THE FUTURE OF AMERICA'S FIRST SUBURBS

Tom Carroll Village Manager Silverton, Ohio October 22, 2019

Signs of First Suburb Decline

ICMA conference



- 1. Aging housing stock
- 2. Low investment in infrastructure
- 3. Aging population
- 4. Concentration of poverty moved to suburb

William Hudnut III



- 1. Income decline
- 2. Population decline
- 3. Poverty increase

Bernadette Hanlon



Hamilton County, Ohio

Community	Total 2008 Value	Total 2011 Value	Total 2014 Value	Total 2017 Value	2008 vs 2017 Total Value	% Change in Total Value, 2008 to 2017	Inflation Adjusted, 2008 vs 2017
Lincoln Heights	30,143,840	26,555,260	20,621,000	20,182,980	-9,960,860	-33.04%	-48.54%
Springdale	446,145,790	337,958,650	312,554,640	319,007,740	-127,138,050	-28.50%	-44.00%
Golf Manor	53,123,500	43,050,740	39,977,640	40,562,940	-12,560,560	-23.64%	-39.14%
Elmwood Place	23,854,790	19,311,410	18,696,700	18,583,580	-5,271,210	-22.10%	-37.60%
North College Hill	138,020,230	117,491,930	109,246,180	110,524,110	-27,496,120	-19.92%	-35.42%
Mt. Healthy	91,597,090	79,967,340	74,251,040	74,476,090	-17,121,000	-18.69%	-34.19%
Lockland	57,100,450	50,274,770	47,592,860	47,159,640	-9,940,810	-17.41%	-32.91%
Greenhills	63,592,710	56,157,450	52,257,320	52,785,510	-10,807,200	-16.99%	-32.49%
Addyston	13,823,460	11,963,600	11,884,620	11,477,650	-2,345,810	-16.97%	-32.47%
Arlington Heights	13,204,720	12,177,070	11,446,270	11,050,450	-2,154,270	-16.31%	-31.81%
Cheviot	130,607,160	111,223,030	106,520,990	109,441,300	-21,165,860	-16.21%	-31.71%
Forest Park	373,685,060	328,076,090	306,712,640	313,230,100	-60,454,960	-16.18%	-31.68%
Indian Hill	984,490,420	846,131,180	848,868,790	867,158,360	-117,332,060	-11.92%	-27.42%
Reading	200,250,540	180,594,100	176,386,750	178,432,890	-21,817,650	-10.90%	-26.40%
St. Bernard	91,397,640	74,676,400	80,449,640	81,485,260	-9,912,380	-10.85%	-26.35%
Norwood	435,262,340	377,917,640	374,685,560	406,153,090	-29,109,250	-6.69%	-22.19%
Glendale	107,065,670	97,878,900	99,881,750	101,188,130	-5,877,540	-5.49%	-20.99%
Silverton	91,081,550	85,036,690	83,075,080	86,226,270	-4,855,280	-5.33%	-20.83%
Newtown	95,128,850	88,082,670	87,100,740	90,179,110	-4,949,740	-5.20%	-20.70%
Amberley Village	185,300,120	165,811,690	166,931,030	179,500,050	-5,800,070	-3.13%	-18.63%
Woodlawn	101,128,440	98,657,870	94,321,010	98,072,170	-3,056,270	-3.02%	-18.52%
Deer Park	111,780,080	103,760,270	104,629,390	108,557,260	-3,222,820	-2.88%	-18.38%
Sharonville	470,138,380	449,119,680	438,387,420	460,768,290	-9,370,090	-1.99%	-17.49%
Terrace Park	130,661,280	121,193,730	125,216,870	129,030,020	-1,631,260	-1.25%	-16.75%
Evendale	215,063,740	201,222,800	204,400,700	213,227,630	-1,836,110	-0.85%	-16.35%
Wyoming	310,589,480	277,897,200	304,911,790	313,317,700	2,728,220	0.88%	-14.62%
Blue Ash	767,632,110	706,449,050	712,604,150	779,315,550	11,683,440	1.52%	-13.98%
Cleves	51,717,780	51,091,480	53,613,510	52,636,160	918,380	1.78%	-13.72%
North Bend	36,551,550	35,098,020	36,111,680	38,614,610	2,063,060	5.64%	-9.86%
Fairfax	59,026,550	56,388,620	62,516,600	63,219,420	4,192,870	7.10%	-8.40%
Montgomery	519,378,370	481,043,250	516,228,830	576,634,020	57,255,650	11.02%	-4.48%
Madeira	323,650,670	298,298,190	326,762,360	379,569,010	55,918,340	17.28%	1.78%
Mariemont	129,348,710	125,806,450	142,942,990	165,248,970	35,900,260	27.75%	12.25%



