer availability	Clinton Township		Columbus	Franklin County
	Number	Pct	Pct	Pct
Broadband account	1,494	87.2%	88.9%	87.6%
Dial-up account	0	0.0%	0.1%	0.2%
Computer, no internet account	96	5.6%	5.3%	6.1%
No computer	124	7.2%	5.7%	6.2%
<b>Total</b>	<b>1,714</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: U.S. Census Bureau. (2022). American Community Survey five-year averages, 2016-2020.

### **Economic Characteristics of Clinton Township Residents**

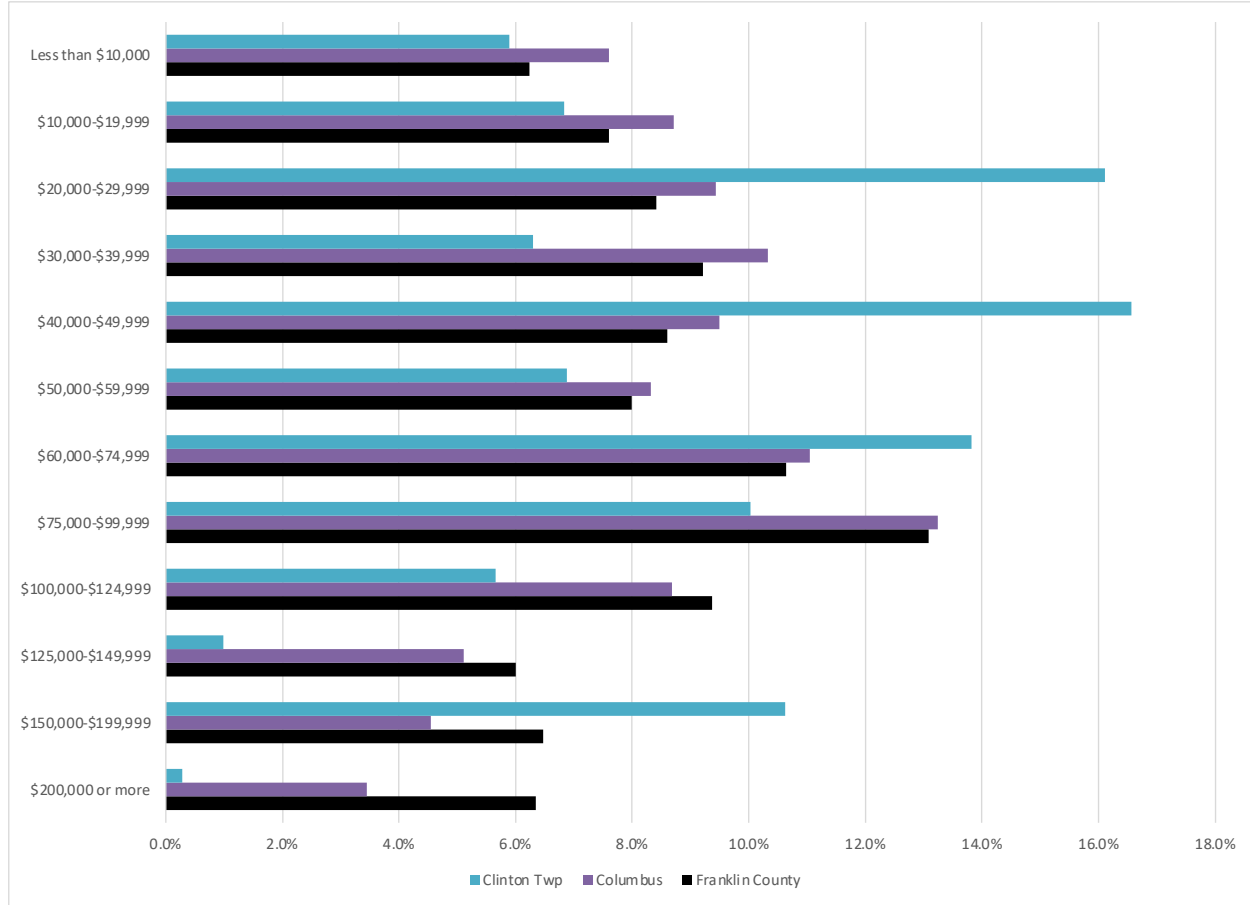
#### **Household Income**

Household income in Clinton Township is less than in Columbus and Franklin County. Median income in each of these three areas in 2020-equivalent dollars is as follows. The difference between the Clinton Township and Columbus medians is not statistically significant, but the difference between township and county medians is significant.

