The entities to receive funding for community computer centers and the use of these grants shall be determined solely by a committee composed of one representative each from the Company, the City of Cleveland, Greater Cleveland Welfare Rights Organization, the City of Columbus, the City of Toledo, the Edgemont Neighborhood Coalition, and a representative to be selected, by those Stipulating Parties who will be part of the Committee, from each of the cities of Akron, Youngstown and Marietta. The Committee will be convened and initially chaired by the Edgemont Neighborhood Coalition.

The Committee and each center will have equal access to funds to hire a consultant for a period of four years to provide assistance in choosing the entities to be funded and to assist in program design and implementation. Consultant expenditures shall be decided on and allocated by the Committee and shall become available on the effective date of the Plan and on the anniversary of that date every year thereafter pursuant to the following schedule: funding for the consultant shall be $30,000 for year 1 and 2, and $20,000 for years 3 and 4 of this program.

$ 100,000

$ 2,200,000

Edgemont
P R O F I L E

DEMOGRAPHICS

POPULATION

Total Persons* 2,784

AGE DISTRIBUTION

Under 5	383
5 - 17	584
18 - 24	322
25 - 44	603
45 - 64	539
65+	397
Median Age:	29.0

RACIAL COMPOSITION

White	94
Black	2,721
All Others**	13

* *100% count of persons.*
** *Includes American Indian, Eskimo, Aleut, Asian, Pacific Islander & Other Races.*

HOUSEHOLD COMPOSITION

Total Households	1,018
Non-Family Households	343
Female Householder, no spouse w/ related children under 18	298
Average Household Size	2.7
Total Families	675

INCOME

Median Household Income	$13,412
Median Family Income	$15,532
Per Capita Income	$6,848

EDUCATIONAL ATTAINMENT

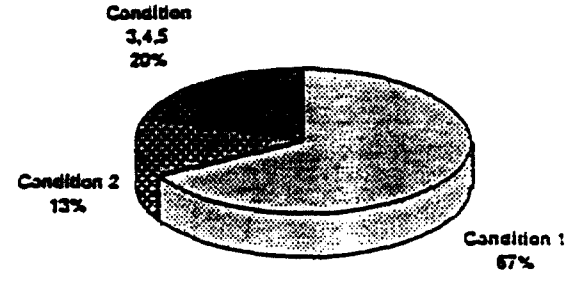
No High School Diploma	811
High School Graduate	638
Some College/Associate Degree	340
Bachelor's Degree	67
Graduate Degree	5

Persons 18+.

HOUSING

EXTERIOR STRUCTURAL CONDITIONS

Condition 1–SOUND
Condition 2–MINOR REPAIR
Condition 3,4,5–MAJOR REPAIR, REHABILITATION, DILAPIDATED



Source: 1993 Housing Survey: Department of Urban Development Division of Neighborhood Development.

Total Housing Units*	1,302
Single-Family, Detached	834
Single-Family, Attached	154
Two-Family	35
Multi-Family	263
Occupied Housing Units	1,067
Owner-Occupied	554
Renter-Occupied	513
Total Vacant	233
% Vacant	18%
Median Year Housing Units were Built	1947
Median Gross Rent	$296

* *100% count of units.*

REAL ESTATE SALES

Number of 1992 Sales	19
1992 Average Single-Family Sale Price**	$16,805

***Source:** *AMERESTATE, INC. The Average Single-Family Sale Price is based upon single-family residential sales over $5,000. A minimum 5 transactions must have been reported per year to be averaged.*

Primary Source: 1990 Census of Population & Housing, Summary Tape File 3 (sample counts). 1990 U.S. Bureau of Census-Northern Ohio Data & Information Service.

Published: March 15, 1994/JLB

Prepared by: The City of Dayton
Department of Planning
Division of Planning Systems
101 West Third Street
Dayton, Ohio 45402
Phone: (513) 443-3670
FAX: (513) 443-4281

Edgemont
PROFILE

EMPLOYMENT

CIVILIAN LABOR FORCE

Employed	771
Unemployed	167
Not in Work Force	1,004

Persons 16+.

EMPLOYMENT BY INDUSTRY

Agriculture, Mining, & Construction	42
Manufacturing	189
Transportation	20
Communications & Utilities	11
Trade	134
Finance, Insurance, & Real Estate	0
Services	323
Government	52

POVERTY

Total Above Poverty	1,607
Total Below Poverty	1,221
% Below Poverty	43%

Person whom poverty status is determined.

LAND USE

NUMBER OF PARCELS

Agricultural	0
Residential	1,322
Commercial	177
Industrial	115
Exempt*	135

** Exempt includes parcels owned by churches, schools & government.*

Source: 1990 Montgomery County Auditor's File.

1980-1990 COMPARISON

	1980	1990	% CHANGE
Total Population	3,619	2,784	-23%
Black Population	3,541	2,721	-23%
Households	1,288	1,018	-21%
Housing Units	1,557	1,302	-16%
% Owner	42%	43%	
% Renter	38%	39%	
% Vacant	20%	18%	
Median Household Income	$8,345	$13,412	+61%

Note: Totals may not sum to 100% due to rounding.

