

**CITY OF LANCASTER, OHIO
CONSOLIDATED PLAN 2003 - 2007**

COMMUNITY PROFILE

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Community Description

The City of Lancaster, Ohio, is one of the largest 100 cities in Ohio with a population of 35,335 persons in 2000, as reported by the U. S. Bureau of Census. This reflects a population increase of 828 persons from 1990 through 2000. Lancaster is the county seat of Fairfield County, Ohio, situated approximately 25 miles southeast of Columbus, Ohio. The City of Lancaster is statistically included within the Columbus Metropolitan Statistical Area (MSA). Population projections for the city projected the 2002 population at 35,674 and the 2007 population at 35,915, a total increase from 2002 of 0.7%.

A breakdown of Lancaster's 2000 population by race, the non-minority population was 34,409 which is 97.4% of the total population. Compared to Lancaster's 1990 population by race, the non-minority population was 34,076 which was 98.8% of the total population. In terms of households, defined as one or more persons occupying a housing unit, Lancaster had 14,852 total households in 2000. In 1990, there were 14,029 total households in the city, reflecting an increase of 823 households between 1990 and 2000. 34,885 persons, or 98.7% of Lancaster's total population were part of a household in 2000. 450 residents resided in group quarters such as nursing homes or other institutional facilities.

In 2000, Lancaster had a total of 15,891 housing units, an increase of 705 dwelling units over 1990. This represents a 9.6 increase in the total housing stock within Lancaster from 1990 to 2000.

Household and Family Composition

In considering housing needs in the community, it is necessary to compare family composition and the types of households residing within the city.

Of the 14,852 total households in 2000, 9,568 or 64.4 percent, represent family households, defined by the U. S. Bureau of Census as a households (head of household) and one or more other persons living in the same households who are related by birth, marriage, or adoption. In 1990, 72.2 percent of the households constituted families.

FAMILY HOUSEHOLD COMPOSITION			
	2000	1990	1980
TOTAL HOUSEHOLDS	14,852	13,981	13,344
Family Households	9,568 (64.4%)	9,626 (68.9%)	9,701 (72.7%)
Married-couple family	7,107 (47.9%)	7,476 (53.4%)	8,083 (60.6%)
With own children	3,002 (20.2%)	3,393 (33.0%)	3,977 (42.0%)
Female householder	1,922 (12.9%)	1,736 (12.4%)	1,373 (10.3%)
With own children	1,201 (8.1%)	1,132 (11.0%)	835 (8.8%)
NonFamily Households	5,284 (35.6%)	4,355 (31.1%)	4,031 (30.2%)

A significant change in family composition since 1980 is reflected in the increase in families with female headed households. This is an important factor in evaluating affordable housing needs within the city, as a high percentage of such families are of very low income and have the highest degree of cost burden associated with housing. In addition, the number of married couple families has declined considerable since 1980. Such changes in family composition is also reflected in the continuing decrease in family size over the past two decades. The average family size in the city has decreased from 3.64 persons per family in 1980 to 2.91 persons per family in 2000.

The data and information which established the basis for the community profile have been prepared from several sources. The principal data source was the Census of Population and Housing from the 2000 U. S. Census. The U. S. Department of Housing and Urban Development, in conjunction with the Census Bureau, has tabulated much of the statistical information for local communities to use in development the community profile. Additional census data was also utilized.

Household Income

The income level of the households within the city is a critical factor in evaluating Lancaster's housing and non-housing community development needs. In addition, the information must be considered when determining priorities for allocating CDBG funding activities.

The number of households in the city which are determined to be low and moderate income is based on their percentage of the median household income for the Columbus Metropolitan Statistical Area (MSA). The Columbus MSA median family income was \$57,300 in 2000.

This compares to the median family income of \$39,773 for the city of Lancaster and \$55,539 for all of Fairfield County in 2000. The current FY 2003 Columbus MSA median family income is \$63,800.

