

A Demographic Portrait of Covington

Prepared for the
City of Covington, Kentucky
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Introduction

This report serves as an introductory look at the social and demographic characteristics of the city of Covington, Kentucky. Of particular interest in this report are details on how these characteristics have changed over time, as well as comparisons between Covington and its neighbors in Kenton County. The information contained in this report may serve as the foundation for future program or policy-related work undertaken by the city.

Study Period

Generally, the tables and exhibits contained herein cover the period beginning in 1970 and ending in 2015. For some variables—such as total population, average household size, and number of housing units—the study period is expanded to include the years 1950 and 1960. The exclusion of this earlier period for many of the variables is based on the lack of availability of consistent and comparable measures in this period. Changes in the types of data collected and the characterizations and categorizations of the variables that were collected make pre-1970 comparisons unfeasible in many cases.

Study Areas

In all cases, data is shown for the city of Covington and for those parts of Kenton County that are outside of the city of Covington: throughout the report, this latter group is referred to as “Outside Covington”. In most cases, data is not presented for the whole of Kenton County, although such data can be easily constructed by aggregating the “Covington” data and the “Outside Covington” data. Many variables are also reported at the census tract-level, predominantly in map form. Tabular counts of these census tract data are available, if desired. Note that there is no census tract data available for any parts of Kenton County prior to 1970.

Study Variables

The data and measures contained in this report are those that are most commonly used to describe the characteristics of a population. These include (in the order that they appear in the report), (1) total population and households, (2) age and gender, (3) marital status and household formation, (4) race, ethnicity, and nativity, (5) educational attainment, (6) labor force and employment, (7) income and poverty, and (8) housing units, occupancy, and tenure. The final section of the report contains projections of population and household for the city and county through 2040. To avoid redundancy, some data and measures that *are* available throughout the study period are not included in this report. Please contact the Kentucky State Data Center if there are additional variables in which you are interested.

Data Sources

The majority of data used in this report comes from the 1950 to 2010 Decennial Censuses, the 2015 Census Population Estimates, and the 2015 American Community Survey (ACS) 5-year Estimates, all of which are conducted by the U. S. Census Bureau. Additional sources may be noted in the text or in the individual graphs, tables, or maps.

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Total Population and Households

Over the past eight decades, Covington's population has decreased by more than a third. After peaking at 65,252 residents in 1930, the city's population fell in 1940 before rebounding somewhat in 1950. Excepting the 1990-2000 decade, the city has since lost several thousand people between every Decennial Census. Both the 2015 population estimate of 40,837 and the 2016 population estimate of 40,797 (released May 2017) are slightly above the 2010 Decennial Census count

During this time the population of Kenton County has been continually increasing, the result of rapid population growth in those parts of the county outside of Covington. In 1960, the population of Kenton County outside of the city of Covington surpassed the population of the city of Covington. During the 1950's and 1960's, most of the population growth in the county occurred in the cities of Erlanger, Fort Mitchell, Fort Wright, Edgewood, and Taylor Mill. Substantial population growth continued in Edgewood and Erlanger throughout the 1970's and 1980's, and rapid population growth began in the cities of Independence and Villa Hills. Since 1990, the vast majority of Kenton County's population growth has occurred within the city of Independence. The most recent population estimate for the county – released in March 2017 – is 164,945, indicating a current outside-Covington population of 124,148.

Total population is comprised of two different segments: individuals living in households and individuals living in group quarters. Household population is all people living in nuclear family type situations (including single parent families), roommates and housemates, and single persons. Group quarter individuals are those people living in "unusual" living situations, such as prisoners, college students in dormitories, and seniors in nursing homes. The bulk of Kenton County's population lives in households, with only 1.4% of residents living in group quarters in 2015; this percentage is somewhat higher in the city of Covington (3.1%). After increasing moderately between 1970 and 2010, the group quarter populations in both the city and county appear to have stabilized.

A household is defined as an occupied housing unit (e.g., a single family home, a condo unit, a single apartment in a multi-unit building, etc.). Since 1950 the mean number of persons in households in Covington and in Kenton County has been declining, the result of reduced fertility and marriage rates and larger numbers of individuals living alone. The average number of persons in a Covington household in 2015 is 2.36, while the corresponding figure for Kenton County outside of Covington is 2.66. The slightly lower household size within the city is typical for an urban area. Reductions in the mean household size correspond with differences in the growth rates between the total population and the total number of households. Between 1950 and 2015, Covington's population decreased by 36.6%, but, due to declining household size, the number of households decreased by only 16.4%. Similarly, while the population of Kenton County excluding Covington increased by over 210% during this period, the number of households in this area increased by approximately 305%. Declining household size has direct implications for the amount of housing that is required for a given population.

Total Population

	1950	1960	1970	1980	1990	2000	2010	2015
Covington	64,452	60,376	52,535	49,563	43,264	43,370	40,640	40,837
Outside Covington	39,802	60,324	76,905	87,495	98,767	108,094	119,080	123,505
Kenton County	104,254	120,700	129,440	137,058	142,031	151,464	159,720	164,342

Source: U. S. Census Bureau, 1950-2010 Decennial Censuses, 2015 Population Estimates

Households and Group Quarters

	1950	1960	1970	1980	1990	2000	2010	2015
Covington								
Households	20,021	19,329	18,134	18,748	17,308	18,257	17,033	16,746
Population in HHs	63,413	59,552	51,927	48,572	42,166	42,250	39,234	39,599
Population in GQs	1,039	838	608	991	1,098	1,120	1,406	1,246
Mean HH Size	3.17	3.08	2.86	2.59	2.44	2.31	2.30	2.36
Outside Covington								
Households	11,221	16,730	22,193	29,317	35,382	41,187	45,735	45,479
Population in HHs	39,345	59,855	76,322	86,870	97,983	107,347	118,154	121,119
Population in GQs	457	455	580	608	785	746	926	1,043
Mean HH Size	3.51	3.58	3.44	2.96	2.77	2.61	2.58	2.66
Kenton County								
Households	31,242	36,059	40,327	48,065	52,690	59,444	62,768	62,225
Population in HHs	102,758	119,407	128,249	135,442	140,149	149,597	157,388	160,718
Population in GQs	1,496	1,293	1,188	1,599	1,883	1,866	2,332	2,289
Mean HH Size	3.29	3.31	3.18	2.82	2.66	2.52	2.51	2.58

Note: "Outside Covington" is Kenton County excluding the city of Covington. HH=Household. GQ=Group quarters.

Source: U. S. Census Bureau, 1950-2010 Decennial Censuses, 2015 Population Estimates

Census Tracts

Census tracts are small, neighborhood-size spatial units used for data aggregation purposes by the Census Bureau. Tracts do not exist in a physical or administrative sense, although their boundaries typically follow notable features (e.g., rivers, rail lines, major streets), and tracts are meant to be homogenous in terms of population and housing characteristics. A typical tract will contain roughly 4,000 to 8,000 people, although some tracts may be larger or smaller than this. The tract map that follows displays the 18 census tracts which lie, either fully or partially, within the city of Covington in 2015. Ten of these tracts lie fully within the city, while the additional eight tracts have at least 10% of their land area within the city. Five tracts that have some overlap with the city but for which less than 10% of the land area is within the city are excluded from this map and the tract-level measures, although the Covington portions of these tracts are included in the city-level measures. These excluded tracts had negligible population and housing counts in the 2010 Decennial Census. Three of the tracts (636.03, 636.06, and 649) include no housing units or population within the boundaries of the city of Covington, one tract (669) has a single housing unit and three individuals within the city, and one tract (655.02) has 13 households and 32 individuals within the city.

Census tract boundaries – as well as tract numbers – often change over time, impeding temporal analysis of spatially comparable units. The data presented in the census tract tables above has been areally interpolated so that the boundaries of the 18 tracts remain consistent over time; the boundaries in place in the 2010 Decennial

Census are used as the consistent shape.¹ The areal interpolation proceeds by allotting persons in historical tracts (which do not align with the 2010 boundaries) into 2010 boundaries based on the block-level distribution of persons in the corresponding Decennial Census and the areal overlap of tract boundaries. Areal interpolation is commonly used to carry out demographic analyses on spatial units with time-varying boundaries, and has been shown to be relatively reliable in generating accurate population and housing estimates.

The census tract tables show the total population, number of households, number of housing units, and population living within group quarters for each of the tracts lying wholly or partially within the city of Covington. Note that the data for those tracts lying partially within the city is for the entire tract, not solely the Covington part; tract/city breakdowns are not available for the bulk of the data used in this report.

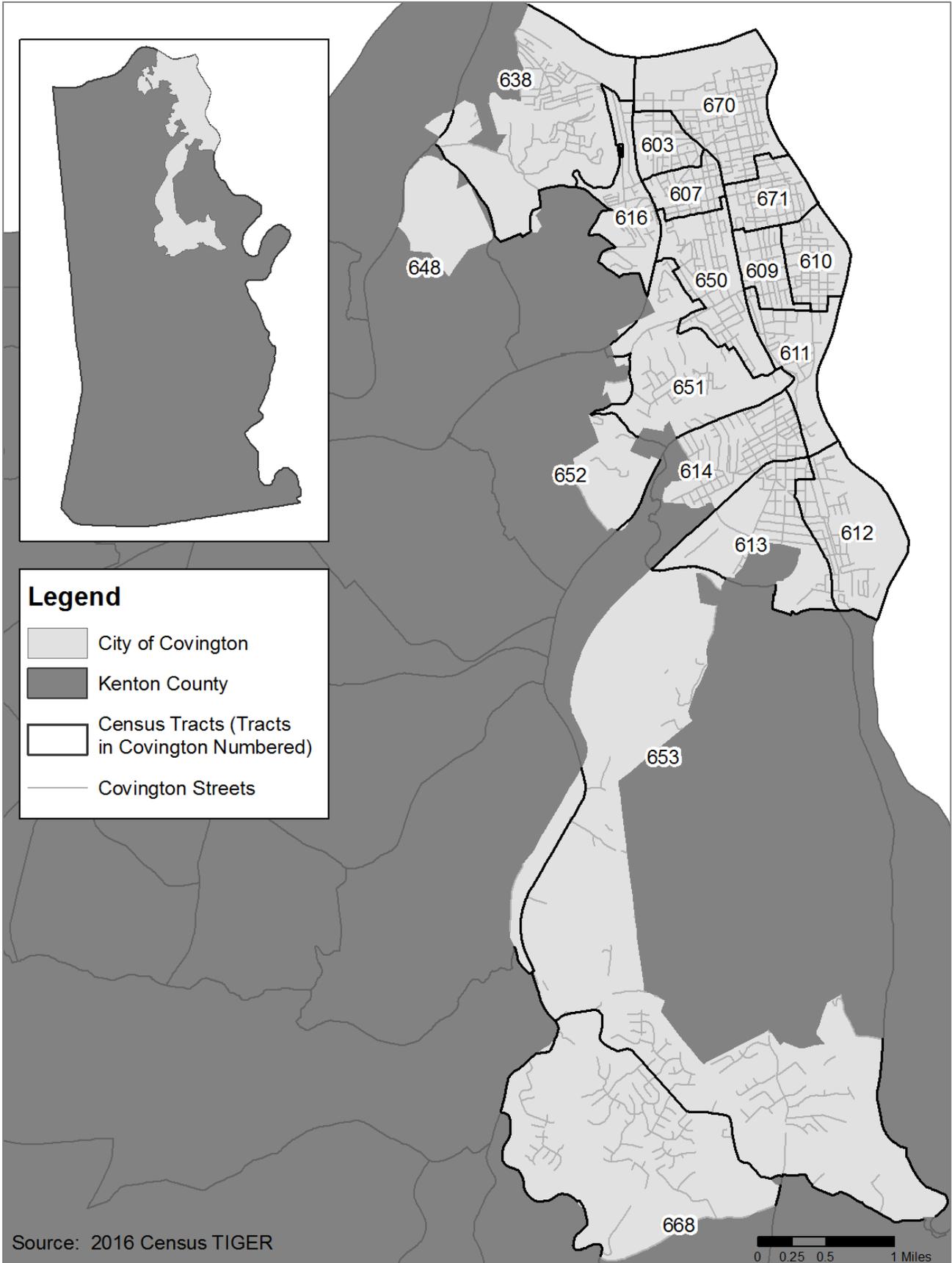
The populations for all tracts lying wholly within Covington have been declining steadily since 1970. The smallest population decline between 1970 and 2015 (-21%) was exhibited by the tract comprising much of the present-Peasenburg and Westside neighborhoods, while the largest decline (-58%) occurred in the tract comprising the Mainstrasse neighborhood. The number of households in these tracts has similarly declined (albeit slower than total population).

Among tracts lying partially within the city of Covington – which tend to be in the more outlying areas of the city – many also experienced similar population and household declines between 1970 and 2015. However, these decreases were more moderate than for the city's more centrally located tracts. A notable exception is the two tracts comprising the present-day neighborhood of South Covington (653 and 668), which showed tremendous growth over the past 45 years.

The group quarter populations among individual census tracts tend to remain fairly consistent from decade to decade. Several tracts have no (or very small) group quarter populations in any year since 1950. One notable group quarters change is the shift of more than 500 individuals from tract 670 to tract 653 between 2010 and 2015. This was the opening of the new Kenton County Detention Center in South Covington, which coincided with the closure of the prior facility in downtown Covington. A second notable group quarters change is in tract 651, the current location of the Crowne Point Apartments. Census data suggests that this was a senior living facility until the 1990's.

Covington has been, and continues to be, the mostly densely settled part of Kenton County, although the city's population density has declined over time. In 1970, the blocks encompassed by I-75 (west), the Ohio River (north), the Licking River (east) and a line approximately following 13th Street, the rail line west of Madison, and Wallace Street (south), maintained a population density of more than 10,000 people per square mile. Today only the tract in the Austinburg/Helentown area supports this maximum density, although the remainder of the centrally located tracts in Covington still have population densities greater than 5,000 people per square mile. With the exception of a single tract in Elsmere in 1980, no Kenton County tract outside of Covington has reached a population density of 5,000/square mile in the past 45 years. Even today, the majority of the county – including much of South Covington – has a density of fewer than 2,000 people per square mile.

¹ Logan JR, Xu ZW and Stults BJ. (2014) Interpolating US Decennial Census Tract Data from as Early as 1970 to 2010: A Longitudinal Tract Database. *Professional Geographer* 66: 412-420.



Population and Households for Census Tracts Fully within Covington

Population in Covington	Tract		1970	1980	1990	2000	2010	2015
100%	603	Total Population	3,521	2,762	1,963	1,809	1,577	1,491
		Households	1,208	1,036	857	886	800	779
		Population in GQs	7	0	18	83	64	23
100%	607	Total Population	3,648	2,603	2,317	1,964	1,587	1,613
		Households	1,311	1,031	950	901	739	715
		Population in GQs	7	0	19	19	0	0
100%	609	Total Population	3,343	2,715	2,523	2,331	2,041	2,434
		Households	1,230	1,096	1,001	963	805	811
		Population in GQs	0	0	11	49	46	63
100%	610	Total Population	3,303	2,803	2,612	2,495	2,071	2,009
		Households	1,104	1,019	945	985	840	800
		Population in GQs	31	42	67	6	68	92
100%	611	Total Population	2,062	1,942	1,743	1,531	1,375	1,570
		Households	794	783	717	688	650	693
		Population in GQs	0	0	0	0	0	0
100%	612	Total Population	3,924	3,269	3,108	2,933	2,620	2,646
		Households	1,185	1,110	1,098	1,029	951	910
		Population in GQs	201	212	206	272	220	226
100%	616	Total Population	2,138	1,613	1,344	1,421	1,357	1,225
		Households	632	578	514	593	584	552
		Population in GQs	5	0	0	4	0	0
100%	650	Total Population	5,004	4,983	4,243	4,014	3,669	3,945
		Households	1,631	1,789	1,642	1,608	1,470	1,511
		Population in GQs	16	0	1	0	0	0
100%	670	Total Population	5,165	3,854	3,433	3,253	3,464	2,575
		Households	2,291	2,022	1,926	1,800	1,715	1,699
		Population in GQs	208	166	338	528	855	126
100%	671	Total Population	4,323	3,453	2,695	2,572	1,970	1,879
		Households	1,488	1,218	1,040	1,086	793	771
		Population in GQs	58	25	36	13	11	16

Note: All pre-2010 numbers are estimates based on a real interpolation of published Census data using the Longitudinal Tract Data Base. "Population in Covington" is percentage of tract population that lies within the city of Covington. GQ=Group quarters.

Source: U. S. Census Bureau, 1970-2010 Decennial Censuses, 2015 American Community Survey 5-year Estimates.

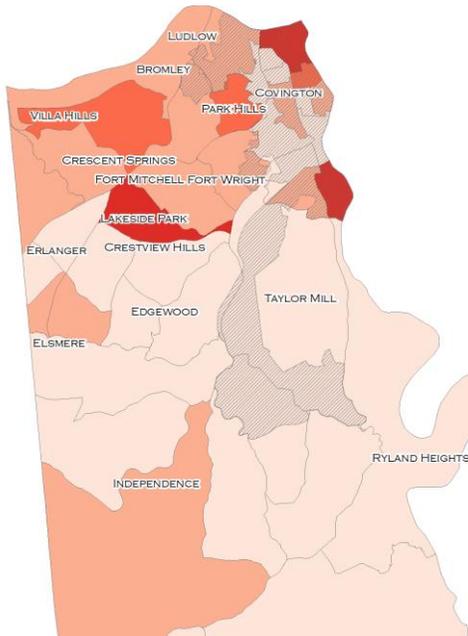
Population and Households for Census Tracts Partially within Covington

Population in Covington	Tract		1970	1980	1990	2000	2010	2015
83.7%	613	Total Population	3,436	3,051	2,875	2,755	2,471	2,268
		Households	1,201	1,266	1,256	1,235	1,167	1,086
		Population in GQs	18	0	0	0	0	0
99.2%	614	Total Population	4,989	4,271	4,264	3,850	3,626	3,939
		Households	1,743	1,672	1,755	1,637	1,532	1,524
		Population in GQs	3	0	0	0	0	0
64.0%	638	Total Population	3,785	3,762	3,429	3,080	2,965	3,214
		Households	1,146	1,506	1,461	1,405	1,419	1,511
		Population in GQs	44	8	20	25	28	35
1.4%	648	Total Population	4,332	3,070	3,485	3,364	3,401	3,232
		Households	1,316	1,047	1,473	1,500	1,526	1,394
		Population in GQs	33	0	0	0	0	0
98.7%	651	Total Population	3,649	4,480	3,993	3,649	3,498	3,387
		Households	1,134	1,466	1,438	1,490	1,431	1,354
		Population in GQs	3	355	279	8	42	52
12.8%	652	Total Population	3,836	3,630	3,669	4,070	3,928	4,006
		Households	1,135	1,168	1,354	1,770	1,822	1,706
		Population in GQs	21	181	205	113	72	75
35.3%	653	Total Population	4,785	5,869	6,405	9,650	9,730	10,207
		Households	1,323	1,942	2,248	3,449	3,688	3,695
		Population in GQs	6	0	0	0	0	538
50.3%	668	Total Population	1,071	2,102	3,481	4,334	7,704	8,723
		Households	285	618	1,041	1,420	2,525	2,738
		Population in GQs	0	0	0	0	0	0

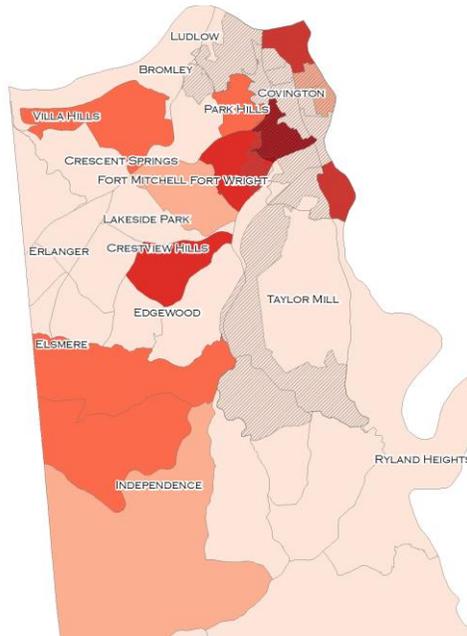
Note: All pre-2010 numbers are estimates based on a real interpolation of published Census data using the Longitudinal Tract Data Base. "Population in Covington" is percentage of tract population that lies within the city of Covington. Estimates for census tracts partially within the city of Covington are for the entire tract, and are not limited to the Covington portion of the tract. GQ=Group quarters.

Source: U. S. Census Bureau, 1970-2010 Decennial Censuses, 2015 American Community Survey 5-year Estimates.