Primary Source: 1990 Census of Population & Housing, Summary Tape File 3 (sample counts). 1990 U.S. Bureau of Census/Northern Ohio Data & Information Service.

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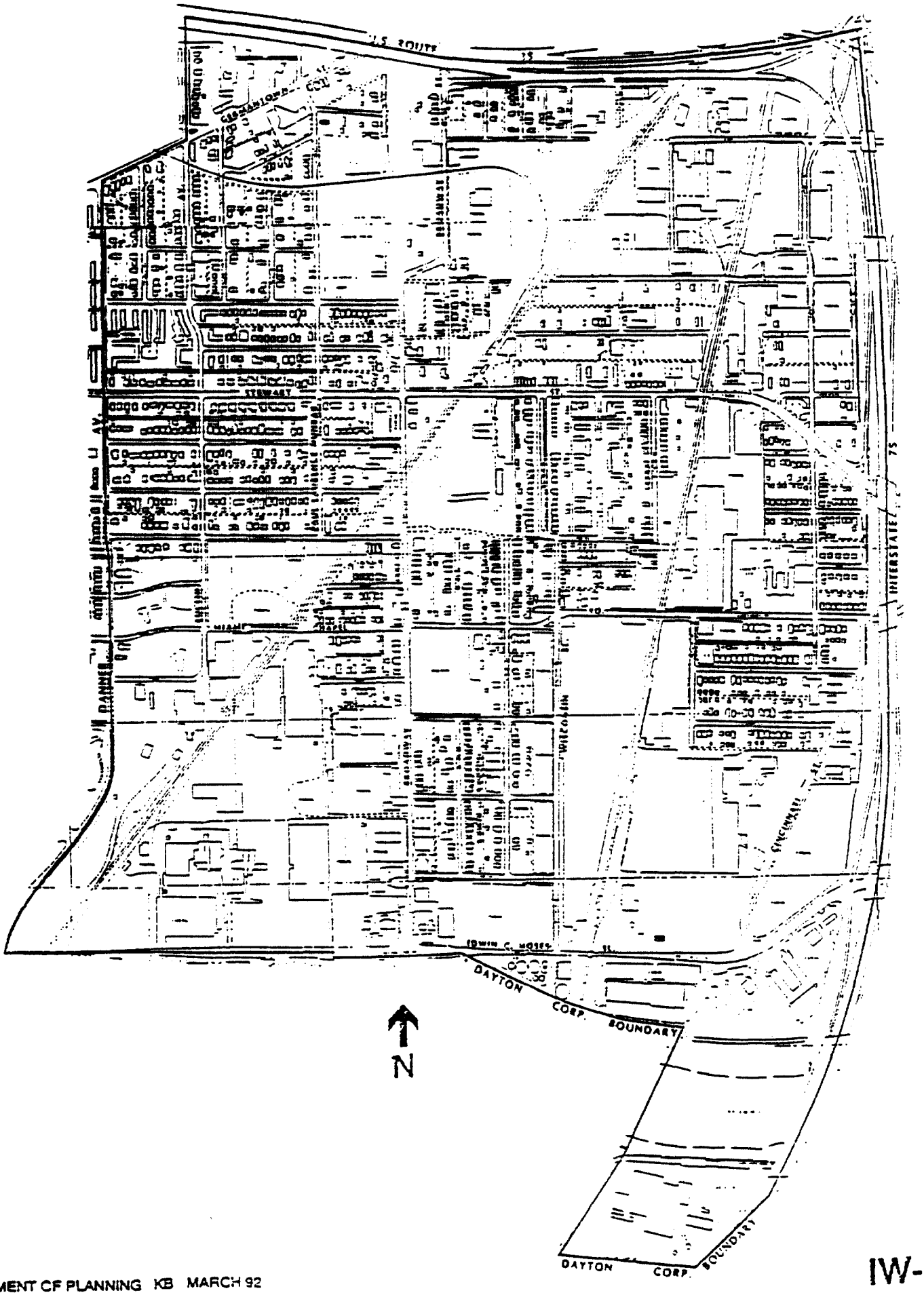
Edgemont



DEPARTMENT OF PLANNING KB MARCH 92

PERCENT OF POOR (BELOW FPL) RENTERS WITHOUT TELEPHONE SERVICE OHIO BELL COUNTY SERVICE TERRITORY (1990 CENSUS)

COUNTY	PERCENT OF POOR RENTERS WITH NO PHONE IN HOME
Cuyahoga	20.1%
– White	18%
– Black	20.5%
– Hisp.	35.8%
Franklin	16.6%
– White	14.9%
– Black	20.7%
Lucas	20.3%
– White	16.6%
– Black	26.2%
– Hisp.	35.2%
Mahoning	22.3%
– White	18.4%
– Black	26.7%
– Hisp.	44.9%
Montgomery	22.1%
– White	20.3%
– Black	25%
– Hisp.	13.5%
Summit	17.6%
– White	16.9%
– Black	19%
– Hisp.	41.6%
Trumbull	19.7%
– White	17%
– Black	30.2%
– Hisp.	–

Testimony of Nancy Glidden
The United Way of the Greater Dayton Area

PUCO HEARING
OCTOBER 12, 1994
AMERITECH PUBLIC HEARING

Information and Referral is a telephone linking service which links people to help or information about health, human and government services. Information and Referral often serves as the entry point into the human service system. People call us with needs ranging from the need for food, to rent assistance, help paying utility and medical bills, transportation, job training, and thousands of other needs. A call to Information and Referral starts a person in need down the right road to getting his or her needs met by giving the person a list of organizations which can meet their needs.