Mariemont, Ohio

Data Source: Hamilton County Auditor



	2016 Income Tax Per
Community	Capita (2010 Census)
Elmwood Place	\$111.82
Lincoln Heights	\$166.24
Cheviot	\$187.54
Golf Manor	\$206.41
Deer Park	\$228.16
North College Hill	\$290.79
Greenhills	\$325.31
Madeira	\$334.74
Mt. Healthy	\$378.03
Silverton	\$384.44
Addyston	\$475.83
Forest Park	\$535.16
Lockland	\$635.17
Newtown	\$643.93
Mariemont	\$659.62
Arlington Heights	\$669.62
Reading	\$704.17
Wyoming	\$715.11
Montgomery	\$841.63
Norwood	\$853.26
Amberley Village	\$995.76
Springdale	\$1,264.01
Woodlawn	\$1,447.80
Sharonville	\$1,855.48
Indian Hill	\$2,072.19
Fairfax	\$2,299.97
St. Bernard	\$2,372.31
Blue Ash	\$2,960.59
Evendale	\$5,608.35





			Expected		
	0/ C 1		Gain/(Loss)	Expected	A st al Channelin
	% Change in	Change in Aug HH	in Ava HH	Gain/(Loss) from	Actual Change in Population 1000
Community	Units, 1990-2010	Size, 1990-2010	Size	Housing Units	2010
Norwood	-14.13%	-6.17%	(1,453)	(3,327)	(4,467)
Reading	-6.70%	-6.61%	(781)	(791)	(1,653)
North College Hill	-10.43%	-2.85%	(301)	(1,102)	(1,605)
Lincoln Heights	-25.74%	-6.59%	(312)	(1,218)	(1,571)
Mt. Healthy	-19.21%	-3.56%	(269)	(1,454)	(1,482)
Cheviot	-9.65%	-4.39%	(417)	(919)	(1,241)
Silverton	-6.39%	-10.96%	(616)	(359)	(1,071)
St. Bernard	-15.62%	-2.92%	(155)	(830)	(976)
Lockland	-21.61%	0.85%	37	(943)	(908)
Greenhills	-9.32%	-9.54%	(413)	(403)	(778)
Elmwood Place	-23.71%	-2.33%	(69)	(696)	(743)
Golf Manor	-10.63%	-2.61%	(108)	(442)	(543)
Deer Park	-1.36%	-5.36%	(318)	(81)	(445)
Madeira	-5.39%	0.39%	35	(483)	(415)
Evendale	3.61%	-15.86%	(503)	114	(408)
Arlington Heights	-30.30%	-1.74%	(19)	(329)	(339)
Fairfax	-12.14%	-4.38%	(89)	(246)	(330)
Glendale	3.53%	-14.06%	(337)	84	(290)
Addyston	-8.60%	-14.29%	(171)	(103)	(260)