- Clinton Township: \$48,771.
- Columbus: \$54,902.
- Franklin County: \$62,352.

The household income distribution of Clinton Township, Columbus, and Franklin County is shown in Figure 10. Although Clinton Township income is generally less than Columbus or Franklin County, the estimates show a high share of township households earning between \$150,000 and \$199,999. This result is possibly due to statistical error.

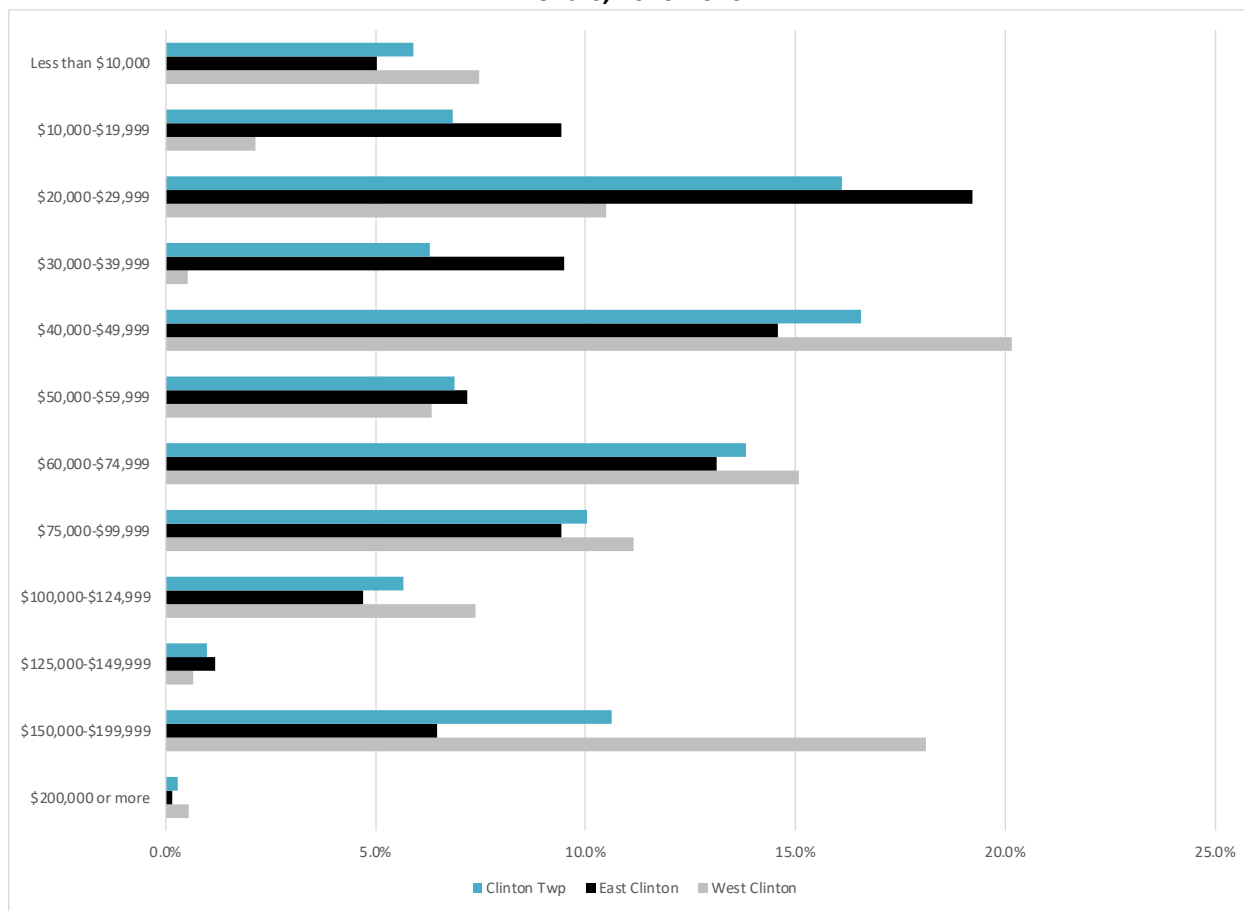
**Figure 10: Household Income, Clinton Township, Columbus, and Franklin County in 2020-Equivalent Dollars, 2016-2020**