The only way for people to access our service is by telephone. This year we have received calls from over 9,000 people who do not have a phone. That represents one sixth of our total call volume for 1994. These callers have had to use a pay phone or a friend's phone just to make the call to Information and Referral. Since the call to I&R is only the first in what may be a long list of calls which will need to be made to get needed services, we are keenly aware of how important a telephone can be in accessing available services.

Many government services and nonprofit agencies require a person to make an appointment over the telephone to schedule a visit before services can be provided. What is more, it is often difficult to get through to many agencies on the first call due to the volume of calls the agencies receive. Even when people are able to get through, they may need to make additional telephone calls to get to the right person or department. In short, accessing human services is not easy and the lack of a phone can make it most daunting.

I cringe to think of what some of our callers experience when they call us from a pay telephone. Are they standing outside in the rain? Does noise of traffic make it difficult for them to hear what we are telling them? Do they have paper and pencil or the space to write down the information we give them? What happens if the agency has to call them back? And, while we accept collect calls from pay phones, most agencies do not so I also wonder if the callers have enough change to make all the calls needed to access help. These are all barriers to accessing help. I am not sure I could persevere through such rigors.

It is this knowledge and sensitivity which spurs my comments of support for the agreement stuck between Ameritech and consumer groups to provide a Universal Service Assistance program. The reduced rate phone service this program will provide will remove one

significant barrier to accessing critical human services. The benefits will flow to both the individual consumer and the agencies trying to meet human service needs. The reduced rate phone service will also provide some relief for individuals whose income is so low they must often choose between paying utility bills or paying the rent.

On behalf of all those we serve who will benefit from Universal Service Assistance and the other components of this agreement, I command Ameritech and the consumer groups who worked to develop this supportive and visionary plan.

March 19, 1996

RESOLUTION DIRECTED TO THE PUBLIC UTILITIES COMMISSION OF OHIO REGARDING RETAINING AND EXTENDING THE USA PROGRAM

The following resolution was adopted by the Montgomery County Health Alternative Plan Joint Advisory Council at its March 19, 1996 meeting. The Joint Advisory Council is the body established by the Ohio Administrative Code to oversee the provision of Medicaid services in Montgomery County. It is composed of service providers, recipient representatives and Ohio Department of Human Services representatives.

It is hereby resolved:

Whereas as approximately one-half of the Medicaid recipients in Montgomery County do not have telephones; and

Whereas the ability to provide health care services to those recipients is furthered when they have a telephone; and

Whereas services can be more efficiently and economically provided to patients who have a telephone; and

Whereas all Medicaid recipients in Montgomery County qualify for the Universal Service Assistance Program (USA) which makes it easier for low income people to get a telephone by removing up-front charges and reducing monthly charges.

Therefore, the Montgomery County Health Alternative Plan Joint Advisory Council hereby requests that the Public Utilities Commission of Ohio act to continue the Universal Service Assistance Program and extend a similar program to all telephone companies throughout Ohio so that all low-income people in Ohio will be able to have a telephone.

APPENDIX 6

MOVING UP AND OUT: GOVERNMENT POLICY AND THE FUTURE OF OHIO'S METROPOLITAN AREAS

A Study Conducted by
The Ohio Housing Research Network

Funding for this study was provided by
The Urban University Program
of
The Ohio General Assembly
and
The Ohio Board of Regents

September 19, 1994

SUMMARY

A study by the Ohio Housing Research Network of the movement of homesellers in the state's major metropolitan areas (Akron, Cincinnati, Cleveland, Columbus, Dayton, Toledo and Youngstown) found:

> **Most sellers move up in price at least 50 percent when they purchase their next home.** On this measure there is little difference among the seven areas.

> **Most sellers, suburban and city, move outward.** There is little difference among the seven areas. Outward movement dominates all seven cities and their suburbs.

> **Most sellers have little choice but to move further out because most higher-priced homes are located further out.** The closer a seller lives to the center of the city, the truer that statement is.

> **The seven cities vary on the extent to which homesellers move out of the city and the extent to which the city has homes priced above the area median within its jurisdiction.** Cleveland, Youngstown and Dayton have the fewest higher-priced homes and the greatest movement from the city. Toledo, Columbus and Akron have the most higher-priced homes and least movement from the city.