Population Loss, 1990 to 2010

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Community	% Change in Occupied Housing Units, 1990-2010	Change in Avg HH Size, 1990-2010	Expected Gain/(Loss) from Change in Avg HH Size	Expected Gain/(Loss) from Change in Occupied Housing Units	Actual Change in Population, 1990-2010
Forest Park	10.19%	-8.80%	(1,636)	1,894	111
Terrace Park	-0.13%	5.69%	121	(3)	118
Blue Ash	10.78%	-7.34%	(860)	1,264	254
North Bend	46.25%	-2.52%	(36)	278	254
Mariemont	-1.37%	9.86%	307	(43)	285
Wyoming	-1.80%	4.28%	348	(146)	300
Indian Hill	9.22%	-1.40%	(75)	496	402
Sharonville	13.63%	-9.21%	(1,198)	1,773	407
Amberley Village	12.15%	2.78%	86	378	477
Montgomery	18.91%	-11.56%	(1,101)	1,799	498
Springdale	9.35%	-3.25%	(339)	974	602
Woodlawn	53.93%	-22.79%	(607)	1,436	620
Cleves	44.06%	7.91%	165	917	1,026
Newtown	95.99%	-14.08%	(223)	1,524	1,083

Population Gain, 1990 to 2010

Community	1999 Poverty		Change in Poverty
Community	Rate	2017 Poverty Rate	Rate, 1999-2017
Mariemont	5.00%	2.30%	-2.70%
Amberley Village	3.50%	3.30%	-0.20%
Wyoming	1.40%	2.00%	0.60%
Madeira	1.30%	2.10%	0.80%
Blue Ash	4.70%	5.60%	0.90%
Montgomery	2.80%	3.90%	1.10%
Newtown	7.10%	8.50%	1.40%
Evendale	0.30%	1.90%	1.60%
North Bend	6.50%	8.70%	2.20%
Glendale	2.10%	4.60%	2.50%
Deer Park	5.30%	8.10%	2.80%
Indian Hill		3.10%	3.10%
Terrace Park	2.00%	5.30%	3.30%
Fairfax	5.10%	8.90%	3.80%
Cleves	7.60%	11.70%	4.10%
St. Bernard	8.70%	13.00%	4.30%
Silverton	9.50%	14.60%	5.10%
Addyston	11.60%	17.00%	5.40%
Reading	7.30%	13.50%	6.20%
Woodlawn	10.40%	17.40%	7.00%
Sharonville	4.00%	11.40%	7.40%
Greenhills	3.80%	12.60%	8.80%
Lockland	26.50%	35.60%	9.10%
Norwood	12.90%	22.00%	9.10%
Springdale	8.90%	18.80%	9.90%
Forest Park	6.00%	16.40%	10.40%
Golf Manor	10.70%	21.20%	10.50%
Arlington Heights	5.40%	15.90%	10.50%
Mt. Healthy	8.90%	19.40%	10.50%
North College Hill	8.70%	19.20%	10.50%
Elmwood Place	19.00%	30.00%	11.00%
Lincoln Heights	29.90%	41.80%	11.90%
Cheviot	7.60%	20.70%	13.10%

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Change in Poverty Rate, 1999 to 2017



