



# State of Housing & Homelessness in Ohio

October 2023

# OHIO

In **Ohio**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$993**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,308** monthly or **\$39,702** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$19.09**  
PER HOUR  
STATE HOUSING  
WAGE

MOST EXPENSIVE AREAS	HOUSING WAGE
Union County	<b>\$22.79</b>
Columbus HMFA	<b>\$22.37</b>
Cincinnati HMFA	<b>\$21.02</b>
Akron MSA	<b>\$19.75</b>
Cleveland-Elyria MSA	<b>\$19.19</b>

MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

[WWW.NLIHC.ORG/OOR](http://WWW.NLIHC.ORG/OOR) | © 2023 NATIONAL LOW INCOME HOUSING COALITION

# Can Workers Pay Rent?

Occupation	Total Ohio Employment	Median Hourly Wage
Fast Food Worker	136,220	<b>\$11.44</b>
Registered Nurse	130,370	\$36.93
Stocker/Order Filler	129,050	<b>\$16.60</b>
General Operations Manager	128,650	\$42.29
Cashier	121,950	<b>\$12.21</b>
Retail Salesperson	114,170	<b>\$13.93</b>
Laborer/Freight Mover	111,210	<b>\$16.94</b>
Customer Service Rep	104,820	<b>\$18.30</b>
Assembler/Fabricator	96,090	<b>\$18.17</b>
Tractor-Trailer Truck Driver	91,240	\$23.95
<b>Ohio's 2 Bedroom Housing Wage</b>		<b>\$19.09</b>
<i>Source: Bureau of Labor Statistics, <a href="#">May 2022 Ohio Occupational Employment and Wage Estimates</a></i>		

# 2023 OHIO HOUSING PROFILE

KEY FACTS

**447,717**  
OR  
**28%**

Renter Households that are extremely low income

**-270,399**

Shortage of rental homes affordable and available for extremely low income renters

**\$26,500**

Maximum income of 4-person extremely low income households (state level)