> **Continuing high rates of movement outward will result in further decline of central cities, decline of inner suburbs, decline of central counties, suburban sprawl, and greater costs and inefficiencies.** Depending on the extent to which outmigration involves a lowering of income levels in certain neighborhoods and communities, decline will deepen and spread. Costs resulting from sprawl will increase.

> **Production of more higher-priced housing in cities is a necessary condition for more movement inward.** As long as homesellers move up in price an average of 50 percent, moves inward cannot increase without suitable housing to make such moves possible. Major increases in construction (or conversion) are required in all cities, but particularly Cleveland, Youngstown and Dayton. In addition, attention to other factors that influence move decisions -- factors such as safety, schools and city services -- must be intensified. Where these factors are strongly negative, movement inward will be impeded.

Public policy shapes housing options and movement. It strongly supports outer suburban development through

This study was made possible by funding from the Ohio Urban University Program, whose mission is to apply the resources of Ohio's urban universities to help identify urban problems and propose solutions designed to enhance the vitality of the state's urban regions and distressed central cities.

The study was conducted by a collaborative network of researchers located at seven universities. The Ohio Housing Research Network is engaged in the analysis of dynamics that shape Ohio cities and metropolitan areas, and the identification of public policy options for the amelioration of urban problems. This report is one of a series that addresses the topical issue of population movement.

Members of the Ohio Housing Research Network, for which Dr. Thomas Bier (216/687-2211) serves as coordinator, include:

The University of Akron
Center for Urban Studies
Prof. Frank Costa
Prof. Charles Monroe
Dr. Gail Sommers

University of Cincinnati
Dept. of Psychology
Prof. Steven Howe

School of Planning
Prof. David Allor

Cleveland State University
Urban Center
Dr. Thomas Bier (Network Coordinator)
Mr. Charlie Post
Mr. Ivan Maric

The Ohio State University
Dept. of City & Regional Planning
Prof. Dale Bertsch
Prof. Hazel Morrow-Jones

The University of Toledo
Dept. of Geography and Planning
Prof. Samuel Attoh

Wright State University
Center for Urban & Public Affairs
Prof. Phyllis Green
Ms. Sheila Horky
Prof. Mary Ellen Mazey

Youngstown State University
Center for Urban Studies
Dr. Gil Peterson
Mr. Thomas Finnerty, Jr.

infrastructure investments while giving comparably little support to redevelopment (and maintenance of existing structures) in central cities and older inner suburbs. The IRS code penalizes homesellers who would move down in price, which moving inward is more likely to involve. **Existing policies restrict choice for residents who would prefer not to move further out, or to move up in price.**

To change current trends, the following objective is recommended for state and local governments: **Increase options for movement inward and decrease outer suburban sprawl.** Toward that objective, the following actions are recommended:

State of Ohio

> **Review policies and programs with respect to impacts on outer suburban sprawl and direction of movement; change policies to reduce sprawl and to increase options for moving in.**

> **Require and fund metropolitan planning and implementation -- i.e., plans for reducing sprawl and increasing options for moving in or staying in; and governance mechanisms for plan implementation.**

Metropolitan Areas

> **Ensure role, responsibilities and effectiveness of planning organization; devise plans to address sprawl and movement.**

> **Jointly address reasons other than housing why residents move outward: safety, schools, public services.**

Federal Government

> **Change IRS Code Section 1034 governing homeseller capital gain so that sellers can move down in price without incurring a tax penalty.**

The next stage of this project involves identification of specific state and local public policy issues, and fiscal impacts associated with development and movement patterns.

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METHODOLOGY

Movement of Homesellers/buyers

The objective of the analysis was to determine the movement patterns of homesellers in the metro core of each of Ohio's seven largest metropolitan areas. The "metro core" includes the city and suburbs out to a particular distance from downtown (the distance is given below). The hypothesis underlying the study was that most sellers in the metro core moved further out to purchase their next home.

Computerized records of single-family home and condominium deed transfers recorded in 1991 were obtained for all the counties in the seven areas: Akron, Cincinnati, Cleveland, Columbus, Dayton, Toledo and Youngstown. Counties included the central and all adjacent. In Cincinnati, the Kentucky counties of Boone, Campbell and Kenton were included. Monroe County, Michigan, was part of the Toledo study. No Pennsylvania county was part of the Youngstown study.

Each deed transfer record contained the sale price of the home, the address, name of the buyer, name of the seller, date of the deed recording, and the census tract location of the property. Moves of sellers were identified by matching names of sellers with names of buyers. Names of sellers located within the metro core were matched with names of buyers in the entire multi-county area. Sellers who moved out of the metropolitan area were not identified.

After the sell-buy matches were made, the next step was to

determine if the seller moved further from downtown or closer to it. Each property in the match (the one sold and the one purchased) was located in a census tract. Each tract in the metro core was assigned to a one-mile-wide ring, and the center of the rings was the center of downtown. Moves were then identified in terms of the ring in which the sale was located and the ring in which the purchase was located. When a seller purchased outside of the metro core, but still in the multi-county area, the move was simply recorded as "outward."