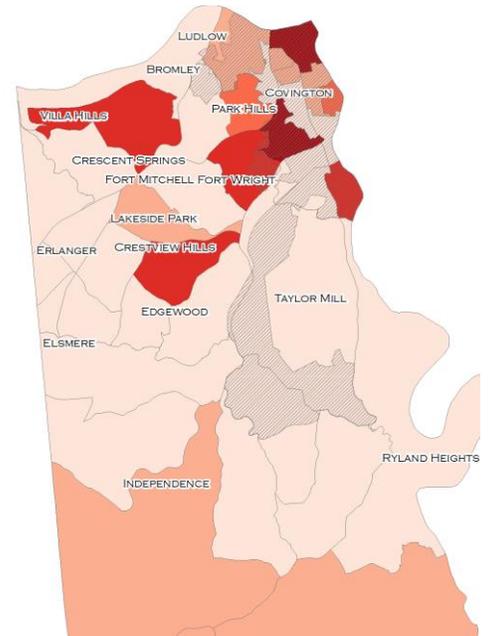
Group Quarters Population



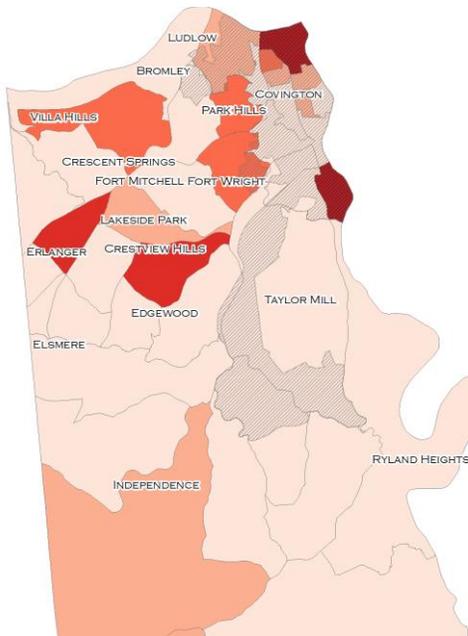
1970



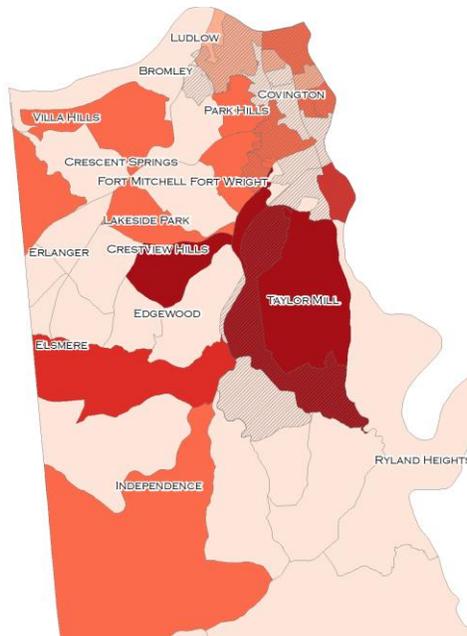
1980



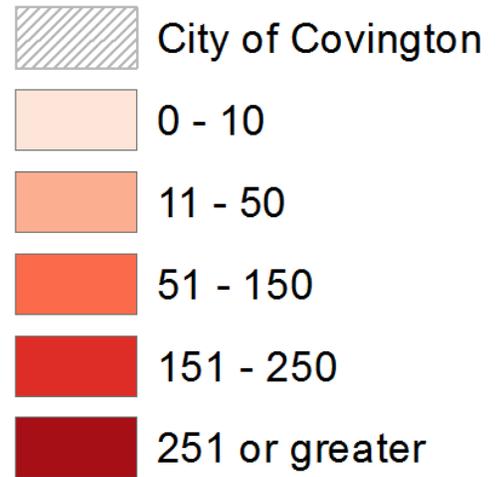
1990



2000

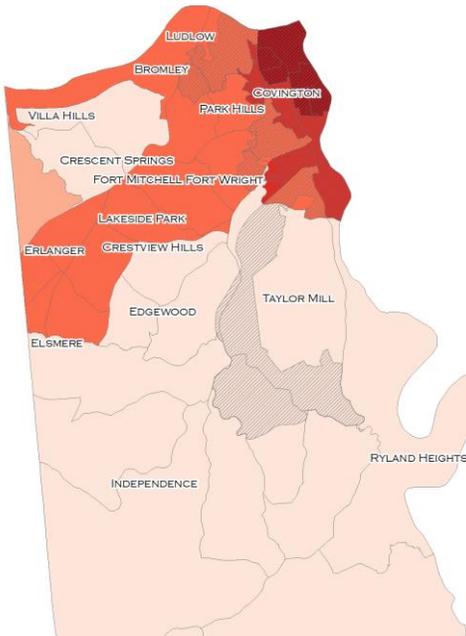


2015

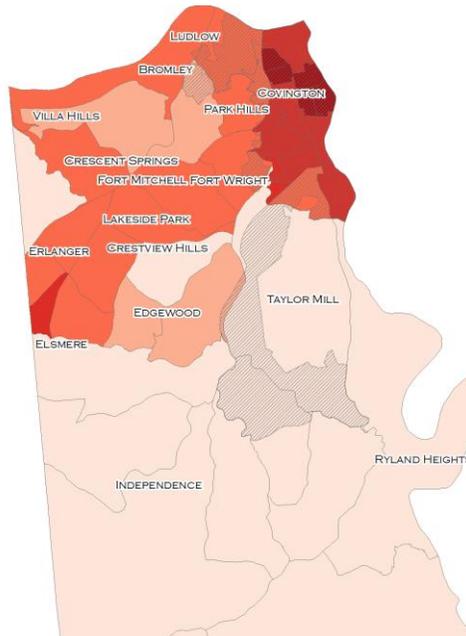


Legend

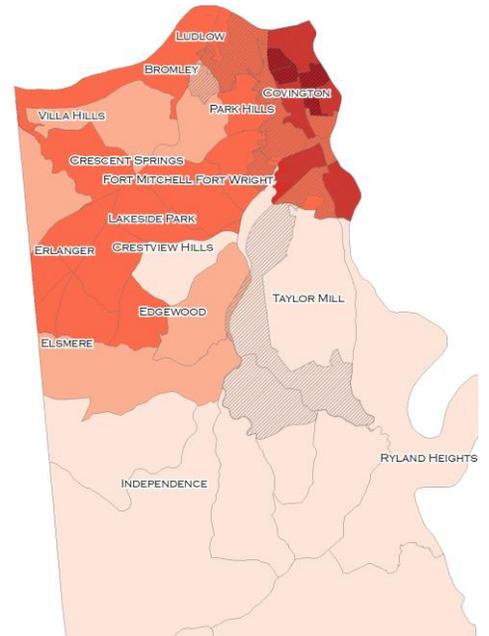
Population Density



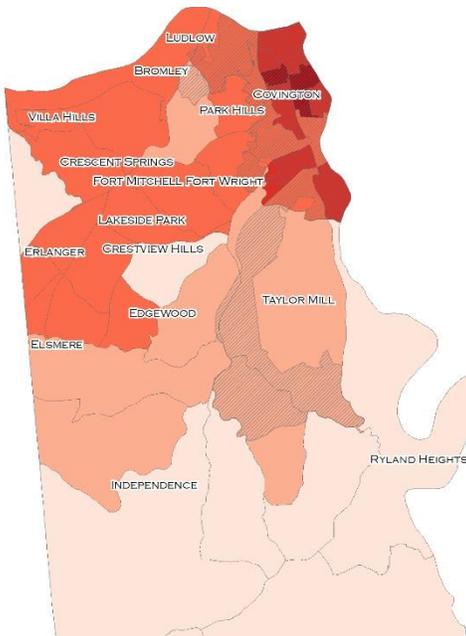
1970



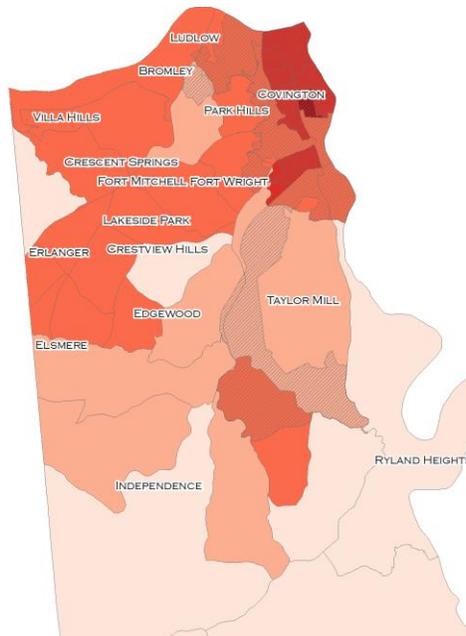
1980



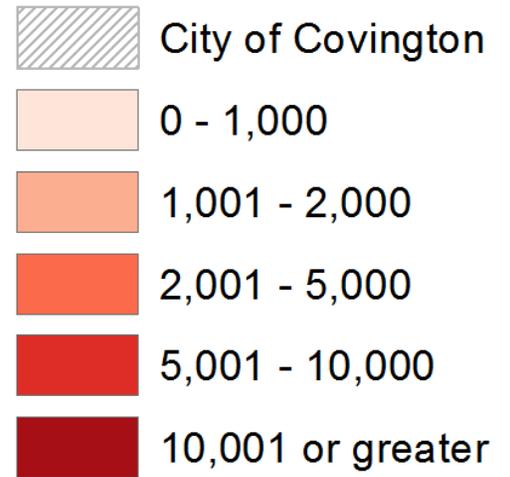
1990



2000



2015



Legend

Age and Gender

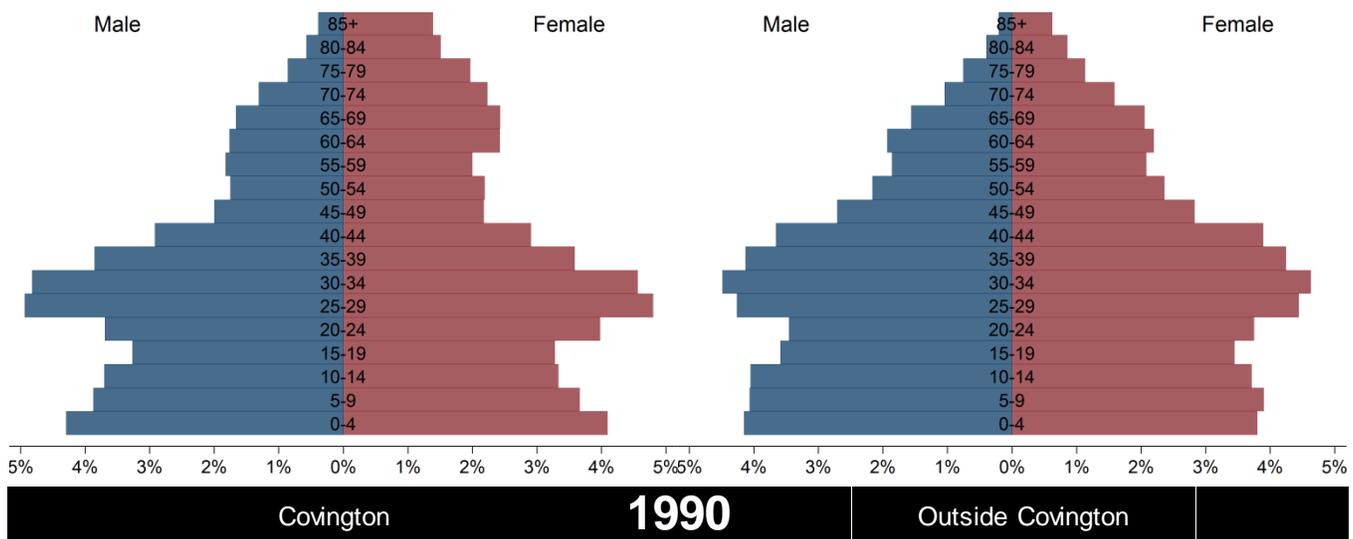
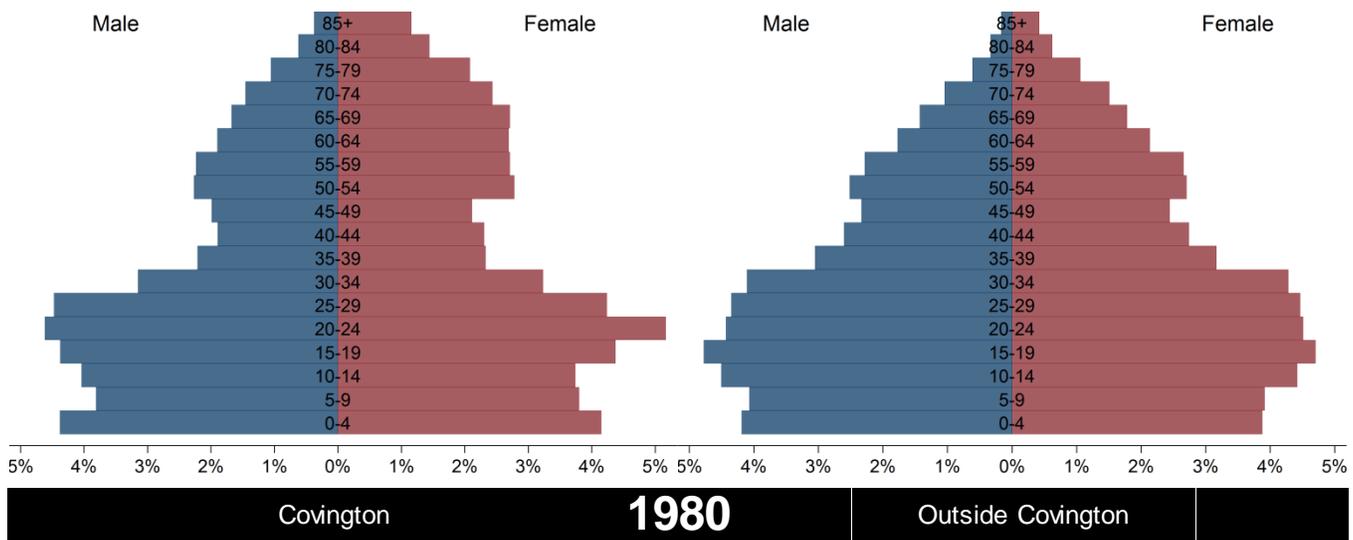
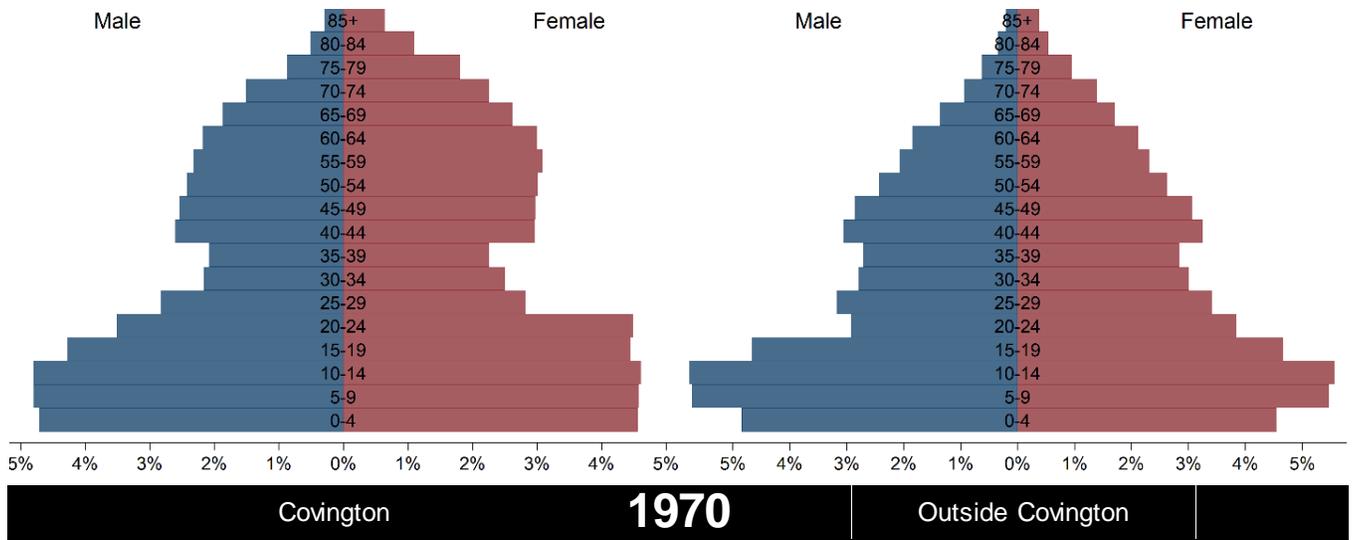
The population pyramids on the following pages display the age and gender breakdowns of the populations within the city of Covington and within Kenton County outside the city of Covington between 1970 and 2015. The two sides of the pyramid represent males (blue) and females (red) and the population is broken into 18 five year age groups (except 85+) going from bottom to top. The length of the bar represents the percentage of the *total* population that is in that particular age/gender group.

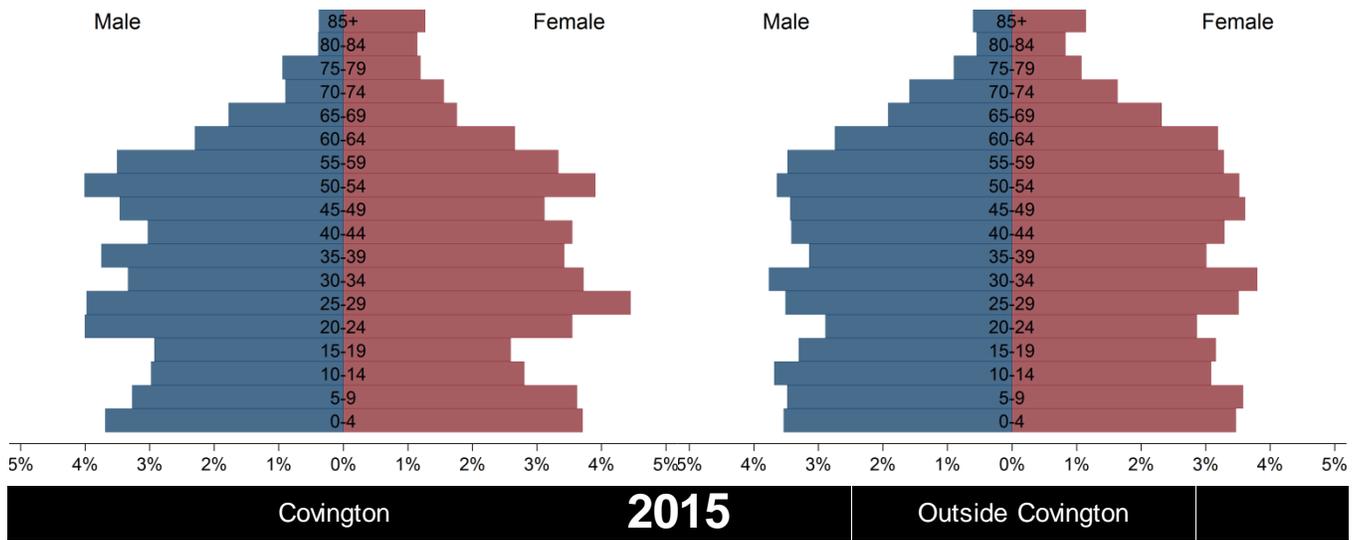
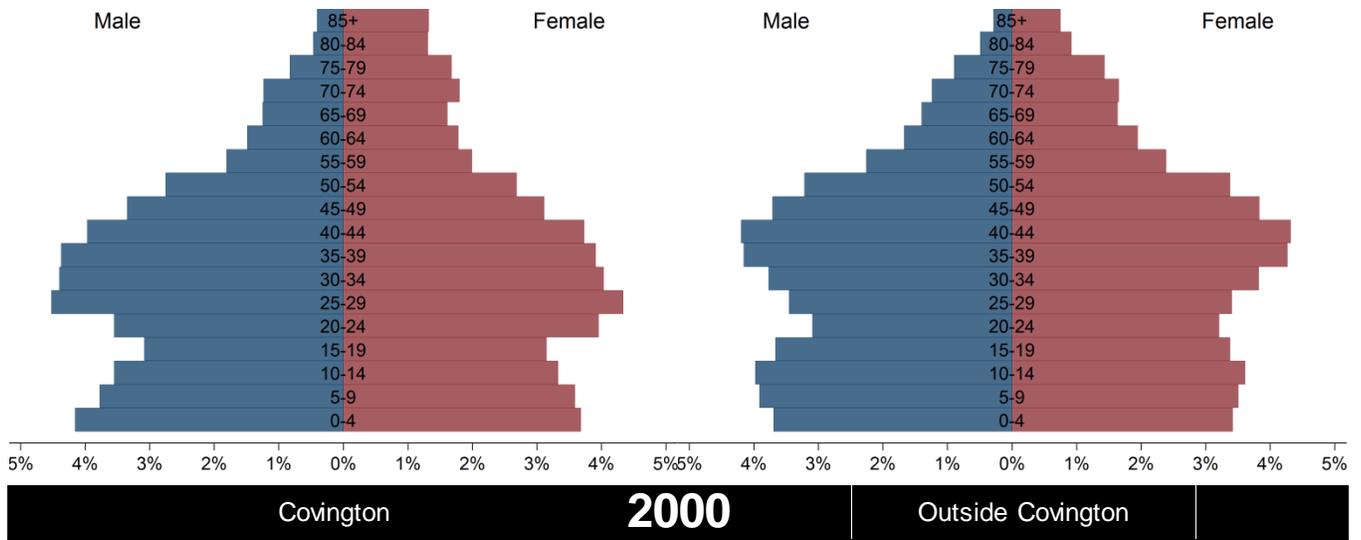
The 1970 pyramids exhibit a familiar shape, with a wider base of children supporting a narrower base of older adults and seniors. The sunken parts of the 1970 pyramid at the 30-34 and 35-39 age groups represent persons born between 1931 and 1940, the height of the Great Depression. Because birthrates tend to fall during periods of poverty or uncertainty, there are fewer persons born during this period than in prior or subsequent periods. The wide bars at the bottom of the pyramid – the age groups encompassing age 5 to age 24 – are those individuals born during the Baby Boom following World War II. This bulge will move through the population pyramid in ensuing decades, and is a primary cause of the population aging exhibited in the county (and the U.S.) today. The pyramids for the city and the county remainder are quite similar, although Covington’s population appears somewhat older than the rest of the county.

This age discrepancy continues through the 1990 pyramids, in which the Baby Boom bulge and the subsequent Baby Bust (approximate ages 10-19) are quite apparent. Also becoming more notable in the 1990’s pyramids is the discrepancy in life expectancies for men and women. This is evident in the differences between the population percentages of females in the older age groups and the population percentages of males in these age groups. The base of the pyramids are also smaller in 1990 than they were in 1970, with children representing a much smaller proportion of the population than in prior years. In both 1990 and 2000, the percentage of males in the 25-34 range is significantly larger in Covington than in the rest of the county. This is at least partly the result of the incarcerated population, which is comprised largely of men in this age group and which is housed mostly within the city.

By 2015, the shapes of the Covington pyramid and the outside Covington pyramids are nearly the same, although there is a little more “choppiness” in the city data. This is likely due to the smaller population of the city, which may lead to increased instability in the counts for small groups.

Through 1980, the median ages in both the city and Kenton County were decreasing, the result of the large number of young people born during the Baby Boom. Consistent with the pattern observed in the earlier population pyramids, the median age in Covington was higher than in the county itself in 1960 (30.8 vs. 29.8, pyramid not shown) and 1980 (29.3 vs. 29.0). However, after 1980 the median ages of both geographic areas began to increase, with the county increasing faster than the city. In 2000, Covington was, on average, younger than Kenton County (median ages of 33.1 and 34.5, respectively), a pattern that has continued through 2015 (median ages of 35.6 and 36.4, respectively). Due to the aging of the Baby Boom generation and the continued low fertility exhibited within the city and county, the median age will likely increase throughout the foreseeable future.





Note: Bars show percentage of total population within each age and gender group. "Outside Covington" is Kenton County excluding the city of Covington.
 Source: U. S. Census Bureau, 1970-2000 Decennial Censuses, 2015 American Community Survey 5-year Estimates.

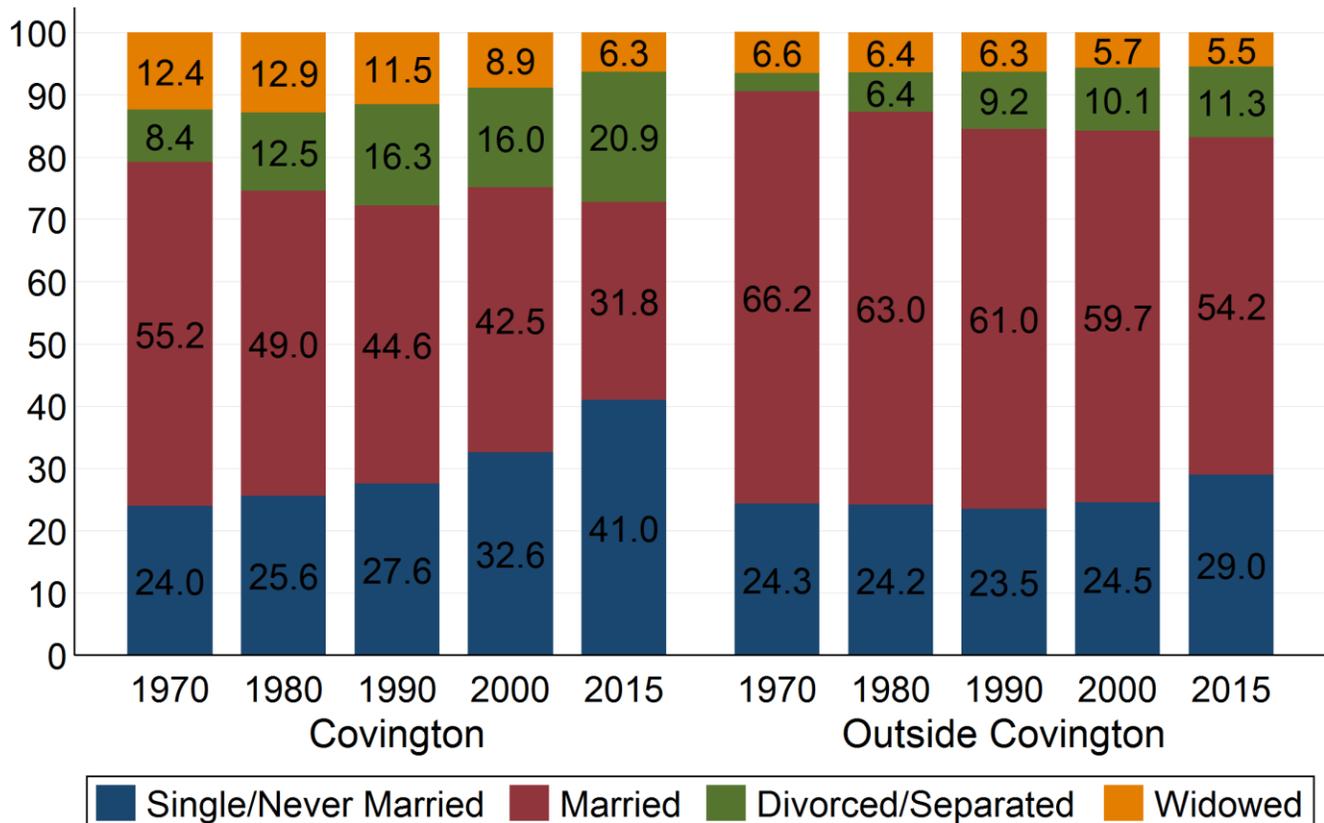
Marital Status and Household Formation

The graph below illustrates how marital status of persons age 15 or greater (14 or greater in 1970) has changed over time. Three trends are worth noting here. First, there has been significant growth in the divorce/separate rate over time, and there is presently a 10 percentage point difference between divorce rates in the city and the rest of the county. Second, the percentage of the population that has never been married has increased sharply in the city of Covington, rising from 24% of the population in 1970 to more than 40% of the population in 2015. The rest of Kenton County has observed a much smaller increase in the proportion of single persons. Third, there is a notable difference in marriage rates in Covington and the rest of the county, and these disparities have been increasing with time.

