Housing in Ohio

March 2025

2024 Ohio Housing Profile

444,768 OR 28%
Renter Households with extremely low incomes

-267,382
Shortage of rental homes affordable and available for extremely low income renters

$28,270
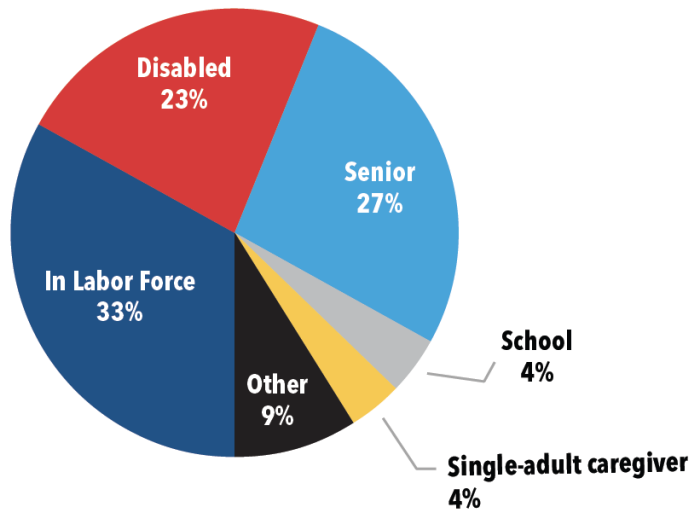Average income limit for 4-person extremely low-income households (state level)

$39,702
Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.
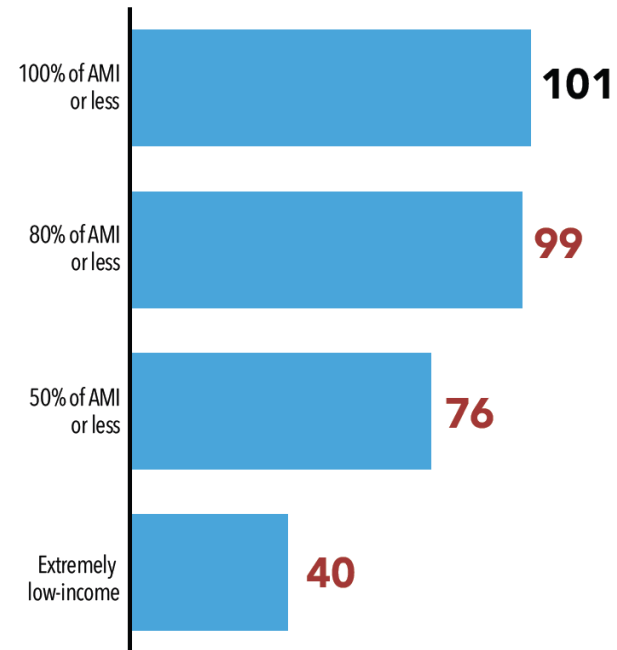
70%
Percent of extremely low income renter households with severe cost burden

EXTREMELY LOW INCOME RENTER HOUSEHOLDS

Pie chart:
- Disabled 23%
- Senior 27%
- In Labor Force 33%
- Other 9%
- School 4%
- Single-adult caregiver 4%

Note: Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, single adult caregiver of a child under 7 or of a household member with a disability, and other. Nationally, 13% of extremely low-income renter households are single adult caregivers, 53% of whom usually work more than 20 hours per week. Source: 2022 ACS PUMS.

## AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS

Bar chart:
- 100% of AMI or less: 101
- 80% of AMI or less: 99
- 50% of AMI or less: 76
- Extremely low-income: 40

Source: NLIHC tabulations of 2022 ACS PUMS

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Aging and Housing Cost Burden

Across Incomes, Significant Shares of Older Renters and Homeowners with Mortgages Face Housing Cost Burdens

Share of Cost-Burdened Households Age 65 and Over (Percent)