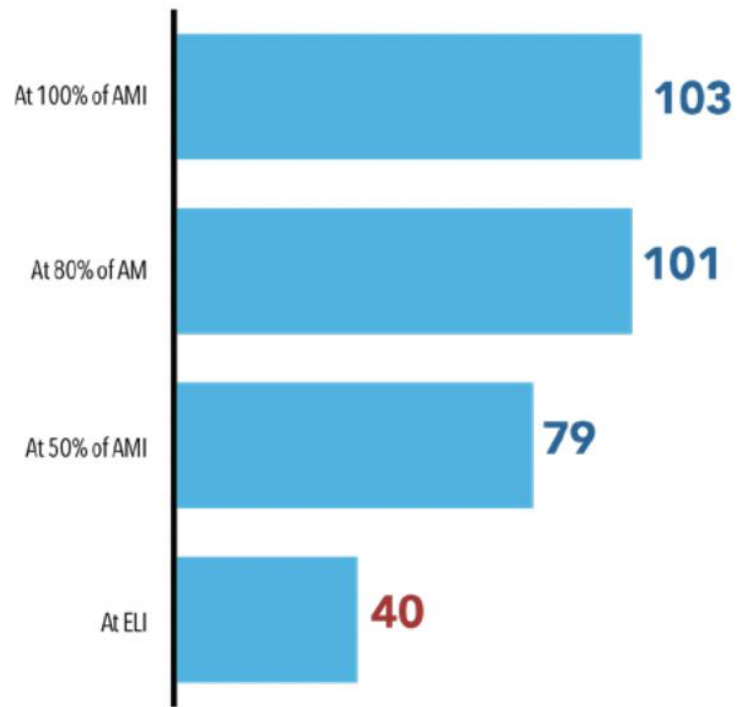
**\$35,468**

Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

**68%**

Percent of extremely low income renter households with severe cost burden

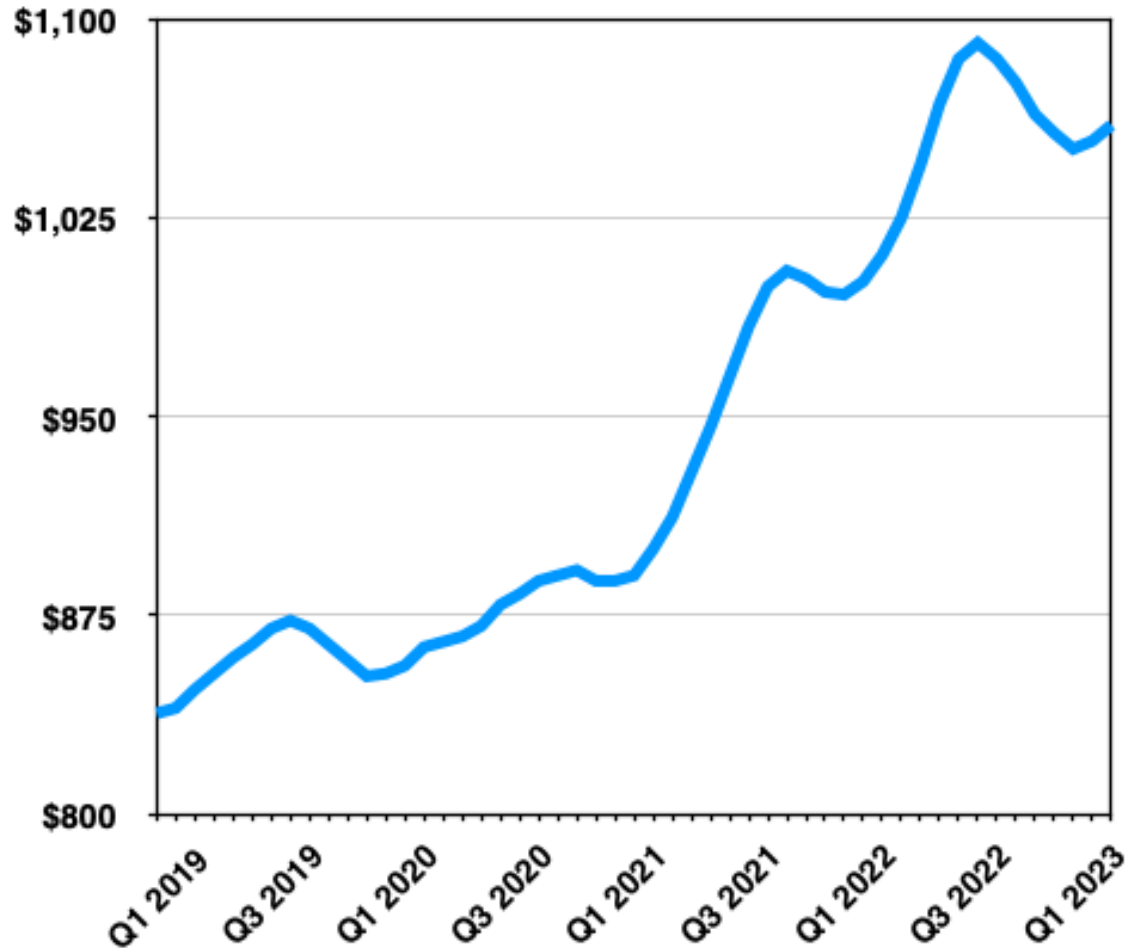
## AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS



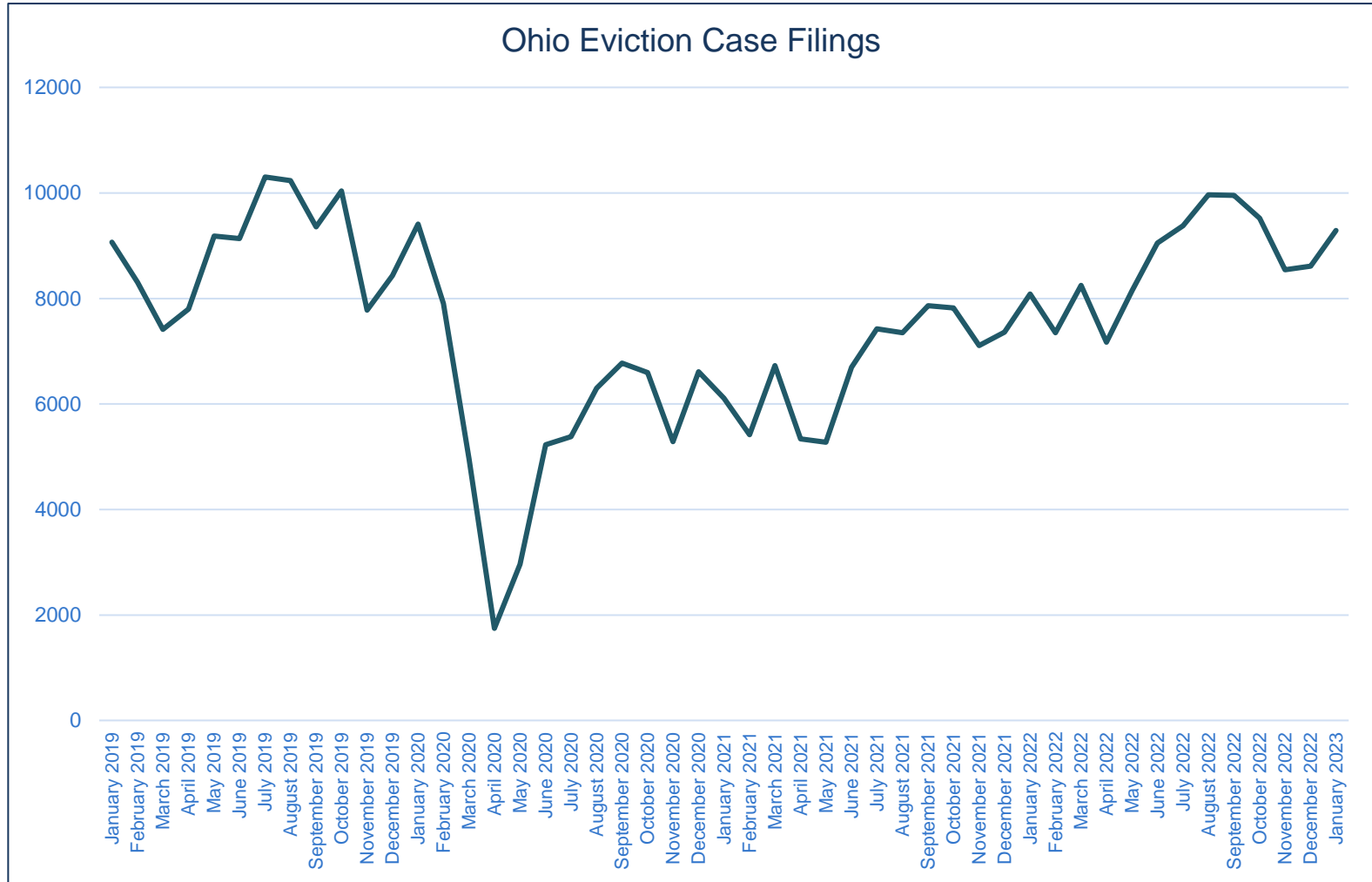
Source: 2021 ACS PUMS.

# Rent is Still Rising

**Ohio 2-Bedroom Rent**  
**(source: Apartment List Rent Estimates)**



# Evictions are Rising



Source: Ohio Supreme Court

# Evictions in the 3Cs

## Columbus

- 238,000 renter households
- Exceeded average filings each month since Nov. 2021

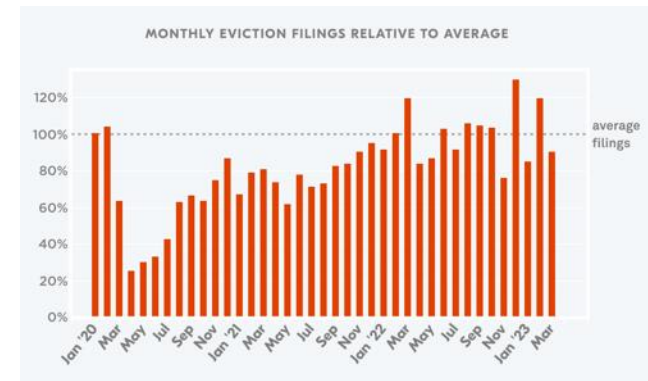
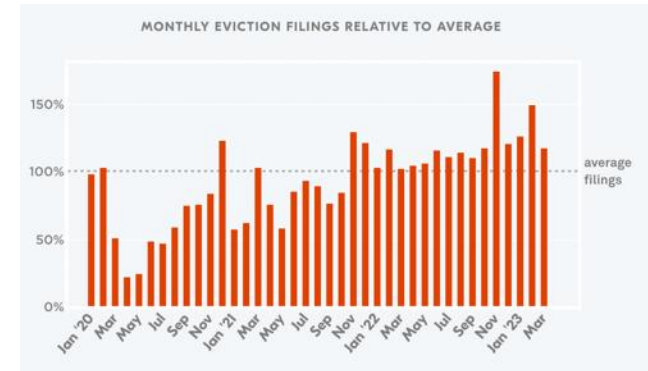
## Cincinnati