It was assumed that sellers who bought in the ring where they had been living moved at least a small distance, possibly up to a mile, closer in or further out. Thus, they were designated as having moved in or out in proportion to those sellers from the ring who did move to a closer or more distant ring.

Measures of Community Change

In addition to identifying moves made by homesellers, the researchers documented changes in several factors that to some extent are, or are likely to be, affected by population movement. The factors are: number of households, average household income, and real property values (residential, commercial and industrial classes.) A second hypothesis of the study was:

> The rate of household growth (or income or property values) would be greatest at the outer edges of the central county, less in the inner suburbs, and least in the central city.

That is, if population is moving outward from the center of the city, then movement should be related not only to population shifts, but economic shifts, as reflected in household income and

property values.

Using U.S. Census data, household and income changes between 1980 and 1990 for the central city, its inner suburbs as a group, and its outer suburbs as a group were determined -- as were property values for the three classes between 1983 and 1991. Data on county auditor assessed values for cities, villages and townships were obtained from the Ohio Municipal Advisory Council and then aggregated to form the inner and outer suburban groups.

FINDINGS

Movement of Homesellers

Table 1 shows the moves of homesellers in terms of the price for which they sold their home and the price of the home they purchased. The number in ( ), such as Akron (9), is the mile distance from downtown within which sellers were located. That "metro core" includes the central city and suburbs out to that distance.

Table 1
Price Move of Sellers

Metro Core	% Moved Up in Price	% Median Move Up Price
Akron (9)	75	53
Cincinnati (14)	80	57
Cleveland (16)	82	61
Columbus (12)	80	56
Dayton (9)	81	51
Toledo (12)	83	69
Youngstown (8)	80	74

In each metro core, **most sellers moved up in price.** For example, 75 percent of the sellers within nine miles of the center of Akron moved up in price, and on average the home they purchased was 53 percent more expensive than the home they sold.

(Median is the middle value: half of the sellers who moved up did so more than 53 percent, and the other half moved up less than 53 percent.) A seller might have sold for $100,000 and purchased for $153,000.

Table 2 shows the moves of homesellers in terms of the direction in which they moved, that is, the rate at which they moved outward (further from downtown). For example, of all sellers in the city of Akron, 85 percent moved further out to buy their next home. Of all suburban sellers within nine miles of downtown Akron, 72 percent moved further out. Of all sellers within the nine mile distance (city and suburban), 19 percent moved to an adjacent county.

Table 2
Direction of Seller Moves

Metro Core	% Moved Outward City	% Moved Outward Suburban	% of All Sellers Who Moved to Adjacent County
Akron (9)	85	72	19
Cincinnati (14)	90	79	29
Cleveland (16)	91	80	22
Columbus (12)	80	67	20
Dayton (9)	96	76	23
Toledo (12)	91	64	17
Youngstown (8)	97	70	11 *

* Does not include any moves into Pa.

The strong majority of sellers living in all the central cities moved further out to purchase their next home; the majority of suburban sellers moved outward as well, although the rate was not as great as for city sellers. A substantial portion of sellers, roughly one in five, moved from the central county to an adjacent county. (Appendix A shows the rate at which city and suburban sellers in each ring moved further out.)

These figures indicate that **outward movement of homesellers is dominating all the major central cities and central counties in Ohio.** The city of Columbus and its suburbs showed the least movement outward of the seven, but still the rates were 80 percent and 67 percent, respectively. And 20 percent of all movers left the Columbus metro core and moved to an adjacent county. The Toledo metro core had slightly less suburban outmigration than Columbus but more city movement outward.

Table 3 focuses on sellers who lived in the central city (not the suburbs of the metro core) and shows the rate at which they (a) moved out of the city to purchase their next home, and (b) moved outward but stayed in the city.

Table 3
Central City Movement Patterns

City	% Moved Out of City	% Moved Outward and Stayed in City
Akron	58%	26%
Cincinnati	74	20
Cleveland	86	9
Columbus	57	32
Dayton	74	20
Toledo	54	37
Youngstown	80	13

It is with these measures that major differences among the cities show. Although the majority of sellers in all seven cities moved outward, Cleveland and Youngstown sellers left the city at a much greater rate (86 percent and 80 percent, respectively) than sellers in Toledo (54 percent), Columbus (57 percent) and Akron (58 percent). Movement out of Cincinnati and Dayton was at a relatively high level as well (74 percent). Toledo, Columbus and Akron also had more of their sellers move

outward but stay in the city (37 percent, 32 percent and 26 percent, respectively).

City Home Prices

At this point, the findings raise the question, "Why are there such differences among the cities as shown in Table 3?" Studies of homesellers by Network researchers in the cities of Akron, Cleveland, Toledo and Youngstown have found that people move for a variety of reasons, major ones being schools, safety, property values, city services, and the preference for a larger, newer, or new home. This study found that most movers moved up in price by a substantial margin, presumably to a larger, newer, or new home. If a city lacks the kind of housing to which its residents can move up, then it will inescapably lose them to suburbs -- irrespective of any other factors, such as schools, safety, etc. "Move-up" housing is a necessary but not sufficient condition for keeping homesellers in the city. The factors of safety and schools are particularly potent.

