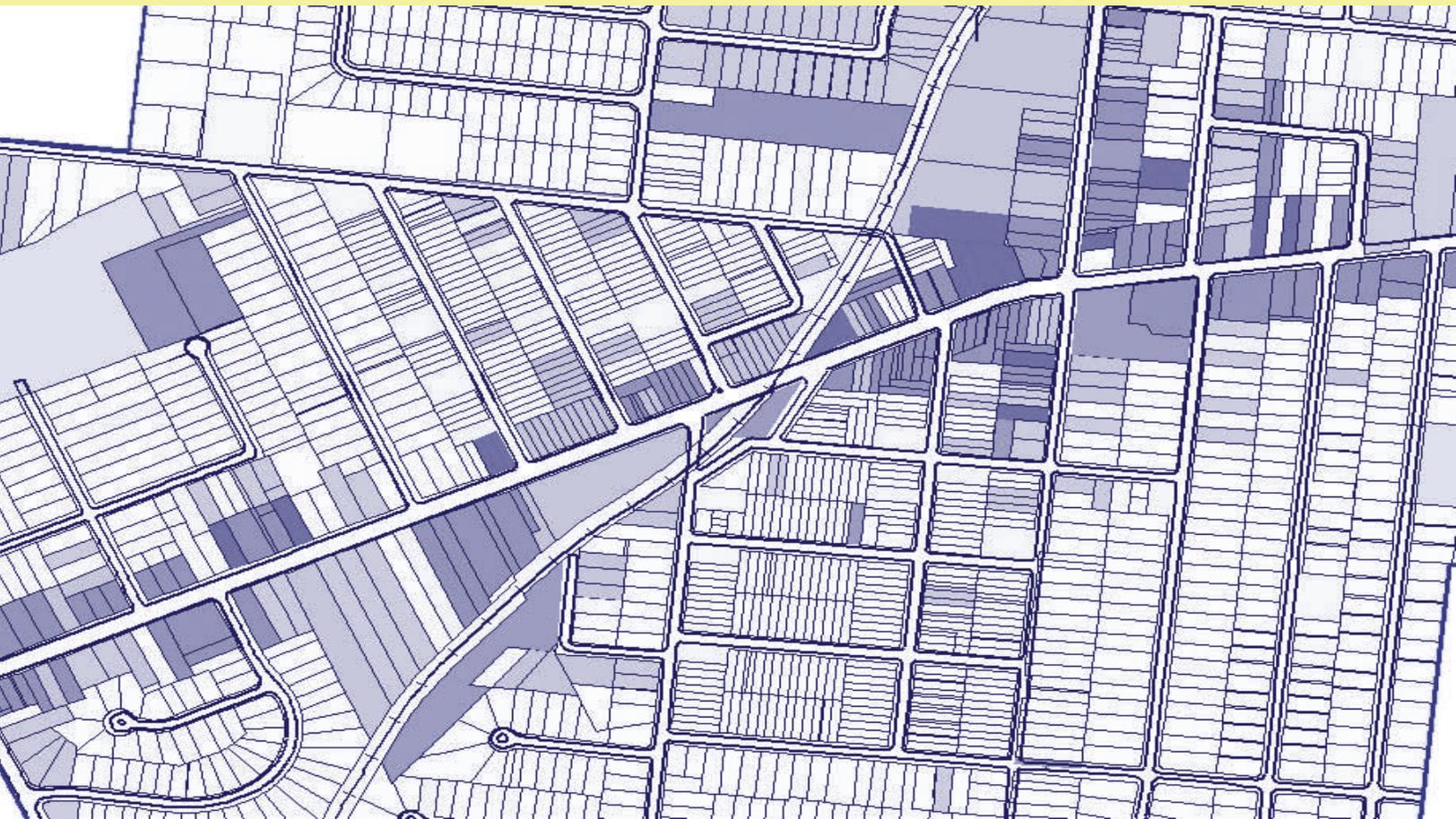


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EXISTING CONDITIONS



Silverton is a first ring suburb of greater Cincinnati, gaining city status in 1961. Like many other first ring suburbs in Ohio and around the Midwest, Silverton is virtually built out from a development standpoint. As such, population levels have largely remained constant for the last twenty years. Silverton retains a mix of single family, multi-family, retail, office and light industrial land uses.

Silverton is a family-oriented and diverse community with a close-knit feel. Silverton enjoys a prime location along Interstate 71 and is immediately adjacent to one of the largest retail and office centers in the greater Cincinnati market. Given the new trend towards redeveloping urban communities to accommodate urban oriented lifestyles, these core community values and locational attributes provide Silverton with a wonderful opportunity to utilize these assets to expand the existing commercial development in the City core and transform the area into a city center to help the community experience a surge in redevelopment activity spanning all land use sectors within the city.