Tenure ■ Own Outright ■ Own with Mortgage ■ Rent
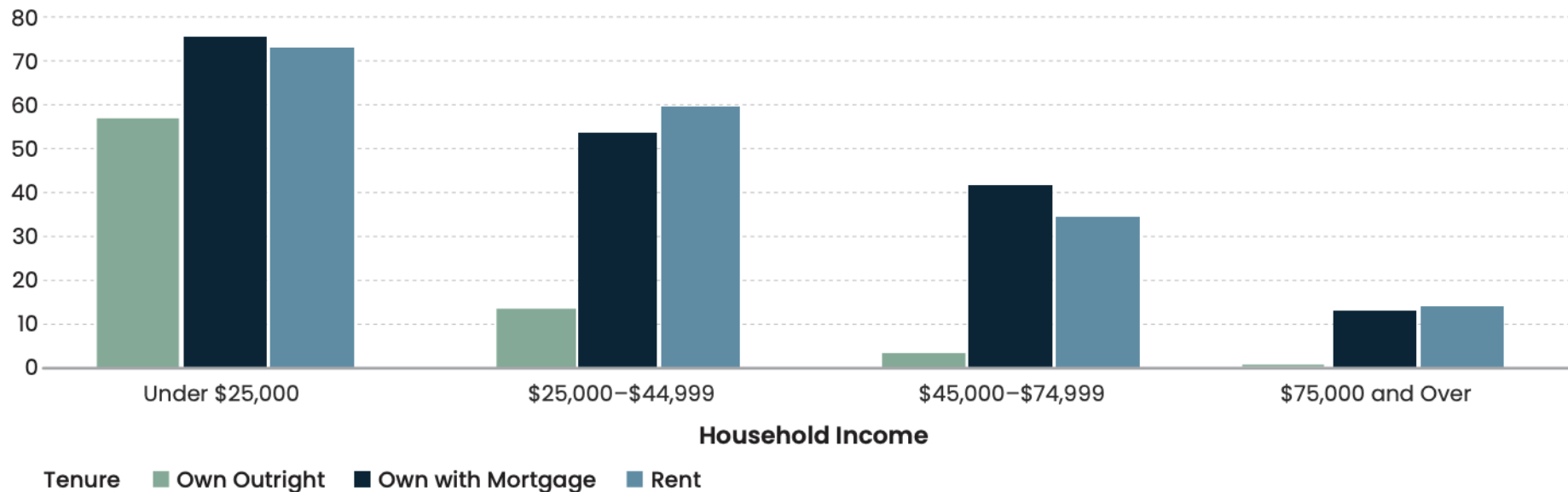
Notes: Cost-burdened households spend more than 30% of income on housing costs. Households with zero or negative income are assumed to have burdens, while households paying no cash rent are assumed to be unburdened.
Source: JCHS tabulations of US Census Bureau, 2021 American Community Survey 1-Year Estimates.

2024 Ohio Housing Profile

In **Ohio**, the Fair Market Rent (FMR) for a two-bedroom apartment is **$1,082**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **$3,608** monthly or **$43,293** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

$20.81
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT OHIO:

STATE FACTS	
Minimum Wage	$10.45
Average Renter Wage	$18.26
2-Bedroom Housing Wage	$20.81
Number of Renter Households	1,589,094
Percent Renters	33%

80
Work Hours Per Week At **Minimum Wage** To Afford a **2-Bedroom Rental Home** (at FMR)

64
Work Hours Per Week At **Minimum Wage** To Afford a **1-Bedroom Rental Home** (at FMR)

2
Number of Full-Time Jobs At **Minimum Wage** To Afford a **2-Bedroom Rental Home** (at FMR)

1.6
Number of Full-Time Jobs At **Minimum Wage** To Afford a **1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Columbus HMFA	$25.04
Union County HMFA	$24.04
Cincinnati HMFA	$22.98
Cleveland-Elyria MSA	$21.31
Akron MSA	$19.98

|	
Two bedroom FMR	$1,082
One bedroom FMR	$864
Rent affordable at area median income (AMI)	$2,326
Rent affordable with full-time job paying mean renter wage	$950
Rent affordable at 30% of AMI	$698
Rent affordable with full-time job paying minimum wage	$543
Rent affordable to SSI recipient	$283

MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.
* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