The household formation table shows related results at the household level. In both the city and the rest of the county the percentage of households that have children under 18 has been shrinking, obviously related to the declines in household size mentioned above. The number of single person households has increased in both areas, with a proportionally greater increase in the outside-Covington part of the county. Growth in single person households may exert pressure on housing prices, if one-person households were to replace multi-person households in a limited housing supply. As noted prior, the group quarter population has remained fairly stable over time; however, the majority of Kenton County's group quarter population – and nearly all of its institutionalized population – resides in the city of Covington.

The maps of mean household size illustrate how the county-level changes in household formation play out at the local scale. While downtown Covington has historically had the smallest households in the county, mean household size in this tract (as well as the Mainstrasse tract) has fallen below 2.0. All tracts have exhibited declining household size since 1970, with some decreasing by nearly a half. In only a few tracts in the cities of Independence and Elsmere is the mean household size in 2015 greater than 3.

Marital Status



Note: Percentage of population age 15+ (14+ in 1970) with reported marital status. Percentages lower than 4% not shown. Numbers may not sum to one due to rounding. 'Outside Covington' is Kenton County excluding the city of Covington.
 Source: 1970-2000 Decennial Censuses, 2015 American Community Survey.

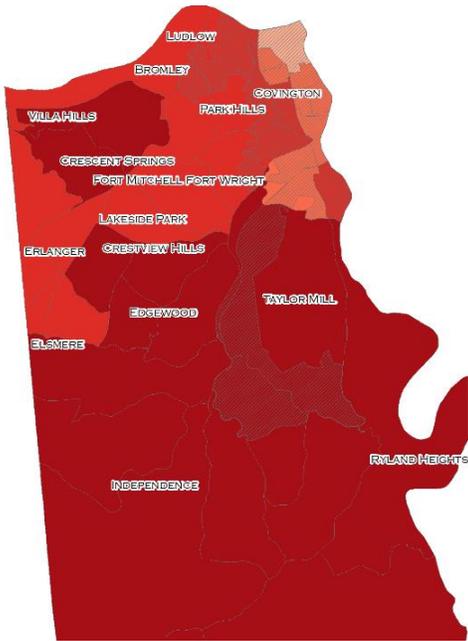
Household Formation

	1970	1980	1990	2000	2015
Covington					
% of Households w/Children	36.9	33.7	32.0	29.4	28.0
% of Households Single Person	26.5	31.5	34.0	36.5	38.7
% of Population in Group Quarters	1.2	2.0	2.5	2.6	3.1
% of Population Institutionalized	0.8	1.9	2.4	1.9	2.1
Outside Covington					
% of Households w/Children	51.5	44.2	39.6	35.9	35.4
% of Households Single Person	11.8	17.8	20.8	23.9	25.1
% of Population in Group Quarters	0.8	0.7	0.8	0.7	0.8
% of Population Institutionalized	0.2	0.1	0.5	0.3	0.1

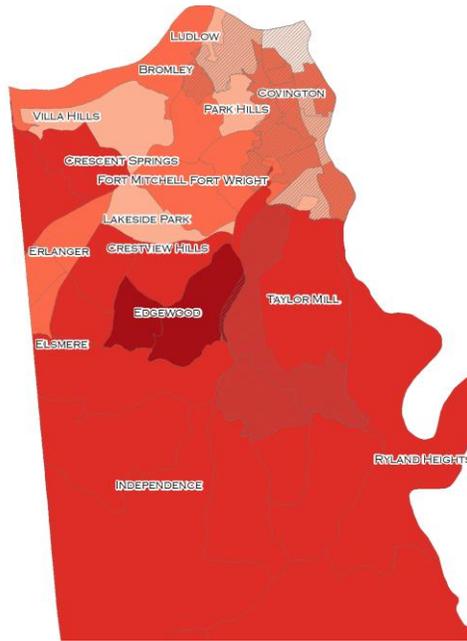
Note: Institutionalized group quarters are those facilities in which movement is restricted, such as correctional facilities or some senior living facilities.
 "Outside Covington" is Kenton County excluding the city of Covington.

Source: U. S. Census Bureau, 1970-2000 Decennial Censuses, 2015 American Community Survey 5-year Estimates.

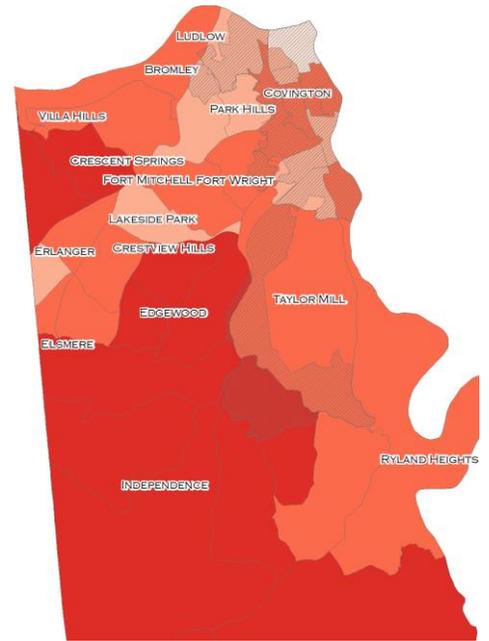
Mean Household Size



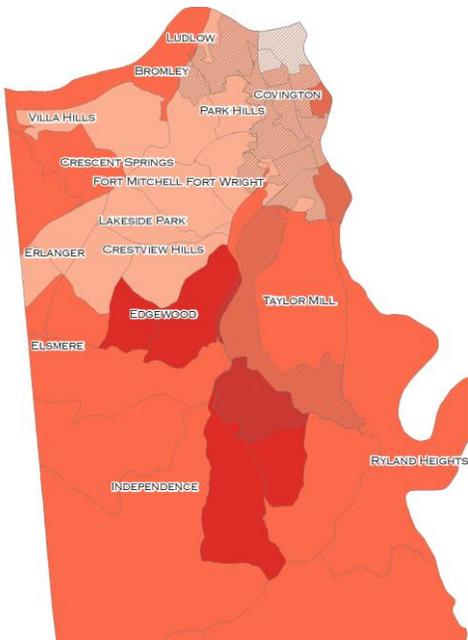
1970



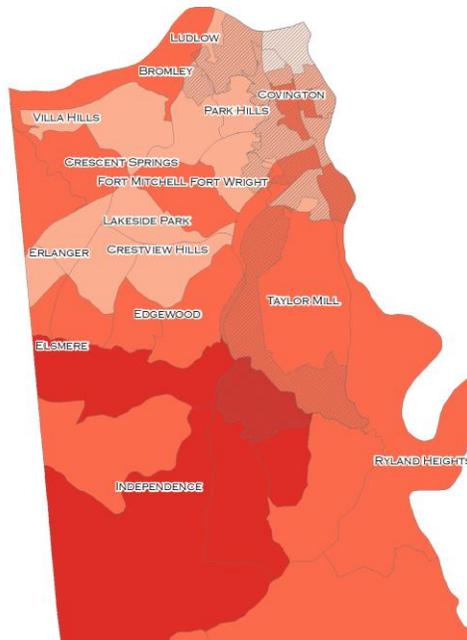
1980



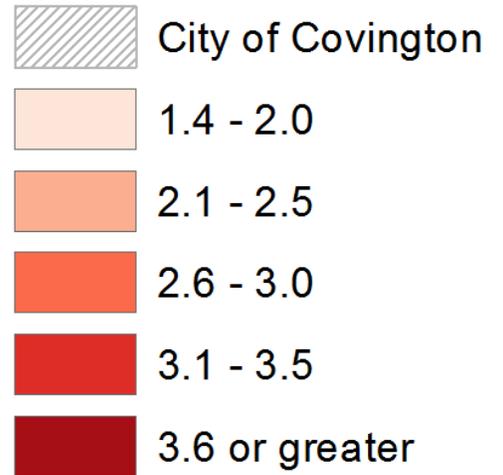
1990



2000



2015



Legend

Race, Ethnicity, and Nativity

The graph below shows historical populations by race for Covington and the remainder of Kenton County. While more diverse than most cities in Kentucky, Covington remains somewhat less diverse than the U.S. as a whole. Since 1970, Covington's population has consistently been more than 80% white, although this number also includes a fairly small count of Hispanics. Because Hispanics can't effectively be separated from non-Hispanics prior to 1990 and because Hispanics make up a fairly small proportion of the population in Kenton County, no attempt to separate them was made here. Blacks comprise the largest minority group in Covington, with 12.1% of the population reporting this race in the 2015 ACS. This percentage has been increasing steadily since 1970. The only other minority group with substantial representation within the county is the "Other Race" group, which includes individuals reporting more than one race. This group presently encompasses slightly more than 6% of the population. Perhaps the most notable detail regarding Covington's racial distribution over time is the lack of any significant population of Asians or Pacific Islanders – Asians have never comprised more than a half of a percent of Covington's population.

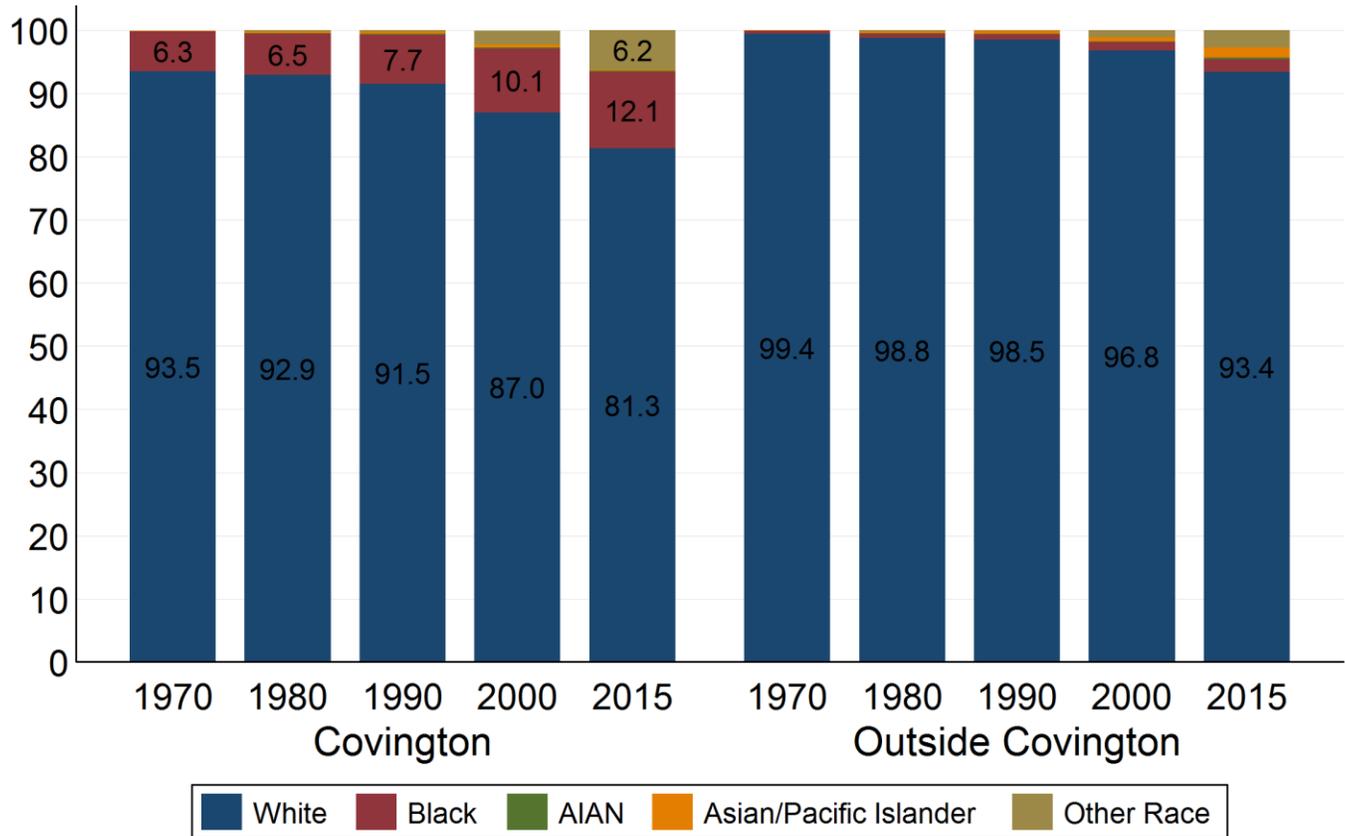
There has been – and remains – much less diversity in Kenton County outside of Covington. More than 93% of the county's population outside of Covington reported a race of white in the most recent ACS, although again, this includes a small number of Hispanics. Although a much smaller number than in Covington, blacks have historically represented the largest minority group in the remainder of Kenton County; during the 2000's individuals reporting some other race became the dominant minority group. There is also a significant Asian population in the remainder of the county (relative to Covington), although the actual percentage remains fairly small (1.6%).

The ethnicity and nativity table highlights changes in the Hispanic and foreign born populations over time. As noted before, Hispanics make up only a small percentage of the populations in Covington and the rest of Kenton County. Approximately 17% of the total U.S. population is Hispanic, relative to the 3.9% and 2.6% reported for Covington and the remainder of the county, respectively. However, in both cases, this population has been increasing rapidly, more than quadrupling since 1990. Immigrants are also only a small segment of the Covington and Kenton County populations, and have historically made up a slightly larger proportion of the outside Covington population than the city population.

The final graph shows the ancestry breakdown of the county population, limited to those individuals reporting a single ancestry. In both Covington and the rest of Kenton County, German, English, and Irish are the ancestries reported by the most people; however, none of these groups represents a majority in any decade. With the exception of the English ancestry, ancestry reporting has remained fairly consistent over time.

The tract tables and maps below illustrate the distribution of the black, other race, Hispanic and foreign born populations across the census tracts in Kenton County. Consistent with the racial percentages shown above, the black population has historically been located in the more central tracts within the city of Covington. While these tracts retain their large black populations, additional tracts lying in the Lakeside Park, Crestview Hills, and Erlanger areas have gained black population in recent decades. Currently, the tracts with the largest black populations are 671 (Eastside) and 651 (Monte Casino/City Heights), both within the city of Covington. Populations in both of these tracts are more than one-third black. The foreign born population does not appear to be clustered within any particular area of the county. As suggested above, Kenton County tracts with larger foreign born populations tend to be located outside of Covington.

Race



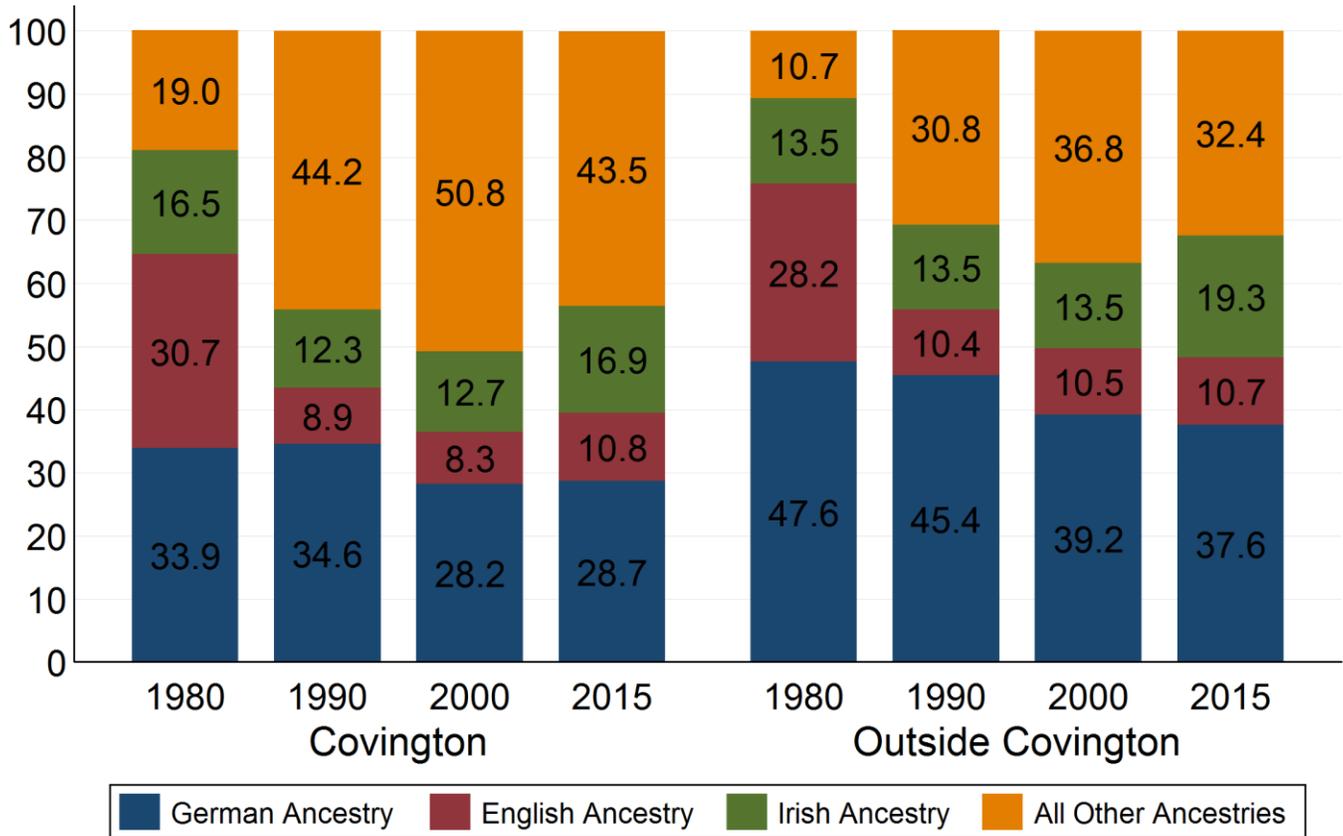
Note: Hispanics included in individual racial groups. Percentages lower than 3% not shown. Numbers may not sum to one due to rounding. 'Outside Covington' is Kenton County excluding the city of Covington. AIAN=American Indian or Alaska Native.
 Source: 1970-2000 Decennial Censuses, 2015 American Community Survey.

Ethnicity and Nativity

	1970	1980	1990	2000	2015
Covington					
Hispanic	-	0.4%	0.7%	1.4%	3.9%
Foreign Born	0.6%	1.0%	0.6%	1.5%	2.2%
Outside Covington					
Hispanic	-	0.5%	0.4%	1.0%	2.6%
Foreign Born	0.8%	1.2%	1.0%	1.6%	2.6%

Note: Individuals reporting an ethnicity of Hispanic can be of any race. "Outside Covington" is Kenton County excluding the city of Covington.
 Source: U. S. Census Bureau, 1970-2000 Decennial Censuses, 2015 American Community Survey 5-year Estimates.

Ancestry



Note: Percentage of population reporting single ancestry. Numbers may not sum to one due to rounding. 'Outside Covington' is Kenton County excluding the city of Covington.

Source: 1980-2000 Decennial Censuses, 2015 American Community Survey.

Race, Ethnicity, and Nativity for Census Tracts Fully within Covington

Tract	1970	1980	1990	2000	2015
% Black					
603	0.4	0.3	1.7	9.4	5.7
607	14.1	9.1	9.5	12.1	16.8
609	0.5	2.4	7.3	13.0	13.1
610	0.1	2.2	3.1	10.2	24.6
611	0.0	0.9	1.8	4.4	1.7
612	0.2	0.0	0.1	0.4	0.7
616	0.0	0.4	0.6	3.4	9.9
650	6.0	4.3	5.0	9.0	9.4
670	17.5	14.6	15.7	14.5	15.7
671	35.7	42.9	46.2	56.6	44.9
% Other Race					
603	0.3	0.7	0.5	3.4	3.0
607	0.2	0.9	1.1	3.2	10.2
609	0.5	0.8	1.9	3.1	14.6
610	0.5	0.9	1.6	3.5	6.5
611	0.3	0.8	0.3	2.3	1.6
612	0.1	0.7	0.7	1.7	2.9
616	0.0	0.5	0.7	2.1	14.6
650	0.1	0.3	0.9	2.5	13.6
670	0.1	0.5	1.0	2.9	3.3
671	0.3	1.0	0.9	5.6	6.5
% Hispanic					
603	-	1.4	0.4	3.0	3.0
607	-	0.0	1.3	2.2	6.0
609	-	0.2	0.7	1.2	12.6
610	-	1.3	0.7	0.8	0.9
611	-	2.3	0.6	0.9	5.5
612	-	0.7	0.5	0.7	2.1
616	-	0.6	0.4	0.8	7.5
650	-	0.0	0.6	1.2	8.3
670	-	0.6	0.7	2.1	1.6
671	-	0.1	0.7	2.7	4.5
% Foreign Born					
603	0.0	0.4	0.4	5.6	1.6
607	0.4	0.3	0.7	1.9	2.2
609	1.0	0.3	0.8	0.7	8.1
610	1.2	2.0	1.0	2.8	0.4
611	1.0	0.4	0.0	1.8	0.6
612	0.4	0.2	1.1	0.4	0.6
616	0.9	1.3	0.4	1.3	6.4
650	0.9	1.3	0.5	0.9	6.4
670	0.6	1.9	1.3	1.9	3.4
671	0.1	0.5	0.1	0.6	2.2

Note: All pre-2015 numbers are estimates based on a real interpolation of published Census data using the Longitudinal Tract Data Base. "Black" includes black Hispanics. "Other Race" includes Hispanic and non-Hispanic American Indian and Alaska Natives, Asian and Pacific Islanders, and individuals identifying as some other race or two or more races. "Hispanic" includes Hispanics of any race.

Source: U. S. Census Bureau, 1970-2000 Decennial Censuses, 2015 American Community Survey 5-year Estimates.

Race, Ethnicity, and Nativity for Census Tracts Partially within Covington

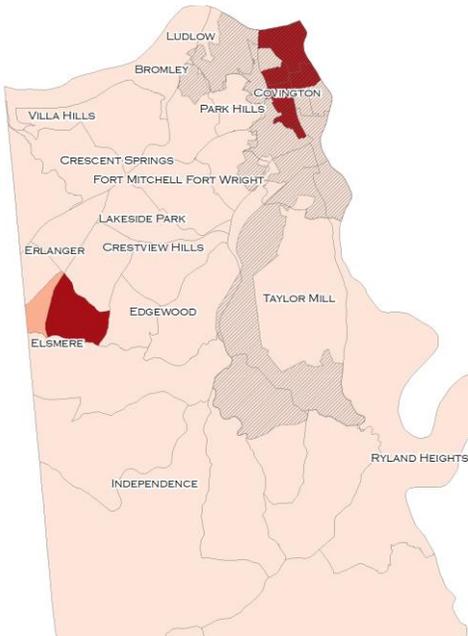
Tract	1970	1980	1990	2000	2015
% Black					
613 (83.7%)	0.2	0.1	0.3	0.9	6.7
614 (99.2%)	0.4	0.1	1.1	1.3	4.2
638 (64.0%)	0.0	0.2	0.3	1.0	3.2
648 (1.4%)	0.1	0.0	0.6	1.2	1.6
651 (98.7%)	0.1	11.0	16.5	21.4	36.3
652 (12.8%)	0.1	0.8	0.7	1.8	3.3
653 (35.3%)	0.0	0.4	0.4	0.9	2.8
668 (50.3%)	0.1	0.4	0.7	0.8	2.2
% Other Race					
613 (83.7%)	0.1	0.8	0.9	2.1	5.9
614 (99.2%)	0.2	0.8	0.7	2.4	3.1
638 (64.0%)	0.1	0.2	0.4	1.5	2.0
648 (1.4%)	0.1	0.5	0.7	2.0	3.9
651 (98.7%)	0.1	0.3	0.8	5.0	9.3
652 (12.8%)	0.1	0.3	0.5	1.7	4.0
653 (35.3%)	0.1	0.2	0.3	1.7	1.1
668 (50.3%)	0.0	0.3	0.7	1.9	4.1
% Hispanic					
613 (83.7%)	-	0.4	0.2	0.7	3.9
614 (99.2%)	-	0.0	0.5	1.2	1.1
638 (64.0%)	-	0.4	0.5	0.8	1.0
648 (1.4%)	-	0.3	0.4	0.5	4.4
651 (98.7%)	-	0.3	1.3	1.8	3.4
652 (12.8%)	-	0.0	0.7	0.8	2.7
653 (35.3%)	-	0.6	0.2	0.9	2.2
668 (50.3%)	-	0.0	0.6	1.2	1.1
% Foreign Born					
613 (83.7%)	0.3	1.5	0.4	1.0	1.7
614 (99.2%)	0.3	1.3	0.6	0.1	0.4
638 (64.0%)	1.0	1.0	0.6	2.7	1.0
648 (1.4%)	1.6	1.5	1.0	3.2	4.7
651 (98.7%)	0.5	1.3	0.7	1.4	0.3
652 (12.8%)	1.2	0.4	1.3	1.2	1.5
653 (35.3%)	0.8	0.3	0.1	1.1	0.5
668 (50.3%)	0.5	0.2	0.4	2.0	0.6

Note: All pre-2015 numbers are estimates based on a real interpolation of published Census data using the Longitudinal Tract Data Base. Number in parentheses in bottom panel is percentage of tract population that lies within the city of Covington; the estimate shown is for the entire tract.