The prices of city and suburban homes in each of the seven areas were compared to assess the potential for city residents to move up and remain in the city. Table 4 shows the extent to

Table 4
City Share of Higher-Priced Homes

City	Higher-Priced Homes % in City
Akron	33%
Cincinnati	24
Cleveland	4
Columbus	47
Dayton	12
Toledo	50
Youngstown	10

which each city was found to have "higher-priced" homes (based on 1991 sales). Higher-priced refers to homes priced above the median for the metro core.

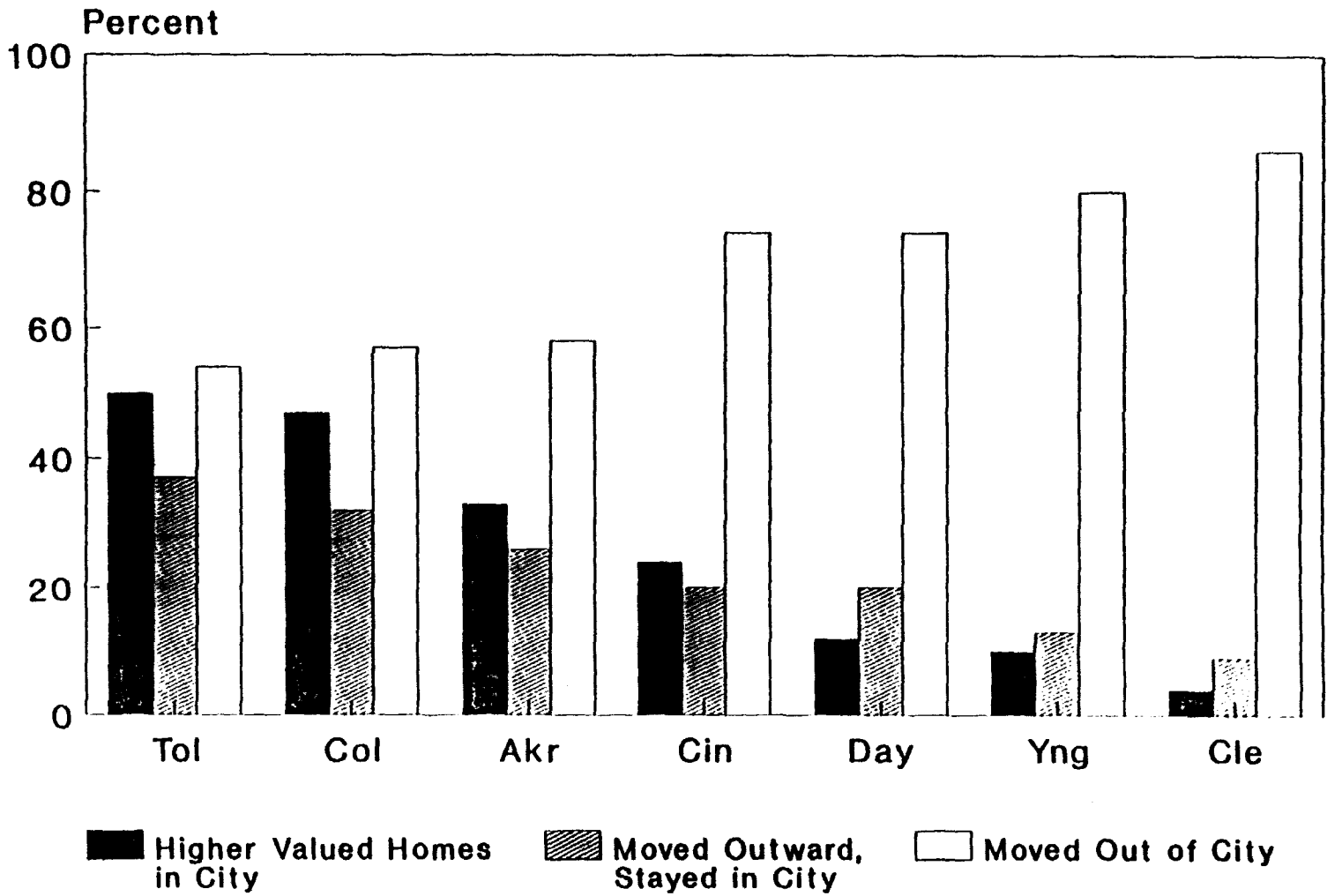
For example, the median price in the Akron metro core (the city and its suburbs out to nine miles) in 1991 was $53,000 (Appendix B); of all sales over $53,000 in the core, 33 percent were in the city of Akron (Appendix C). Table 4 shows a wide range among the cities, from Toledo, where half of all the higher-priced homes in the metro core were in the city (most in the outer districts of the city), to Cleveland where the figure is only 4 percent.

The measures expressed in Tables 3 and 4 indicate important differences among the seven cities. The differences and pattern are evident in Figure 1. **The more that a city had higher-priced homes within its boundary, the less its residents moved to a suburb when they sold and bought another home.** Conversely, the less a city had higher-priced homes, the more it lost residents as they moved up.

