

STATE OF HOUSING

Gahanna, Ohio





ABOUT AHACO

The members of the Affordable Housing Alliance of Central Ohio are twenty-five non-profit and for-profit organizations that represent the full spectrum of affordable housing activities in Franklin County, from homeless and housing services, to housing development and housing finance. Working together, we are advancing solutions to address the affordable housing challenge, which will support economic progress and strengthen the community.

ADVOCACY
RESEARCH
CONSULTATION
LEADERSHIP



DEFINING AFFORDABLE

HOUSING 101

Below is a list of common income ranges that housing professionals reference and the corresponding rental rate. All ranges assume a family of three living in a two-bedroom home in Franklin County, Ohio.

AREA MEDIAN INCOME	FEDERAL POVERTY LEVEL	ANNUAL INCOME	HOURLY INCOME	MAX. MONTHLY RENT	EXAMPLE JOBS
30%	105%	\$22,740	\$10.93	\$568	Minimum Wage Jobs, Social Security Retirees, Disability Beneficiaries
50%	174%	\$37,900	\$18.22	\$947	Real Estate Agent, Barber, Retail Supervisor, Community Health Worker
60%	209%	\$45,480	\$21.87	\$1,137	Paralegal, Nurse, Truck Driver, Family Social Worker
80%	279%	\$60,640	\$29.15	\$1,516	Nutritionist, Building Inspector, Public Relations Specialist
100%	349%	\$75,800	\$36.44	\$1,895	Budget Analyst, School Psychologist, Detective, Supervisor (non-retail)
120%	419%	\$90,960	\$43.73	\$2,274	Physical Therapist, Computer Analyst, Judge, Police Supervisor



The Problem

COST TO BUILD

WHAT'S AFFORDABLE

AFFORDABLE HOUSING ALLIANCE



COST TO BUILD

WHAT'S AFFORDABLE

Average Central Ohio Home Sale: \$316,207

Current Interest Rate: 3.06%

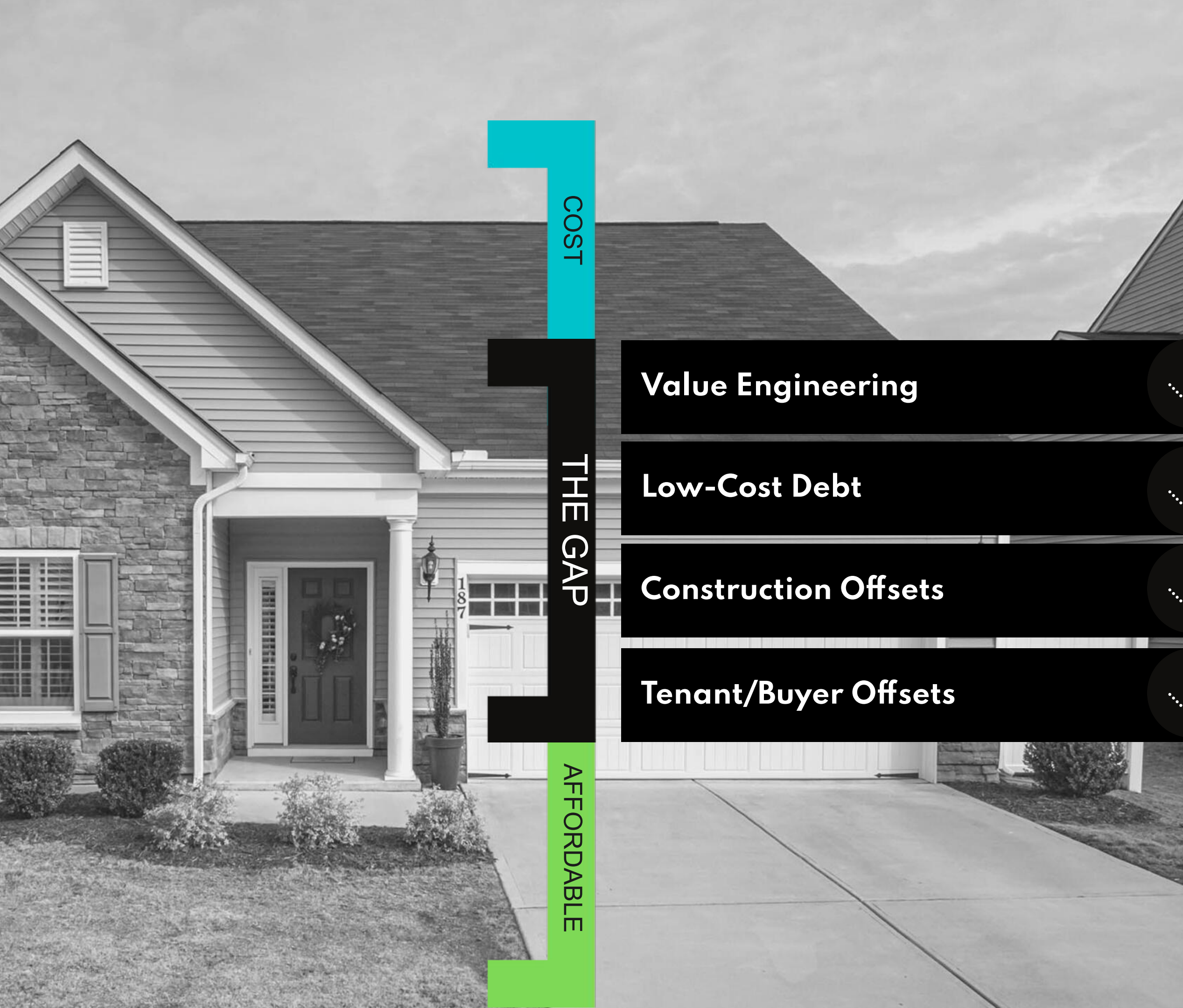
Assumed 2.06% Tax \$685

Assumed .75% Insurance \$197

PITI \$2,226.13

A Central Ohio resident needs to earn \$89,045 per year to afford a home at today's average sale price. Would need to work 170 hours per week at minimum wage to afford that, more than four full-time jobs.