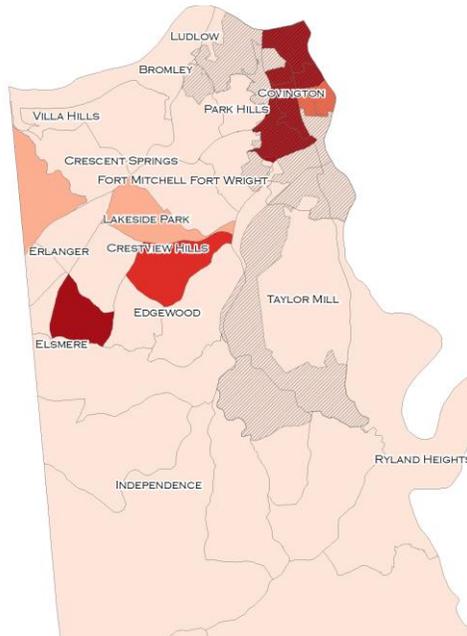
“Black” includes black Hispanics. “Other Race” includes Hispanic and non-Hispanic American Indian and Alaska Natives, Asian and Pacific Islanders, and individuals identifying as some other race or two or more races. “Hispanic” includes Hispanics of any race.

Source: U. S. Census Bureau, 1970-2000 Decennial Censuses, 2015 American Community Survey 5-year Estimates.

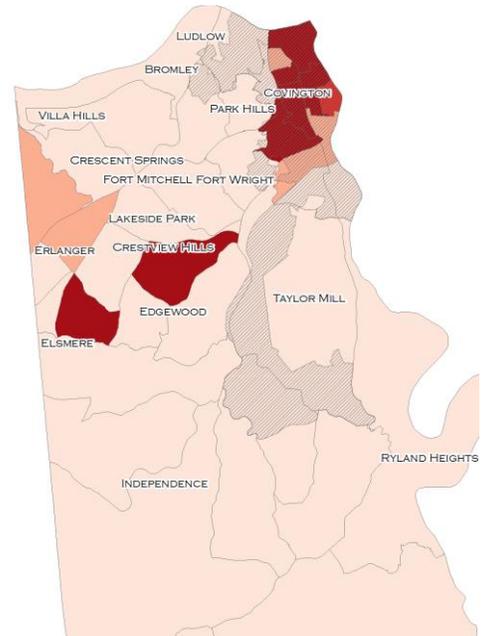
Black Population



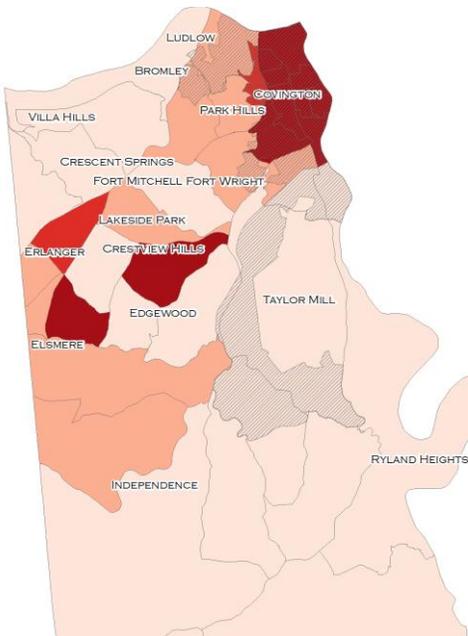
1970



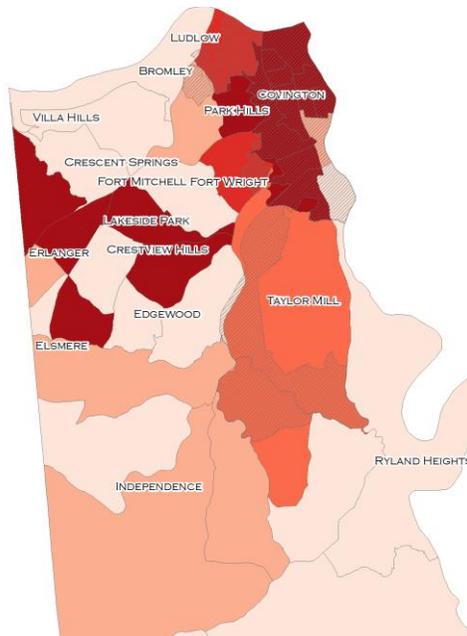
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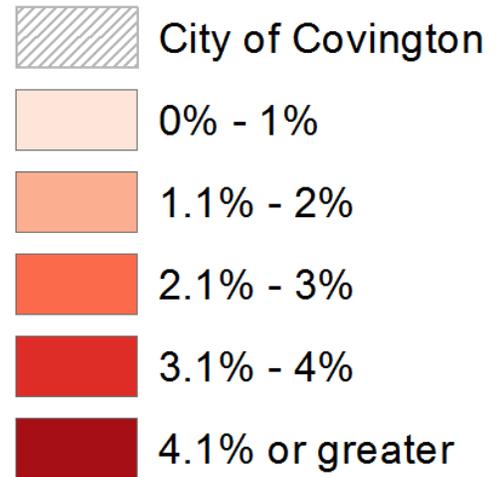
1990



2000

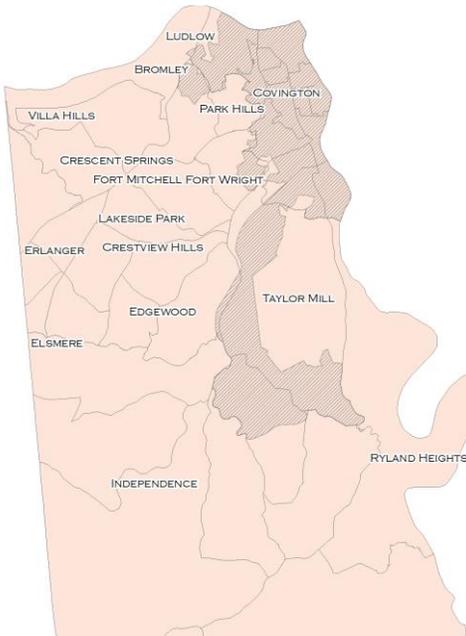


2015

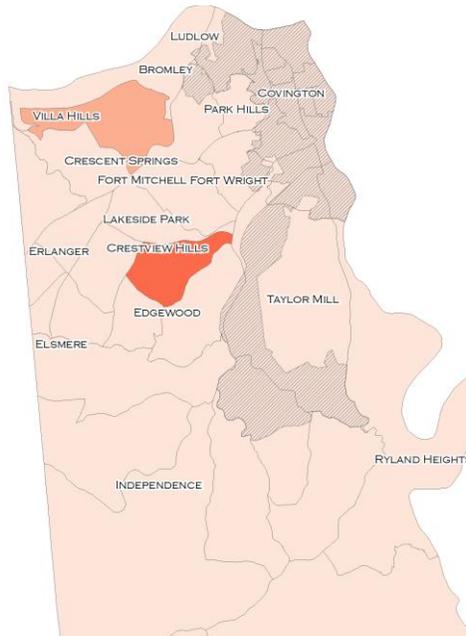


Legend

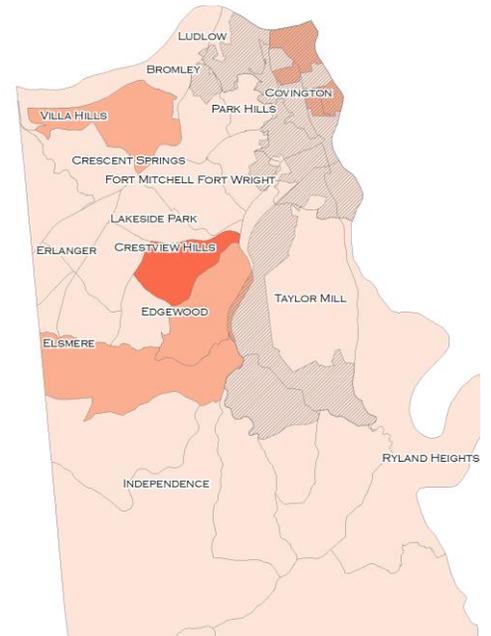
Other Race Population



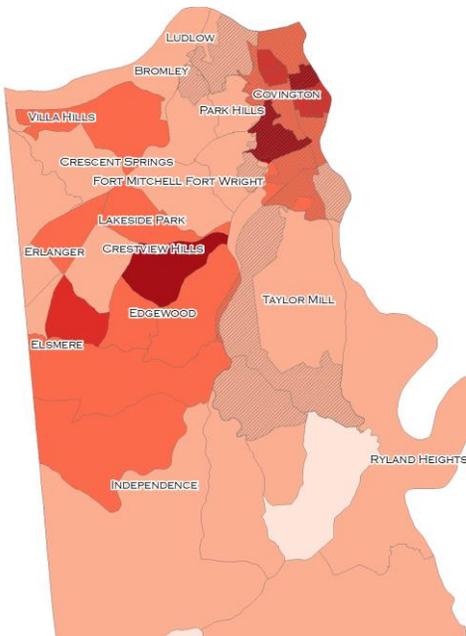
1970



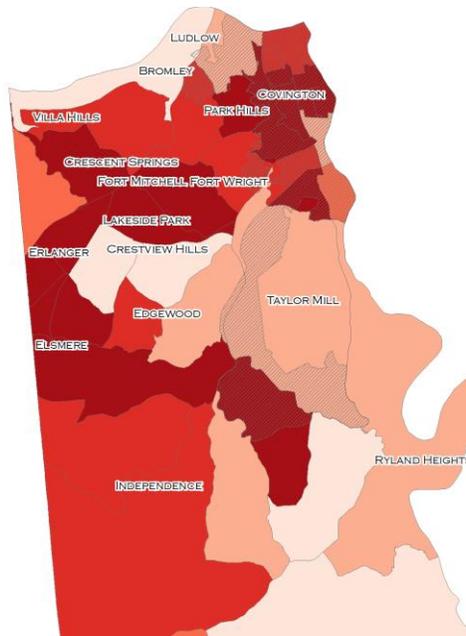
1980



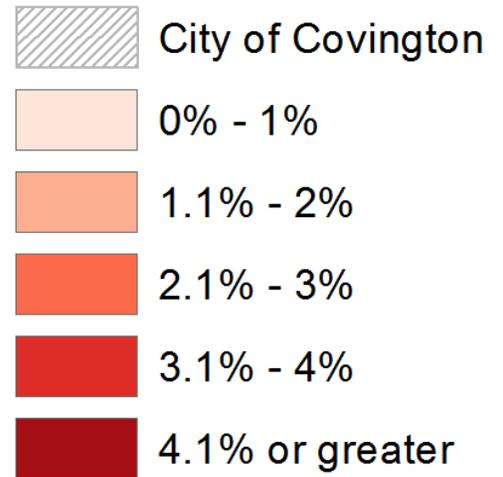
1990



2000



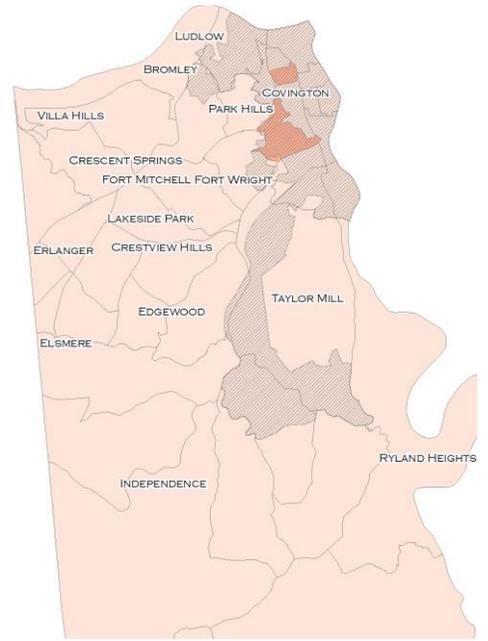
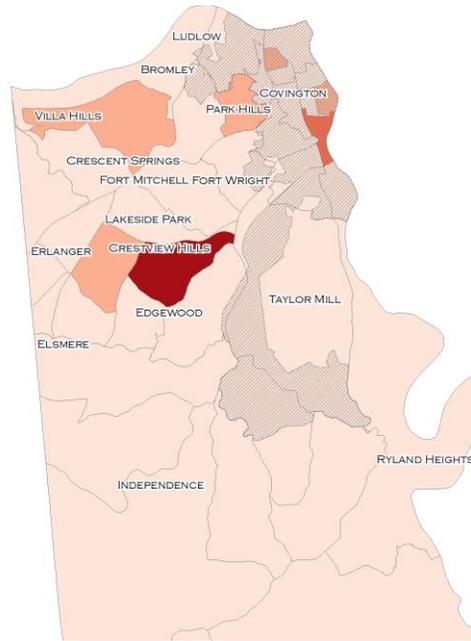
2015



Legend

Hispanic Population

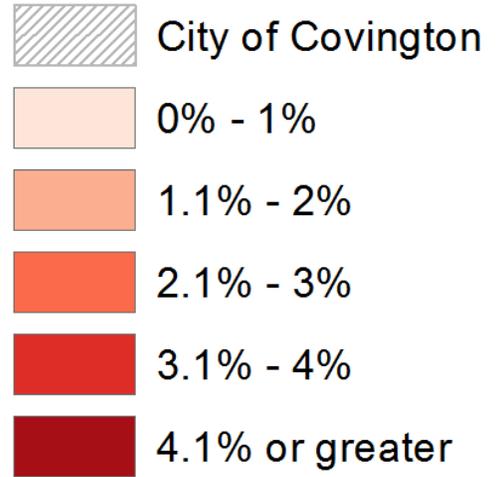
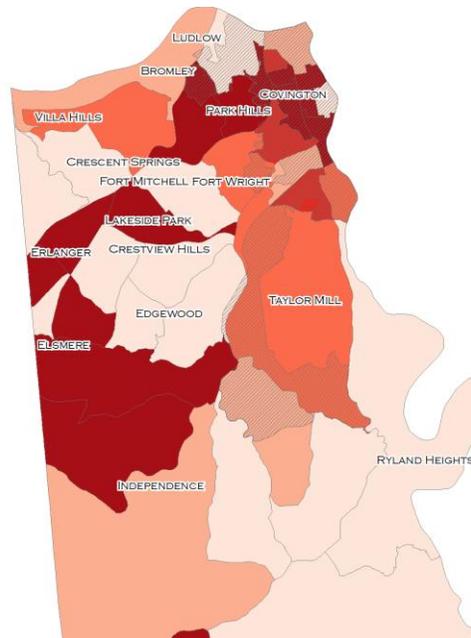
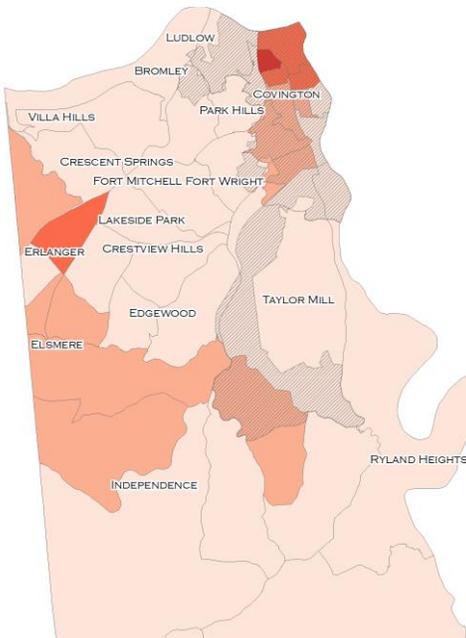
No Data



1970

1980

1990

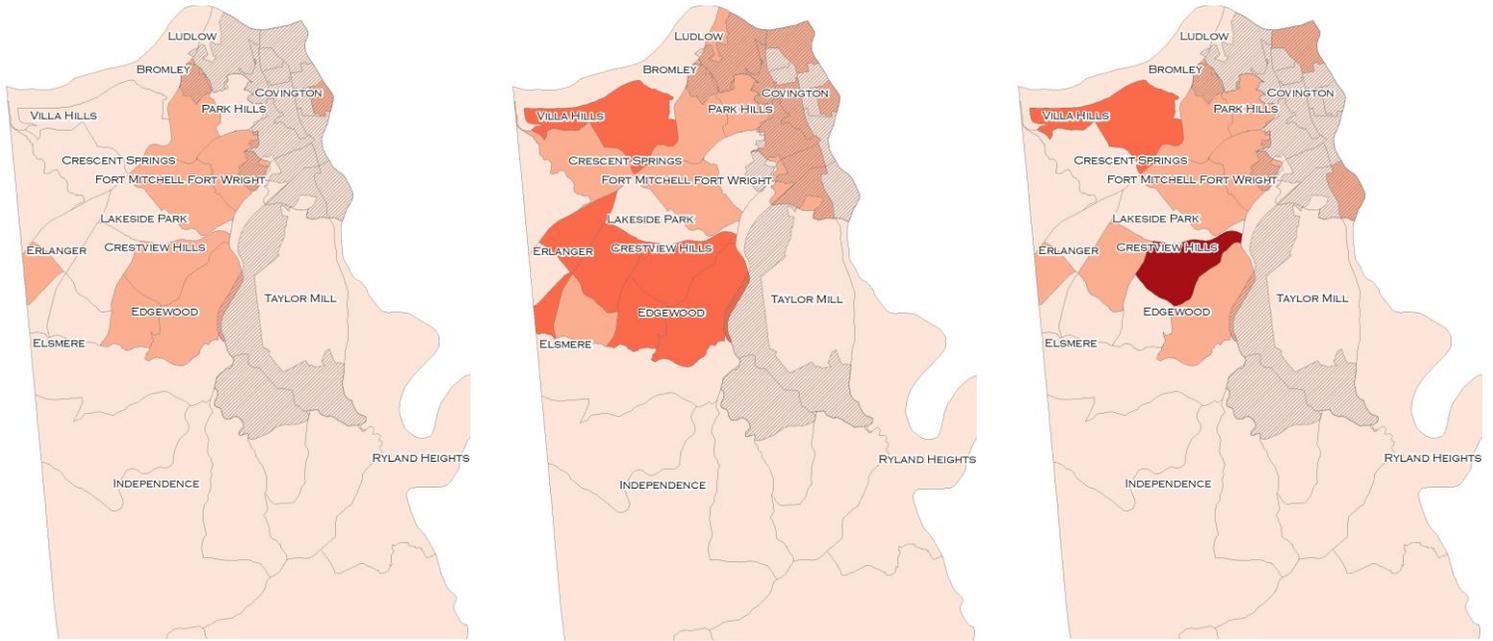


2000

2015

Legend

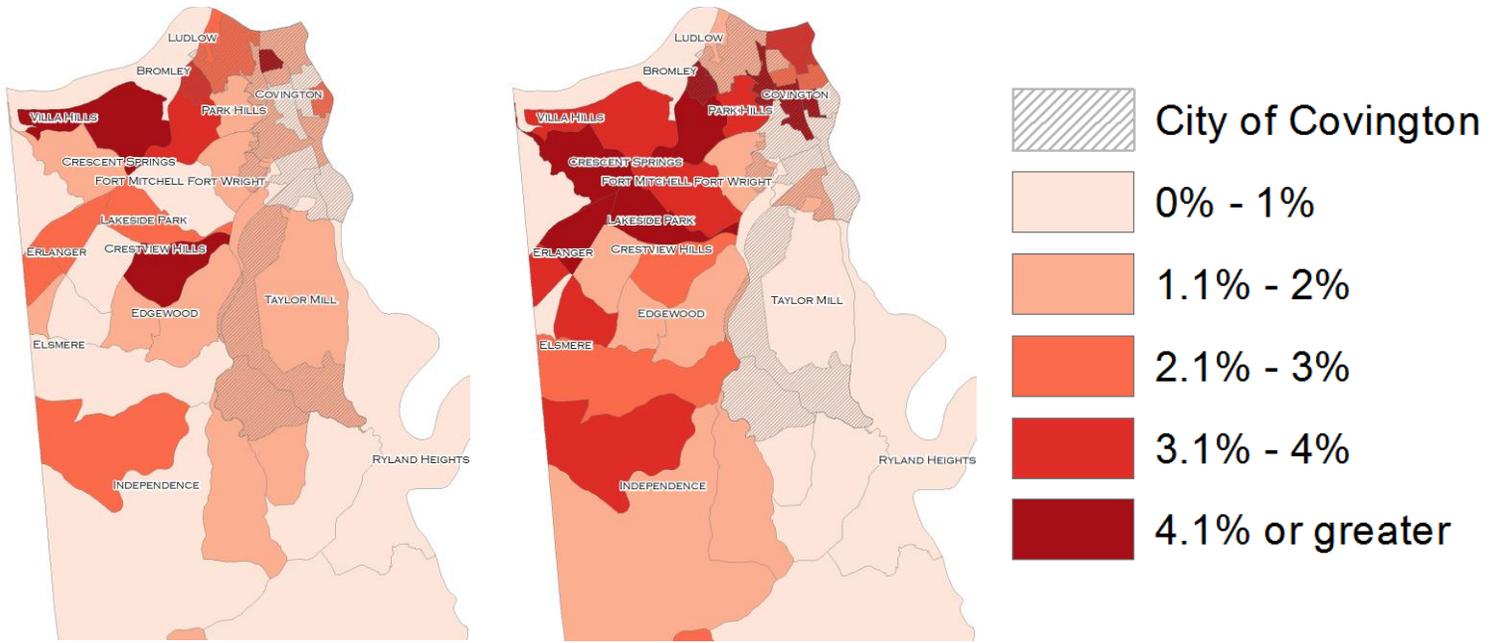
Foreign Born Population



1970

1980

1990



2000

2015

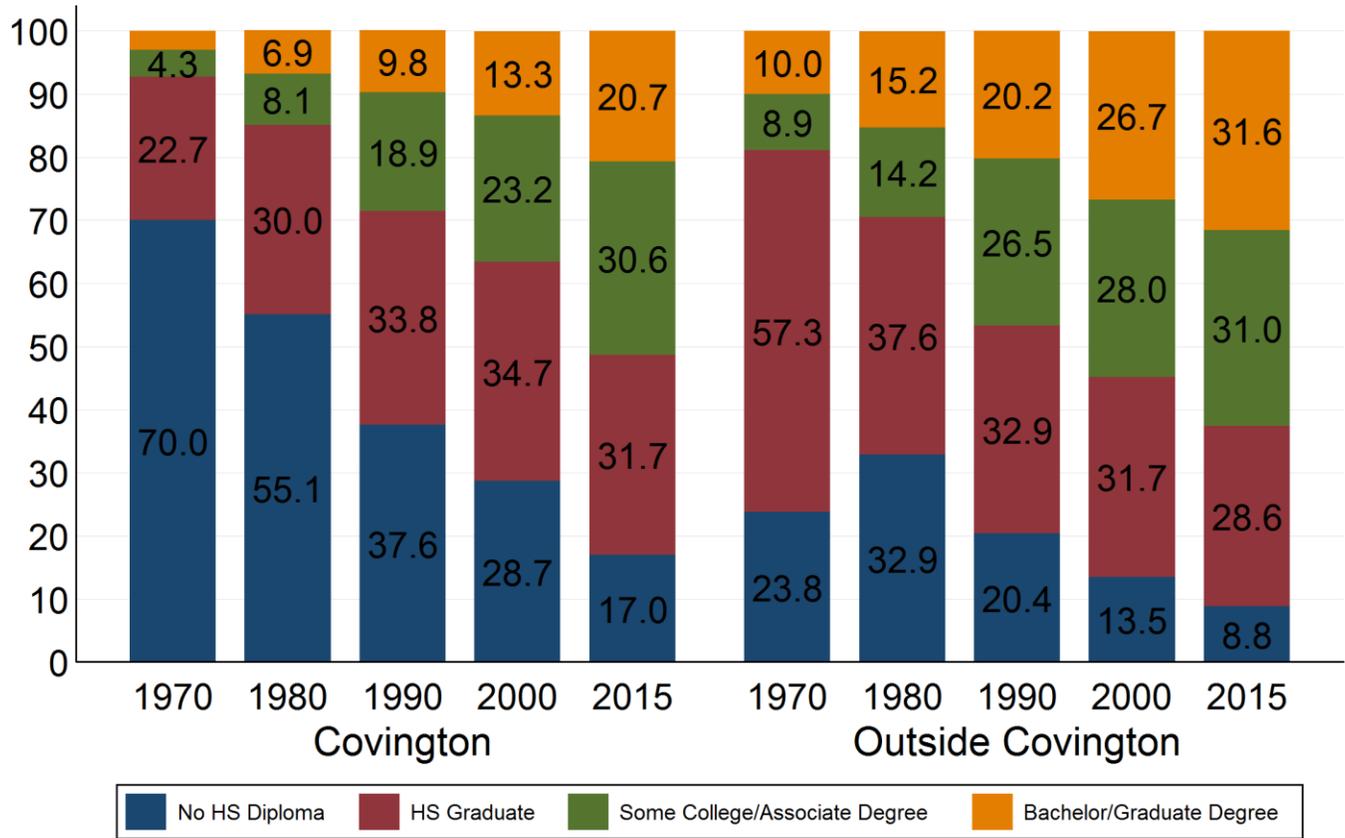
Legend

Educational Attainment

Similar to trends in Kentucky and the rest of the U.S., educational attainment in Covington and Kenton County has increased dramatically over the past several decades. The percentage of Covington's population with no high school diploma fell from 70% in 1970 to only 17% in 2015. During this same time, the percentage of the city's population with at least a Bachelor's degree increased from approximately 2% to more than 20%. Similar changes were observed in the rest of Kenton County, although these areas have historically had higher levels of educational attainment than Covington itself. Of particular interest is the group labelled "Some College", which has also increased at a rapid rate in both areas. Although this group includes persons completing an Associate's degree, the bulk of the group (more than three-quarters) in both areas in 2015 is individuals who started college but did not end up obtaining a degree.