- 144,000 renter households
- Exceeded average filings 7 months in the past year

## Cleveland

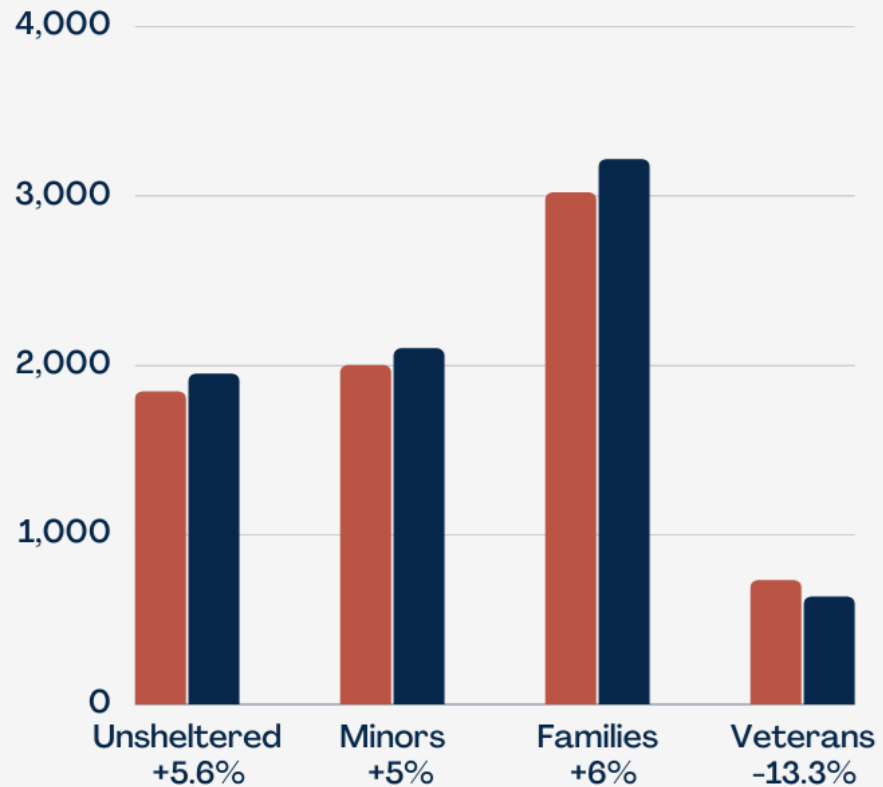
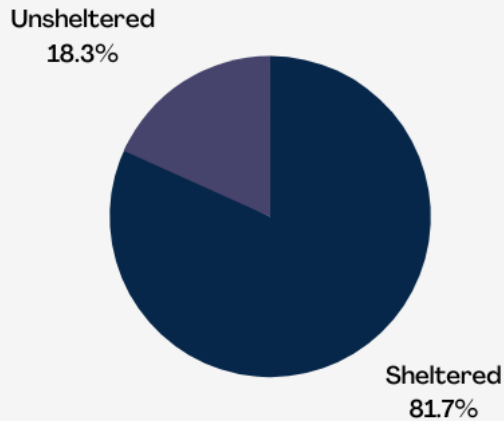
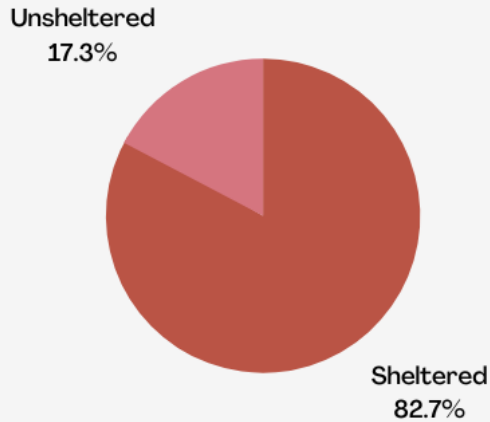
- 100,000 renter households
- Reached average filings one month since the pandemic

Source: Eviction Lab



# OHIO HOMELESSNESS POINT IN TIME COUNT

● January 2020 | Overall homeless population = 10,655  
● January 2022 | Overall homeless population = 10,654





# Solution?

## Advocate for Affordable Housing



# Current Efforts at State, Federal, Local Levels



## State

- HB 3 and HB 33 (state affordable housing tax credit)
- Ohio Housing Trust Fund – **HB 181 (good)** SB 94 (not good)
- SB 76, SB 36 (Blessing)
- HB 59, HB 150 (tenant protection bills)
- SB 134, 135, 136, HB 263, HB 274 (property tax relief related)



## Federal

- Eviction Crisis Act
- FY24 Budget
- Assaults against Housing First

## Local

- Source of Income
- Pay to Stay
- Access to Counsel



# Eviction Crisis Act

- Creates a new fund for rehousing, housing counseling services, and up to four months of rent arrears
- Creates a grant program for local governments to create plans to prevent evictions, homelessness and housing instability
- Requires tracking of eviction data to guide future remedies to evictions and homelessness
- Funds legal services like legal representation, landlord-tenant community courts

# State Low-Income Housing Tax Credit “Workforce Housing Tax Credit”

- State budget (HB 33) authorizes \$100M in tax credits over 4-year period
- Projected to create over 4,000 new units
- Public-private partnership to meet Ohio’s unmet affordable housing needs
- 20 other states have effectively utilized state housing tax credits to draw down federal resources
- The Ohio Affordable Housing Tax Credit leverages existing federal housing tax credits to drive the creation of affordable workforce, family and senior housing through private investment.

