





State of Housing Homelessness in Ohio

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	\$22.79
Columbus HMFA	\$22.37
Cincinnati HMFA	\$21.02
Akron MSA	\$19.75
Cleveland-Elyria MSA	\$19.19

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

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Can Workers Pay Rent?

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

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)

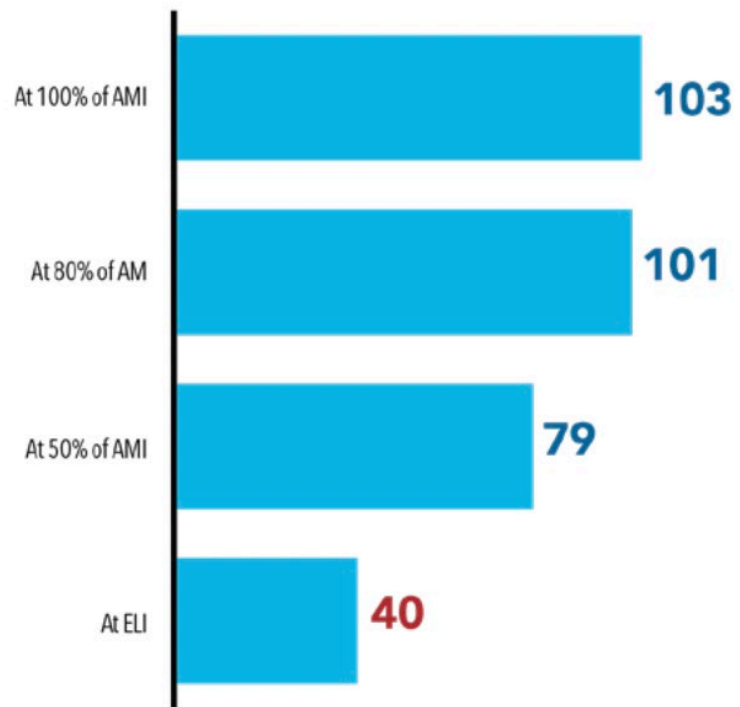
\$35,468

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

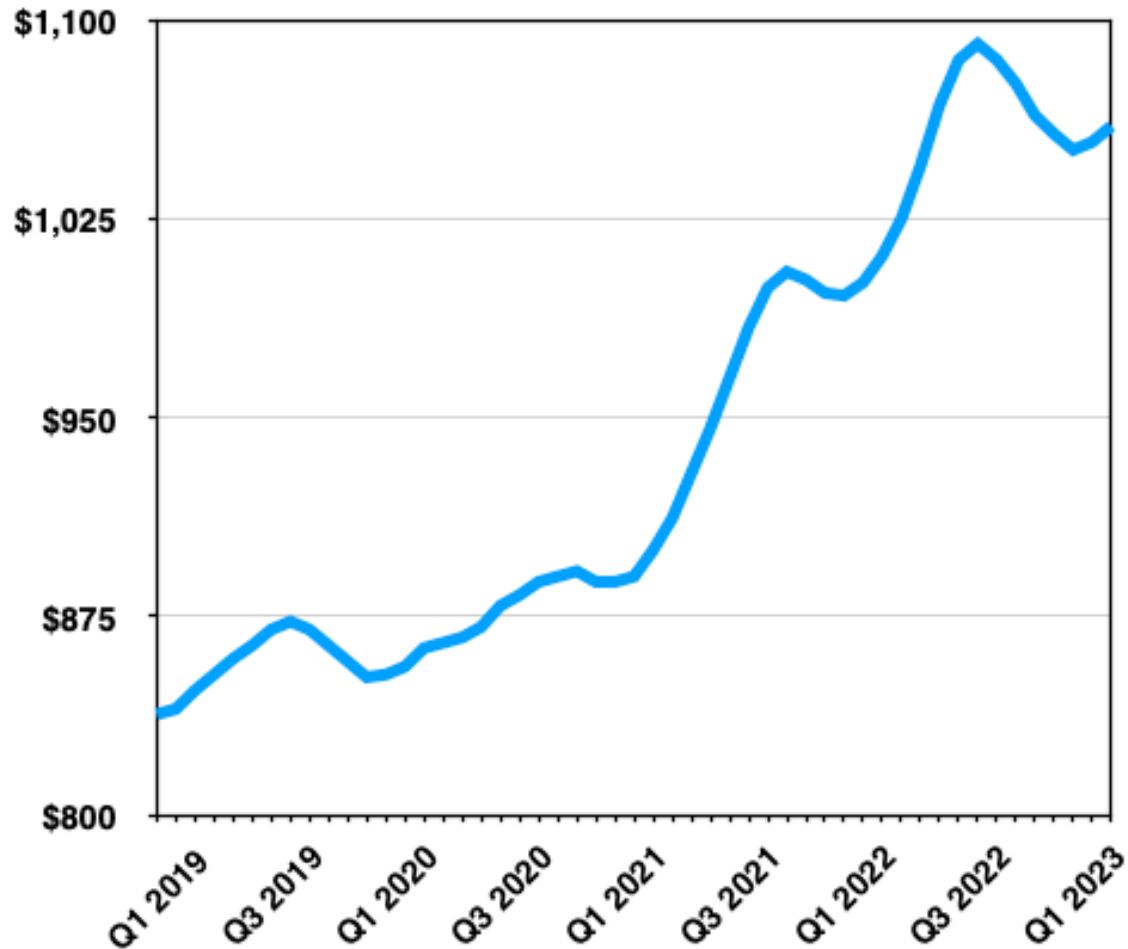
AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS



