



OHFA

STATE OF OHIO

Legislative Report on Housing

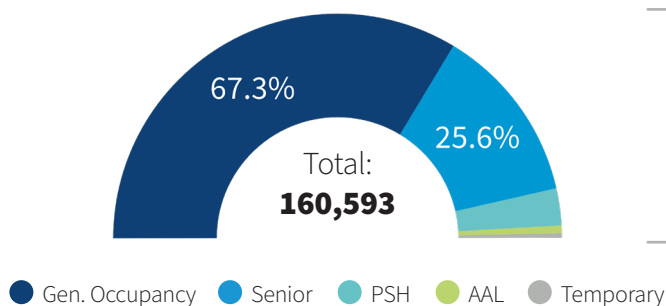


Housing Finance
Agency

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 three state funding sources, the Ohio Low-Income Housing Tax Credit, 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 STATEWIDE IMPACT

Rental Units Developed by Priority Need



167,744 Residents Assisted with Homebuying
160,593 Affordable Rental Units Built or Preserved

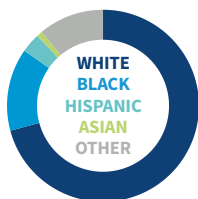
21,128 Jobs Created or Sustained
\$4.5b Output Generated
\$423m Tax Revenue Generated

Annual
Economic
Impact of OHFA's
Programs and
Operations

PROFILE OF OHFA HOMEBUYERS

Average Age **35** Average Income **\$71,665** Average Home Loan **\$175,497** Average FICO® Score **713**

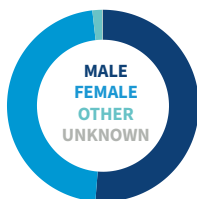
Race/Ethnicity Breakdown



Marital Status Breakdown



Gender Breakdown



HOUSING NEEDS IN OHIO

Homeownership Gap

There is a **36-percentage point gap** between the white and Black homeownership rates in Ohio — **73%** and **37%** respectively.



Affordability Gap

There are only **174,025 rental homes** affordable and available to the **438,108 ELI renters** in Ohio, leaving a shortage of **264,083 units**.



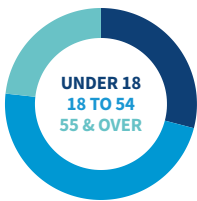
Veterans

38,975 veterans in Ohio are **housing unstable**, or live in households spending more than 50% of income on homeowner costs or rent.

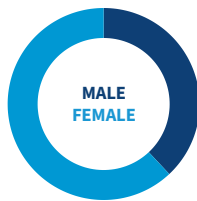


PROFILE OF LOW-INCOME RENTERS IN OHIO

All Members of Household by Age



Heads of Household by Gender



Average Age

34

All Members of Household

48

Head of Household

Number of Low-Income Renters

1,778,568 **907,091**

All Members of Household

Households

Income & Rent Limits

\$61,550 **\$1,539**

Max. Income

Max. Rent

60% AMI, Family of 2

Select Local Jobs

(and their average salaries)

Home Health Aides (\$33K)

Bookkeepers (\$51K)

Factory Assembly Workers (\$45K)



Sources: OHFA internal data (as of June 30, 2025); American Community Survey (ACS) One-Year Estimates; IPUMS USA, University of Minnesota (based on the ACS Public Use Microdata Sample); Supreme Court of Ohio Case Management System (based on 2024 data); Ohio Department of Education and Workforce (public data request, based on 2024–2025 school year data); MarketTrends/RentalTrends, Cotality (based on 12-month averages); National Low Income Housing Coalition (public data request, based on the ACS Public Use Microdata Sample); Income Limits, U.S. Department of Housing and Urban Development; Occupational Employment and Wage Statistics, U.S. Bureau of Labor Statistics

Notes: PSH = Permanent Supportive Housing. AAL = Affordable Assisted Living. AMI = Area Median Income. ELI = Extremely Low-Income, or having a household income at or below the Federal Poverty Guidelines or 30% of AMI, whichever is higher. Due to rounding error, percentages may not add up to 100%. All estimates based on 2023 or 2024 data. For questions, contact the Office of Research and Analytics at Research@ohiohome.org.



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