Source: U.S. Census Bureau. (2022). American Community Survey five-year averages, 2016-2020.

Although East and West Clinton Township estimates are subject to large margins of error, there is some evidence that East Clinton income is lower than that of West Clinton. The estimated share of households with income less than \$40,000 is 58% in East Clinton and 41% in West Clinton. An estimated 12% of East Clinton households report income greater than \$100,000, compared to 27% of West Clinton households. The estimated distributions for Clinton township, East Clinton, and West Clinton are presented in Figure 10.

**Figure 10: Household Income, Clinton Township, East Clinton, and West Clinton in 2020-Equivalent Dollars, 2016-2020**



Source: U.S. Census Bureau. (2022). American Community Survey five-year averages, 2016-2020.

## Poverty

The U.S. Department of Health and Human Services sets household poverty guidelines. These guidelines depend on the size of the household. However, there is one set of guidelines for all the contiguous 48 states, including both Ohio and high-cost regions on the coasts.

Further, these poverty thresholds are far less than the income that households need to make ends meet without assistance. The 2022 poverty limit for a household of three is an annual income of \$23,030. The Ohio Association of Community Action Agencies' Self-Sufficiency Calculator adds criteria for the number of adults, infants, school-age children, and teenagers.<sup>3</sup> This calculator indicates that a Franklin County household with one adult and two school-age children must earn \$61,589 to provide for essentials without assistance. If that household of three includes two adults and one child, the minimum is \$56,559. In either case, the required self-sufficiency income is more than twice the poverty limit.

Because poverty limits undercount the number of needy households, poverty analysis usually focuses on the percentage of households earning less than 200% of the poverty limit – \$46,060 for a household of

<sup>3</sup> See <https://oacaa.org/self-sufficiency-calculator/>. The form asks for a name to obtain results, but this is not required.

three. Table 7 provides the percentage of households with income less than the poverty limit and 200% of the poverty limit, together with Regionomics estimates for East and West Clinton. These estimates, which show a higher share of East Clinton households below 200% of the poverty limit are consistent with the earlier household income results. (The difference in the poverty rate between Clinton Township and Columbus and Franklin County is not statistically significant.)

**Table 7: Households with Income in Poverty and Below 200% of the Poverty Limit, Clinton Township, East Clinton, West Clinton, Columbus, and Franklin County, 2016-2020**

Geography	Income below poverty limit	Income below 200% poverty limit
Clinton Twp	23.2%	45.4%
East Clinton	25.1%	49.9%
West Clinton	18.9%	35.3%
Columbus	19.5%	38.8%
Franklin County	15.7%	32.3%

Source: U.S. Census Bureau. (2022). American Community Survey five-year averages, 2016-2020; Regionomics analysis.

### Labor Force Participation and Employment

Unemployment in Clinton Township was significantly lower than in Columbus and Franklin County between 2016 and 2020. The measured unemployment rate alone is not a sufficient indicator of the employment situation, though. The unemployment rate is a function not only of the number of people working but also of the number of people looking for work and the number outside of the labor force.