An impact in developing the *Consolidated Plan* are those households with incomes that are more than 51% of the median income. Income data for eligibility determinations is based on 2000 HUD data as derived from the census information.

Eligibility and income determinations for direct benefit activities are based on current Section 8 income limits as determined by HUD on an annual basis. These limits are as follows:

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% Median	13,400	15,300	17,250	19,150	20,650	22,200	23,750	23,750
50% Median	22,350	25,500	28,700	31,900	34,450	37,000	39,550	42,100
80% Median	35,750	40,850	45,950	51,050	55,100	59,200	63,300	67,500

According to HUD 2000 census data, 55.8 percent of all households within the city had low and moderate incomes. Families and individuals having the lowest income levels reflect the highest degree of need. This is true with regard to housing costs. Housing costs are determined by factors which are largely beyond the control of an individual or family. Those with the lowest income are required to devote a greater proportion of their income to housing than households with higher incomes.

An analysis of median household incomes within Lancaster reflects only minor disparities between minority and non-minority groups. The incidence of poverty in the non-minority group is 10.4%, while the incidence of poverty in the minority group is below 6%. There are no specific areas of minority concentrations within Lancaster. Minority households are generally located throughout the city in approximately the ratio as non-minority households of similar income levels.

Census tract and block group income data are used for determining projects and activities which illustrate an area wide benefit. Within 26 of the 40 census block groups which comprise the makeup of the city, at least 55.8 percent of the households are low and moderate income. The census tracts, block groups, and LMI percentages are reflected in the following table.

2000 CENSUS – CITY OF LANCASTER, OHIO
POPULATION/HOUSING UNITS/LOW MODERATE INCOME PERCENTAGE

CENSUS TRACT	BLOCK GROUP	POPULATION	HOUSING UNITS	LMI PERSONS	LMI PERCENTAGE
CT 309	BL 4	1168	411	217	15.7
CT 310	BL 2	342	135	73	25.3
CT 310	BL 3	148	63	17	16.8
CT 312	BL 1	62	26	28	87.5
CT 313	BL 1	975	339	457	52.5
CT 313	BL 2	886	412	316	37.4
CT 313	BL 3	1095	536	718	67.9
CT 314	BL 1	842	341	295	34.3
CT 314	BL 2	208	87	106	40.8
CT 314	BL 3	1726	758	1162	65.5
CT 314	BL 4	944	494	758	77.8
CT 314	BL 5	839	386	468	54.7
CT 315	BL 1	716	341	356	51.4
CT 315	BL 2	1624	937	903	57.7
CT 316	BL 1	1268	759	807	61.9
CT 316	BL 2	1145	441	503	44.7
CT 316	BL 3	1150	459	533	48.9
CT 316	BL 4	2265	983	1357	60.4
CT 317	BL 1	616	296	447	74.5
CT 317	BL 2	827	387	577	69.8
CT 317	BL 3	838	386	691	80.8
CT 317	BL 4	903	379	555	62.9
CT 317	BL 5	844	381	742	86.5
CT 320	BL 1	766	367	552	71.3
CT 320	BL 2	679	305	377	53.9
CT 320	BL 3	740	347	395	53.5
CT 320	BL 4	887	488	637	75.2
CT 321	BL 1	945	445	396	40.1
CT 321	BL 2	1215	519	609	50.1
CT 321	BL 3	1296	564	352	28.1
CT 322	BL 1	701	283	379	60.1
CT 322	BL 2	2043	857	1209	57.9
CT 322	BL 3	1072	462	474	48.7
CT 323	BL 1	797	363	470	59.8
CT 323	BL 2	956	407	454	46.0
CT 323	BL 3	762	302	421	53.0
CT 323	BL 4	793	375	553	70.9
CT 325	BL 1	212	55	55	90.2
CT 325	BL 2	40	15	0	0.0
TOTALS		35335	15891	19419	55.8