AFFORDABLE HOUSING ALLIANCE



COST

THE GAP

AFFORDABLE

Value Engineering



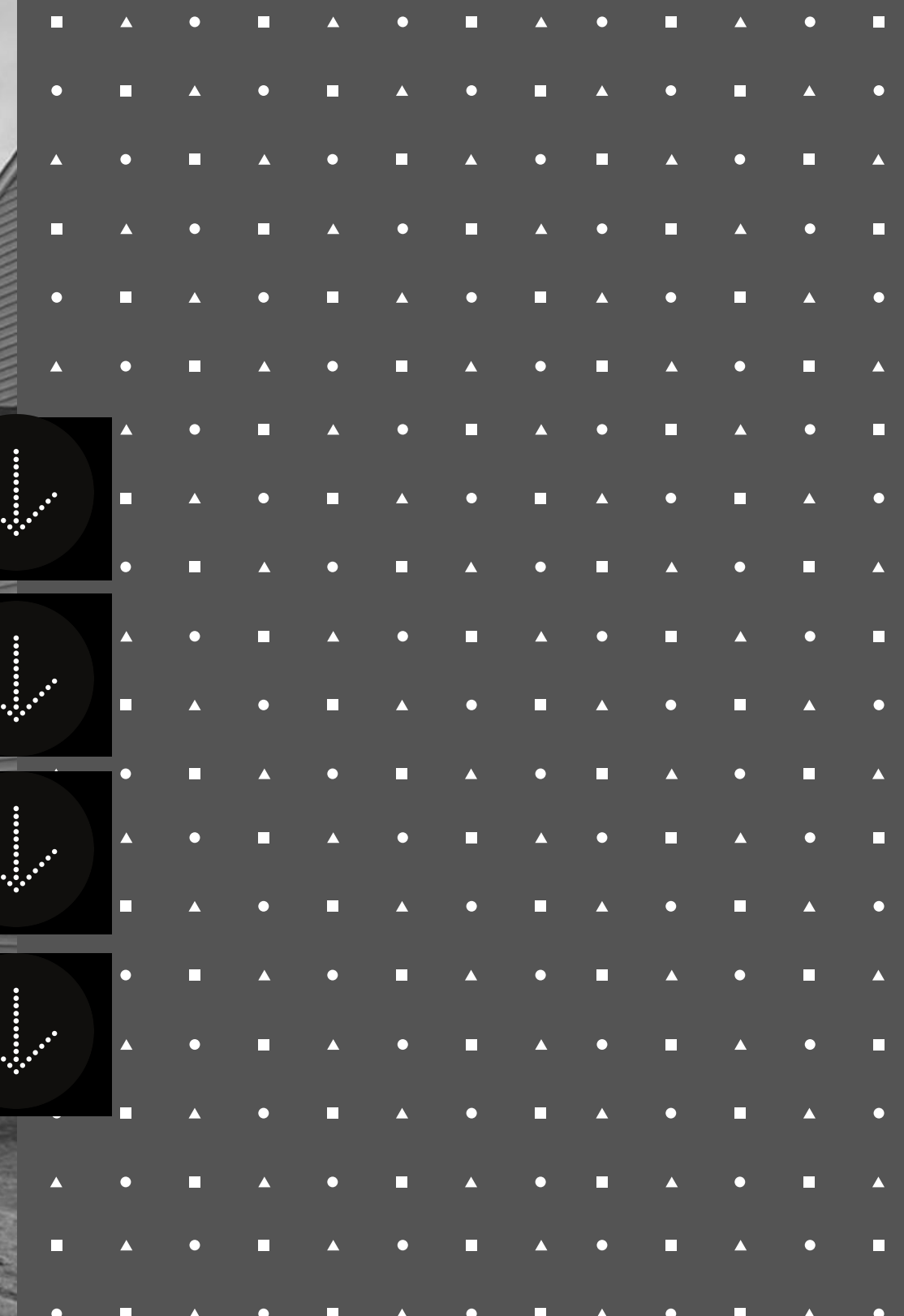
Low-Cost Debt



Construction Offsets



Tenant/Buyer Offsets





Franklin County Scene

HUGE HOUSING GAP

54,000 households paying more than half of their income to housing costs

GROWING PROBLEM

Franklin Co. should be building 14k homes per year, before COVID, we barely hit 8k

UNEVEN NEED

There are only 32 affordable homes for every 100 ELI families that need them

A WORKING PROBLEM

The "Housing Wage" in Franklin County is \$19.83 per hour (\$23.65 in Gahanna). Only 1 of Ohio's 10 most common jobs pays that

UNRIVALED CAPACITY

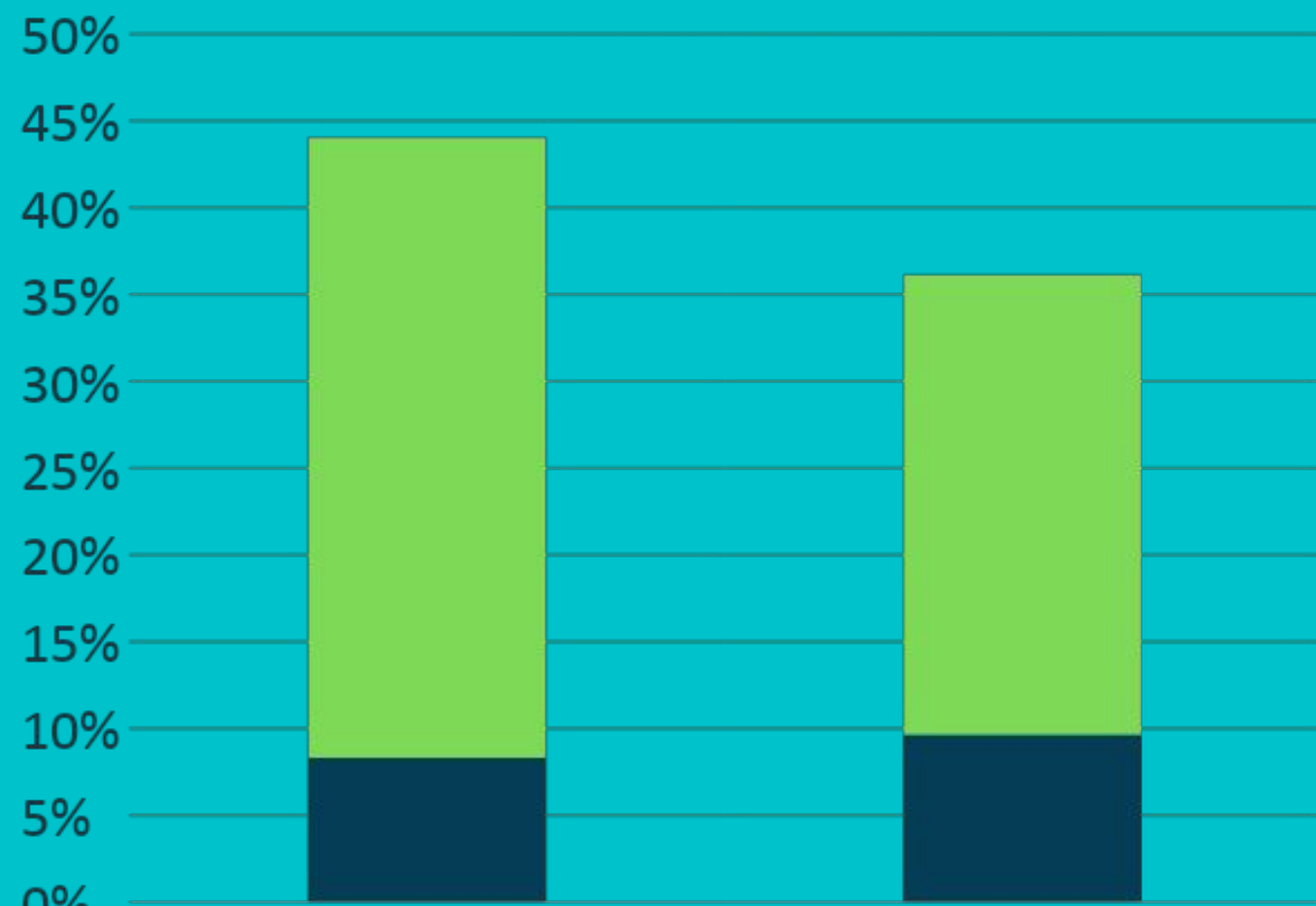
Six of the Top 50 affordable housing owners, on the Smart 50, Power 100, & 40 under 40



Gahanna Scene

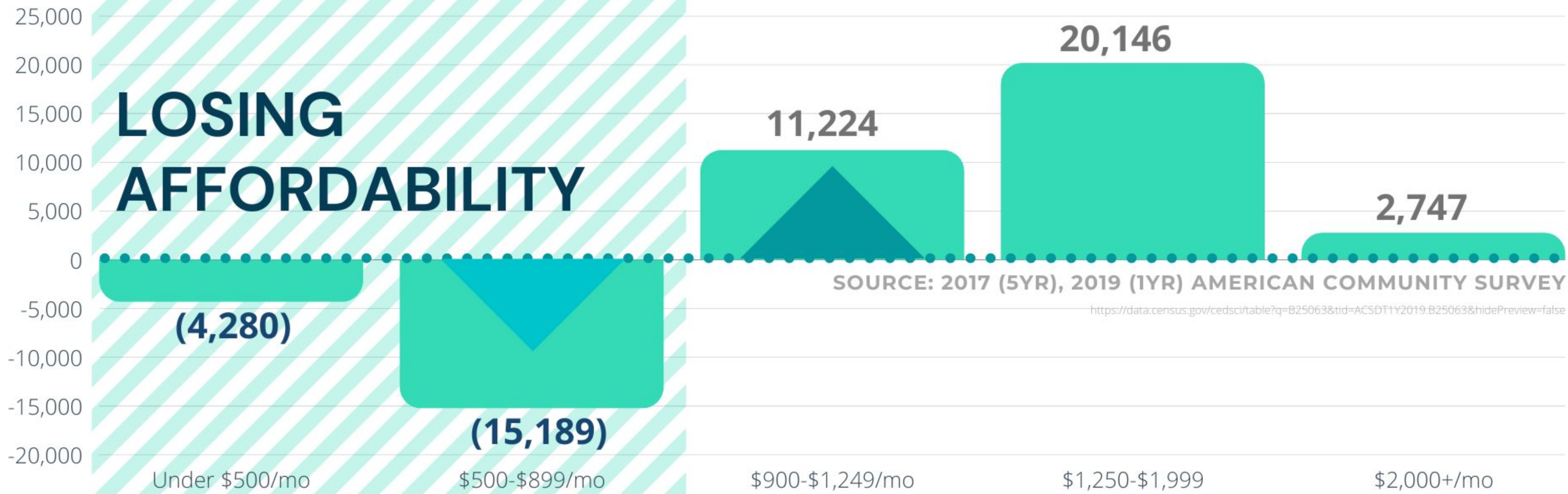
VACANCY RATE
4.3% (Franklin Co. is 4.9%)

RENTER COST BURDEN



- Renters paying 30 - 34.9% of Income to Rent
- Renters paying 35% or More of Income to Rent