Cleveland, Youngstown and Dayton in particular appear to have little chance of retaining many movers as long as most move up in price to the degree found in this study. The supply of higher-priced homes in those cities relative to their suburbs is small. Cincinnati, although it has twice as much higher-priced housing as Dayton, still lost sellers at the same rate as Dayton. Toledo, Columbus and Akron are best positioned to retain residents, but even they lost over half their movers. Again, the availability of higher-priced housing in the city is necessary

FIGURE 1

City Movers & Home Prices, 1991



but not sufficient to keep movers in the city.

Community Change

Movement is likely to result in community change. The outward movement of homesellers found in this study can be related not only to population shifts, but also to economic shifts, as reflected in household income and real property values. It was expected that the rate of growth in households, income and property values would be greatest at the outer edges of the central county, less in the inner suburbs, and least in the central city.

Table 5 shows that in most areas the anticipated pattern was found for household and income changes. Except in Franklin (Columbus) and Lucas (Toledo) counties, the outer suburbs had the most household growth, the inner suburbs less, and the central city least (or a loss). The city of Columbus increased its households during the 1980s by means of large amounts of housing construction in annexed communities.

The city of Toledo lost households even though housing development in the 1980s was fairly active, particularly in the city's southwest quadrant, indicating extensive abandonment elsewhere in the city.

With respect to income change, the pattern is even more discernable. Only Hamilton (Cincinnati) and Summit (Akron) counties do not show the expected pattern. As movement outward dominates a metropolitan area, and sellers move up in price, the central city and inner suburbs tend to weaken economically relative to the outer suburbs. That does not mean all parts of

TABLE 5

Household and Income Changes
Major Ohio Counties, 1980-1990

	# of Household 1980	# of Household 1990	% Change	Average HH Income 1980	Average HH Income 1990	Real % Change
Cuyahoga Total	563,478	563,243	0.0	$21,397	$37,121	4.8
Cleveland	218,297	199,787	-8.5	$14,985	$23,144	-6.7
Inner	231,917	232,405	0.2	$23,986	$40,484	2.0
Outer	113,264	131,051	15.7	$28,479	$52,401	11.2
Franklin Total	322,817	378,723	17.3	$20,175	$37,469	12.2
Columbus	219,418	258,803	17.9	$17,304	$31,887	11.3
Inner	54,237	54,248	0.0	$28,255	$53,691	14.8
Outer	49,162	65,672	33.6	$23,998	$46,052	16.0
Hamilton Total	322,238	338,881	5.2	$21,130	$38,915	11.3
Cincinnati	157,677	154,342	-2.1	$16,498	$29,080	6.5
Inner	90,546	95,455	5.4	$23,550	$41,070	5.4
Outer	74,015	89,084	20.4	$28,059	$53,603	15.4
Lucas Total	172,239	177,500	3.1	$20,612	$35,716	4.7
Toledo	133,042	130,883	-1.6	$18,626	$30,090	-2.4
Inner	31,201	37,575	20.4	$28,394	$53,201	13.2
Outer	7,996	9,042	13.1	$23,328	$44,303	14.8
Mahoning Total	98,792	97,588	-1.2	$19,511	$30,487	-5.6
Youngstown	41,990	37,025	-11.8	$16,014	$21,857	-17.5
Inner	9,575	9,336	-2.5	$18,071	$24,994	-16.4
Outer	47,227	51,227	8.5	$22,920	$37,713	-0.6
Montgomery Total	211,857	226,192	6.8	$20,432	$36,538	8.1
Dayton	76,730	72,670	-5.3	$14,642	$24,563	1.4
Inner	68,370	74,796	9.4	$22,930	$39,742	4.7
Outer	66,757	78,726	17.9	$24,538	$44,514	9.6
Summit Total	189,850	199,998	5.3	$21,091	$36,777	5.4
Akron	90,576	89,923	-0.7	$17,631	$29,413	0.8
Inner	46,514	48,308	3.9	$21,428	$34,610	-2.4
Outer	52,760	61,767	17.1	$26,754	$49,148	11.0

Source: U.S. Census
Nominal dollars; real change after inflation. 1/6/94

the central city or all inner suburbs weaken, but probably most, and progressively more of them will show signs of decline. Obvious decline may not be evident for 20, 30 or more years.

With respect to county auditor assessed residential property values (Table 6), the pattern of change is not as strong as it is for households and income. This may be due at least in part to the fact that all counties do not undergo reappraisal in the same year. Franklin, Hamilton and Mahoning Counties are on one schedule, Cuyahoga and Lucas are on another, and Montgomery and Summit are on another. During the period 1983-1991, Montgomery and Summit had two reappraisals (and one update) while the others had one reappraisal (and two updates). Thus Table 6 should not be used to make comparisons between counties. Changes in Montgomery and Summit in particular probably are overstated relative to the others. The purpose of Table 6 is to indicate the city/inner/outer pattern.