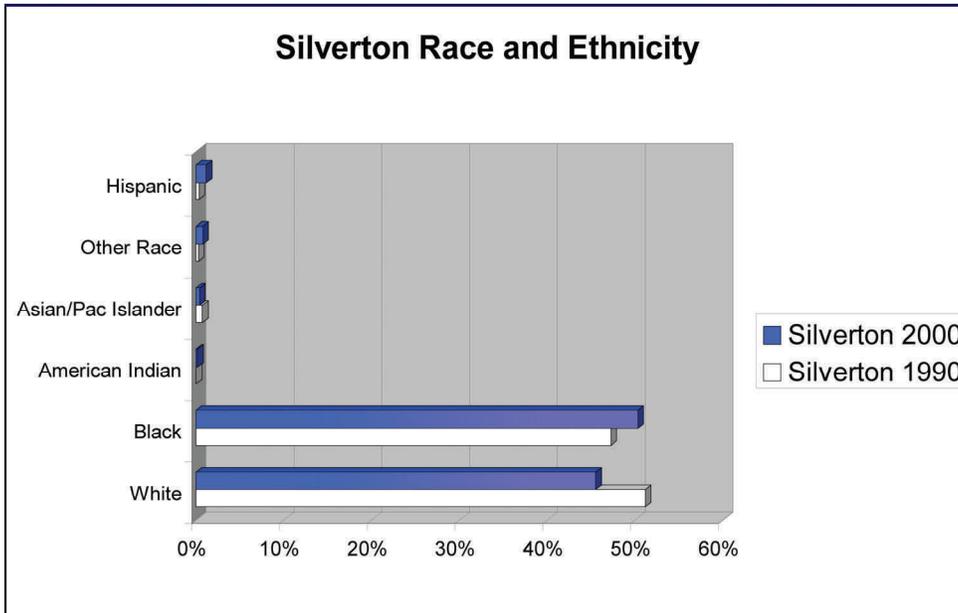
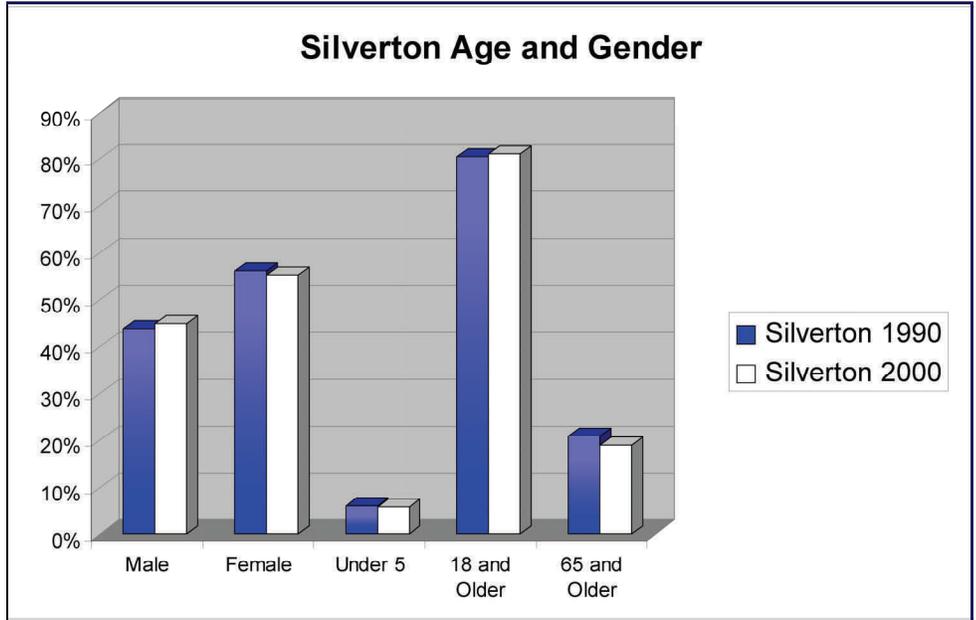
Key Statistical Data

City Area (<i>square miles</i>)	1.1 square miles
Total Population	5,178
Total Population (<i>2006 estimate</i>)	5,180
City Elevation	850 feet
Population Density	4,647 per square mile
Total Households	2,626
Owner Occupied Housing Units	1,377
Median Year of (Owner Occupied) Home Built	1946
Renter Occupied Housing Units	1,119
Median Year of (Rental) Home Built	1955
High School Graduates	28.3%
College Graduates	19.2%
Workers (16 years and older)	2,593

All data is based on the 2000 Census unless otherwise noted.