The tables of educational attainment within Covington tracts and the maps of educational attainment across the county show that the most highly educated tracts in Kenton County tend to lie outside of the city of Covington. These tracts encompass several of the cities to the west of the city, including Villa Hills, Crestview Heights, Fort Wright, and Fort Mitchell. In 2015, the most highly educated tract in the city of Covington was the one comprising the neighborhoods of Kenton Hills and Botany Hills, in which more than 35% of the population age 25+ had a college degree. Covington also includes some of the tracts with the lowest college degree attainment in the county, centered on the neighborhood of Peasenburg and those neighborhoods to the east and south of it.

Educational Attainment



Note: Percentage of population age 25+ reporting highest educational attainment. Percentages lower than 4% not shown. Numbers may not sum to one due to rounding. 'Outside Covington' is Kenton County excluding the city of Covington. HS=High School.
 Source: 1970-2000 Decennial Censuses, 2015 American Community Survey.

Educational Attainment for Census Tracts Fully within Covington

Tract	1970	1980	1990	2000	2015
% w/College Degree					
603	3.2	4.8	9.3	8.2	34.2
607	1.4	4.4	4.9	8.2	26.8
609	3.8	5.6	7.2	13.1	14.0
610	2.4	8.0	11.4	9.7	16.3
611	9.0	11.2	19.7	20.0	33.6
612	1.0	3.7	4.7	8.3	10.3
616	2.1	1.5	12.2	13.0	26.0
650	2.8	3.8	4.5	8.0	8.9
670	3.7	11.8	24.0	23.2	33.3
671	3.5	2.9	7.6	6.4	10.1
% w/o High School Diploma					
603	72.6	73.9	43.4	44.4	17.9
607	79.1	67.1	55.7	36.4	18.4
609	61.1	57.2	42.8	33.6	22.7
610	60.5	56.1	34.1	31.7	17.9
611	45.4	47.4	24.6	22.2	12.8
612	62.2	53.2	34.3	31.9	19.8
616	66.1	64.2	38.8	35.0	15.3
650	65.6	59.1	43.6	34.9	22.6
670	68.3	60.7	36.9	30.0	13.3
671	69.3	63.4	44.8	31.1	25.1

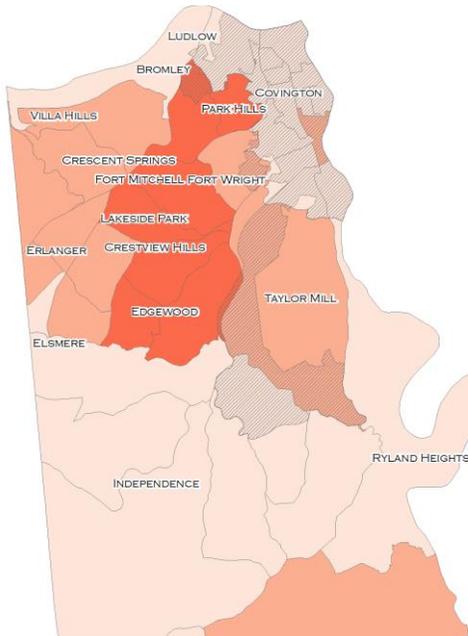
Educational Attainment for Census Tracts Partially within Covington

Tract	1970	1980	1990	2000	2015
% w/Bachelor's or Graduate Degree					
613 (83.7%)	4.1	3.9	5.1	8.7	15.2
614 (99.2%)	1.1	5.3	7.6	7.5	13.6
638 (64.0%)	4.5	10.8	14.0	21.1	38.2
648 (1.4%)	16.4	20.8	32.2	40.3	45.1
651 (98.7%)	2.9	5.3	9.9	12.3	14.1
652 (12.8%)	10.8	19.9	27.8	35.8	47.4
653 (35.3%)	5.1	6.3	9.5	28.9	28.7
668 (50.3%)	4.7	9.0	9.9	19.5	29.4
% w/o High School Diploma					
613 (83.7%)	44.0	52.6	34.2	31.3	14.6
614 (99.2%)	60.6	47.2	37.0	30.8	20.7
638 (64.0%)	48.0	47.1	31.8	22.5	8.2
648 (1.4%)	10.0	22.6	14.9	5.1	4.1
651 (98.7%)	58.4	55.8	41.8	23.0	26.8
652 (12.8%)	28.5	30.4	18.5	11.3	5.7
653 (35.3%)	45.8	43.1	23.4	11.7	10.2
668 (50.3%)	50.0	37.9	20.4	12.8	5.6

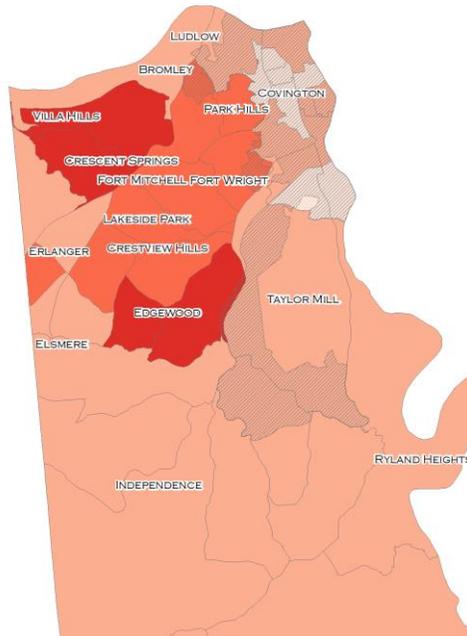
Note: All pre-2015 numbers are estimates based on a real interpolation of published Census data using the Longitudinal Tract Data Base. Number in parentheses in bottom panel is percentage of tract population that lies within the city of Covington; the estimate shown is for the entire tract.

Source: U. S. Census Bureau, 1970-2000 Decennial Censuses, 2015 American Community Survey 5-year Estimates.

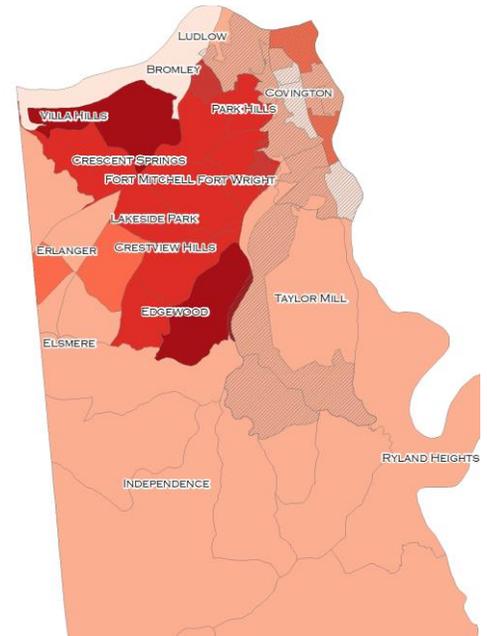
Population 25+ with a Bachelor's or Graduate Degree



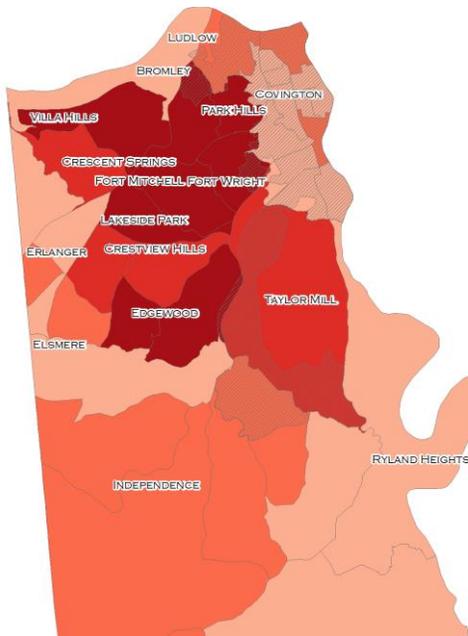
1970



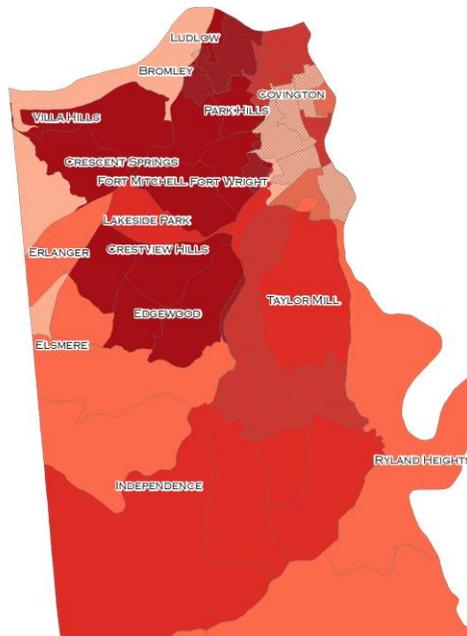
1980



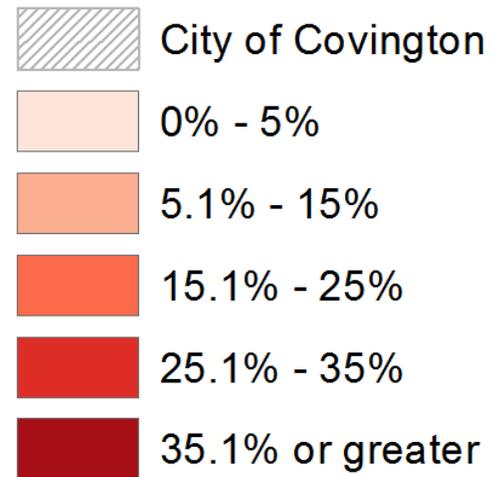
1990



2000

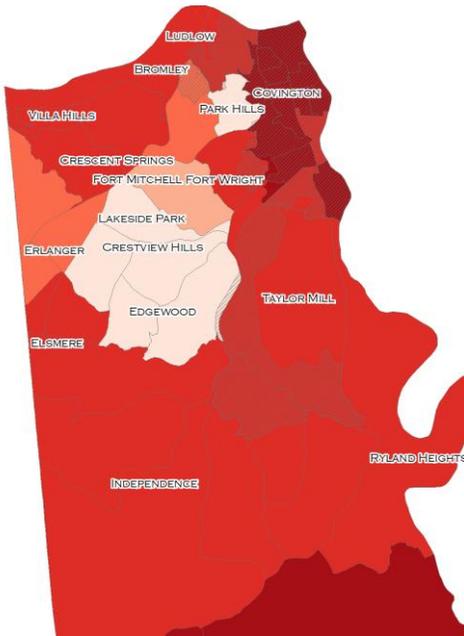


2015

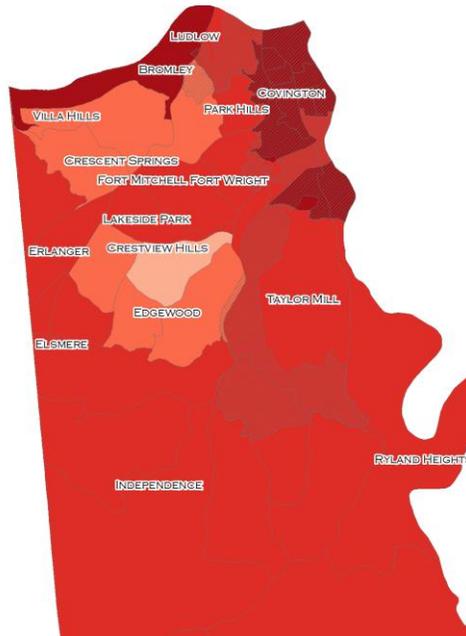


Legend

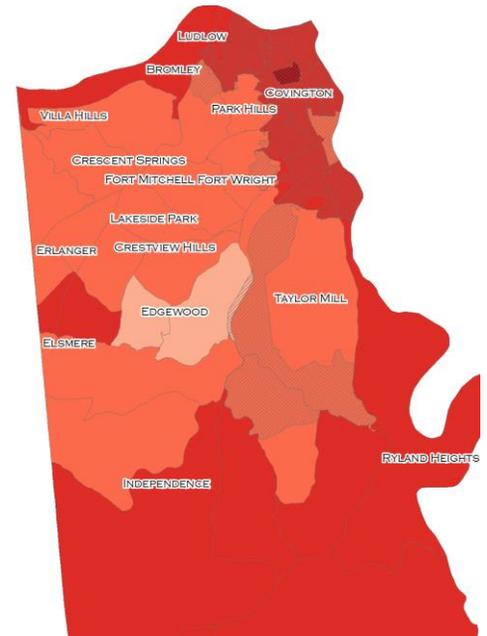
Population 25+ without a High School Diploma



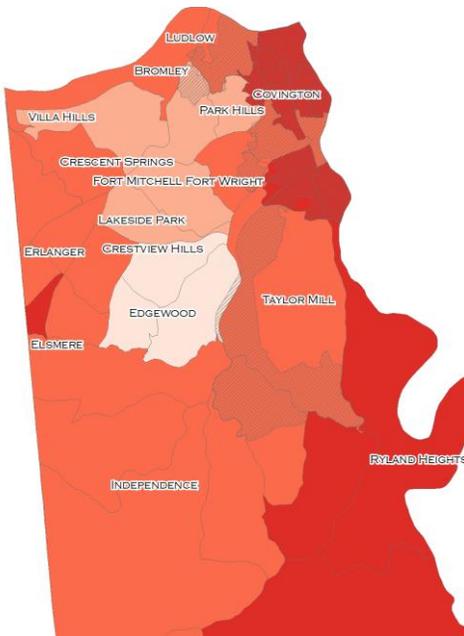
1970



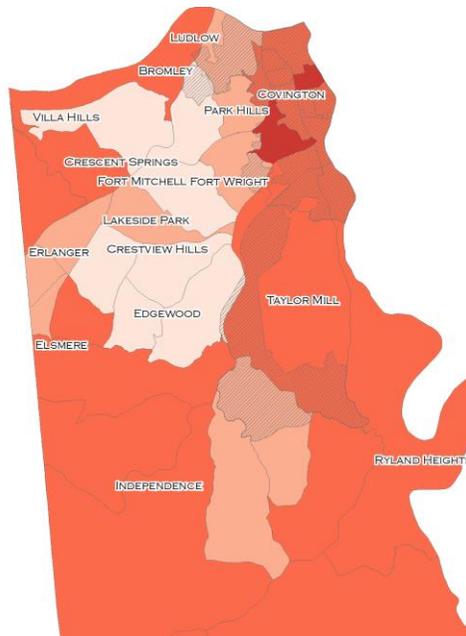
1980



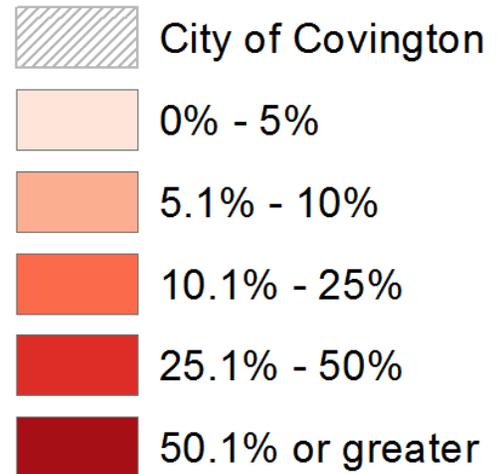
1990



2000



2015



Legend

Labor Force and Employment

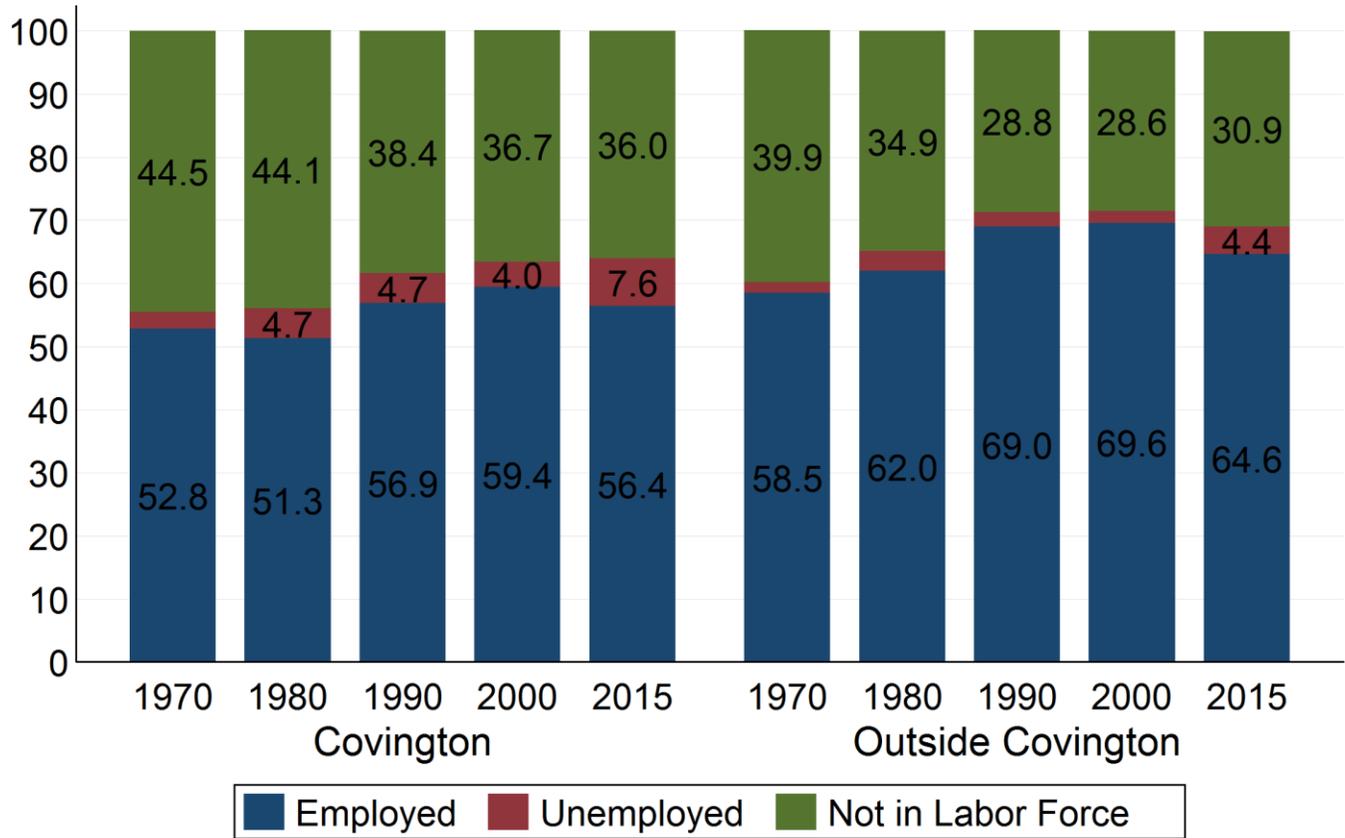
The graph below shows labor force attachment for the population age 16 or greater. While “employed” and “unemployed” are well known terminology, the concept of “not in the labor force” is less well known. The population that is not in the labor force is that population which is not currently working and not currently looking for work. This group includes retirees, non-working high school and college students, homemakers, and the like. As shown in the graph, the non-labor force group has historically been a little larger in the city of Covington than the rest of Kenton County, but has been declining in all areas since 1970. This decline is largely the result of greater labor force participation of females – while 41% of women in Covington were in the labor force in 1970, more than 60% were so designated in 2015. A similar change occurred in the remainder of the county.

Note that the percentages displayed with the “unemployed” group in the chart do not represent the unemployment rate – this is because calculation of the unemployment rate excludes those individuals who are not in the labor force. The calculated unemployment rate is highlighted in the table following the graph. The city of Covington has maintained fairly low unemployment throughout the five time periods shown, although unemployment in Covington tends to be nearly double that in the rest of Kenton County. It should also be noted that unemployment is a sporadic measure, and higher (or lower) rates of unemployment will have occurred between these decadal measures.

The tract-level maps illustrate variation in unemployment rates and labor force participation rates in the county over time. Notably, while higher unemployment rates have traditionally been exhibited by the tracts in central Covington, unemployment in 2015 is spread across the county, including the cities of Bromley and Ludlow. Tracts in Covington have also had, and continue to have, lower labor force participation than tracts in the remainder of Kenton County.

Covington’s population works in a variety of industries, as shown in the pie charts below. Historically, the manufacturing industry was the largest employer of Covington’s workers, employing more than 29% of the workforce in both 1950 and 1960 (not shown). Manufacturing was also a significant industry in the rest of the county, although it employed a slightly smaller percentage of workers in this area. As can clearly be seen in the chart, the manufacturing industry has been steadily declining as an employer, with only 12% of Covington workers in this industry in 2015. Since 1970, the wholesale and retail trade industry has also exhibited a substantial decline, both within Covington and within the remainder of the county. During this same time, the professional services sector has dramatically increased, and is presently the major industry for Kenton County workers. This sector spans a wide range of occupations, including physicians, lawyers, and accountants, as well as customer service representatives, sales representatives, and IT support specialists. The industry breakdowns of workers in Covington and the rest of Kenton County has remained largely the same over time.

Labor Force



Note: Percentage of population age 16+ with reported labor market outcome. Percentages lower than 4% not shown. Numbers may not sum to one due to rounding. 'Outside Covington' is Kenton County excluding the city of Covington.
 Source: 1970-2000 Decennial Censuses, 2015 American Community Survey.