Several definitions are necessary. The working age population includes all people 16 years and older, with no upper bound on age. Employment includes all those who have worked for pay over the past 12 months, whether part-time or full-time, the entire year or part of the year. Those counted as unemployed include those who have actively searched for work during the past four weeks. The labor force is the sum of employment and unemployment. The participation rate is the percentage of the working age population that is in the labor force. The unemployment rate is the percentage of the labor force that is not working and has actively searched for work.<sup>4</sup>

An important point is that those who are not working or in an active job search are not included in the labor force despite their ability and willingness to work. Also, the lack of an upper bound on age in the working age population means that there is downward pressure on the participation rate as workers retire. It is not practical, though, to impose a specific upper bound on age. Although many workers retire in their 60s, some continue working into their 80s.<sup>5</sup>

Labor force status in Clinton Township, Columbus, and Franklin County is in Table 8. Clinton Township's higher participation rate is not significantly different from Columbus or Franklin County, but the

<sup>4</sup> The Bureau of Labor Statistics' Local Area Unemployment Statistics (LAUS) is the usual source for labor force statistics for states, counties, and cities with population greater than 25,000. Those estimates cannot be compared to these from the ACS, though, because LAUS is derived from a different survey using somewhat different definitions.

<sup>5</sup> This author hopes to be one of them.



unemployment rate is significantly lower. (Available information is not sufficient to generate estimates for East and West Clinton.)

**Table 8: Labor Force Status, Clinton Township, Columbus, and Franklin County, 2016-2020**

	Clinton Twp	Columbus	Franklin County
Population 16 years and older	3,269	708,694	1,031,578
In labor force	2,409	497,902	719,428
<b>Participation rate</b>	<b>73.7%</b>	<b>70.3%</b>	<b>69.7%</b>
In armed forces	10	476	659
In civilian labor force	2,399	497,426	718,769
Employed	2,352	470,477	683,925
Unemployed	47	26,949	34,844
<b>Unemployment rate</b>	<b>2.0%</b>	<b>5.7%</b>	<b>5.1%</b>
Not in labor force	860	210,792	312,150

Source: U.S. Census Bureau. (2022). American Community Survey five-year averages, 2016-2020.

### Recommendations

Clinton Township should prioritize neighborhood upkeep as a way of preserving property values and the enhancing the ability of neighborhoods to attract investment. A large fraction – perhaps 40% to 60% – of the value of a residential property is a function of its neighborhood, including the proximity to retail and household services. This can be accomplished through enforcement of building codes and streetscape investments. The Township can ensure that residents with substandard housing are aware of resources to assist with home improvement costs. IMPACT Community Action Agency offers assistance with weatherization costs for homeowners or renters with income less than 200% of the federal poverty level. The Mid-Ohio Regional Planning Commission offers weatherization services and repair or replacement of gas furnaces and water heaters.

Fostering neighborhood associations where these do not yet exist is another way to enhance property values and neighborhood cohesion. Neighborhood associations can build neighborhood pride and the integration of individuals into their neighborhood. Members can work together on neighborhood beautification projects and crime prevention. This would have a positive impact on both residential and commercial property values, and hence Township tax revenues.

The Intel development will be utterly transformative for the region, and Clinton Township can take advantage of this development in at least two ways. First, the fact that East Clinton is a 13-mile, 20-minute commute to the site could be leveraged to increase housing demand in that area. Zoning could be used to encourage increased residential density in the area, which is consistent with the evolving demographics of the region in any case.

Intel's frequently quoted \$135,000 average wage suggests that these jobs will be unattainable for workers without college degrees. However, this is misleading because it is a mean wage, not a median. It is thus heavily influenced by a relatively small number of very high wage jobs. Regionomics analysis has found that one-half of the most crucial positions in the semiconductor manufacturing industry require only a high school diploma plus post-secondary training. Clinton Township could work with Columbus State, which is already gearing up to offer this training, to promote these opportunities to township

residents. Meanwhile, some of the 7,000 construction jobs could also be filled by township residents. Based on the experience of the Intel developments elsewhere, some of these jobs will effectively be permanent.

Underused and vacant acreage is less common in West Clinton than in East Clinton, but it does exist. This acreage could be zoned for denser housing developments based on market demand, which has already been demonstrated by the apartment construction that has recently occurred.

The analysis indicates that an increasing number of East Clinton residents are 65 years and older. The Township can promote services for seniors provided by the Central Ohio Area Agency on Aging, MatureWorks (formerly Employment for Seniors),<sup>6</sup> and the Franklin County Office on Aging.