LOSING AFFORDABILITY

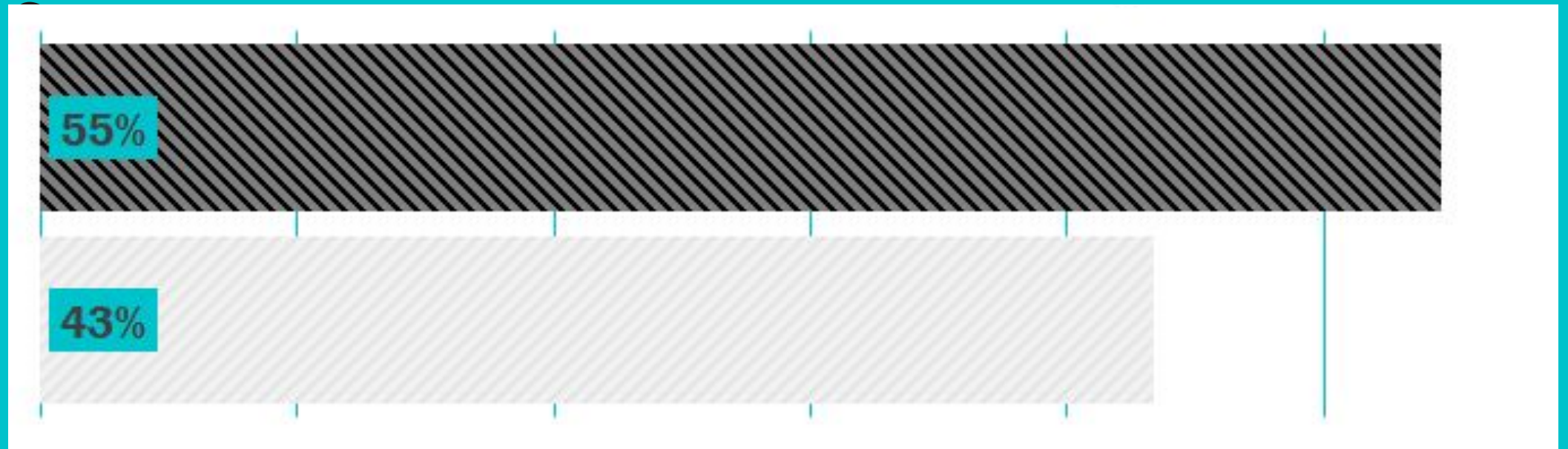


SOURCE: 2017 (5YR), 2019 (1YR) AMERICAN COMMUNITY SURVEY

<https://data.census.gov/cedsci/table?q=B25063&tid=ACSDT1Y2019:B25063&hidePreview=false>

The Data Scene

Major Racial Disparities Hidden in this 54k



Comprehensive Housing Affordability Strategy ("CHAS") data, 2012-2016

COVID IMPACT

400K EVICTIONS PROJECTED

Totaling \$792 million lost revenue for Ohio.

That's a 700% increase over last year.

1/3 INCONFIDENT ON RENT

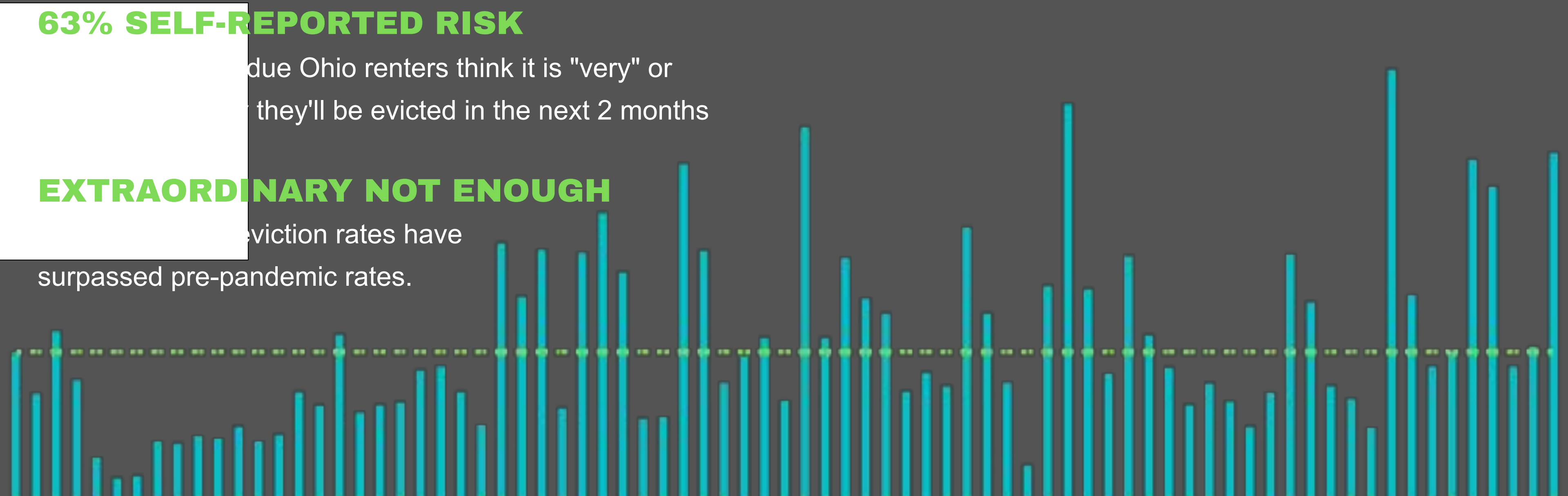
387k (28%) of Ohio renters reported no or "slight" confidence in their ability to pay rent in August.

63% SELF-REPORTED RISK

63% of Ohio renters think it is "very" or "somewhat likely" that they'll be evicted in the next 2 months

EXTRAORDINARY NOT ENOUGH

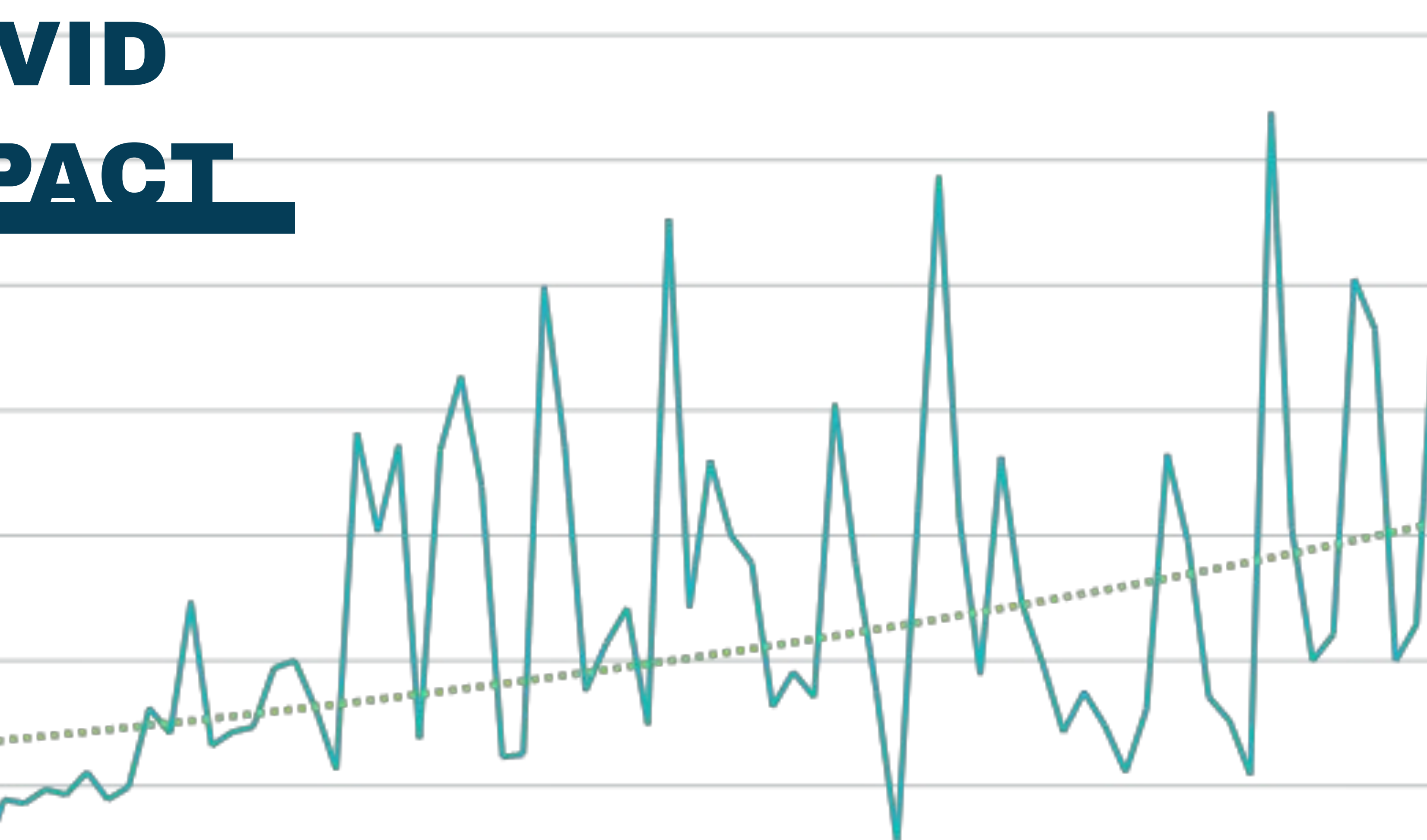
Current eviction rates have surpassed pre-pandemic rates.



