



4TH OHIO HOUSE DISTRICT

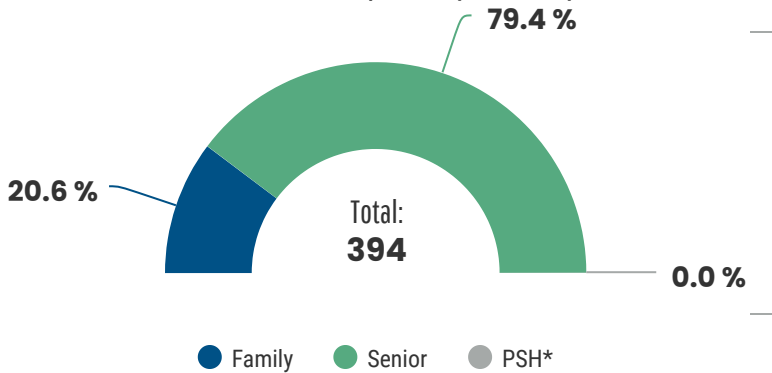
Rep. Mary Lightbody



The Ohio Housing Finance Agency (OHFA) is a state agency dedicated to ensuring all Ohioans have a safe and affordable place to call home. OHFA uses federal and state resources to support down payment assistance and fixed-rate mortgages as well as finance the development of affordable housing for low- to moderate-income Ohioans. Two key federal resources are the Low-Income Housing Tax Credit, which facilitates private capital investment to build and preserve affordable rental housing, and tax-exempt private activity bonds or Housing Bonds, which help support both homeownership and rental housing programs. OHFA also uses two state funding sources, an allocation from the Ohio Housing Trust Fund and funding from the Ohio Department of Commerce, Division of Unclaimed Funds, for the development of affordable rental housing. Through these programs and other activities, the Agency creates or sustains more than 27,000 jobs and contributes \$4.5 billion a year to the state's economy.

OHFA'S IMPACT IN THE 4TH DISTRICT

Rental Units Developed by Priority Need

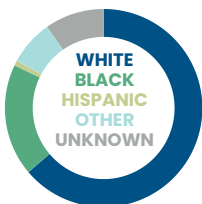


- 1,508** Residents Assisted with Homebuying
- 216** Residents Assisted with Homeowner Costs
- 394** Affordable Rental Units Built or Preserved

OHFA HOMEBUYERS IN THE 4TH DISTRICT

Median Age	Median Income	Average Home Loan	Average FICO® Score
31	\$60,388	\$174,933	723

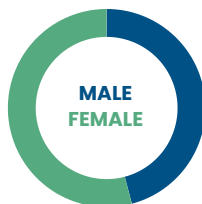
Race & Ethnicity Breakdown



Marital Status Breakdown



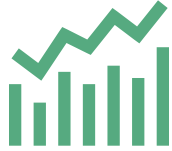
Gender Breakdown



HOUSING NEEDS IN OHIO'S 4TH DISTRICT

Rent Increases

Over the past five years, rents in the 4th have **increased by 11.4%**, making housing less affordable for renters on fixed incomes.



Rental Affordability Gap

There are **2,456 extremely low-income renters** in the 4th, but only **128 rental homes** affordable and available to them—a shortage of **2,328 units**.



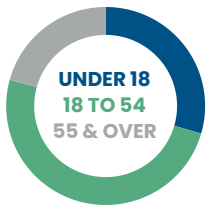
Price-to-Income Ratio

The average home price in the 4th is **\$368,794**, or **3.3 years** of family income for the average potential homebuyer.

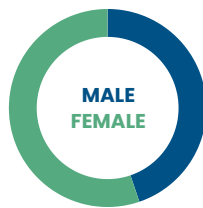


LOW-INCOME RENTERS IN THE 4TH DISTRICT

All Members of Household by Age



Heads of Household by Gender



Number of Low-Income Renters

11,555 All Members of Household
6,057 Households

Average Age

34 All Members of Household
47 Head of Household

Income & Rent Limits

\$40,250 Max. Income
\$1,006 Max. Rent
60% AMI, Family of 2

Select Local Jobs

(and their average salaries)
Factory Assembly Workers (\$38K)
Medical Admin Assistants (\$36K)
Groundskeepers (\$34K)



Sources: OHFA internal data (as of December 31, 2022); American Community Survey (ACS) One- and Five-Year Estimates; IPUMS USA, University of Minnesota (based on one-year estimates); Income Limits, U.S. Department of Housing and Urban Development; Supreme Court of Ohio Case Management System (based on 2022 data); Ohio Department of Education (public data request, based on 2021–2022 school year data); Real Estate Analytics Suite, CoreLogic (based on 12-month averages); National Low Income Housing Coalition (public data request, based on one-year estimates)

Notes: PSH = Permanent Supportive Housing. AMI = Area Median Income. Due to rounding error, percentages may not add up to 100%. All estimates based on 2021 data unless stated otherwise. For questions, contact the Office of Research and Analytics at Research@ohiohome.org.



2600 Corporate Exchange Drive, Suite 300
Columbus, OH 43231
614.466.7970 | www.ohiohome.org
Shawn Smith, Executive Director
Guy Ford, Director of Legislative Affairs