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 3RD DISTRICT

Rental Units Developed by Priority Need

74.5 % Family
6.6 % Senior
18.9 % PSH
Total: 3,452

3,119 Residents Assisted with Homebuying
440 Residents Assisted with Homeowner Costs
3,452 Affordable Rental Units Built or Preserved

OHFA HOMEBUYERS IN THE 3RD DISTRICT

Median Age
32
Median Income
$49,856
Average Home Loan
$135,364
Average FICO® Score
708

Race & Ethnicity

WHITE
BLACK
HISPANIC
OTHER
UNKNOWN

Senior Breakdown

SINGLE
MARRIED
UNKNOWN

Marital Status

MALE
FEMALE
OTHER
UNKNOWN

Gender

Our first Home
HOUSING NEEDS IN OHIO’S 3RD DISTRICT

Rent Increases
Over the past five years, rents in the 3rd have increased by 11.9%, making housing less affordable for renters on fixed incomes.

Rental Affordability Gap
There are 8,029 extremely low-income renters in the 3rd, but only 2,081 rental homes affordable and available to them—a shortage of 5,947 units.

Price-to-Income Ratio
The average home price in the 3rd is $196,608, or 2.7 years of family income for the average potential homebuyer.

LOW-INCOME RENTERS IN THE 3RD DISTRICT

All Members of Household by Age

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Number of Low-Income Renters</th>
</tr>
</thead>
<tbody>
<tr>
<td>UNDER 18</td>
<td>28,499</td>
</tr>
<tr>
<td>18 TO 54</td>
<td>12,653</td>
</tr>
<tr>
<td>55 &amp; OVER</td>
<td></td>
</tr>
</tbody>
</table>

Average Age
29

All Members of Household
43

Heads of Household by Gender

<table>
<thead>
<tr>
<th>Gender</th>
<th>Number of Low-Income Renters</th>
</tr>
</thead>
<tbody>
<tr>
<td>MALE</td>
<td>12,653</td>
</tr>
<tr>
<td>FEMALE</td>
<td>28,499</td>
</tr>
</tbody>
</table>

Income & Rent Limits

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Rent Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max. Income 60% AMI, Family of 2</td>
<td>$1,006</td>
</tr>
<tr>
<td>Max. Rent</td>
<td></td>
</tr>
</tbody>
</table>

Select Local Jobs

- Factory Assembly Workers ($38K)
- Medical Admin Assistants ($36K)
- Groundskeepers ($34K)

Notes: 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.

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).