COVID

IMPACT

700
600
500
400
300
200
100



COVID IMPACT

Zip Code	Number Evictions	Rank of Evictions
43232	701	1
43213	610	2
43229	562	3
43228	537	4
43224	516	5
43207	505	6
43204	370	7
43223	307	8
43211	280	9
43227	274	10
43068	270	11
43110	208	12
43081	199	13
43203	187	14
43235	175	15
43230	167	16

GET HELP

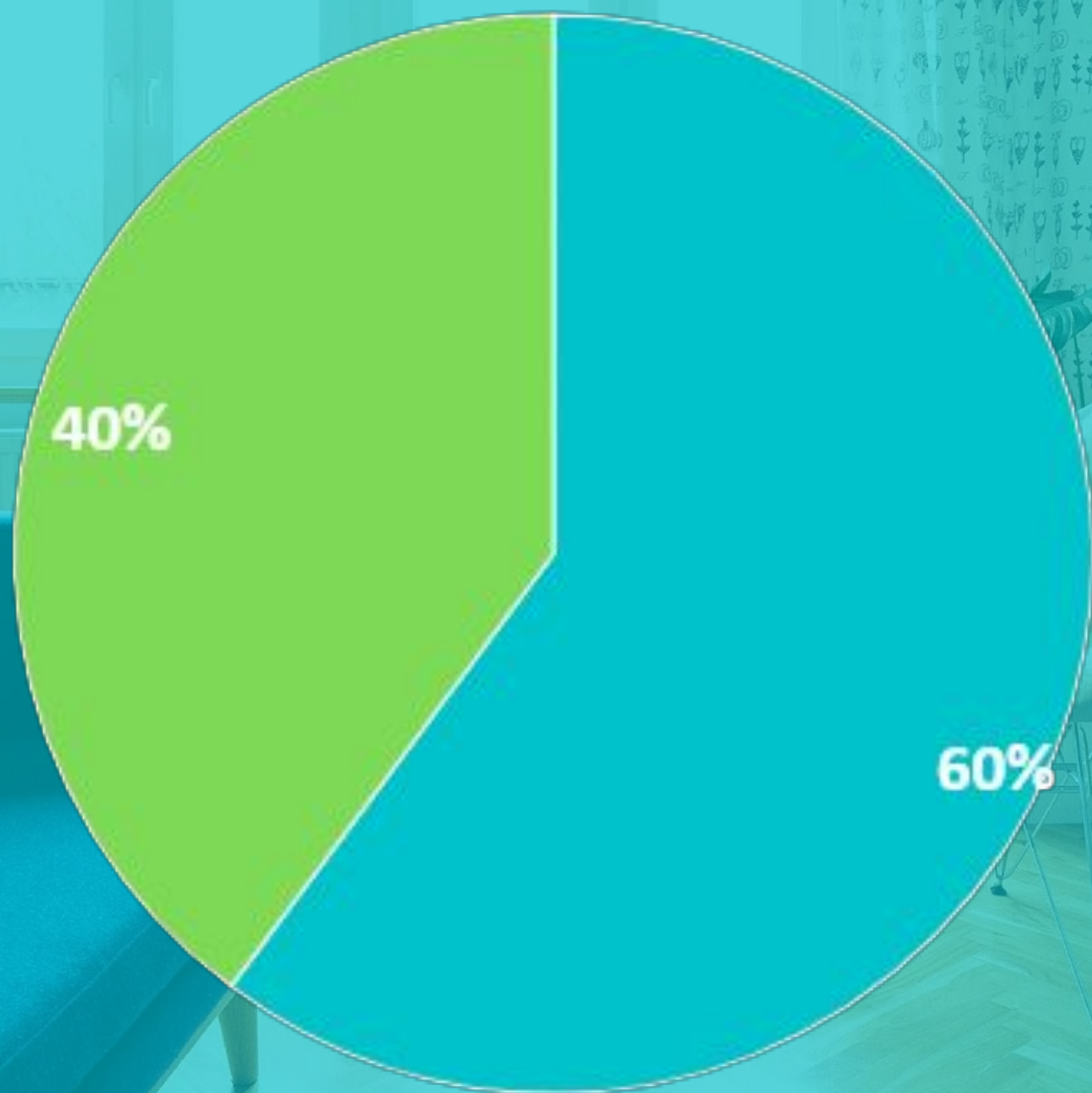
APPLY FOR RENT HELP NOW
The Impact HOPE Fund is open
Apply.ImpactHopeFund.org/