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Rent is Still Rising
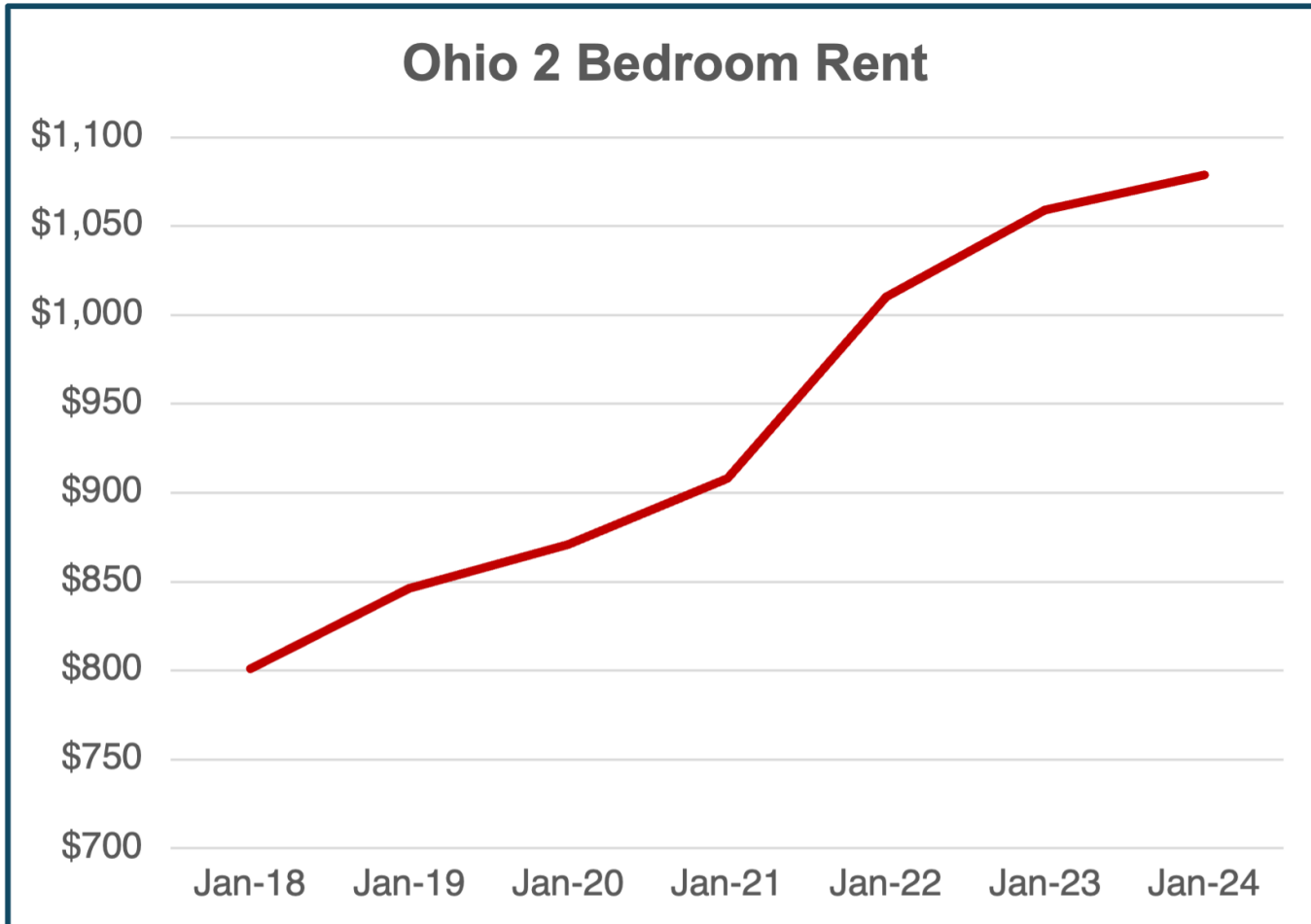
Source: Apartment List 2-Bedroom Rent Estimates

Most Common Jobs in Ohio

Occupation	Total Ohio Employment	Median Hourly Wage
General Operations Manager	143,080	$45.14
Fast Food Worker	140,760	$13.16
Stockers/Order Filler	135,260	$17.57
Registered Nurse	133,300	$38.44
Cashier	122,370	$13.27
Retail Salesperson	120,500	$14.46
Laborers/Freight Mover	114,010	$18.08
Customer Service Rep	99,090	$19.17
Assemblers/Fabricator	99,020	$19.31
Home Health Aide	91,890	$14.08
Ohio's 2 Bedroom Housing Wage		$20.81

Source: Bureau of Labor Statistics, May 2023 State Occupational Employment and Wage Estimates

Solution?
Advocate for Affordable Housing

Policy Considerations

- ✓ Design Housing Ready Communities

- ✓ Increase Housing Supply

- ✓ Maintain Housing Affordability
  - ✓ Property Taxes

- ✓ Enhance Quality Housing
  - ✓ Home Repair and Modification

- ✓ Improve Tenant Protections

- ✓ Address Weaknesses in Shelter System

Get Involved

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Housing Ohio Conference
https://cohhio.org/conference/

Questions?

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