For residential value, Cuyahoga, Mahoning and Montgomery show the expected pattern. Summit nearly does. Franklin would not be expected to show it because of the large amounts of housing construction in Columbus. Hamilton differs from the pattern in that Cincinnati shows a larger increase in value than its inner suburbs.

In Lucas County the suburbs closest to Toledo show substantial strengthening while the city change is negative. Even though the rate of movement out of Toledo is relatively low, and the city has a large share of higher-priced homes, the value of its residential real estate declined. The healthy housing

TABLE 6

Residential, Commercial, and Industrial Property Assessed Values
and Real Change, 1983-1991, Ohio Major Counties

	Residential 1983	Residential 1991	% Real Change 83-91	Commercial 1983	Commercial 1991	% Real Change 83-91	Industrial 1983	Industrial 1991	% Real Change 83-91
Cuyahoga Total	6,916,830,280	11,231,249,810	20.3	2,222,014,220	4,280,337,870	42.7	894,587,430	1,087,437,240	-10.0
Cleveland	1,142,106,270	1,651,939,820	7.1	784,744,200	1,570,833,200	48.3	331,185,930	354,762,720	-20.7
Inner	3,318,352,390	5,043,692,090	12.6	893,185,330	1,491,491,340	23.7	329,072,700	389,785,270	-12.3
Outer	2,456,371,620	4,535,617,900	36.8	544,084,690	1,218,013,330	65.8	234,328,800	342,889,250	8.4
Franklin Total	3,687,049,960	6,611,546,430	32.8	1,796,595,860	3,545,465,630	46.2	466,000,090	804,888,010	27.9
Columbus	1,906,757,940	3,342,556,570	29.9	1,345,239,190	2,597,977,030	43.1	348,719,540	608,579,750	29.3
Inner	984,154,250	1,564,282,180	17.7	239,992,530	399,792,130	23.4	67,981,710	93,513,380	1.9
Outer	796,137,770	1,704,707,680	58.6	211,364,140	547,696,470	91.9	49,298,840	102,794,880	54.5
Hamilton Total	3,668,661,010	6,329,696,960	27.8	1,108,897,020	2,567,049,400	71.5	535,010,840	638,313,790	-11.6
Cincinnati	1,021,713,600	1,656,549,130	20.1	592,117,470	1,305,332,940	63.3	168,361,830	194,513,370	-14.4
Inner	1,288,383,200	1,992,491,430	14.6	184,723,750	350,259,110	40.5	129,409,820	135,843,170	-22.2
Outer	1,358,564,210	2,680,656,400	46.2	332,055,800	911,457,350	103.3	237,239,190	307,957,250	-3.8
Lucas Total	1,951,888,710	2,791,476,320	5.9	680,573,690	1,040,070,810	13.2	158,449,410	205,846,780	-3.8
Toledo	1,227,878,980	1,535,707,660	-7.4	519,675,500	710,978,080	1.3	113,955,870	141,544,050	-8.0
Inner	599,557,590	1,047,974,620	29.5	139,555,850	292,341,010	55.2	38,183,350	52,565,730	2.0
Outer	124,452,140	207,794,040	23.7	21,342,340	36,751,720	27.6	6,310,190	11,737,000	37.8
Mahoning Total	1,110,699,610	1,187,360,560	-20.8	260,834,470	323,410,430	-8.2	67,153,530	66,879,180	-26.2
Youngstown	313,951,230	248,174,620	-41.4	82,740,170	82,048,810	-26.5	25,990,070	19,239,320	-45.2
Inner	102,879,050	90,066,520	-35.2	9,811,720	10,237,710	-22.7	3,754,450	3,396,090	-33.0
Outer	693,869,330	849,119,420	-9.4	168,282,580	231,123,910	1.7	37,409,010	44,243,770	-12.4
Montgomery Total	2,244,443,180	3,767,800,650	24.3	725,810,290	1,329,075,100	35.6	235,644,750	277,721,670	-12.7
Dayton	384,261,090	599,006,480	15.5	232,219,440	388,754,080	24.0	105,114,980	108,677,870	-23.4
Inner	845,080,110	1,377,618,730	20.8	251,255,700	409,694,820	20.8	75,142,510	90,050,440	-11.2
Outer	1,015,101,980	1,791,175,440	30.7	242,335,150	530,626,200	62.2	55,387,260	78,993,360	5.6
Summit Total	2,355,123,370	3,621,141,760	13.9	636,196,820	1,192,649,260	38.9	155,266,170	223,001,140	6.4
Akron	734,579,970	1,023,897,720	3.2	277,688,650	494,587,690	31.9	71,235,350	89,981,760	-6.4
Inner	586,991,780	792,170,570	0.0	161,708,000	285,003,520	30.6	37,101,610	46,497,730	-7.2
Outer	1,033,551,620	1,805,073,470	29.4	196,800,170	413,058,050	55.5	46,929,210	86,521,650	36.6

Data Source: Ohio Municipal Advisory Council
Nominal dollars; real change after inflation.

1/5/94