HELP is Available Now



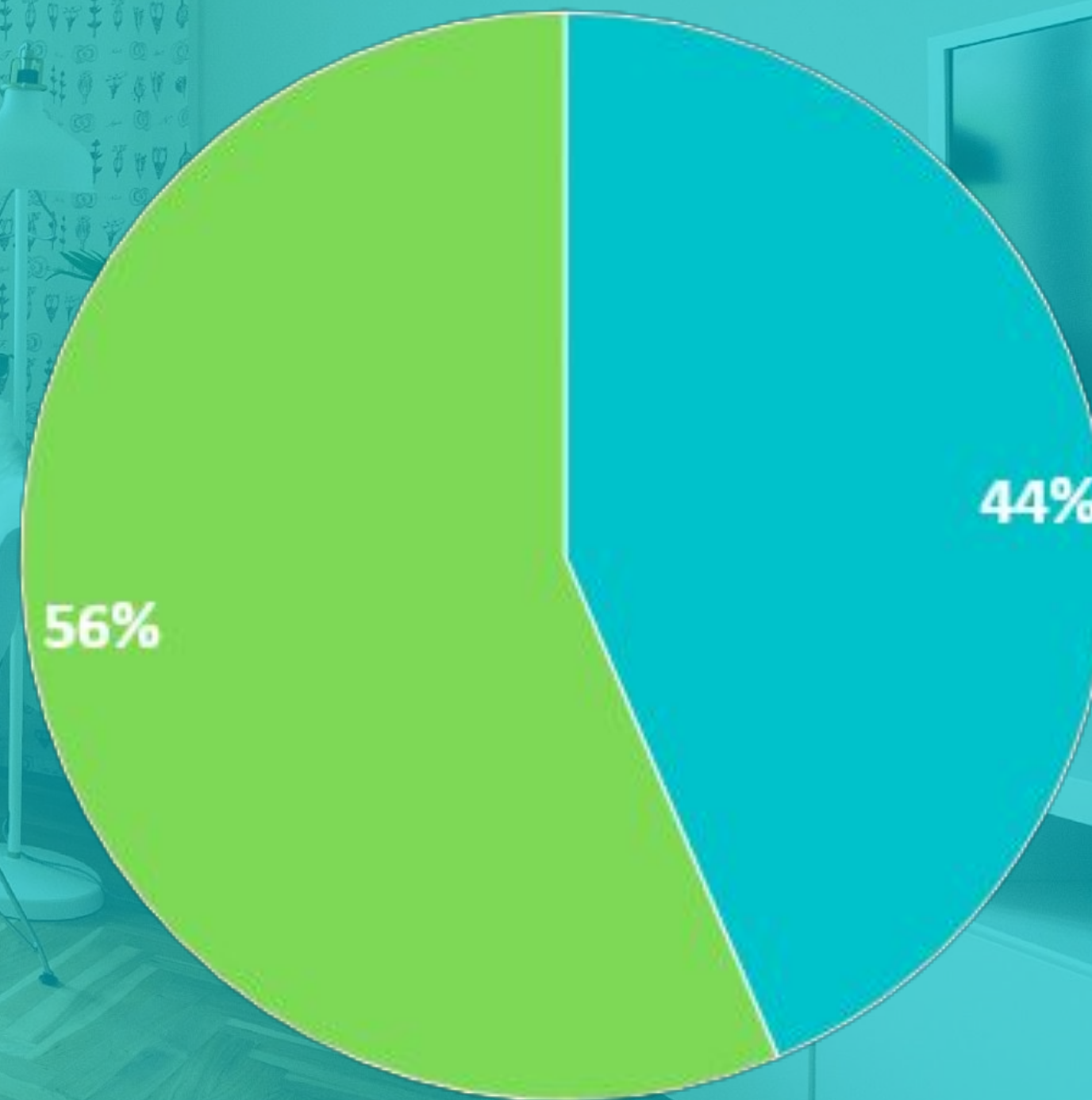
Emergency Rent Assistance

Landlord Awareness



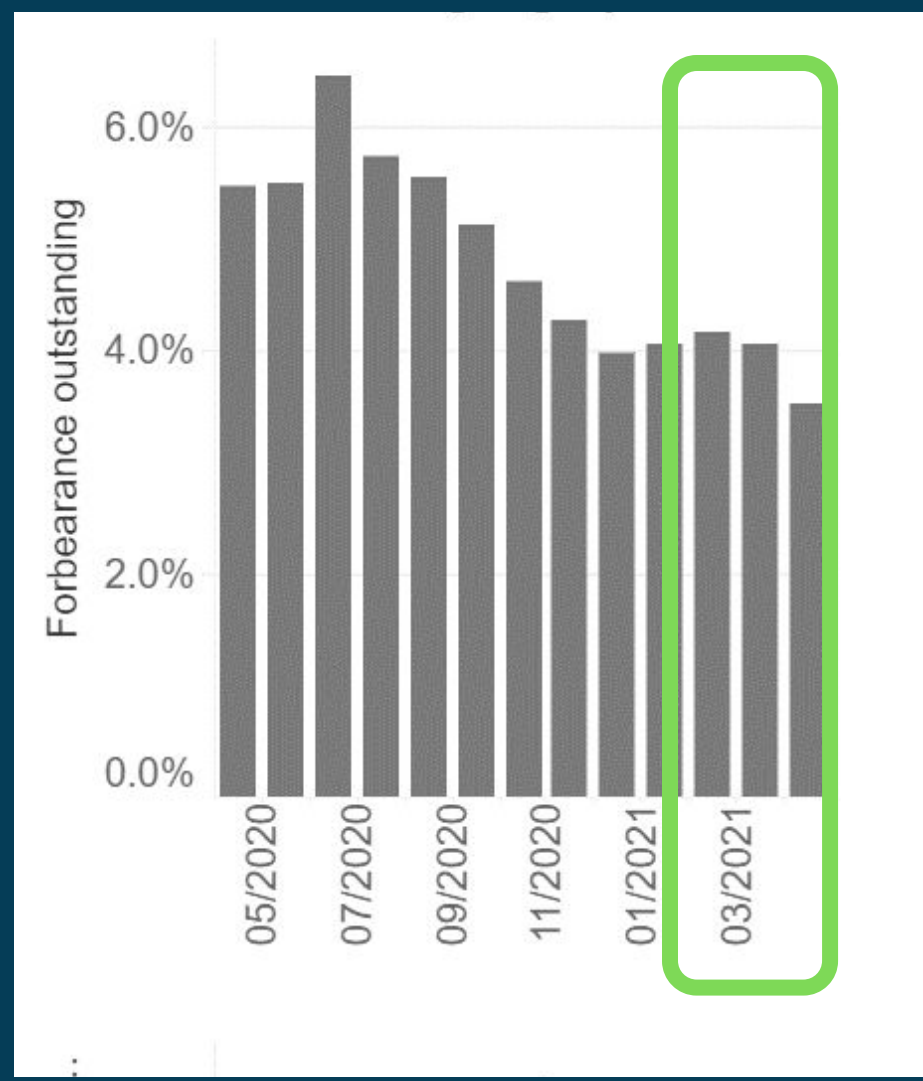
■ Aware ■ Not Aware

Renter Awareness

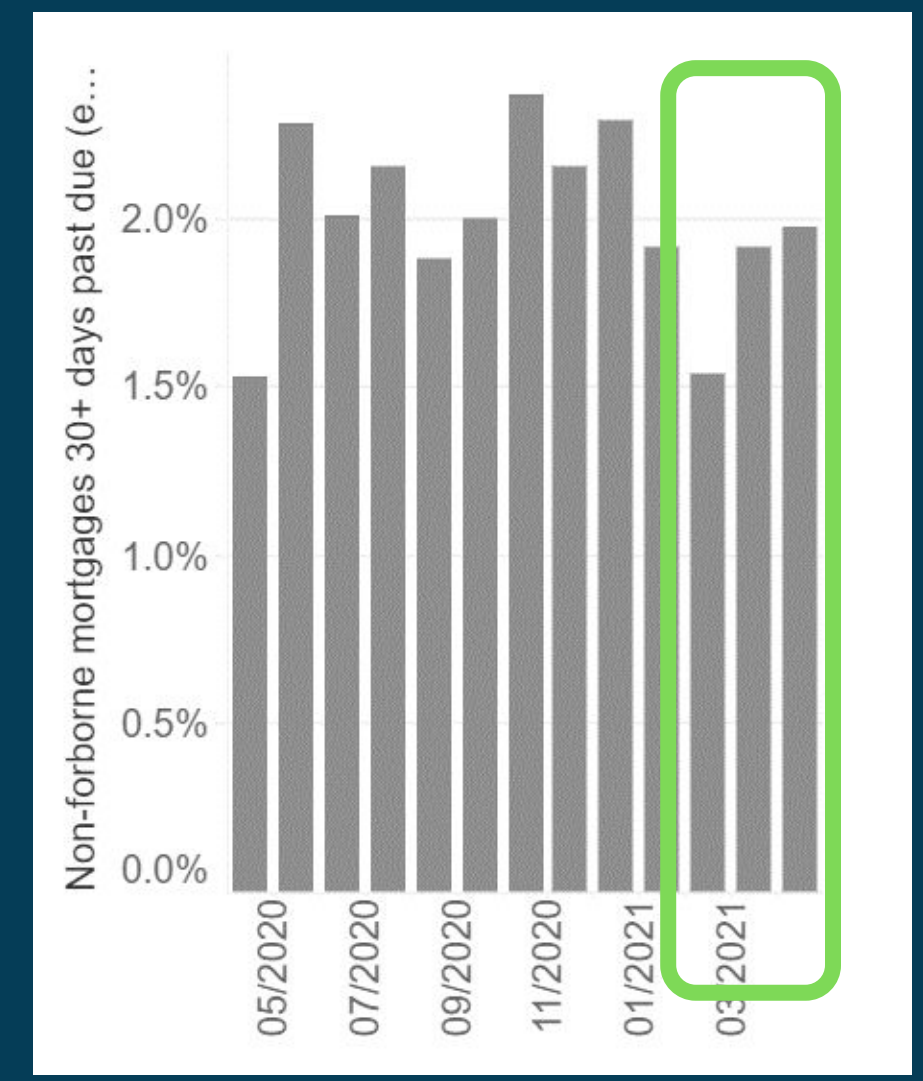


■ Aware ■ Not Aware

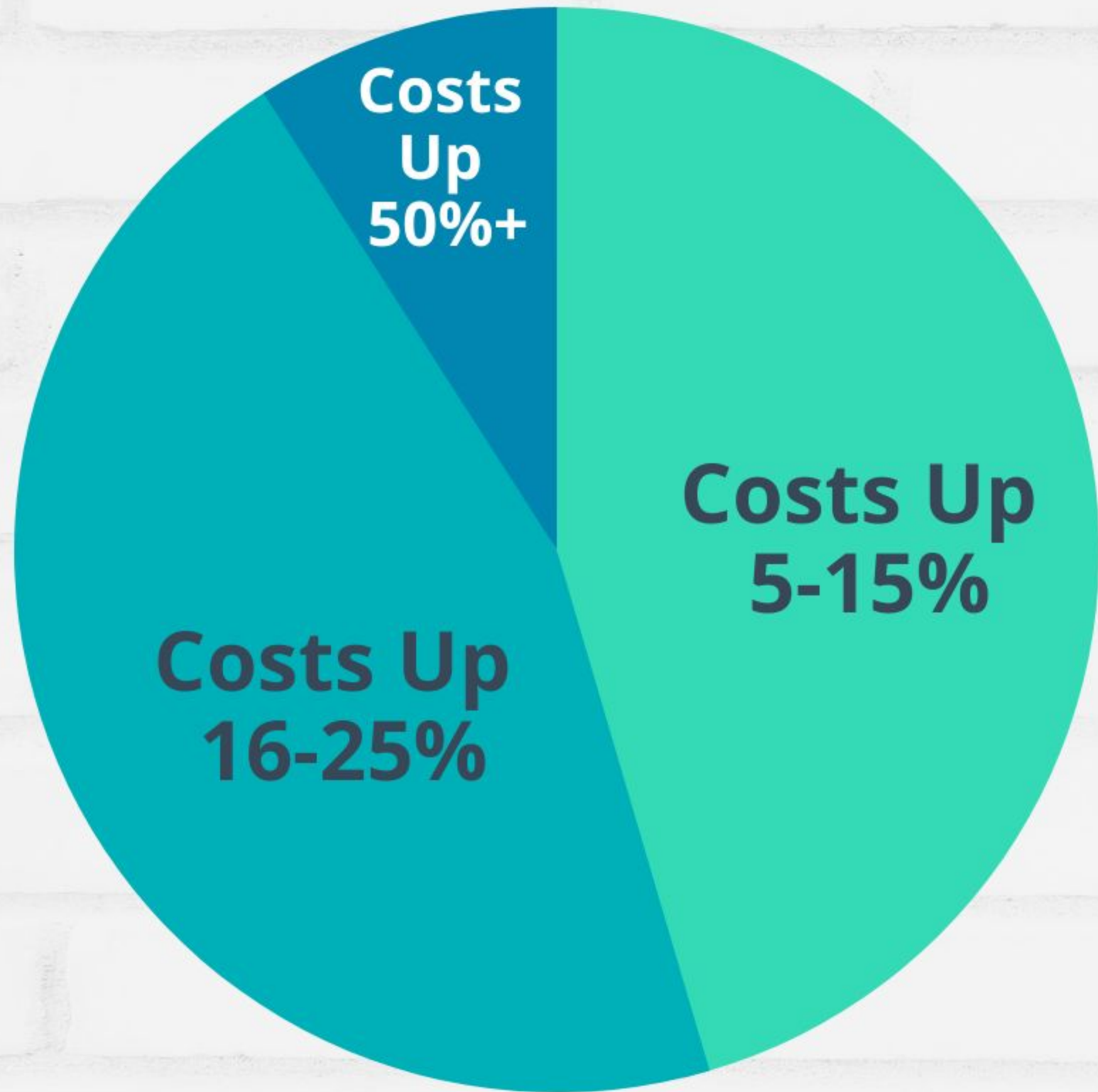
COVID IMPACT



In Forbearance



In Default



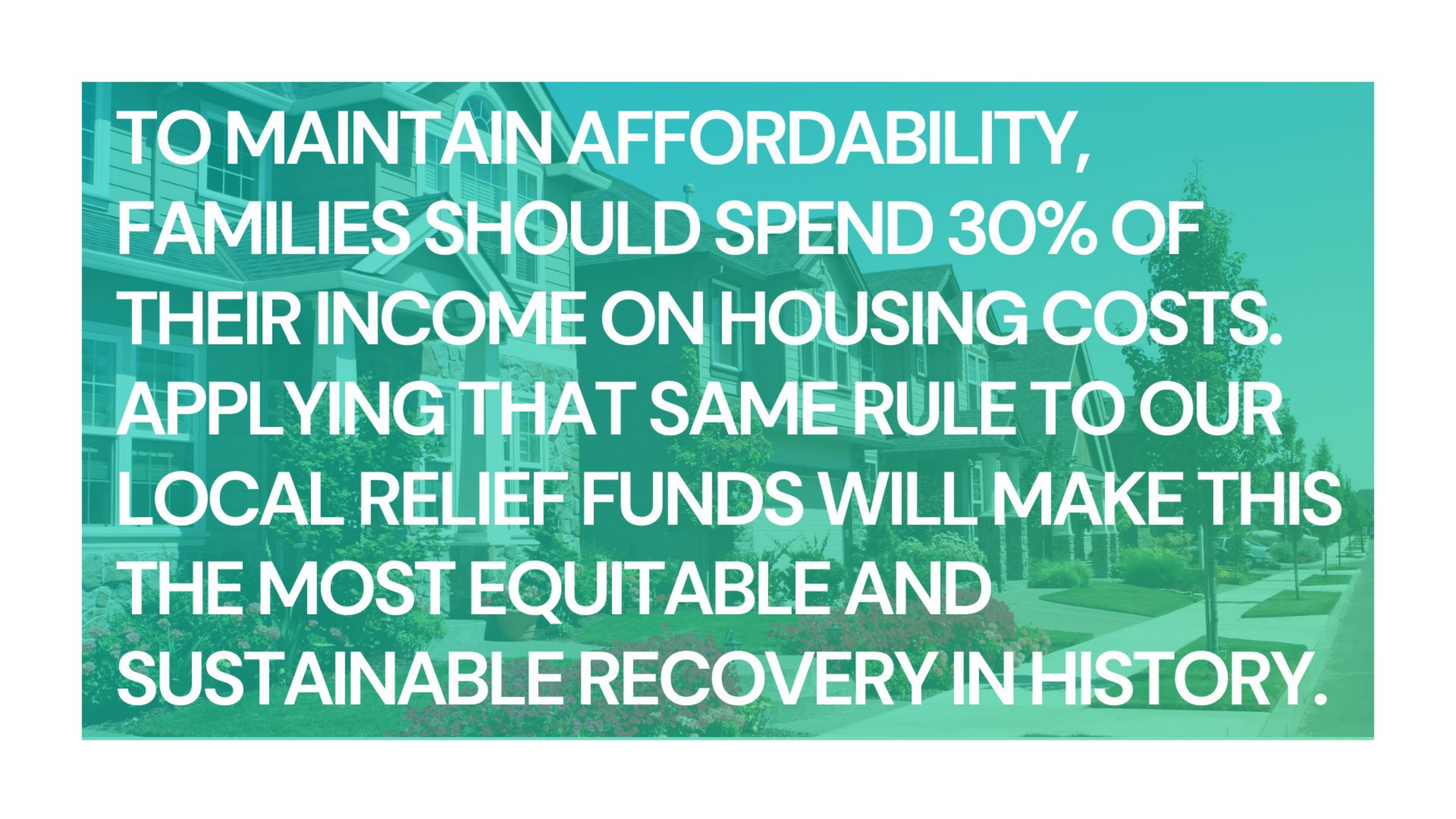
Costs Up, Up, Up

Because of challenges like rising lumber and land prices, construction costs surged this year for all survey respondents. Half saw costs jump 16% or more. Without any increases in funding, this places exorbitant pressure on already-limited resources



**housing played a major
role in the recoveries
from virtually every
major downturn.**

Daniel McCue, Senior Research Associate

A row of multi-story houses with a teal overlay. The houses are light-colored with dark roofs and multiple windows. The text is overlaid in white, bold, uppercase letters.

**TO MAINTAIN AFFORDABILITY,
FAMILIES SHOULD SPEND 30% OF
THEIR INCOME ON HOUSING COSTS.
APPLYING THAT SAME RULE TO OUR
LOCAL RELIEF FUNDS WILL MAKE THIS
THE MOST EQUITABLE AND
SUSTAINABLE RECOVERY IN HISTORY.**

Where to Go From Here

Building Back

The American Recovery Plan is a once-in-a-generation opportunity for equitable recovery and permanent resiliency.

Housing as a Platform

Central Ohio can perfect a model that uses affordable housing as a platform for individual economic mobility and communitywide economic development.