A final recommendation is to promote the development of locally owned, locally serving businesses in the township. These businesses provide sources of employment for area residents, including those with barriers to conventional employment, and potential income far greater than could be earned from a standard job. Because local businesses typically source a much greater percentage of inventory, supplies, and services from other local businesses, the sales dollars trapped in the local economy are far greater than for a chain. Because local owners understand the needs of their customers – who are also their neighbors – they can tailor their service offerings to local needs far better than the cookie-cutter offerings of a typical chain. These efforts will help revitalize Cleveland Avenue and other commercial corridors. They will also provide a regional benefit. Despite a recent uptick in business formations, measures of small business vitality in the Columbus MSA rank toward the bottom among the 100 largest MSAs nationwide.

This effort would require first understanding that not everybody is cut out to be an entrepreneur. Prospective business owners must be given a realistic view of the advantages and disadvantages of self-employment. They also need access to low-cost legal, accounting, tax, business operation, and marketing help. The Small Business Development Center (SBDC) at Columbus State offers business counseling services and classes to prospective and current small business owners. Because the SBDC receives federal funding from the Small Business Administration, services are free.

---

<sup>6</sup> The minimum age to access MatureWorks' free job counseling services is 50.

## Appendix

**Exhibit A-1: Number of Units in Property and Year Structure Built, East Clinton Township**

	Total	Before 1930	1930- 1939	1940- 1949	1950- 1959	1960- 1969	1970- 1979	1980- 1989	1990- 1999	2000- 2009	2010- 2013	2014 or later
1 unit	1,132	115	216	173	491	73	35	3	8	8	7	3
2 units	28	2	0	2	12	12	0	0	0	0	0	0
3 units	0	0	0	0	0	0	0	0	0	0	0	0
4-19 units	150	0	0	0	16	84	38	12	0	0	0	0
20-39 units	146	0	0	0	0	122	24	0	0	0	0	0
40+ units	109	0	0	0	0	109	0	0	0	0	0	0
Apartments over retail	2	0	0	0	0	2	0	0	0	0	0	0
Mobile homes	80	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Total dwelling units</b>	<b>1,647</b>	<b>117</b>	<b>216</b>	<b>175</b>	<b>519</b>	<b>402</b>	<b>97</b>	<b>15</b>	<b>8</b>	<b>8</b>	<b>7</b>	<b>3</b>

Source: Analysis of Franklin County Auditor data.

**Exhibit A-2: Number of Units in Property and Year Structure Built, West Clinton Township**

	Total	Before 1930	1930- 1939	1940- 1949	1950- 1959	1960- 1969	1970- 1979	1980- 1989	1990- 1999	2000- 2009	2010- 2013	2014 or later
1 unit	274	8	0	259	5	1	0	0	0	1	0	0
2 units	2	2	0	0	0	0	0	0	0	0	0	0
3 units	0	0	0	0	0	0	0	0	0	0	0	0
4-19 units	157	0	0	0	48	11	8	0	0	32	32	26
20-39 units	117	0	0	0	0	38	0	0	0	0	20	59
40+ units	294	0	0	0	0	0	48	0	0	0	194	52
Apartments over retail	1	0	0	0	0	1	0	0	0	0	0	0
Mobile homes	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total dwelling units</b>	<b>845</b>	<b>10</b>	<b>0</b>	<b>259</b>	<b>53</b>	<b>51</b>	<b>56</b>	<b>0</b>	<b>0</b>	<b>33</b>	<b>246</b>	<b>137</b>