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Tax Capacity and Tax Yield

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Juice/Squeeze Ratio



	2016 Income		2016			Per Capita Vield pop T
Community	Toy	2016 Income Tax Per	Inc.	2016 Inc.	TRo	
Community		Capita (2010 Census)	Tax	Tax Credit	1-D0	D D
	Collection		Rate			Bo Percent
Lincoln Heights	\$537,635	\$166	2.00%	1.00%	3.00%	\$55.41
Elmwood Place	\$245,343	\$112	2.00%	2.00%	2.00%	\$55.91
Cheviot	\$1,570,672	\$188	2.00%	2.00%	2.00%	\$93.77
North College Hill	\$2,732,578	\$291	1.50%	0.00%	3.00%	\$96.93
Golf Manor	\$745,345	\$206	1.70%	1.70%	1.70%	\$121.42
Greenhills	\$1,176,000	\$325	1.50%	0.50%	2.50%	\$130.12
Deer Park	\$1,308,725	\$228	1.50%	1.50%	1.50%	\$152.11
Silverton	\$1,840,703	\$384	1.25%	0.00%	2.50%	\$153.78
Mt. Healthy	\$2,305,234	\$378	2.00%	1.60%	2.40%	\$157.51
Forest Park	\$10,018,234	\$535	1.50%	1.18%	1.83%	\$293.24
Lockland	\$2,190,695	\$635	2.10%	2.10%	2.10%	\$302.46
Madeira	\$2,920,914	\$335	1.00%	0.90%	1.10%	\$304.31
Addyston	\$446,324	\$476	1.50%	1.50%	1.50%	\$317.22
Arlington Heights	\$498,869	\$670	2.10%	2.10%	2.10%	\$318.87
Reading	\$7,312,764	\$704	2.00%	2.00%	2.00%	\$352.08
Wyoming	\$6,026,967	\$715	1.00%	0.00%	2.00%	\$357.56
Norwood	\$16,388,545	\$853	2.00%	2.00%	2.00%	\$426.63
Amberley Village	\$3,569,790	\$996	2.00%	2.00%	2.00%	\$497.88
Mariemont	\$2,244,703	\$660	1.25%	1.25%	1.25%	\$527.70
Newtown	\$1,720,581	\$644	1.00%	1.00%	1.00%	\$643.93
Woodlawn	\$4,769,039	\$1,448	2.00%	2.00%	2.00%	\$723.90
Montgomery	\$8,627,561	\$842	1.00%	1.00%	1.00%	\$841.63
Springdale	\$14,185,996	\$1,264	1.50%	1.50%	1.50%	\$842.67
St. Bernard	\$10,362,254	\$2,372	2.10%	2.10%	2.10%	\$1,129.67
Sharonville	\$25,160,352	\$1,855	1.50%	1.50%	1.50%	\$1,236.99
Fairfax	\$3,907,645	\$2,300	1.75%	1.75%	1.75%	\$1,314.27
Indian Hill	\$11,987,598	\$2,072	0.55%	0.00%	1.10%	\$1,883.81
Blue Ash	\$35,864,610	\$2,961	1.25%	1.25%	1.25%	\$2,368.47
Evendale	\$15,518,308	\$5,608	1.20%	1.20%	1.20%	\$4,673.63

Community	2016 Income Tax Per Capita	2016 Police	2016 Police Exp Per	2016 Fire and EMS	2016 Fire and EMS Exp. Per	Combined Per Capita Public	Ratio of Public Safety Exp. to Income Tax Per
Plue Ash	\$2,960,59	Expenditures		\$5.604.263		Salety Exp.	
Indian Hill	\$2,700.37 \$2,072,19	\$3,738,422	\$560	\$3,00 4 ,203 \$1,508,450	\$261	\$821	39,60%
Evendale	\$5.608.35	\$2.987.812	\$1.080	\$3.384.382	\$1.223	\$2.303	41.06%
Wyoming	\$715.11	\$2,163.879	\$257	527,346	\$63	\$319	44.65%
St. Bernard	\$2,372.31	\$2,028,606	\$464	\$3,123,098	\$715	\$1,179	49.72%
Sharonville	\$1,855.48	\$6,298,850	\$465	\$7,259,664	\$535	\$1,000	53.89%
Arlington Heights	\$669.62	206,675	\$277	74,105	\$99	\$377	56.28%
Springdale	\$1,264.01	\$5,232,066	\$466	\$3,838,350	\$342	\$808	63.94%
Montgomery	\$841.63	\$3,313,659	\$323	\$2,348,149	\$229	\$552	65.62%
Woodlawn	\$1,447.80	\$1,535,443	\$466	1,867,654	\$567	\$1,033	71.36%
Reading	\$704.17	\$3,221,632	\$310	\$2,229,412	\$215	\$525	74.54%
Addyston	\$475.83	\$296,285	\$316	\$57,258	\$61	\$377	79.21%
Newtown	\$643.93	\$769,004	\$288	\$607,771	\$227	\$515	80.02%
North College Hill	\$290.79	\$1,529,910	\$163	\$667,481	\$71	\$234	80.41%
Greenhills	\$325.31	\$794,057	\$220	\$206,135	\$57	\$277	85.05%
Mariemont	\$659.62	1,270,102	\$373	\$809,754	\$238	\$611	92.66%
Silverton	\$384.44	\$886,855	\$185	DPSJFD	\$173	\$358	93.18%
Amberley Village	\$995.76	\$2,918,364	\$814	\$468,524	\$131	\$945	94.88%
Forest Park	\$535.16	\$5,355,360	\$286	\$4,362,689	\$233	\$519	97.00%
Mt. Healthy	\$378.03	\$1,632,892	\$268	673,995	\$111	\$378	100.07%
Norwood	\$853.26	\$8,331,201	\$434	\$10,147,048	\$528	\$962	(112.75%)
Lockland	\$635.17	\$1,812,335	\$525	\$698,301	\$202	\$728	114.60%
Madeira	\$334.74	\$2,031,574	\$233	\$1,508,450	\$173	\$406	121.20%
Cheviot	\$187.54	996,829.00	\$119	1,004,220	\$120	\$239	127.40%
Deer Park	\$228.16	\$1,420,979	\$248	DPSJFD	\$173	\$421	184.40%