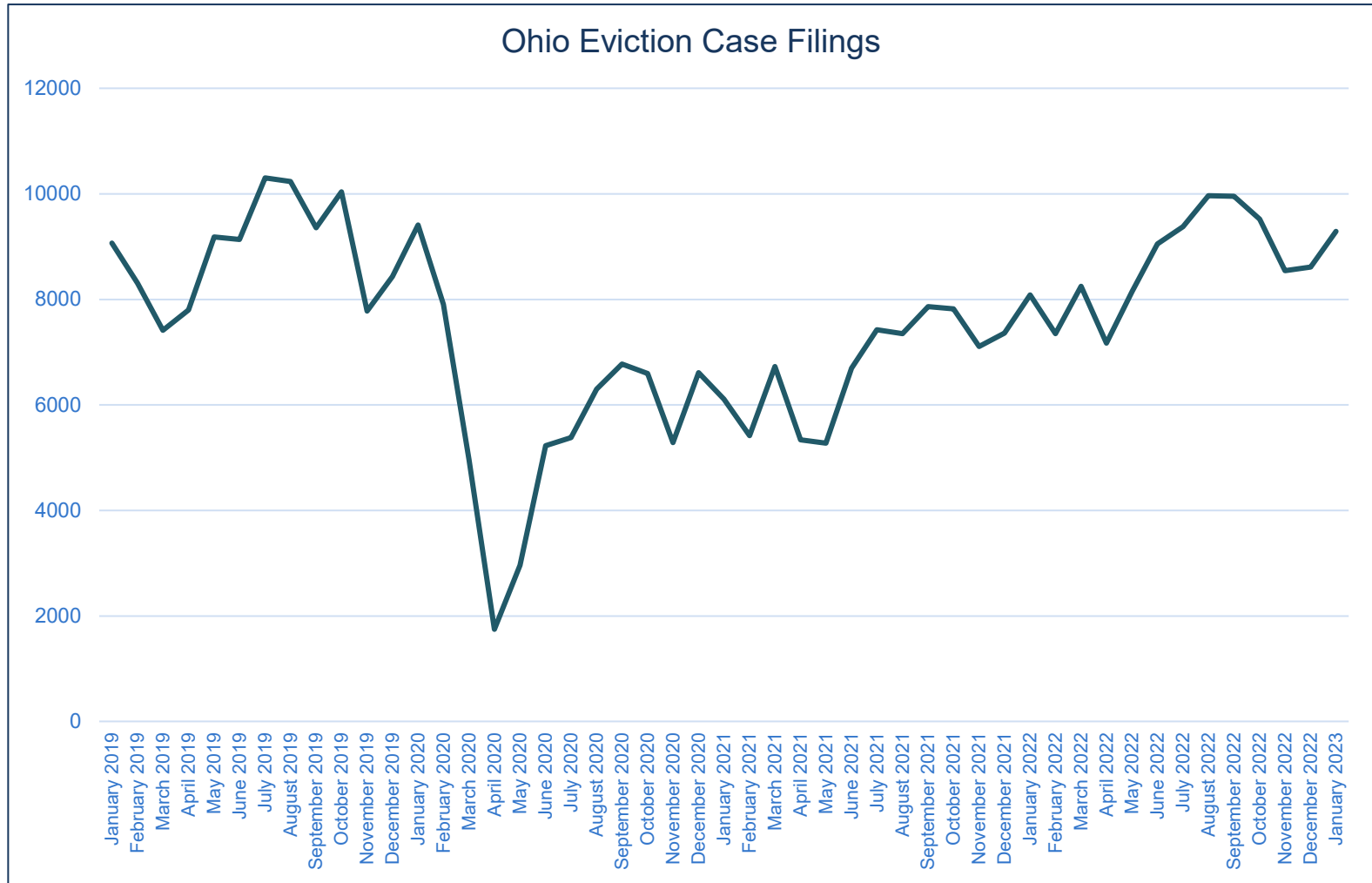
Source: 2021 ACS PUMS.