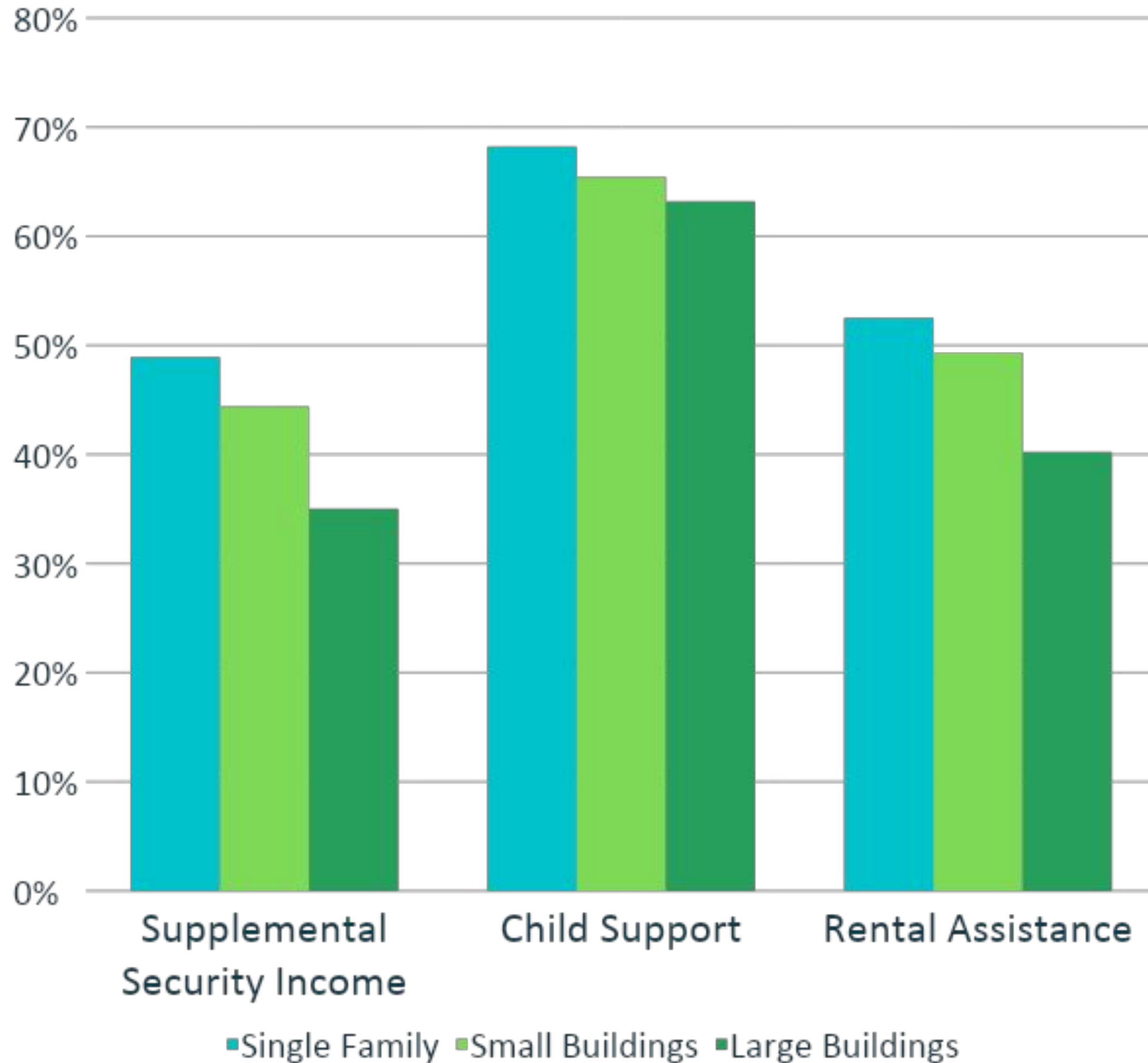
Justice Orientation

From the wealth & homeownership gap, to the digital divide, to the access barriers for new leaders in the affordable housing community, we need to address equity and justice issues head-on.

Source of Income Expansion

Central OH can lead the state on this issue, and we're already half-way there.





SOURCE OF INCOME PROTECTS US ALL

WHERE WILL THEY SLEEP?

Most Franklin County landlords refuse to consider child support, SSI payments, and rent subsidies. This hurts our women, seniors, veterans, disabled, and BIPOC neighbors most.

Income matters, source shouldn't.

Including Source of Income protections in existing fair housing rules makes sure that everyone who can afford the rent has access to a safe place to call home.





**YOU CAN CREATE AFFORDABILITY
WITHOUT SPENDING A DIME**



THANKS SO MUCH!

Carlie J. Boos, Esq.

Executive Director

Affordable Housing Alliance of Central Ohio

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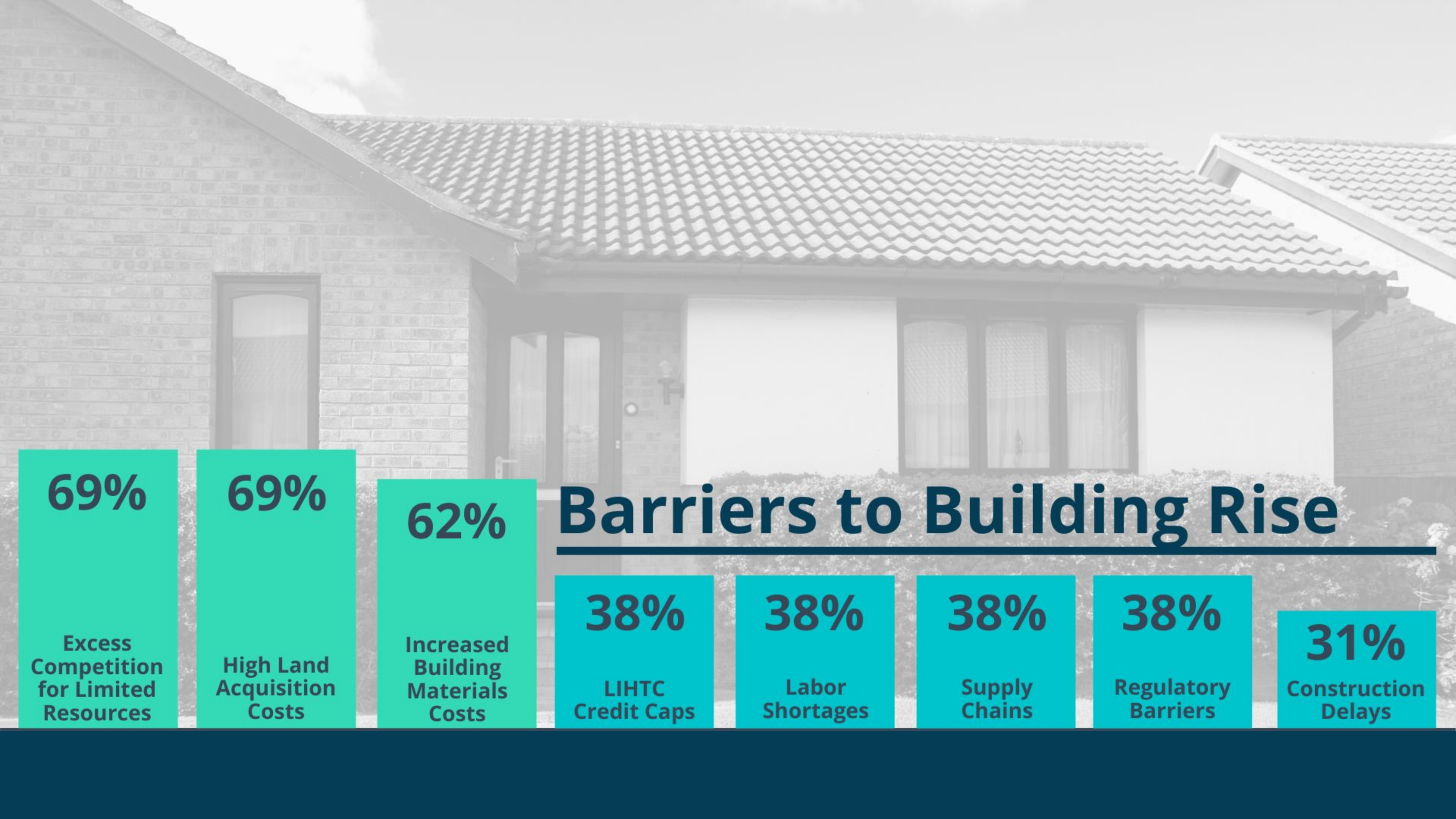
www.ahaco.org



[@AffordHouse_OH](https://twitter.com/AffordHouse_OH)



[/AHACOhousing](https://www.facebook.com/AffordHouse_OH)