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1) Create three annual budget priorities instead of two.

"There are, however, three basic fiscal needs of every community...financing operating budgets, financing infrastructure building or repair, and financing redevelopment...."

-- Puentes and Orfield, 2002, The Brookings Institution



2) Develop a revitalization plan

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SILVERTON IN 2017 (UNDER

CONTRACT TO BE SOLD TO

SILVERTON PARK







UNITED DAIRY FARMERS

WOLTZ BUILDING

CORNER OF MONTGOMERY & PLAINFIELD

VACANT LOT LISTED FOR REDEVELOPMENT



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3) Benchmark and Measure Results













4) Develop a housing plan



5) Code Enforcement, evictions, rental property strategy











6) Evaluate poverty service gaps

CityBeat NEWS VOICES MUSIC ARTS & CULTURE FOOD & DRINK

As Some Suburban Hamilton County Enclaves Get Poorer, More Rely on Limited Transit Options

The lack of reliable public transportation is a public health issue, some experts say. At least one is pushing to get expanded service into Hamilton County's suburbs.

BY NICK SWARTSELL - NOV 8, 2018 4 PM







7) Welcome and engage newcomers









8) Identify large,underperforming tracts of landin first suburbs withredevelopment potential





9) Critically evaluate through comprehensive planning mixed use zoning laws to be developer friendly.



9) Critically evaluate zoning laws to promote mixed-use, densification, up-zoning, and necessary developer incentives.





10) Public-Private Partnerships















Through urbanization of larger suburban properties with a denser, walkable, synergistic mix of uses and housing types, more significant reductions in carbon emissions, gains in social capital and public health, and changes to systemic growth patterns can be achieved.

- Dunham-Jones, Ellen, and Williamson, June. (2009) Retroffitting Suburbia. *Urban Land*, June 2009.

"The solution as much the same for the suburban dimension of the New Urban Crisis as it is for the urban one: more and better urbanism. Overcoming the crisis of the suburbs and restoring their economic prosperity requires that suburbs become denser, greener, more mixed-use, and more connected to the urban centers via transit....One thing is certain: if we do nothing, today's urban crisis will only worsen and deepen. The gap between the winners of winner-take-all urbanism and the rest will widen....Our suburbs will grow poorer, more economically distressed, and more unequal."

-Richard Florida, 2017

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HAT WE CAN DO ABOUT I

FINRINA

Avoid "The Halberstam Trap"

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"In government it is always easier to go forward with a program that does not work than to stop it altogether and admit failure." -David Halberstam

"Relevance is key. Local governments can spend their time and energy defending outdated systems and protocols or invest in bringing their systems and policies up-to-date and measuring results.

Kodak didn't fail because digital film took it by surprise. Digital film was invented at Kodak in 1975. *Kodak* failed because it was so afraid of hurting its lucrative film business that it refused to shift any marketing towards its digital product line. It *sacrificed its future trying to save its past*.

Local governments face a similar choice. Residents are changing. Families are changing. Technology is changing. Transportation is changing. The economy is changing. Communications is changing.

Will local government make the changes required to keep pace, or spend time defending what once worked?"

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-Rebecca Ryan, Public Management, 2019

THANK YOU

Questions?

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