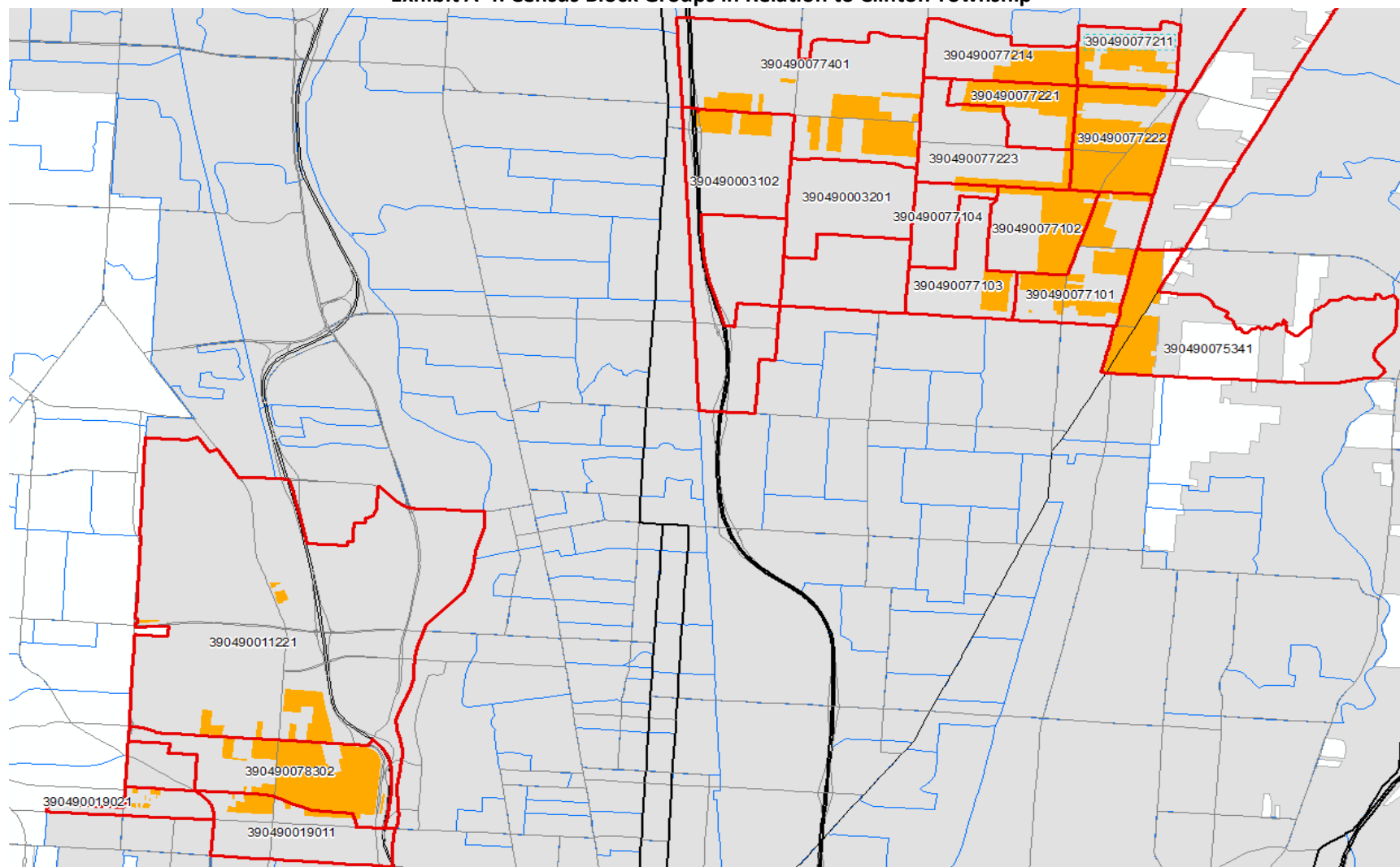
Source: Analysis of Franklin County Auditor data.

**Exhibit A-3: Number of Units in Property and Year Structure Built, Clinton Township Total**

	<b>Total</b>	<b>Before 1930</b>	<b>1930- 1939</b>	<b>1940- 1949</b>	<b>1950- 1959</b>	<b>1960- 1969</b>	<b>1970- 1979</b>	<b>1980- 1989</b>	<b>1990- 1999</b>	<b>2000- 2009</b>	<b>2010- 2013</b>	<b>2014 or later</b>
1 unit	<b>1,406</b>	123	216	432	496	74	35	3	8	9	7	3
2 units	<b>30</b>	4	0	2	12	12	0	0	0	0	0	0
3 units	<b>0</b>	0	0	0	0	0	0	0	0	0	0	0
4-19 units	<b>307</b>	0	0	0	64	95	46	12	0	32	32	26
20-39 units	<b>263</b>	0	0	0	0	160	24	0	0	0	20	59
40+ units	<b>403</b>	0	0	0	0	109	48	0	0	0	194	52
Apartments over retail	<b>0</b>	0	0	0	0	0	0	0	0	0	0	0
Mobile homes	<b>80</b>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Total dwelling units</b>	<b>2,492</b>	<b>127</b>	<b>216</b>	<b>434</b>	<b>572</b>	<b>450</b>	<b>153</b>	<b>15</b>	<b>8</b>	<b>41</b>	<b>253</b>	<b>140</b>