Labor Force

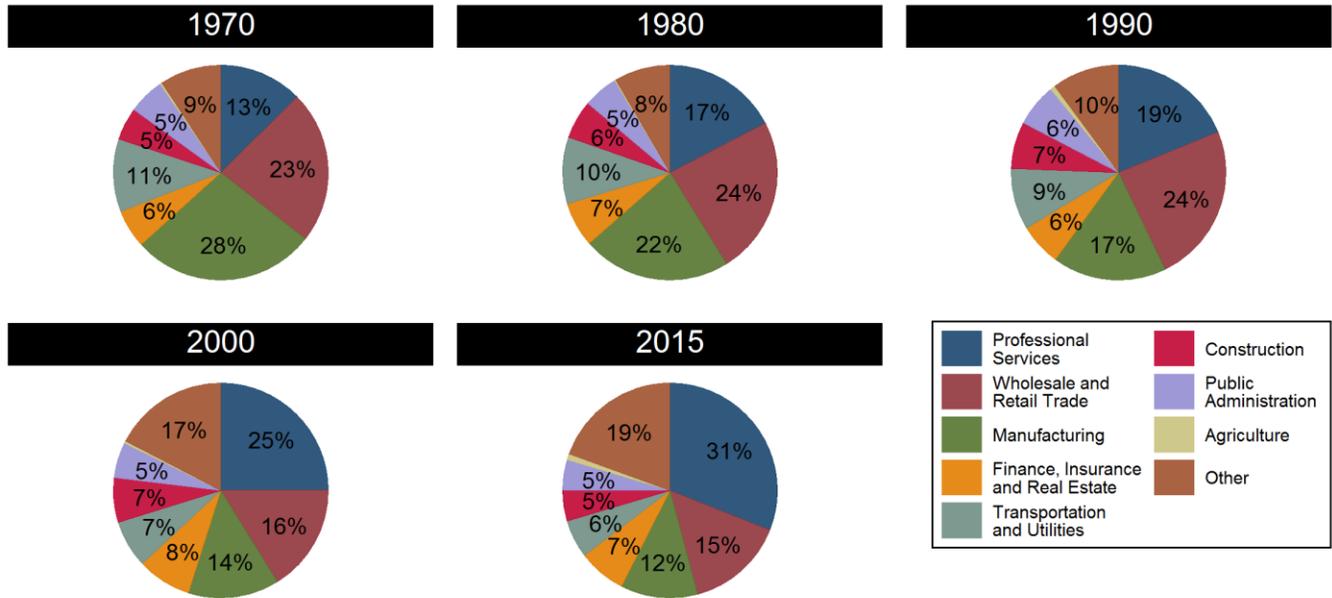
	1970	1980	1990	2000	2015
Covington					
Unemployment Rate	4.9%	8.3%	7.6%	6.2%	11.9%
Female Labor Force Participation Rate	41.0%	43.7%	52.1%	58.2%	60.5%
Outside Covington					
Unemployment Rate	2.8%	4.7%	3.2%	2.5%	6.4%
Female Labor Force Participation Rate	40.7%	50.9%	62.5%	64.4%	64.2%

Note: Unemployment rate is percentage of the population age 16+ that is in the labor force and is not working. Female labor force participation rate is percentage of the female population age 16+ that is not working and is not looking for work. "Outside Covington" is Kenton County excluding the city of Covington.

Source: U. S. Census Bureau, 1970-2000 Decennial Censuses, 2015 American Community Survey 5-year Estimates.

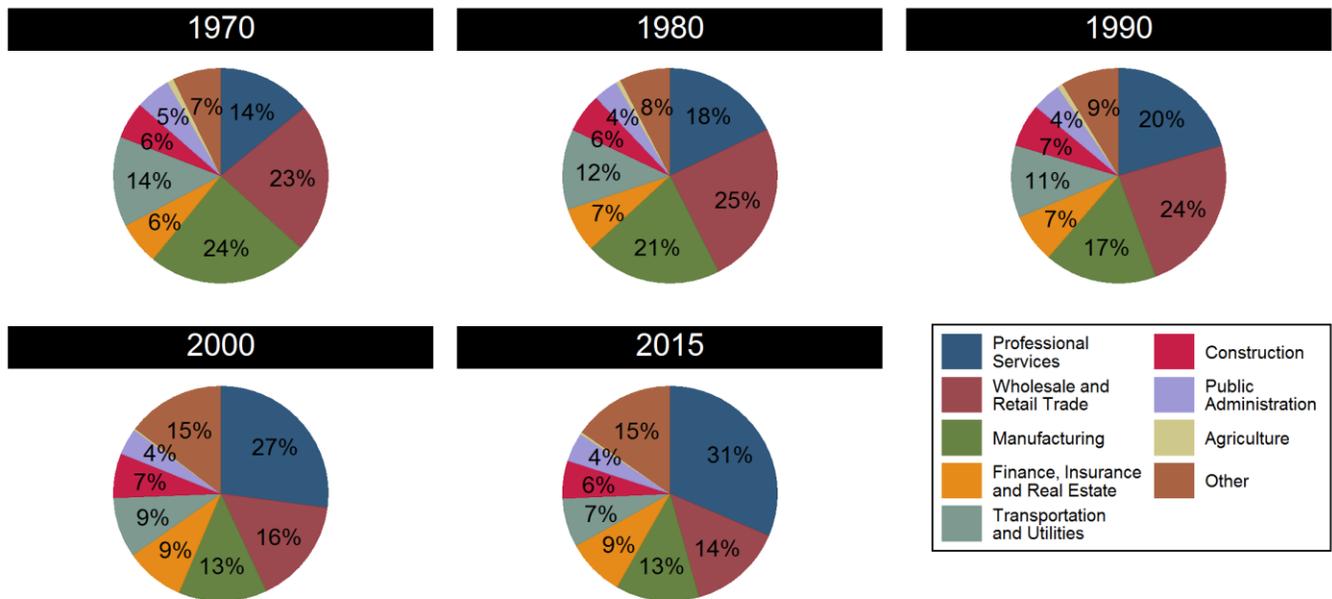
Industry Classification for Workers Living in Kenton County

Covington



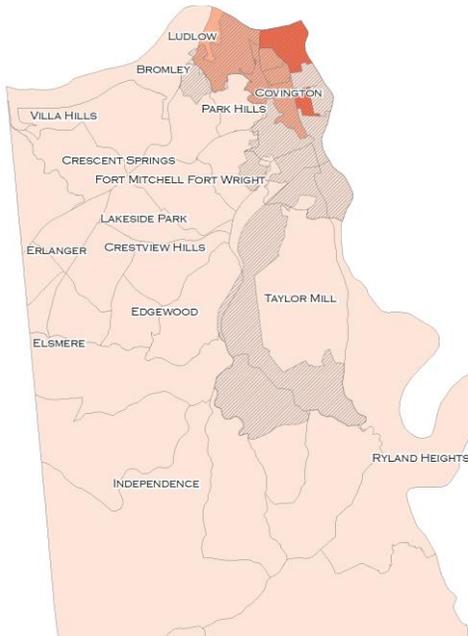
Note: Percentages lower than 2% not shown. Numbers may not sum to one due to rounding. Other group includes all industries not listed.
 Source: 1970-2000 Decennial Censuses, 2015 American Community Survey

Outside Covington

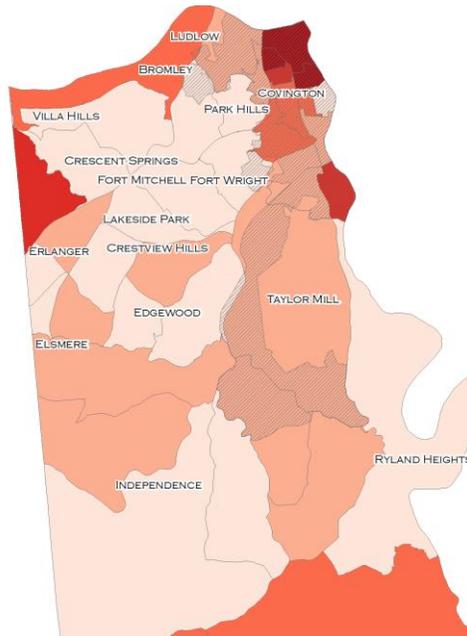


Note: Percentages lower than 2% not shown. Numbers may not sum to one due to rounding. Other group includes all industries not listed.
 Source: 1970-2000 Decennial Censuses, 2015 American Community Survey

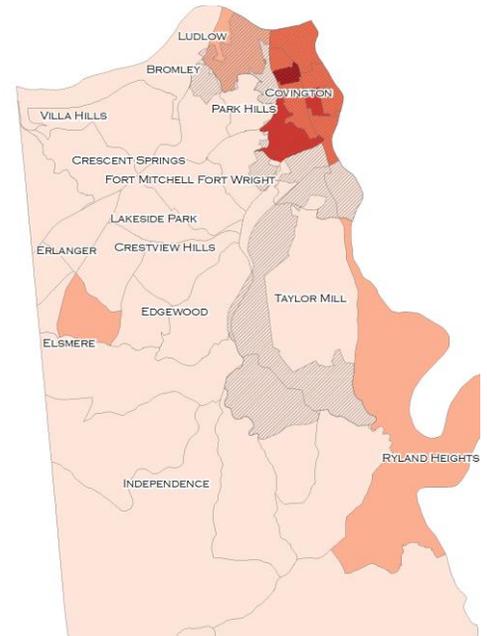
Unemployment Rate



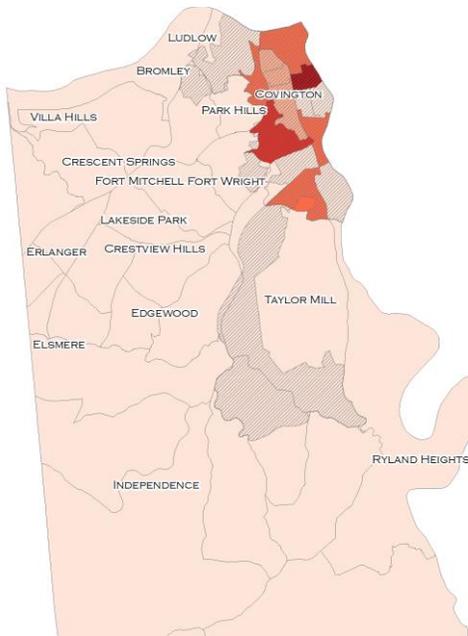
1970



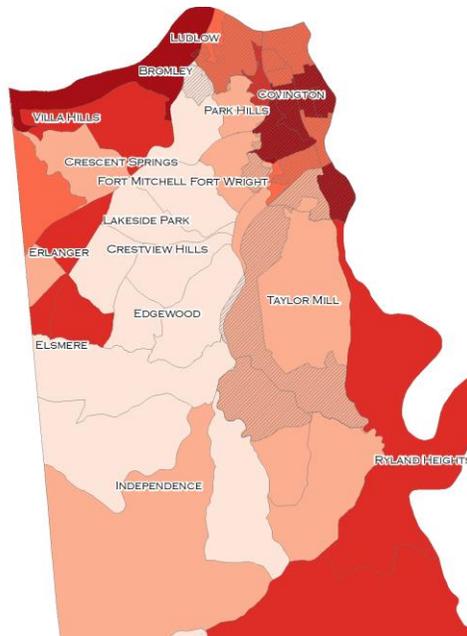
1980



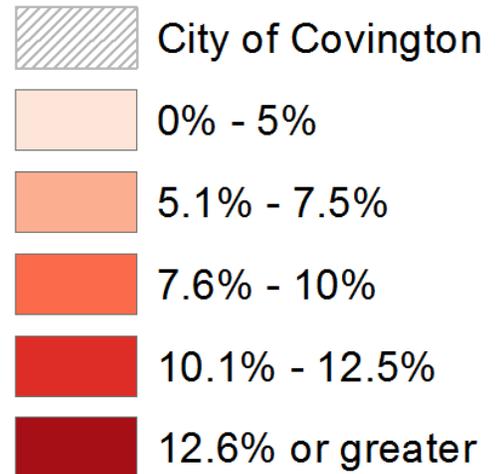
1990



2000

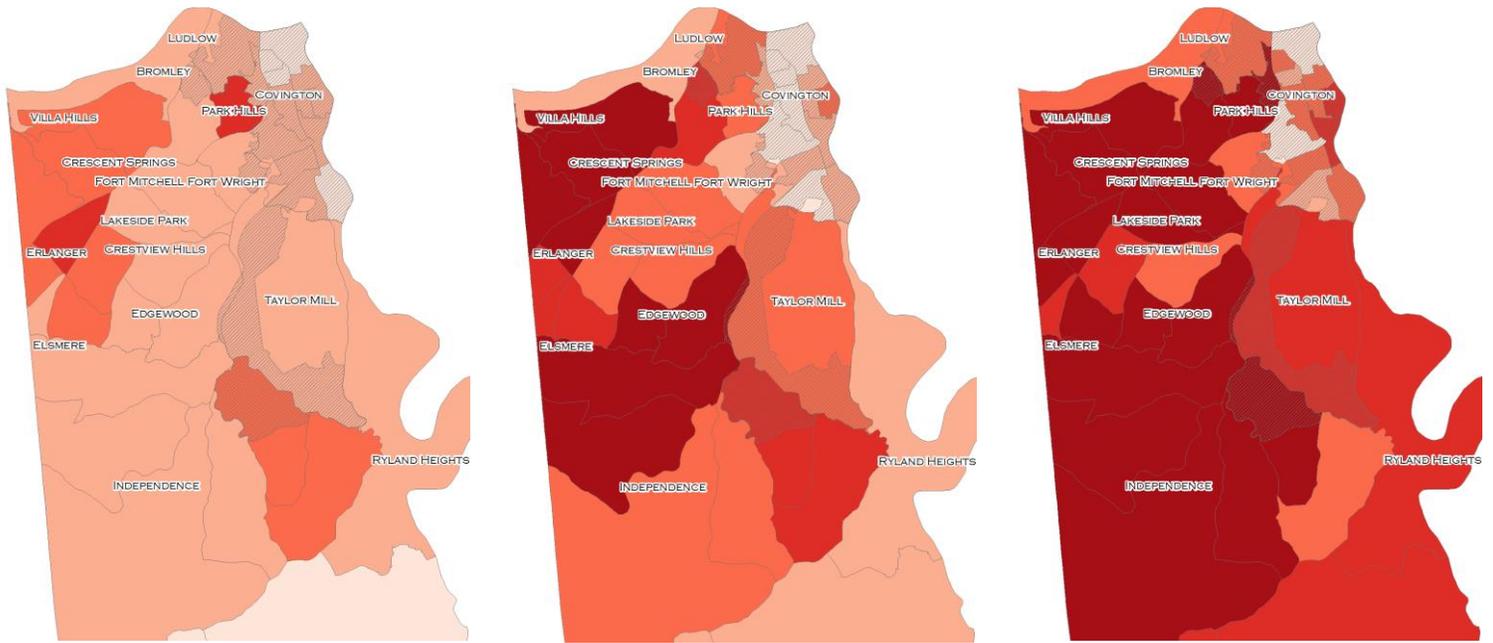


2015



Legend

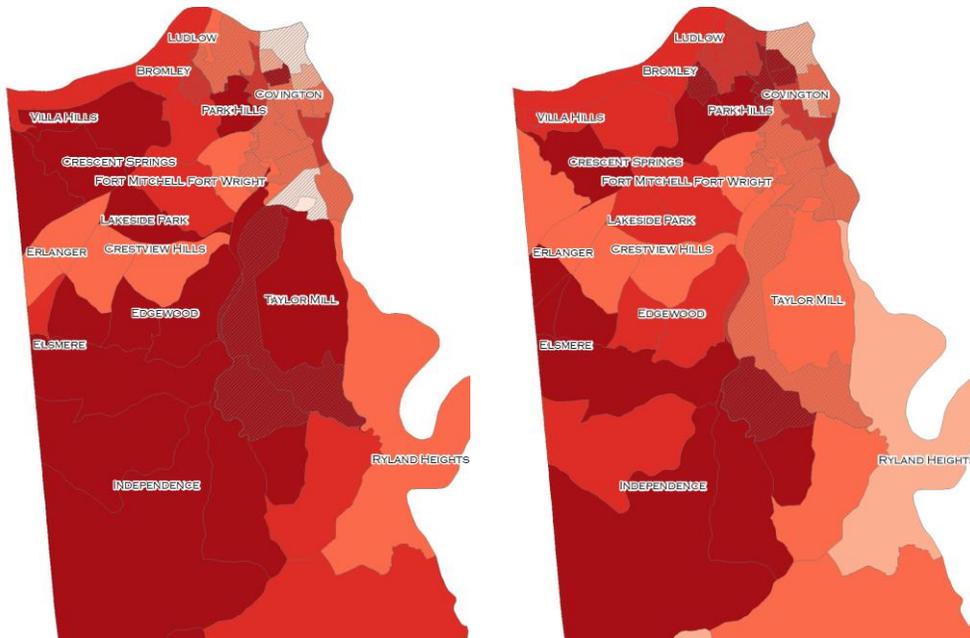
Labor Force Participation Rate



1970

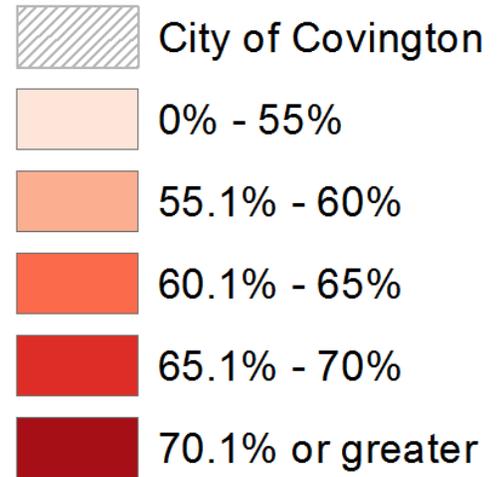
1980

1990



2000

2015



Legend

Income and Poverty

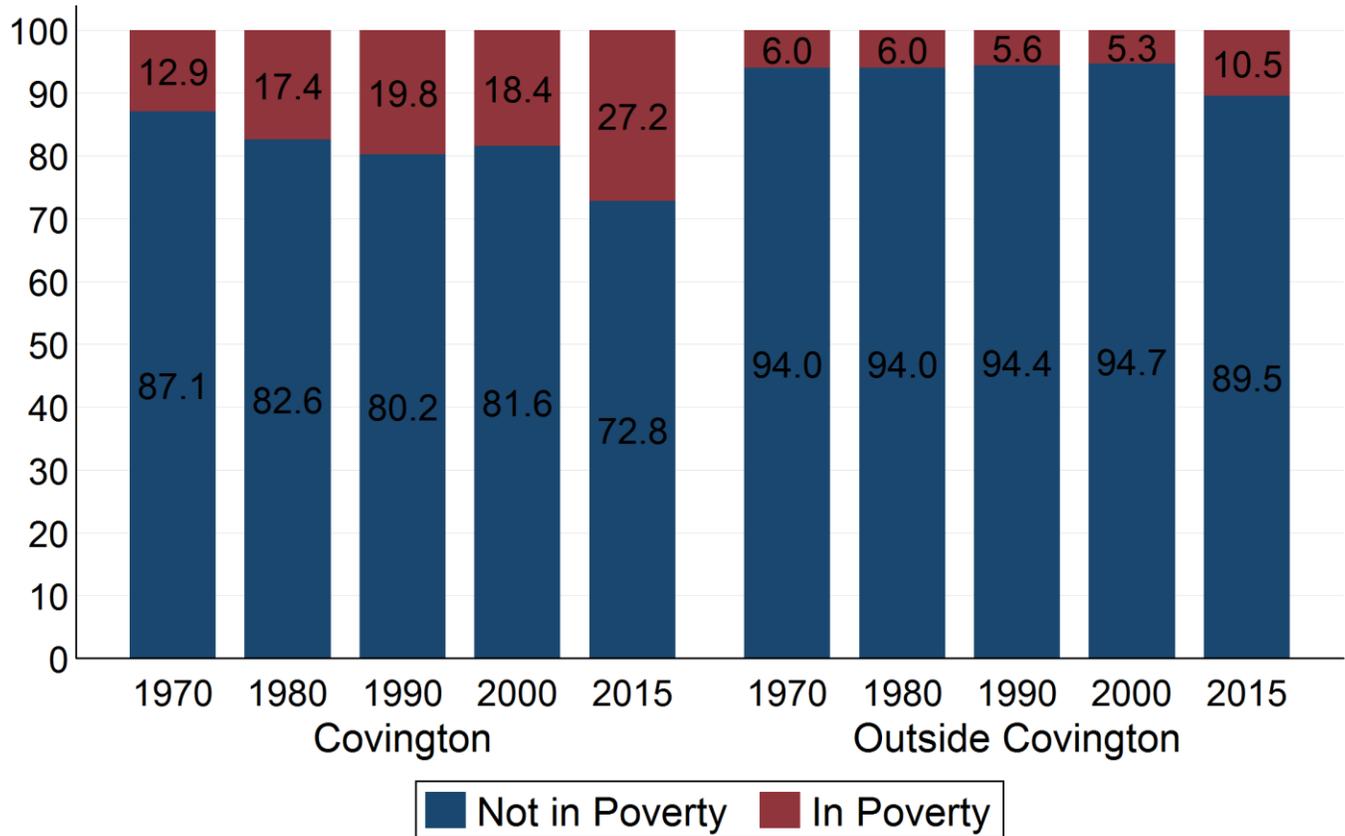
Consistent with its lower educational attainment and higher unemployment, the city of Covington exhibits higher poverty rates than the remainder of Kenton County. This disparity has become larger over time: in 1970, 12.9% of Covington's population lived in poverty, relative to 6% in the rest of the county – by 2015, 27.2% of Covington's population lived in poverty, relative to 10.5% in the rest of the county. This 27.2% figure is quite high, more than double the U.S. poverty rate in 2015 (13.5%). The city of Covington has historically had lower median household income than the rest of Kenton County – unsurprising since the poverty rate is based directly on income measures. After increasing between 1980 and 2000, real (inflation-adjusted) income fell between 2000 and 2015 in Covington and Kenton County as a whole.

The measure of the percent of households receiving Supplemental Nutrition Assistance Program resources is newly enumerated in the ACS, and is therefore not available in prior years. In 2015, this percentage appears highly correlated with the poverty rate in Covington and the rest of Kenton County.

The tract-level maps of poverty and income are approximately mirror images of one another, with high poverty tracts in the low income quintiles and vice versa. Since 1970, the highest poverty tracts in Kenton County have been located in Covington, with the tracts containing the Monte Casino/City Heights and Eastside neighborhoods exhibiting the greatest poverty in 2015. Notably, although Covington has long held the most economically disadvantaged tracts, poverty rates have been climbing in other parts of the county over time. The cities of Bromley and Ludlow currently have poverty rates in the 20-30 percent range, while poverty rates between 10 and 20 percent are observed in tracts containing (parts of) the cities of Taylor Mill, Elsmere, Park Hills, and Independence.

The final tract maps in the income and poverty section are those of the related measure of female headed households with children. Although this variable is more properly associated with household formation and marital status, its relationship to economic disadvantage warrants its inclusion here. This measure has exhibited a broad increase over time in nearly all parts of the county. In 2015, the Monte Casino/City Heights census tract had the highest rate of female headed householdship, with 38% of all households in this tract and 89% of all households with children in this tract headed by solo females.

Poverty Rate



Note: Percentage of household population with income relative to poverty threshold. 'Outside Covington' is Kenton County excluding the city of Covington.

Source: 1970-2000 Decennial Censuses, 2015 American Community Survey.

Income and Poverty

	1970*	1980	1990	2000	2015
Covington					
Median Household Income (in 2015 \$)	54,574	36,768	38,788	43,106	35,664
% of Households Receiving SNAP	-	-	-	-	25.1%
Outside Covington					
Median Household income (in 2015 \$)	79,099	63,547	65,094	70,968	59,582
% of Households Receiving SNAP	-	-	-	-	9.5%

Note: Median household income estimates were inflated to 2015 dollars based on the Bureau of Labor Statistics' current price index for all urban consumers for the Cincinnati-Middletown metropolitan area. Income in 1970 is median family income, rather than median household income; on average, median reported family income is higher than median reported household income. Median household income in 2015 covers the 2011 to 2015 period, and includes part of the Great Recession. "Outside Covington" is Kenton County excluding the city of Covington. Median income for the "Outside Covington" geography is calculated as the difference in the household-weighted median household incomes of Kenton County and the city of Covington. SNAP=Supplemental Nutrition Assistance Program.

Source: U. S. Census Bureau, 1970-2000 Decennial Censuses, 2015 American Community Survey 5-year Estimates.