Barriers to Building Rise

69%
Excess Competition for Limited Resources

69%
High Land Acquisition Costs

62%
Increased Building Materials Costs

38%
LIHTC Credit Caps

38%
Labor Shortages

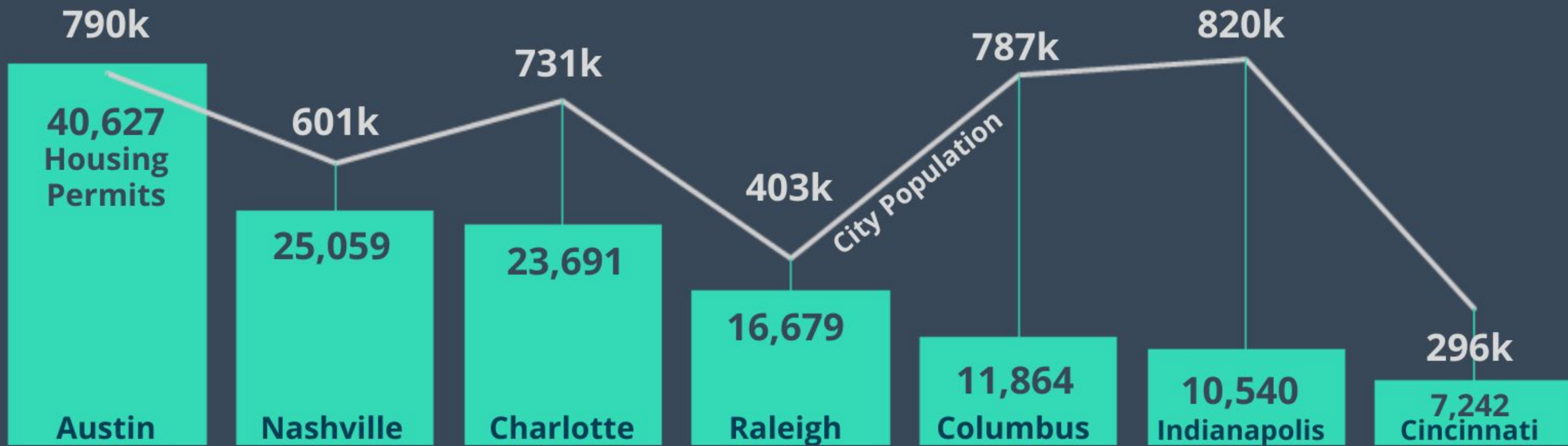
38%
Supply Chains

38%
Regulatory Barriers

31%
Construction Delays

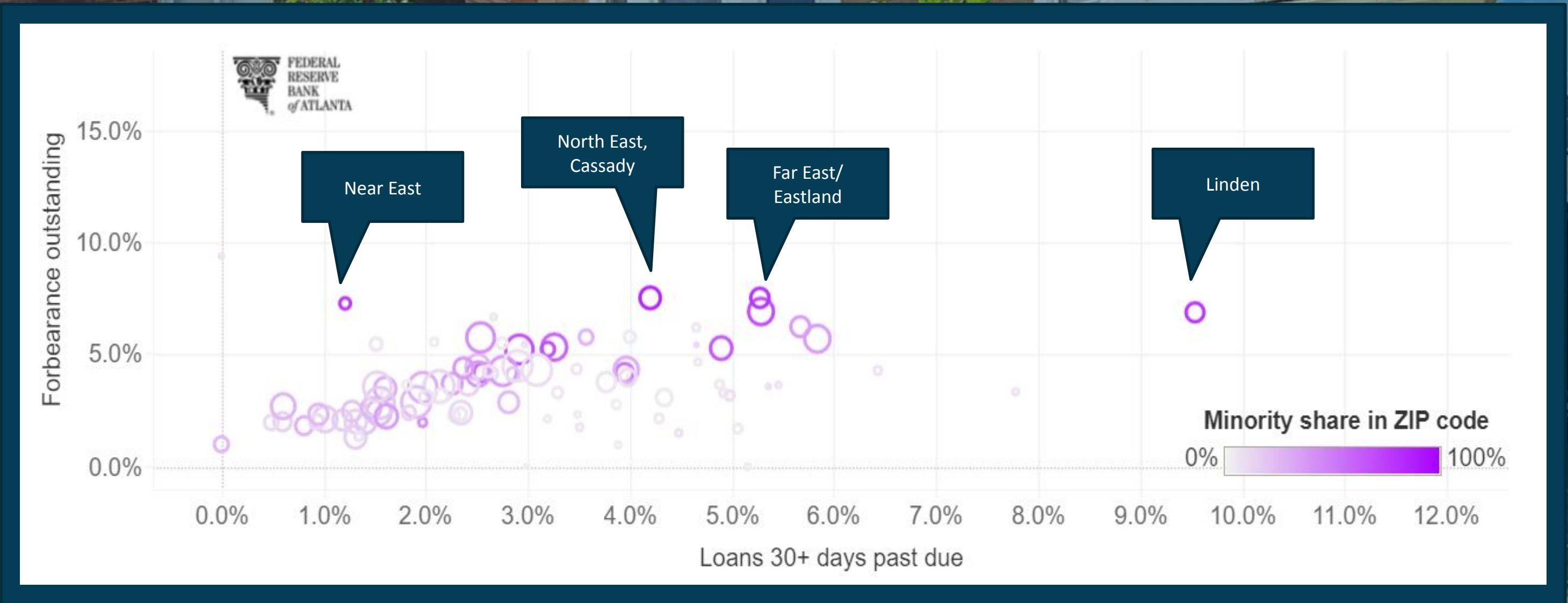
We should be building 14,000 homes per year to keep up with growth. But last year Cbus peaked around 11k. This puts us behind the curve of our peers

<https://www.bizjournals.com/columbus/news/2021/02/16/housing-permits-surge-to-a-15-year-high.html>



Raleigh NC has about half our population but 40% more housing permits than us

COVID IMPACT





Low Income Housing Tax Credit

Up to 80% Area Median Income, often lower income targeting

Housing Choice Voucher

Generally available to households at 50% Area Median Income

Central Ohio Community Land Trust

Up to 120% Area Median Income

Legal Aid

Generally, 200% FPL or below

COVID Rent Relief

LOTS of different programs with different criteria (80% AMI, 200% FPL, etc.)

Home Energy Assistance Program

Up to 175% FPL

Prevention Retention Contingency

Up to 300% FPL for COVID hardship, or 165% if not COVID-related

Right to Recovery

Up to 185% FPL

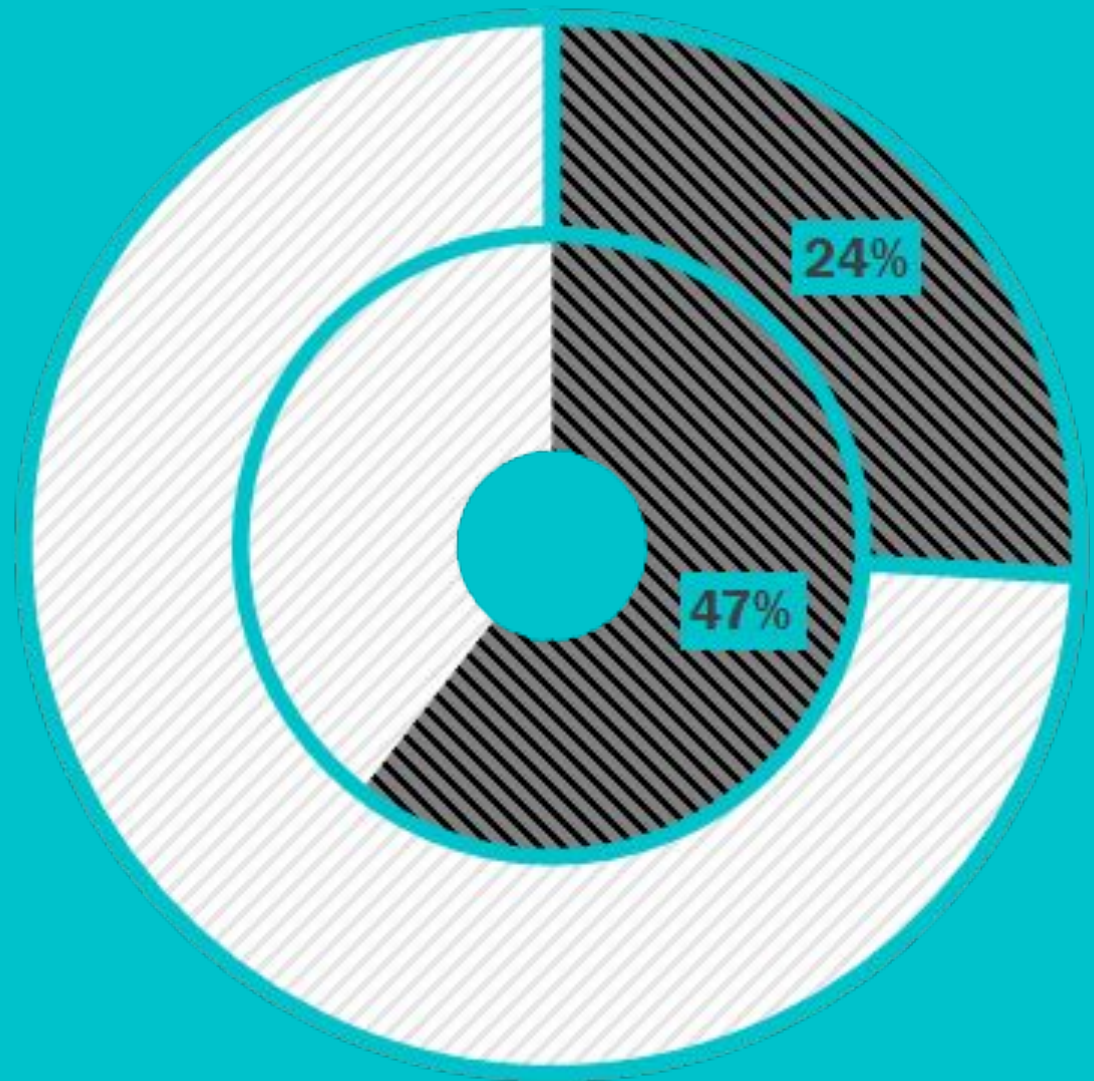
Central Ohio Area Agency on Aging Housing Asst. Program

Up to 138% FPL for a senior over 50, 200% for CARES act assistance

Everything Has
**** EXCEPTIONS ****

The Situation

Evictions During COVID Disproportionately Impact Black Households



The Situation

Ability to Self-Stabilize Through Equity



■ Median Home Equity For "Best" Neighborhoods

● Median Home Equity For "Hazardous" Neighborhoods

Redtin: Redlining's Legacy of Inequality: \$212,000 Less Home Equity, Low Homeownership Rates For Black Families.

FACTS

AFFORDABLE HOUSING ALLIANCE

The Situation

The End Result

Black Percentage of Franklin
County Homeless Population

66

24

Black Percentage of Franklin
County Resident Population

Community Shelter Board

FACTS

AFFORDABLE HOUSING ALLIANCE

COVID IMPACT

2019

2020

2021





ready for
INNOVATION

MIXED INCOME & USE

NATURALLY OCCURRING

ACQUISITION STRIKES

SMALL MULTIFAMILY

ENTREPRENEURIAL HOUSING