Population Trends

Silverton's average population age is rising. The younger demographic consisting of both individuals and families are moving into the city at a lower rate, however, the percentage of total Silverton population aged 25 - 44 years old is increasing. The population of 45 to 54 year olds has grown, as well as those ages 65 to 84. This is not only happening in Silverton, it is happening across the county, as county growth shows the same trends, with the 45 to 54 year old population growing, as well as the over 85 population

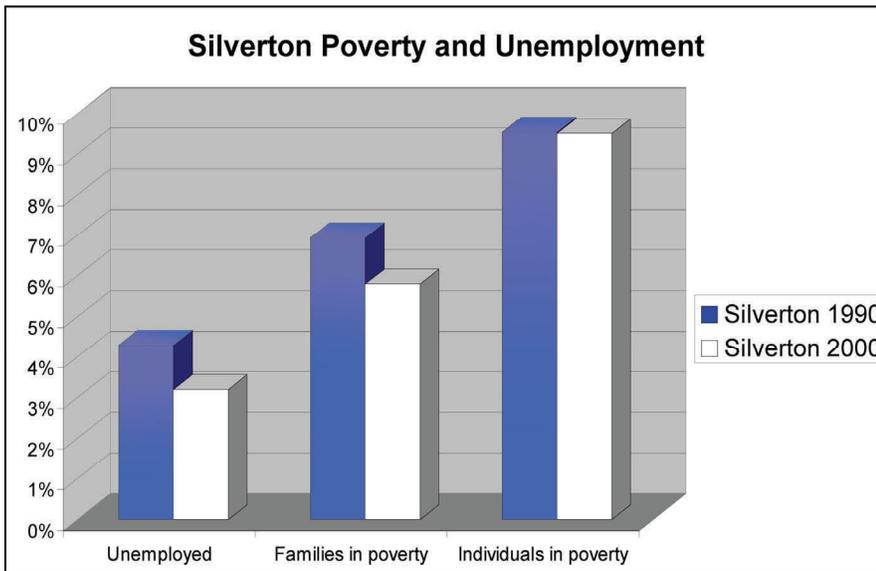
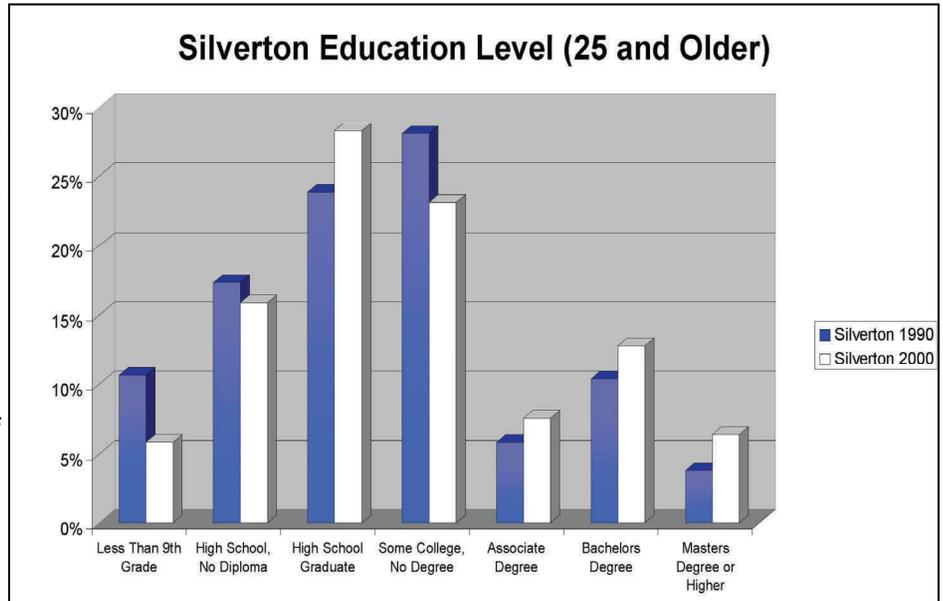


Population Diversity

Silverton is a diverse community, with a black population of fifty percent and a white population of forty six percent, as of 2000. Hamilton County is not as diverse, being 73 percent white and 24 percent black. This diversity and community programs are part of the reason Silverton is a great place to live. Both Hamilton County and Silverton have seen a slight shift in these percentages towards being racially balanced.

Education Levels

The education levels in Silverton increased between 1990 and 2000. The numbers of people with less than a high school education went down, while numbers of those with an associate's degree or higher went up. Compared to the county, Silverton has a higher percentage of people without a high school diploma, but remains even with Hamilton County in terms of total individuals earning a diploma. In terms of higher education, Silverton has a higher percentage of residents with an associates degree than the county, but has a lower percentage of residents with a bachelors degree or higher.



Poverty and Unemployment

Silverton's unemployment rates and families in poverty rates have steadily declined since the year 2000. By contrast, the city's individual poverty rate has remained virtually level since 2000. These figures are positive indicators that the citizens of Silverton are improving their personal and family financial situations. These rates illustrate that as the number of individuals in poverty status approaches 500 total people within the city, there is further reason to aggressively seek out new job growth in the city to assist in reducing these poverty rates.

Household Income

Median Household Income increased substantially between 1990 and 2000 from \$25,473 to \$35,117, but is still below the county averages of \$29,498 and \$40,964 respectively. The rise is relatively even with the county rates of increase, meaning most residents have likely held a similar paying job for this ten year period. Despite being below the county average for income, Silverton is also below the county average in terms of unemployment and poverty. Silverton's unemployment is at 3.2 percent and the poverty rate is 9.5 percent, both lower than Hamilton County. Both unemployment and poverty numbers have dropped in Silverton from the 1990 to 2000 reporting period.