Median Household Income for Census Tracts Fully within Covington

Tract	1970	1980	1990	2000	2015
Median Household Income (2015 \$)					
603	41,557	27,470	30,179	27,887	35,129
607	37,376	29,869	20,620	35,929	34,306
609	45,657	30,725	34,722	45,757	23,720
610	48,875	40,894	44,220	36,978	28,542
611	58,426	47,139	46,353	39,205	43,347
612	50,793	47,164	52,212	49,342	45,417
616	46,389	37,045	42,739	51,161	32,763
650	49,687	42,399	37,907	42,867	30,587
670	35,002	21,771	25,433	35,891	35,917
671	37,357	29,022	27,393	28,830	20,492

Median Household Income for Census Tracts Partially within Covington

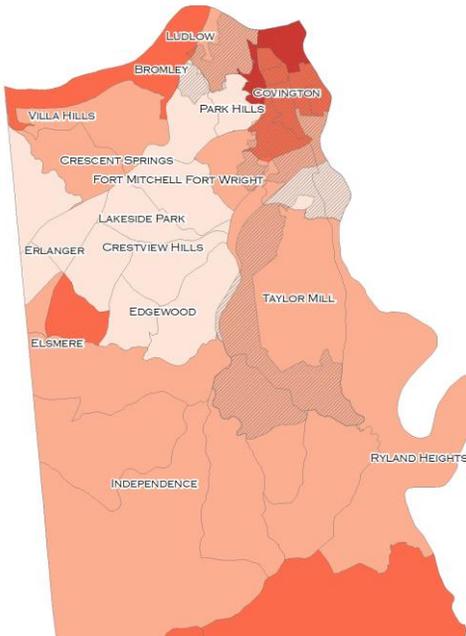
Tract	1970	1980	1990	2000	2015
Median Household Income (2015 \$)					
613 (83.7%)	58,545	43,145	36,652	38,267	35,417
614 (99.2%)	51,293	41,605	44,119	44,458	45,037
638 (64.0%)	57,334	52,378	44,986	53,689	48,281
648 (1.4%)	77,723	83,415	76,114	65,305	57,889
651 (98.7%)	48,311	60,386	30,463	35,271	20,368
652 (12.8%)	65,093	78,054	69,488	66,182	61,196
653 (35.3%)	60,044	58,551	60,034	78,412	65,789
668 (50.3%)	63,350	67,696	68,533	77,732	73,333

Note: All pre-2015 numbers are estimates based on a real interpolation of published Census data using the Longitudinal Tract Data Base. Number in parentheses in bottom panel is percentage of tract population that lies within the city of Covington; the estimate shown is for the entire tract.

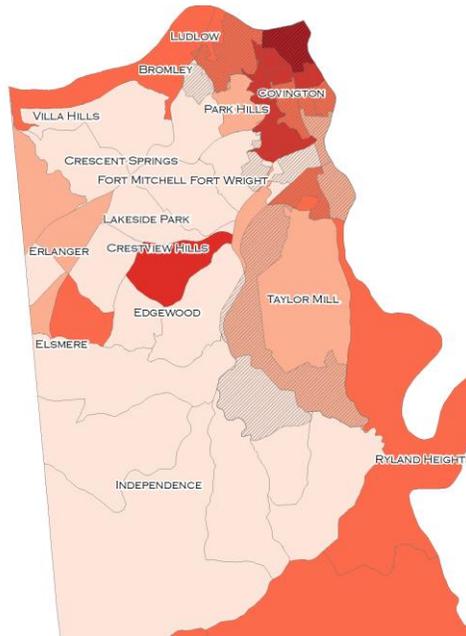
Median household income estimates were inflated to 2015 dollars based on the Bureau of Labor Statistics' current price index for all urban consumers for the Cincinnati-Middletown metropolitan area. Median household income in 1970 is an estimate based on the median family income reported in that decade. Median household income in 2015 covers the 2011 to 2015 period, and includes part of the Great Recession.

Source: U. S. Census Bureau, 1970-2000 Decennial Censuses, 2015 American Community Survey 5-year Estimates.

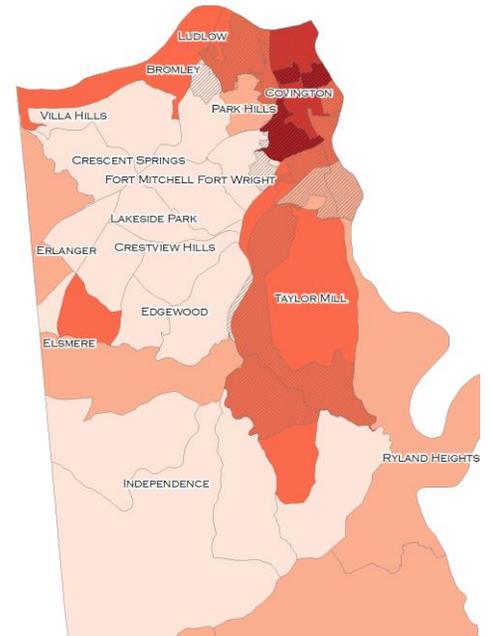
Poverty Rate



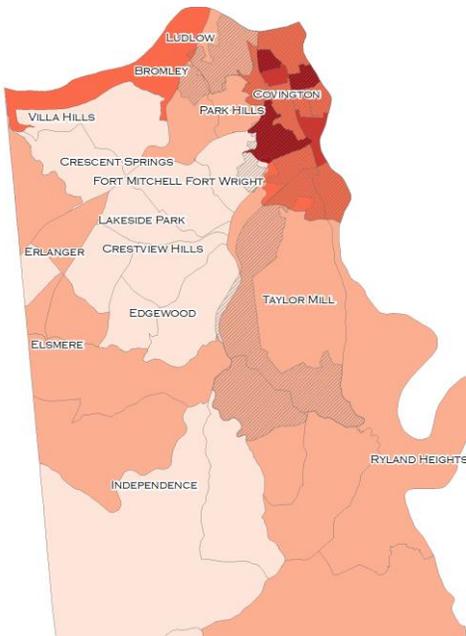
1970



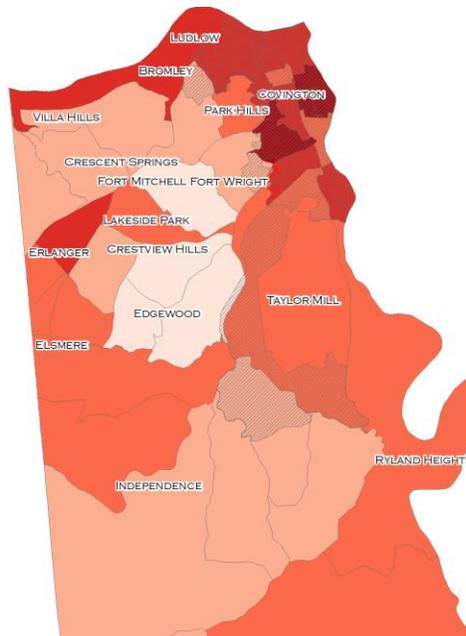
1980



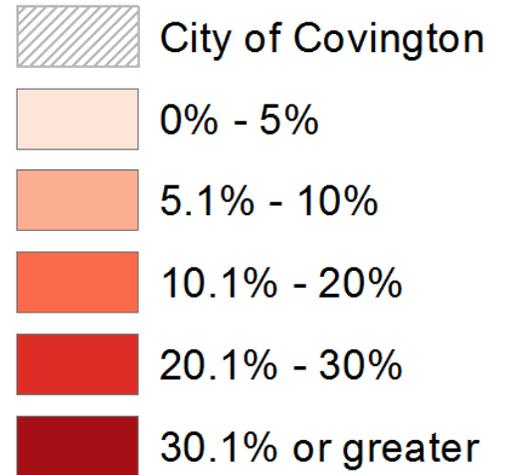
1990



2000

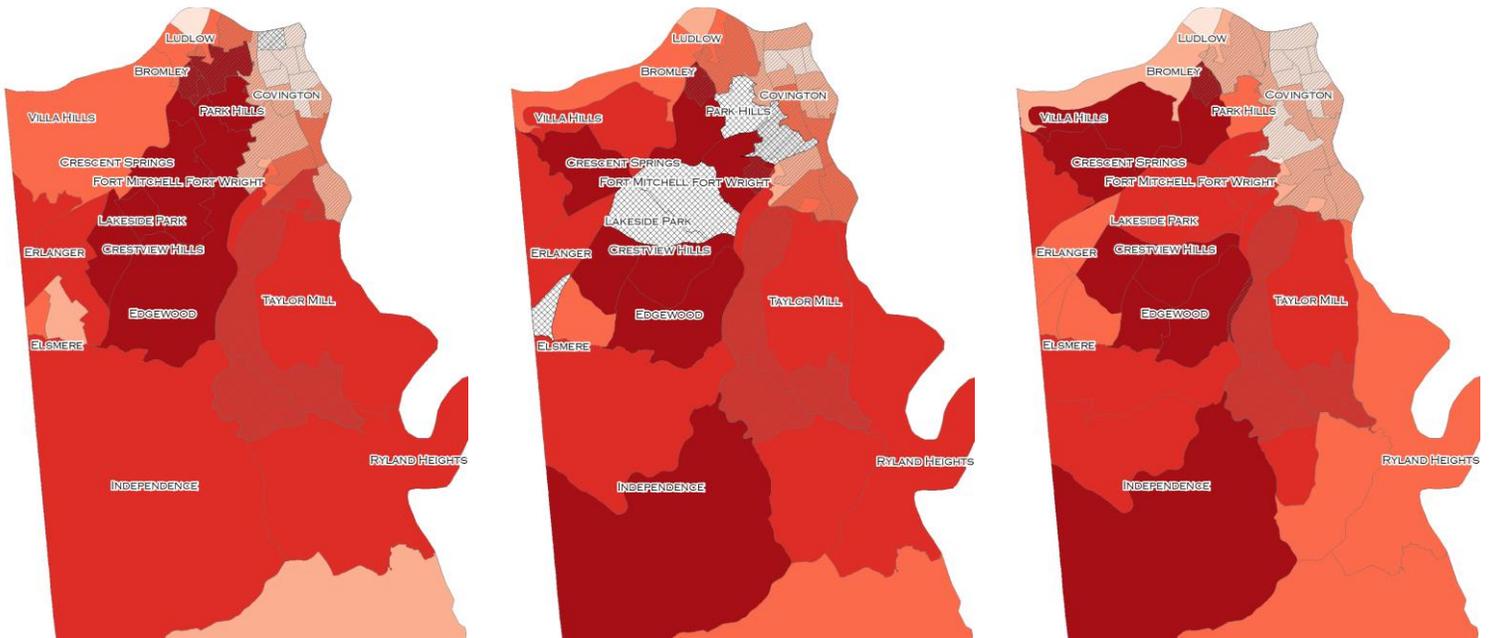


2015



Legend

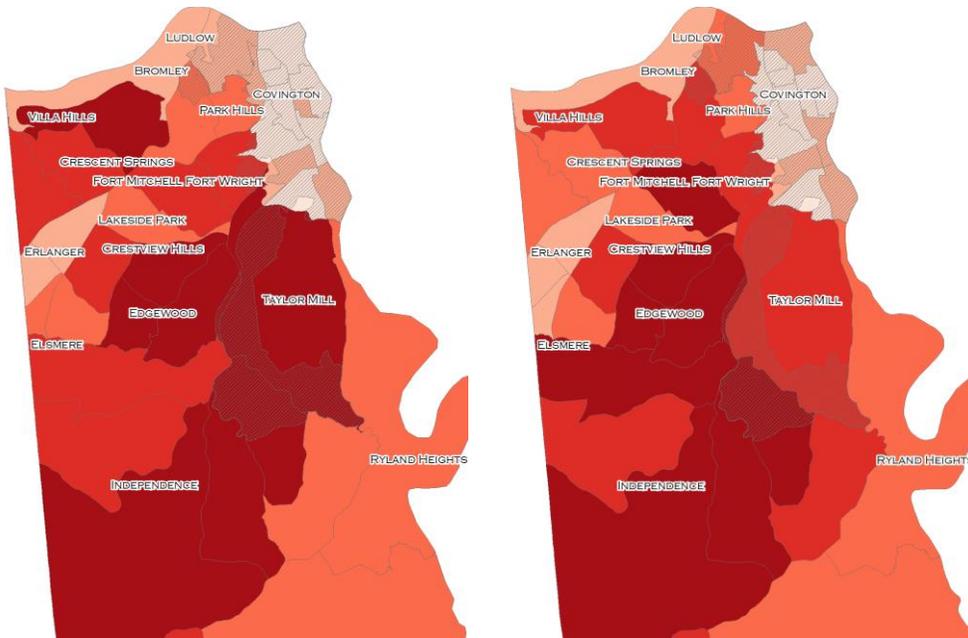
Median Household Income



1970

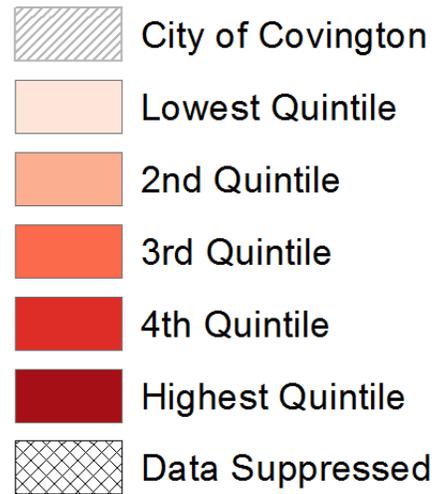
1980

1990



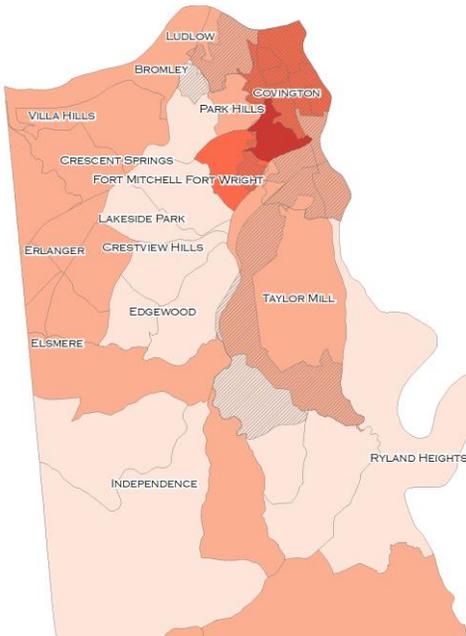
2000

2015

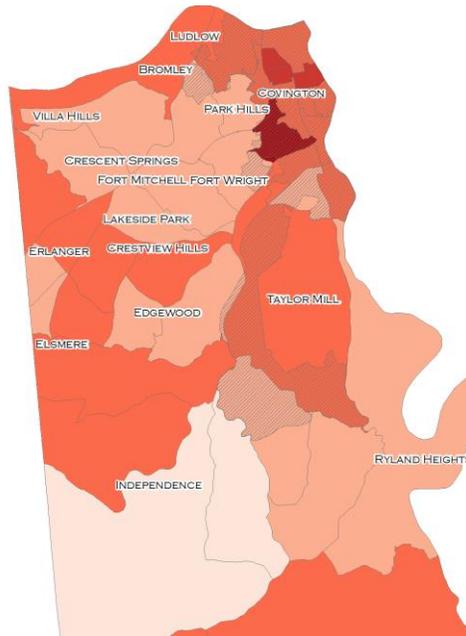


Legend

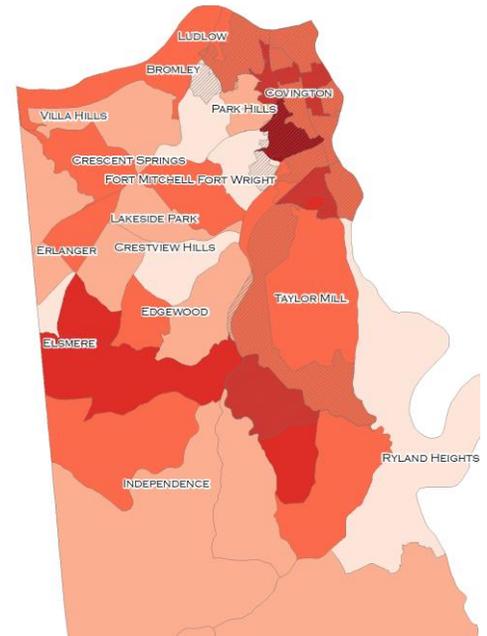
Households that are Female-Headed with Children



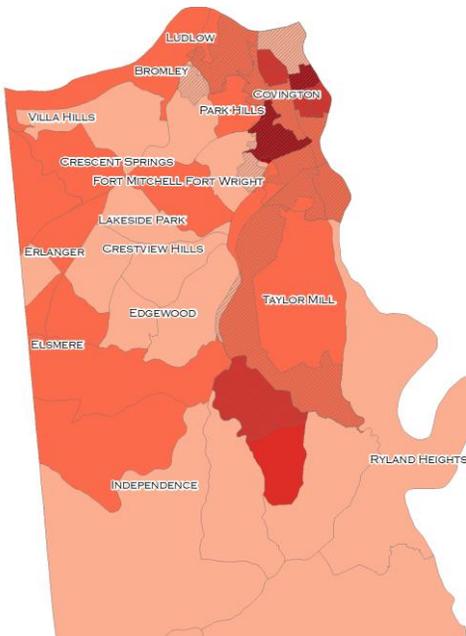
1970



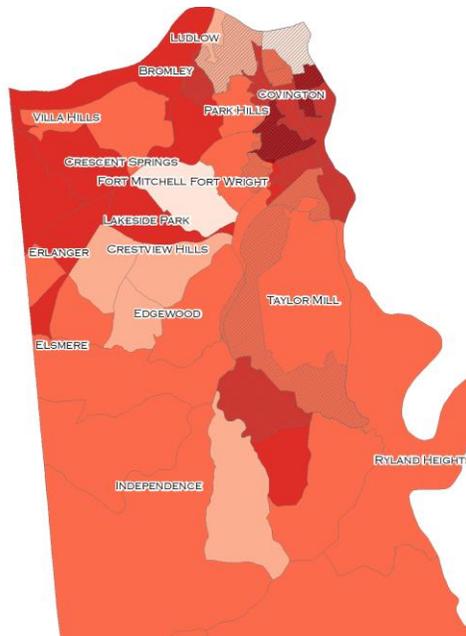
1980



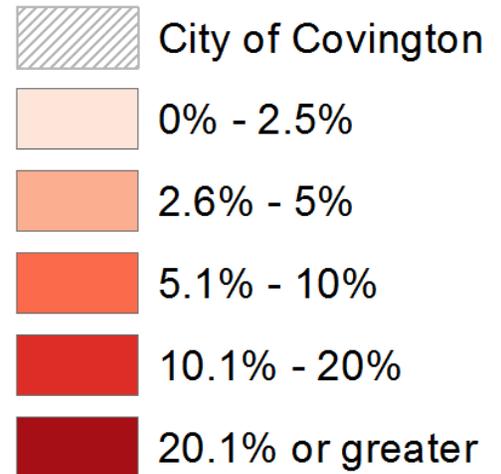
1990



2000



2015



Legend

Housing

Although Covington and its neighbors in Kenton County exhibit many differences in social and demographic variables, one of the more striking differences is in the housing stocks of the areas. Compared to the total population and the total number of households, the number of housing units in Covington has remained relatively stable since the 1950's, declining by less than 2% over this time. This stability – coupled with the loss of population and households detailed above – results in an increasing vacancy rate over time. Only 2% of housing units were reported vacant in the 1950 Decennial Census, while more than one-sixth of housing units were reported vacant in the most recent (2015) ACS. The trend toward greater vacancies can also be seen in those parts of Kenton County outside of Covington, albeit to a much smaller extent. Within both Covington and Kenton County as a whole, the owner occupancy rate has remained fairly steady since 1950. However, owner occupancy rates in Covington have remained at a notably lower level than in the rest of the county, likely the consequence of the greater density of apartment units in the city. The most current data puts Covington's owner occupancy rate at nearly 50%, while the outside-Covington portion of the county has homeownership rates of more than 70%.

The graph below, which shows the built date for housing units in Kenton County, highlights this variation. As an older city, Covington contains a large amount of old housing – housing built prior to 1940, while decreasing as a percentage of all housing over time, remains the dominant stock available in 2015. While new housing has been built, the percent of housing built in the past 10 years remains in the 5-10 percent range in every decade. The remainder of Kenton County contains a much smaller share of old housing, and a much larger share of housing built post-1950.

Other cities and areas of Kenton County also contain a much larger share of single family housing than does the city of Covington, a relationship that has largely held since 1970. Apartment buildings, particularly smaller buildings with fewer than 5 units, are much more common in Covington than elsewhere in the county.

The number of housing units in most tracts lying wholly within Covington has been declining steadily since 1970. However, the relative decrease in the number of housing units has not been as large as the relative decrease in the total population and number of households. As a result, all tracts fully within Covington have experienced reduced household size and increased vacancy rates over the 1970-2015 period. The majority of the tracts that are fully within the city of Covington had vacancy rates greater than 20% in the 2015 ACS. In general, the city's more peripheral (partially within the city) tracts have lower vacancy rates in 2015 than do the full-city tracts, although vacancy rates in a couple of these (e.g., present-day Monte Casino/City Heights, present-day Latonia) are still greater than 15%.

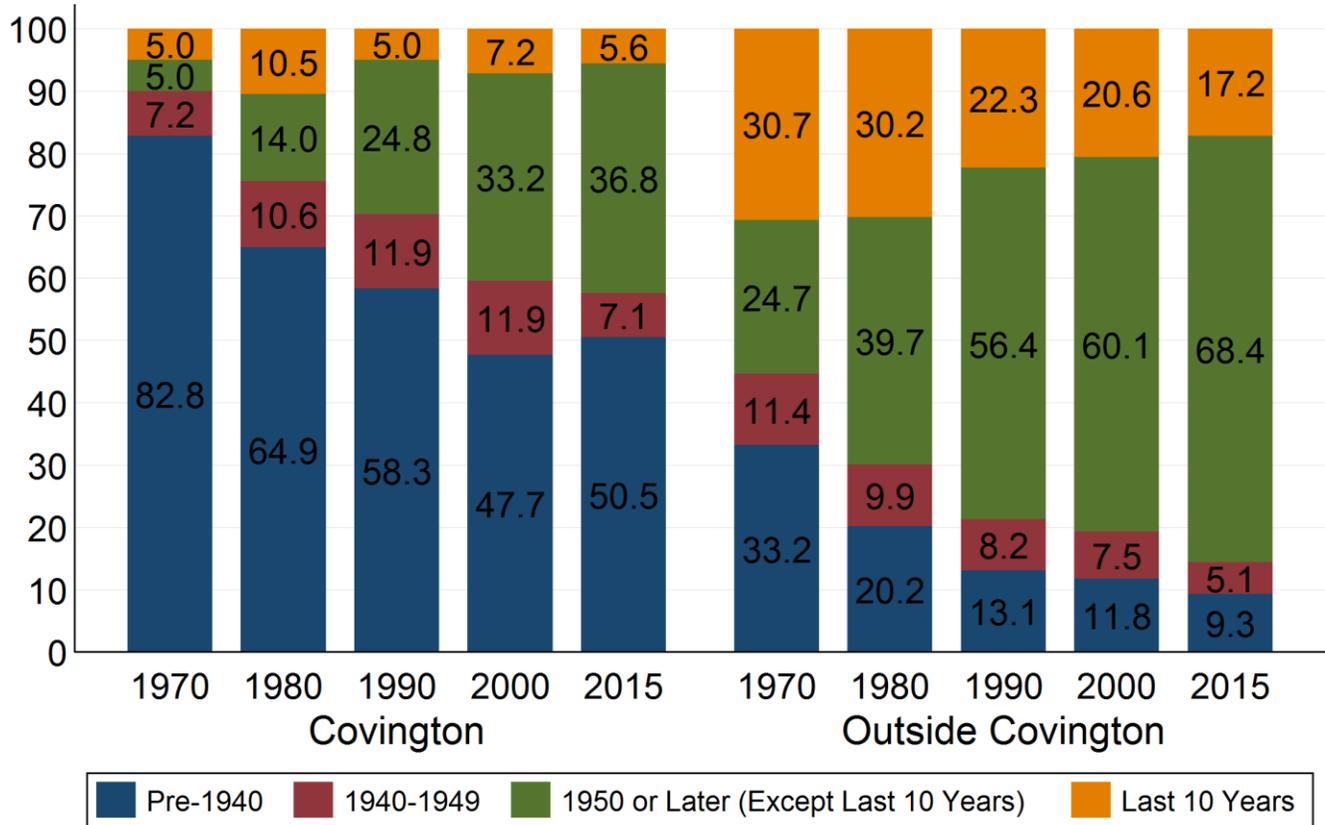
The final tract-level maps in this section show public housing developments and housing choice voucher data from the U.S. Department of Housing and Urban Development (HUD). Both of these maps are based on the most currently available data (2016). The map of public housing developments indicates that all public housing structures in Kenton County are located within the city of Covington. The sizes of these developments vary widely, with the number of occupied units ranging from 6 to 353. The map of public housing choice vouchers shows that – although Covington includes several tracts in which more than 10% of renters use them – these vouchers are also present in many other areas of the county. Most notably, the Elsmere and Crescent Springs areas have tracts with a large proportion of housing voucher renters.