Source: Analysis of Franklin County Auditor data.

**Exhibit A-4: Census Block Groups in Relation to Clinton Township**



Source: Cheri Mansperger, Mid-Ohio Regional Planning Commission.

**Exhibit A-5: Occupied and Vacant Housing Units by Number of Units in Property**

Dwelling type	All dwellings			Vacant dwellings			Occupied dwellings		
	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter	Total
<b>Total township</b>									
1 unit	923	483	1,406	12	70	82	911	413	1,324
2 units	5	25	30	0	4	4	5	21	26
3 units	0	0	0	0	0	0	0	0	0
4-19 units	0	307	307	0	45	45	0	262	262
20-39 units	0	263	263	0	38	38	0	225	225
40+ units	0	403	403	0	59	59	0	344	344
Apartments over retail	0	3	3	0	0	0	0	3	3
Mobile homes	56	24	80	0	3	3	56	21	77
<b>Total</b>	<b>984</b>	<b>1,508</b>	<b>2,492</b>	<b>12</b>	<b>219</b>	<b>231</b>	<b>972</b>	<b>1,289</b>	<b>2,261</b>
<b>West Clinton</b>									
1 unit	161	113	274	1	7	8	160	106	266
2 units	0	2	2	0	0	0	0	2	2
3 units	0	0	0	0	0	0	0	0	0
4-19 units	0	157	157	0	9	9	0	148	148
20-39 units	0	117	117	0	6	6	0	111	111
40+ units	0	294	294	0	16	16	0	278	278
Apartments over retail	0	1	1	0	0	0	0	1	1
Mobile homes	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>161</b>	<b>684</b>	<b>845</b>	<b>1</b>	<b>38</b>	<b>39</b>	<b>160</b>	<b>646</b>	<b>806</b>
<b>East Clinton</b>									
1 unit	762	370	1,132	11	63	74	751	307	1,058
2 units	5	23	28	0	4	4	5	19	24
3 units	0	0	0	0	0	0	0	0	0
4-19 units	0	150	150	0	36	36	0	114	114
20-39 units	0	146	146	0	32	32	0	114	114
40+ units	0	109	109	0	43	43	0	66	66
Apartments over retail	0	2	2	0	0	0	0	2	2
Mobile homes	56	24	80	0	3	3	56	21	77
<b>Total</b>	<b>823</b>	<b>824</b>	<b>1,647</b>	<b>11</b>	<b>181</b>	<b>192</b>	<b>812</b>	<b>643</b>	<b>1,455</b>

Source: Regionomics analysis.

**Exhibit A-6: Estimated Population in Occupied Dwellings – Details**

Dwelling type	West Clinton			East Clinton			Total Township		
	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter	Total
1 unit	270	371	641	1,769	806	2,575	2,039	1,177	3,217
2 units	0	4	4	12	19	31	12	23	34
3 units	0	0	0	0	0	0	0	0	0
4-19 units	0	210	210	0	135	135	0	344	344
20-39 units	0	157	157	0	135	135	0	292	292
40+ units	0	394	394	0	78	78	0	472	472
Apartments over retail	0	1	1	0	0	0	0	1	1
Mobile homes	0	0	0	137	59	196	137	59	196
<b>Total</b>	<b>270</b>	<b>1,136</b>	<b>1,407</b>	<b>1,918</b>	<b>1,232</b>	<b>3,150</b>	<b>2,188</b>	<b>2,368</b>	<b>4,556</b>