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

<table>
<thead>
<tr>
<th>Rental Units Developed by Priority Need</th>
<th>Total: 394</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family</td>
<td>79.4 %</td>
</tr>
<tr>
<td>Senior</td>
<td>20.6 %</td>
</tr>
<tr>
<td>PSH*</td>
<td>0.0 %</td>
</tr>
</tbody>
</table>

- **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**: 31
- **Median Income**: $60,388
- **Average Home Loan**: $174,933
- **Average FICO® Score**: 723

### Race & Ethnicity Breakdown

- **White**: 80.0%
- **Black**: 20.0%
- **Hispanic**: 0.0%
- **Other**: 0.0%
- **Unknown**: 0.0%

### Marital Status Breakdown

- **Single**: 20.6%
- **Married**: 79.4%

### Gender Breakdown

- **Male**: 50.0%
- **Female**: 50.0%
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
- UNDER 18: 1,815
- 18 TO 54: 11,555
- 55 & OVER: 5,000

Average Age
- 34: All Members of Household
- 47: Head of Household

Number of Low-Income Renters
- 11,555: All Members of Household
- 6,057: Households

Income & Rent Limits
- Max. Income 60% AMI, Family of 2: $40,250
- Max. Rent: $1,006

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

Rental Affordability Gap
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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.

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.