Housing and Occupancy

	1950	1960	1970	1980	1990	2000	2010	2015
Covington								
Total Housing Units	20,501	20,234	19,418	20,390	19,117	20,448	20,053	20,202
% Vacant	2.3	4.5	6.6	8.0	9.4	10.7	15.1	17.1
% of Units Owner Occupied	49.0	49.2	49.1	51.0	50.8	49.3	49.6	49.3
Outside Covington								
Total Housing Units	11,643	17,509	22,209	30,850	36,969	43,123	48,922	49,167
% Vacant	3.6	4.4	3.5	4.7	4.3	4.5	6.5	7.5
% of Units Owner Occupied	76.1	79.2	73.5	75.3	73.2	74.0	74.3	71.9
Kenton County								
Total Housing Units	32,144	37,743	41,627	51,240	56,086	63,571	68,975	69,369
% Vacant	2.8	4.5	4.9	6.0	6.1	6.5	9.0	10.3
% of Units Owner Occupied	58.7	63.1	62.5	65.8	65.8	66.4	67.6	65.8

Source: U. S. Census Bureau, 1970-2010 Decennial Censuses, 2015 American Community Survey 5-year Estimates.

Housing Built Year



Note: Percentage of all housing units built during reported timeframe. Numbers may not sum to one due to rounding. 'Outside Covington' is Kenton County excluding the city of Covington.
 Source: 1970-2000 Decennial Censuses, 2015 American Community Survey.

Housing Structures

	1970	1980	1990	2000	2015
Covington					
% of Structures Single Family Homes	56.2	47.7	50.1	52.7	55.4
% of Structures Multi-Family Homes (5+ Units)	10.9	21.2	20.4	20.6	20.0
% of Structures Mobile Homes	0.6	0.6	1.1	1.1	1.3
% of Structures Other Type (e.g., 2-4 units)	32.3	30.5	28.4	25.6	23.3
Outside Covington					
% of Structures Single Family Homes	80.6	71.7	68.5	69.1	72.2
% of Structures Multi-Family Homes (5+ Units)	6.2	12.6	14.4	15.2	14.6
% of Structures Mobile Homes	2.7	3.6	4.7	3.9	3.1
% of Structures Other Type (e.g., 2-4 units)	10.5	12.1	12.4	11.8	10.1

Note: A single housing structure may encompass multiple housing units. "Outside Covington" is Kenton County excluding the city of Covington.
 Source: U. S. Census Bureau, 1970-2000 Decennial Censuses, 2015 American Community Survey 5-year Estimates.

Housing and Vacancy for Census Tracts Fully within Covington

Tract		1970	1980	1990	2000	2010	2015
603	Housing Units	1,330	1,204	1,006	1,051	1,000	1,022
	% Vacant	9.2	13.7	14.8	15.7	20.0	23.8
607	Housing Units	1,453	1,209	1,117	1,061	959	991
	% Vacant	9.8	14.7	15.0	15.1	22.9	27.9
609	Housing Units	1,335	1,266	1,158	1,132	1,058	1,036
	% Vacant	7.9	11.1	13.6	14.9	23.9	21.7
610	Housing Units	1,162	1,087	1,014	1,075	1,024	1,012
	% Vacant	5.0	6.2	6.8	8.4	18.0	20.9
611	Housing Units	830	845	761	754	749	761
	% Vacant	4.3	7.3	5.8	8.8	13.2	8.9
612	Housing Units	1,210	1,149	1,156	1,154	1,138	1,148
	% Vacant	2.1	3.4	5.0	10.8	16.4	20.7
616	Housing Units	678	627	581	712	733	751
	% Vacant	6.8	7.8	11.4	16.8	20.3	26.5
650	Housing Units	1,710	1,909	1,763	1,812	1,780	1,772
	% Vacant	4.6	6.2	6.9	11.3	17.4	14.7
670	Housing Units	2,619	2,282	2,245	2,163	2,099	2,144
	% Vacant	12.5	11.2	14.2	16.8	18.3	20.8
671	Housing Units	1,656	1,420	1,255	1,321	1,101	1,111
	% Vacant	10.2	14.2	17.1	17.8	28.0	30.6

Note: All pre-2010 numbers are estimates based on a real interpolation of published Census data using the Longitudinal Tract Data Base.
Source: U. S. Census Bureau, 1970-2010 Decennial Censuses, 2015 American Community Survey 5-year Estimates.

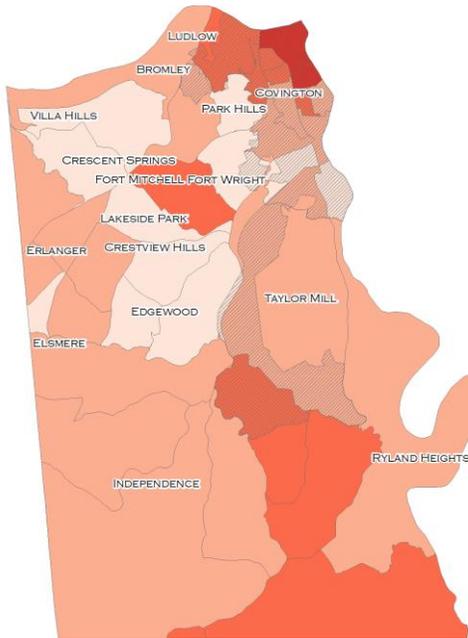
Housing and Vacancy for Census Tracts Partially within Covington

Tract		1970	1980	1990	2000	2010	2015
613 (83.7%)	Housing Units	1,232	1,310	1,324	1,304	1,277	1,302
	% Vacant	2.5	3.4	5.1	5.3	8.6	16.6
614 (99.2%)	Housing Units	1,787	1,746	1,823	1,735	1,700	1,761
	% Vacant	2.4	4.2	3.7	5.6	9.9	13.5
638 (64.0%)	Housing Units	1,208	1,588	1,604	1,506	1,669	1,718
	% Vacant	5.2	5.1	8.9	6.7	15.0	12.0
648 (1.4%)	Housing Units	1,363	1,074	1,543	1,569	1,632	1,454
	% Vacant	3.4	2.1	4.5	4.4	6.5	4.1
651 (98.7%)	Housing Units	1,173	1,531	1,564	1,612	1,544	1,602
	% Vacant	3.2	4.2	8.1	7.6	7.3	15.5
652 (12.8%)	Housing Units	1,159	1,200	1,410	1,902	1,961	1,792
	% Vacant	2.1	2.7	4.0	6.9	7.1	4.8
653 (35.3%)	Housing Units	1,367	2,002	2,332	3,549	3,860	3,939
	% Vacant	3.3	3.0	3.6	2.8	4.5	6.2
668 (50.3%)	Housing Units	243	666	1,064	1,471	2,631	2,811
	% Vacant	4.4	7.2	2.2	3.5	4.0	2.6

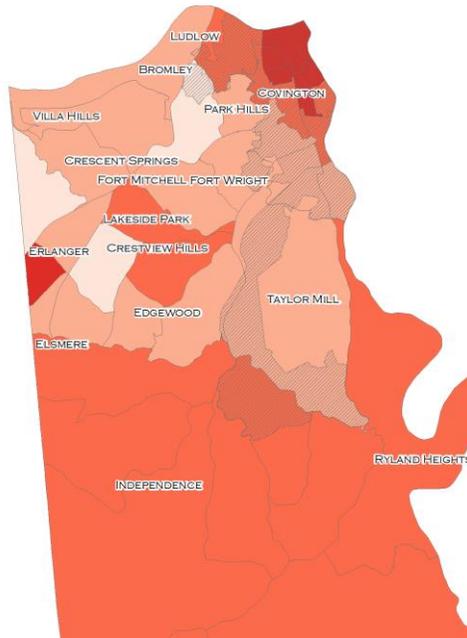
Note: All pre-2010 numbers are estimates based on a real interpolation of published Census data using the Longitudinal Tract Data Base. Number in parentheses is percentage of tract population that lies within the city of Covington; the estimate shown is for the entire tract.

Source: U. S. Census Bureau, 1970-2010 Decennial Censuses, 2015 American Community Survey 5-year Estimates.

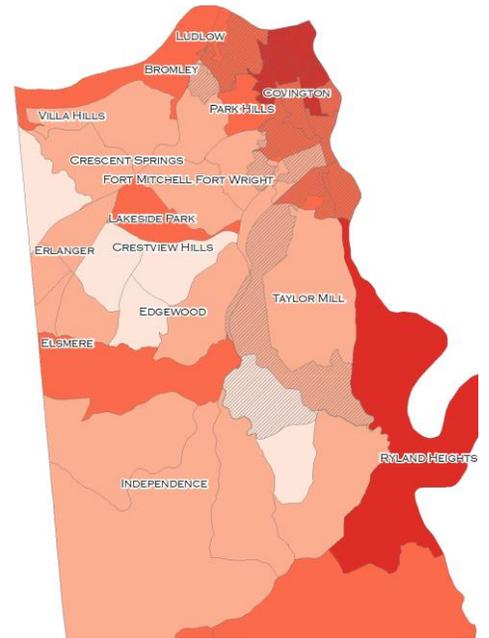
Vacancy Rate



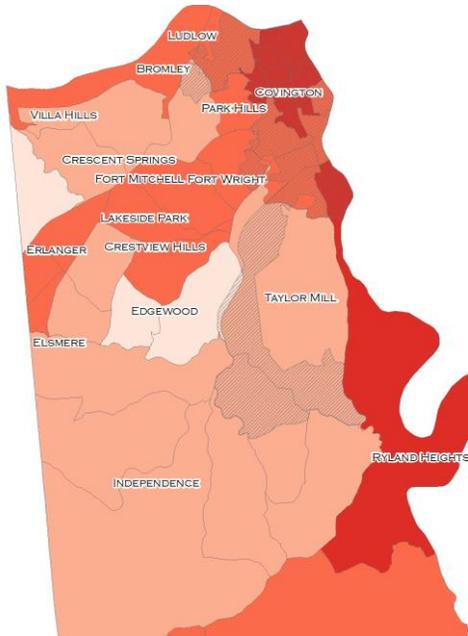
1970



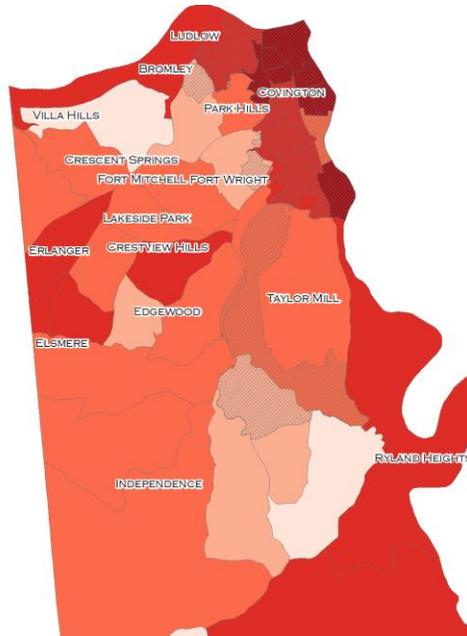
1980



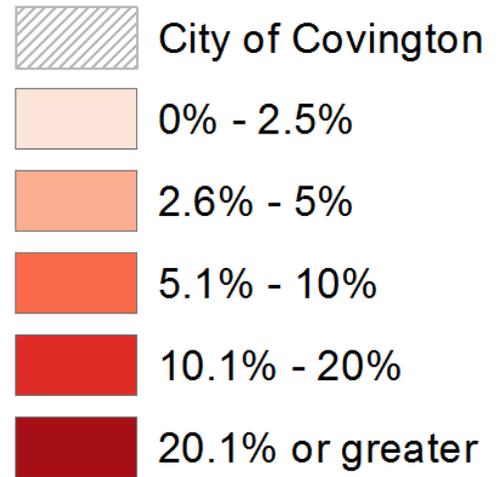
1990



2000

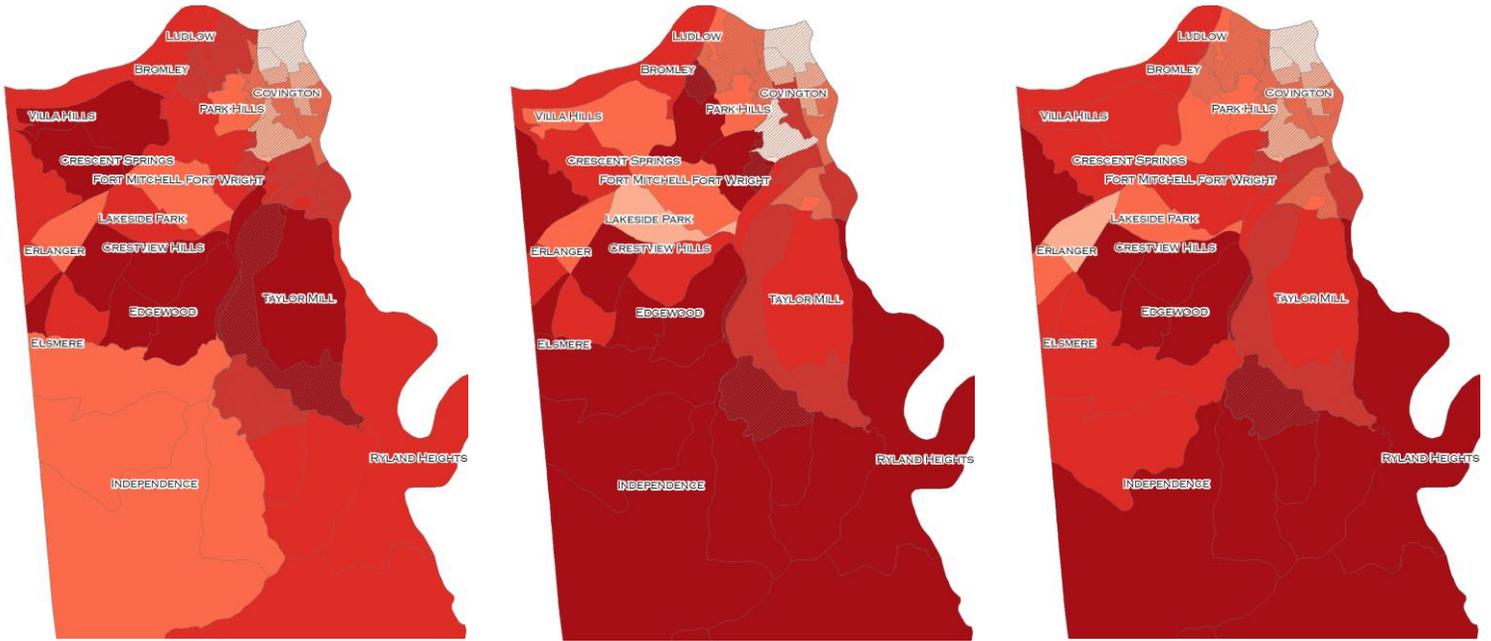


2015



Legend

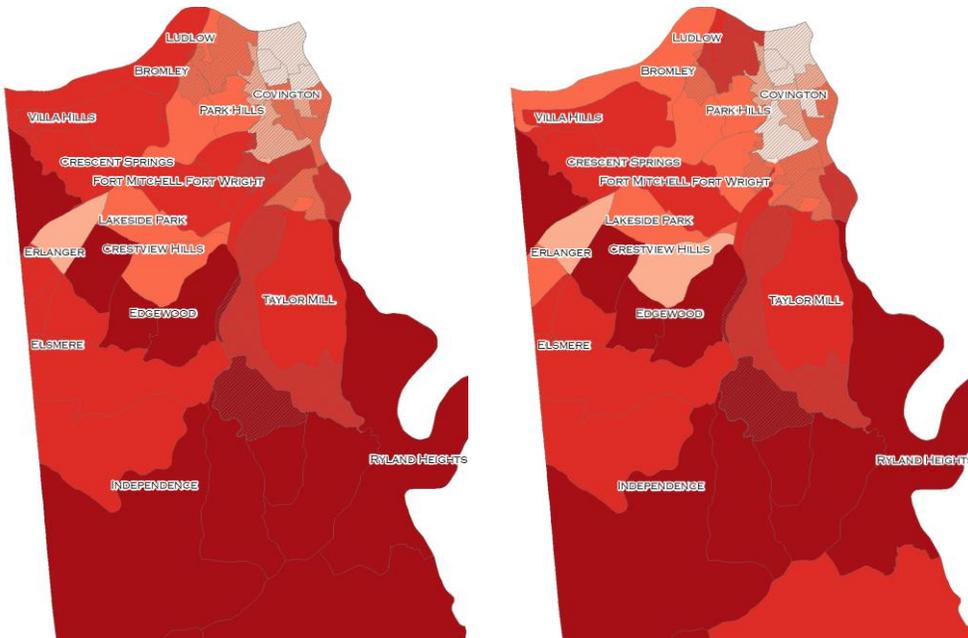
Owner Occupancy Rate



1970

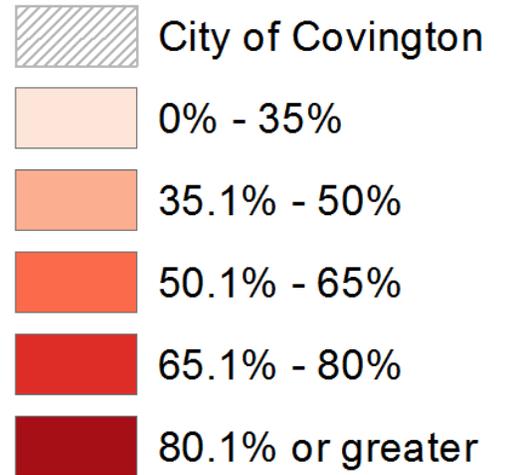
1980

1990



2000

2015



Legend

Population Projections

Methodology

Population projections are forecasts of the population in future time periods. The most common population projection model used by demographers – the cohort component model – was used to generate the projections in this report. The cohort-component model is based on the balancing equation of population growth:

$$N_{t+5} = N_t + B_{t,t+5} - D_{t,t+5} + NM_{t,t+5}$$

where N_t is the total population at time t (the start of the forecast period), $B_{t,t+5}$ is the number of births between time t and time $t+5$, $D_{t,t+5}$ is the number of deaths between time t and time $t+5$, and $NM_{t,t+5}$ is net migration between time t and time $t+5$. The output from this equation, N_{t+5} , represents the total population forecast at time $t+5$. $B_{t,t+5}$, $D_{t,t+5}$, and $NM_{t,t+5}$ are derived by applying recent fertility, mortality, and migration rates to the population by 5-year age group at time t . The model was carried out over five year periods from 2015 to 2040. Population counts by gender and 5-year age group from the U.S. Census Bureau’s 2015 Population Estimates served as the base population. Although total population counts are available for Covington (and outside Covington) in the 2010 Decennial Census and the 2015 Census Population Estimates, these latter figures are not stratified by gender or age. To get around this limitation, the proportion of the population in each age-gender group in 2010 was applied to the total population in 2015 to generate the 2015 age-stratified estimates.

Age-specific fertility rates were calculated using confidential birth data provided by the Kentucky Cabinet for Health and Family Services. Future fertility rates were adjusted by applying a linear extrapolation of the state-level fertility trend at each age group. Age-specific survival rates were calculated for each county using confidential death data provided by the Kentucky Cabinet for Health and Family Services. Future survival rates were adjusted by applying a linear extrapolation of the state-level survival trend at each age group. Age specific net migration rates were generated using a residual method, in which any population at the end of the base forecast period that was unaccounted for by the applied fertility and mortality rates was attributed to migration. Future net migration rates were held constant over the projection period.

The cohort component model was used to generate projections of the population living in households. The group quarter population was assumed to increase by 2% per five-year period. The sum of these two numbers is the projection for the total population.

To determine the total number of households in Covington and Kenton County, the headship rate method is used. First, the proportion of the household population in the 2010 Decennial Census that was classified as the head of household within each 10-year age group (age 15+) is calculated for each geography. This proportion is then applied to the corresponding age group in the household population forecasts to generate a forecast of the number of households. This method naturally assumes that the headship rates remain constant over time. The projected mean household size is calculated as the forecast of the population in households divided by the forecast of the number of households.

Projections

The forecasts of total population and population in households show steady growth within Kenton County throughout the forecast period. As a whole, the county is expected to add more than 15,000 people in the next 25 years, a 9.3% increase over the 2015 population. This growth is expected to occur predominantly in those portions of the county outside of the city of Covington: although Covington is expected to grow 8.6% over this

period, the rest of the county is expected to growth 10%. As such, the percentage of the county's population living in Covington will decline slightly.

The projected population increase for Covington may seem unusual given that the city has experienced several decades of population decline. The reason for this positive growth forecast is that Covington exhibited an increase in population, albeit small, between the 2010 Decennial Census and the 2015 Census Population Estimate. In addition, the city is projected to see only slight changes in the numbers of births and deaths, and will continue to see significant natural increase in population. However, net migration to Covington is still projected to remain negative in the future, although the magnitude of this out-migration is projected to fall.

The number of households in Covington and the number of households in the rest of Kenton County are both projected to grow in the future, although household growth in Covington is expected to be somewhat slower than total population growth. As a result, mean household size is projected to increase a small amount. By 2040, Covington and the rest of Kenton County are expected to achieve parity in average household size.

Projections

	2010	2015*	2020	2025	2030	2035	2040
Covington							
Total Population	40,640	40,997	41,549	42,111	42,751	43,523	44,525
Households	17,033	17,191	17,267	17,371	17,525	17,789	18,107
Population in HHs	39,234	39,620	40,143	40,677	41,288	42,031	43,004
Population in GQs	1,406	1,377	1,406	1,434	1,463	1,492	1,521
Mean Household Size	2.30	2.30	2.32	2.34	2.36	2.36	2.37
Outside Covington							
Total Population	119,080	123,505	127,836	130,929	133,290	134,869	135,886
Households	45,735	48,866	51,846	53,730	55,657	57,101	58,137
Population in HHs	118,154	122,888	126,687	129,756	132,091	133,648	134,642
Population in GQs	926	1,127	1,150	1,174	1,197	1,221	1,245
Mean Household Size	2.58	2.51	2.46	2.41	2.37	2.34	2.32
Kenton County							
Total Population	159,720	165,012	169,385	173,040	176,041	178,392	180,411
Households	62,768	66,157	68,753	71,101	73,182	74,890	76,244
Population in HHs	157,388	162,508	166,830	170,433	173,379	175,679	177,646
Population in GQs	2,332	2,504	2,556	2,608	2,660	2,713	2,766
Mean Household Size	2.51	2.46	2.43	2.40	2.37	2.35	2.33

Note: *Figures for 2015 are estimates within the projection model and will not match exactly to corresponding numbers presented elsewhere in this report. "Outside Covington" is Kenton County excluding the city of Covington. HH=Household. GQ=Group quarters.

Source: U. S. Census Bureau, 2010 Decennial Census, 2015 Population Estimates. Kentucky State Data Center.

Projected Components of Change

	2015-2020	2020-2025	2025-2030	2030-2035	2035-2040
Covington					
Births	3,643	3,655	3,672	3,704	3,805
Deaths	2,273	2,287	2,310	2,339	2,375
Natural Increase	1,370	1,368	1,362	1,365	1,430
Net Migration	-818	-806	-722	-593	-428
Outside Covington					
Births	8,493	8,339	8,202	8,229	8,379
Deaths	5,222	5,964	6,908	8,087	9,017
Natural Increase	3,271	2,375	1,294	142	-638
Net Migration	550	718	1,067	1,437	1,655

Note: Natural increase is births minus deaths. Net migration is total in-migration minus total out-migration, and includes both domestic and international moves.

Source: Kentucky State Data Center.