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

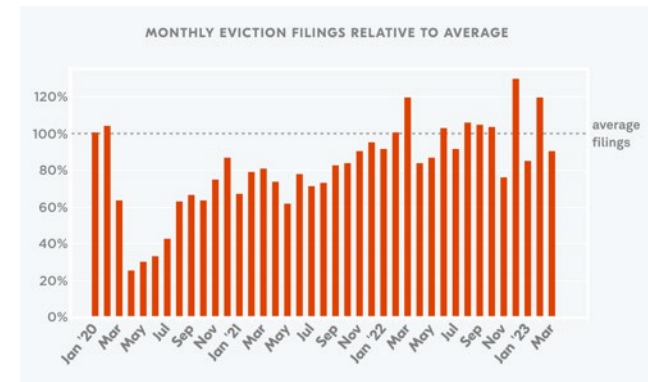
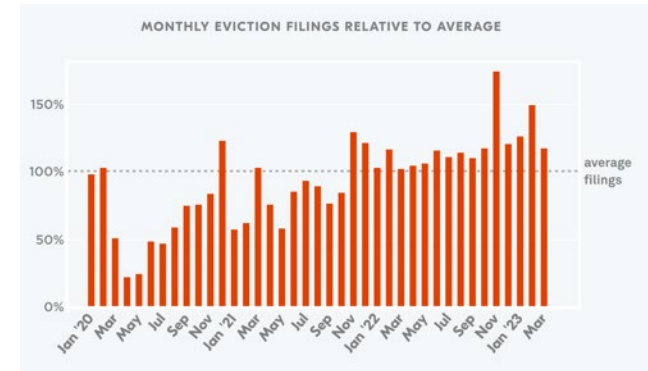
Cincinnati

- 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



On one night in January 2023, at least 11,386 Ohioans were homeless, an increase 6.9% in 1 year.

--The rise in homelessness followed a steep increase in rents that began during the pandemic. Average rent for a 2-bedroom apartment in Ohio increased 18 percent from 2021 to 2023.

--Nationally, homelessness grew nearly twice as fast as Ohio (12.1%). Ohio is in a better position than much of the country, where rents are further out of reach.

--Unsheltered homelessness increased 30% in Ohio from 2020 – 2023

PIT Count (point in time): continued

--We saw chronic homelessness increase 64% in Ohio from 2020 – 2023. Fewer housing options makes it harder to get people out of homelessness so they experience longer episodes of homelessness.

--Longer episodes of homelessness increases conditions such as serious mental illness, substance use disorder, or physical disabilities that make it harder to house someone.

--One bright spot is the continuing decline in Ohio's homeless veteran population, which decreased 15% since 2020.

--Targeting resources and Housing First policies for veterans demonstrates that it is possible to reduce homelessness when adequate funding, collaboration, and effective policies are in place.

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

- Pay to Stay
- Access to Counsel
- Eviction sealings and/or expungements



Other Solutions?

- Addressing the full spectrum of housing needs
- Accessible, Affordable, Safe Housing for ALL
- Foreclosure Prevention
- Institutional Investor review and approach
- Zoning Reform (inclusionary v. exclusionary)
- Zoning and planning dollars to the locals
- Healthy housing – addressing condition issues
- Homelessness Prevention direct investment
- Landlord Credit Score Cost Assistance
- Home Repair/design for aging in place
- Universal Design