# Other Solutions?

- Addressing the full spectrum of housing needs
- Accessible, Affordable, Safe Housing for ALL
- Foreclosure Prevention
- Institutional Investors
- Zoning Reform
- Eviction Sealings
- Homelessness Prevention direct investment
- Landlord Credit Score Cost Assistance
- Home Repair
- Universal Design

# [www.jchs.harvard.edu/covid-19-recapp-report](http://www.jchs.harvard.edu/covid-19-recapp-report):

<p>Design of homes and neighborhoods shaped access to resources</p>	<p>Funders, planners, architects, developers, providers of housing</p>	<p>Build accessibility and equity considerations into the design and renovation of homes and neighborhoods</p> <ul style="list-style-type: none"> <li>•Expand concepts of accessibility</li> <li>•Consider broadband access a basic utility</li> <li>•Focus on inclusive neighborhood infrastructure</li> </ul>
<p>Barriers to coordination and collaboration across housing, social service, and healthcare sectors impeded effective responses</p>	<p>Federal agencies, state and local agencies, grant makers, research centers</p>	<p>Strengthen the connections between housing, healthcare, and social service programs</p> <ul style="list-style-type: none"> <li>•Create forums for collaboration, shared data and analysis</li> <li>•Coordinate subsidies and incentives</li> <li>•Change the narrative</li> </ul>



A REPORT FROM THE HARVARD JOINT CENTER FOR HOUSING STUDIES & THE HASTINGS CENTER

***Politics are local!***

*-Distinguish Yourself*

*-Compelling outreach with a concise message on how access to affordable housing can help your community*

*-Advocacy can SOLVE problems*

Who is your State Representative? State Senator? Congressperson?

Go to [ohiohouse.gov](http://ohiohouse.gov) or [ohiosenate.gov](http://ohiosenate.gov) and enter in your zip code to find out! E-mail the: [firstname.lastname@ohiohouse.gov](mailto:firstname.lastname@ohiohouse.gov)

**TODAY IS ALWAYS A**  
**GOOD DAY**

# Key Federal Contacts





# Current Key Ohio Budget & Policy Leaders

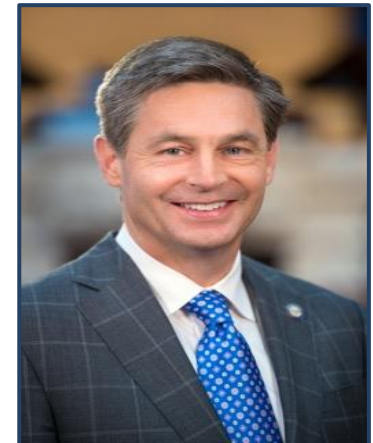
**Speaker of the House**  
**Jason Stephens**  
R- Kitts Hill



**Senate President**  
**Matt Huffman**  
R- Lima



**Representative Jay Edwards**  
**House Finance Chair**  
R- Nelsonville

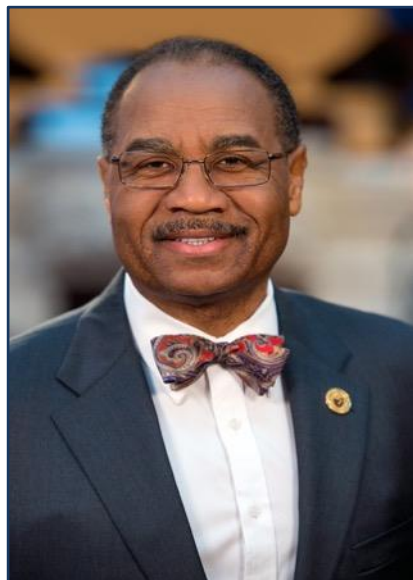


**Senator Matt Dolan**  
**Senate Finance Chair**  
R- Chagrin Falls

# Minority and Ranking Leaders



**Minority Leader  
Nickie Antonio**  
D-Lakewood



**Sen. Vernon Sykes**  
**Ranking Member**  
D-Akron



**Minority Leader  
Allison Russo**  
D-Upper Arlington



**Bride Sweeny**  
**Ranking Member**  
D-Cleveland

# Questions?

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