

**Affordable Housing Insights:
Diverse Perspectives Unite
Ohio Land Bank Conference**

April 25, 2024

Overview of Presentation

1. Introduction, Kim Graziani – Center for Community Progress
2. Gina Wilt – Coalition on Homelessness and Housing in Ohio (COHHIO)
3. Will Basil – Pennrose
4. Terry Schulz – Habitat for Humanity of Knox County, Ohio
5. Questions

Mission Statement: COHHIO is a coalition of organizations and individuals committed to ending homelessness and to promoting decent, safe, fair, affordable housing for all, with a focus on assisting low-income and special needs populations.

History: COHHIO was created in 1994 when the the Ohio Coalition for the Homeless merged with the Ohio Housing Coalition. The new organization advocates for ending homelessness through expanding access to affordable housing.





2024 Ohio Housing Profile

KEY FACTS

444,768
OR
28%

Renter Households with extremely low incomes

-267,382

Shortage of rental homes affordable and available for extremely low income renters

\$28,270

Average income limit for 4-person extremely low-income households (state level)

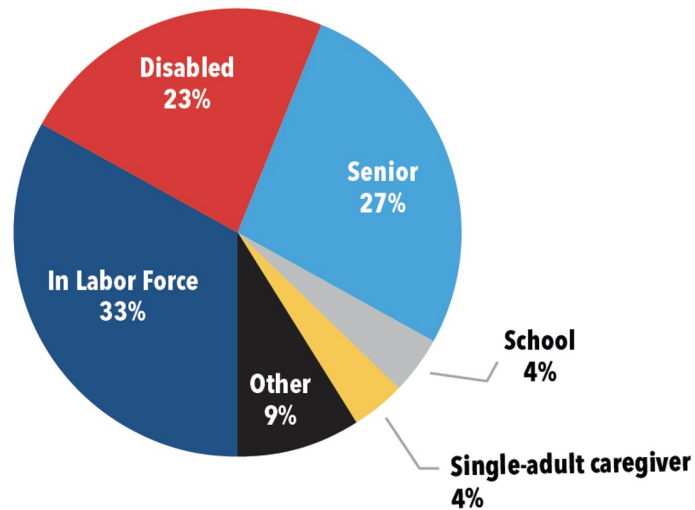
\$39,702

Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

70%

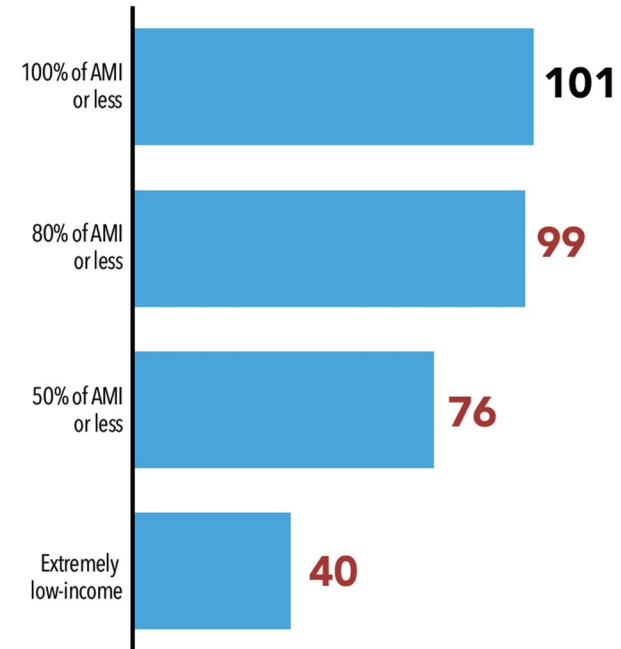
Percent of extremely low income renter households with severe cost burden

EXTREMELY LOW INCOME RENTER HOUSEHOLDS



Note: Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, single adult caregiver of a child under 7 or of a household member with a disability, and other. Nationally, 13% of extremely low-income renter households are single adult caregivers, 53% of whom usually work more than 20 hours per week. Source: 2022 ACS PUMS.

AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS



Source: NLIHC tabulations of 2022 ACS PUMS

OHIO

In **Ohio**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$993**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,308** monthly or **\$39,702** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$19.09
PER HOUR
STATE HOUSING
WAGE

MOST EXPENSIVE AREAS	HOUSING WAGE
Union County	\$22.79
Columbus HMFA	\$22.37
Cincinnati HMFA	\$21.02
Akron MSA	\$19.75
Cleveland-Elyria MSA	\$19.19

MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

WWW.NLIHC.ORG/OOR | © 2023 NATIONAL LOW INCOME HOUSING COALITION

OHIO

#37*

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\$19.09
PER HOUR
STATE HOUSING
WAGE

76

Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

60

Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

1.9

Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.5

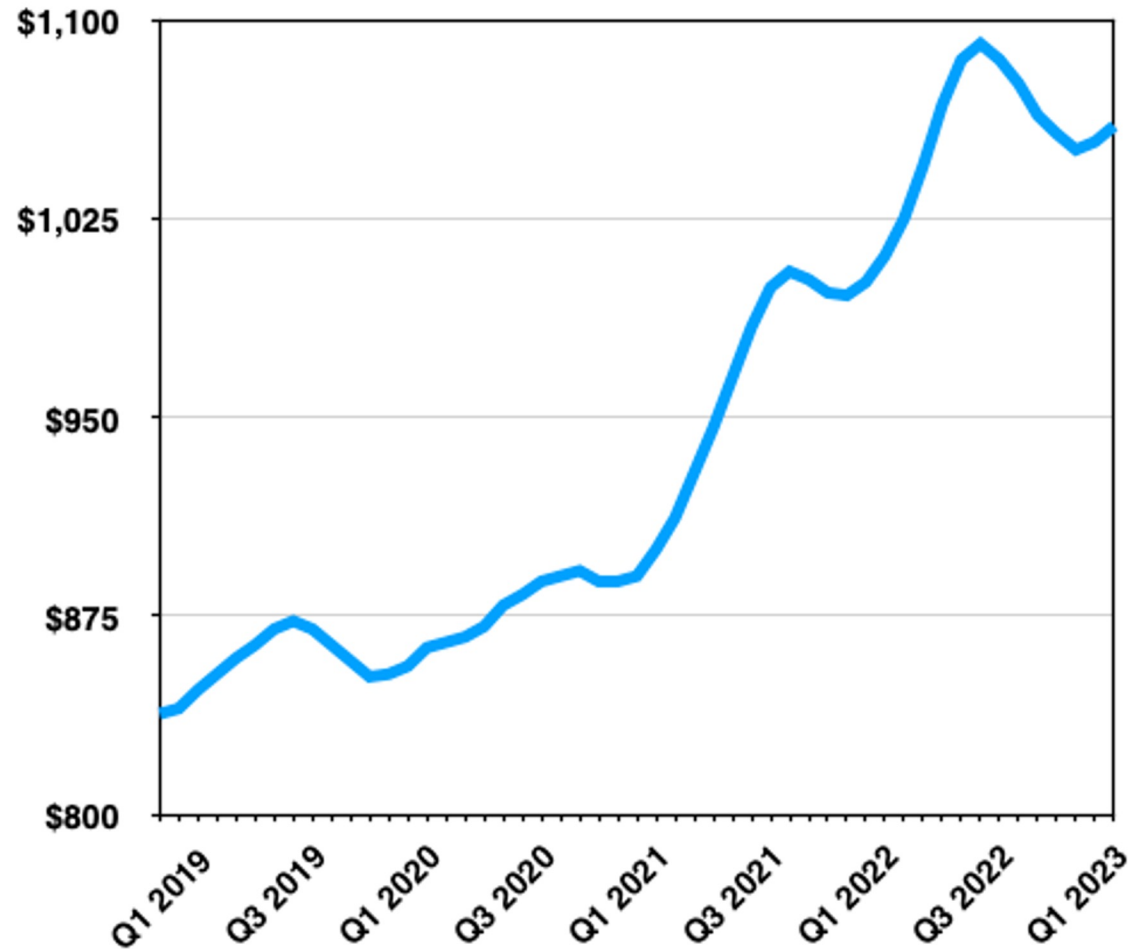
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

Can Workers Pay Rent?

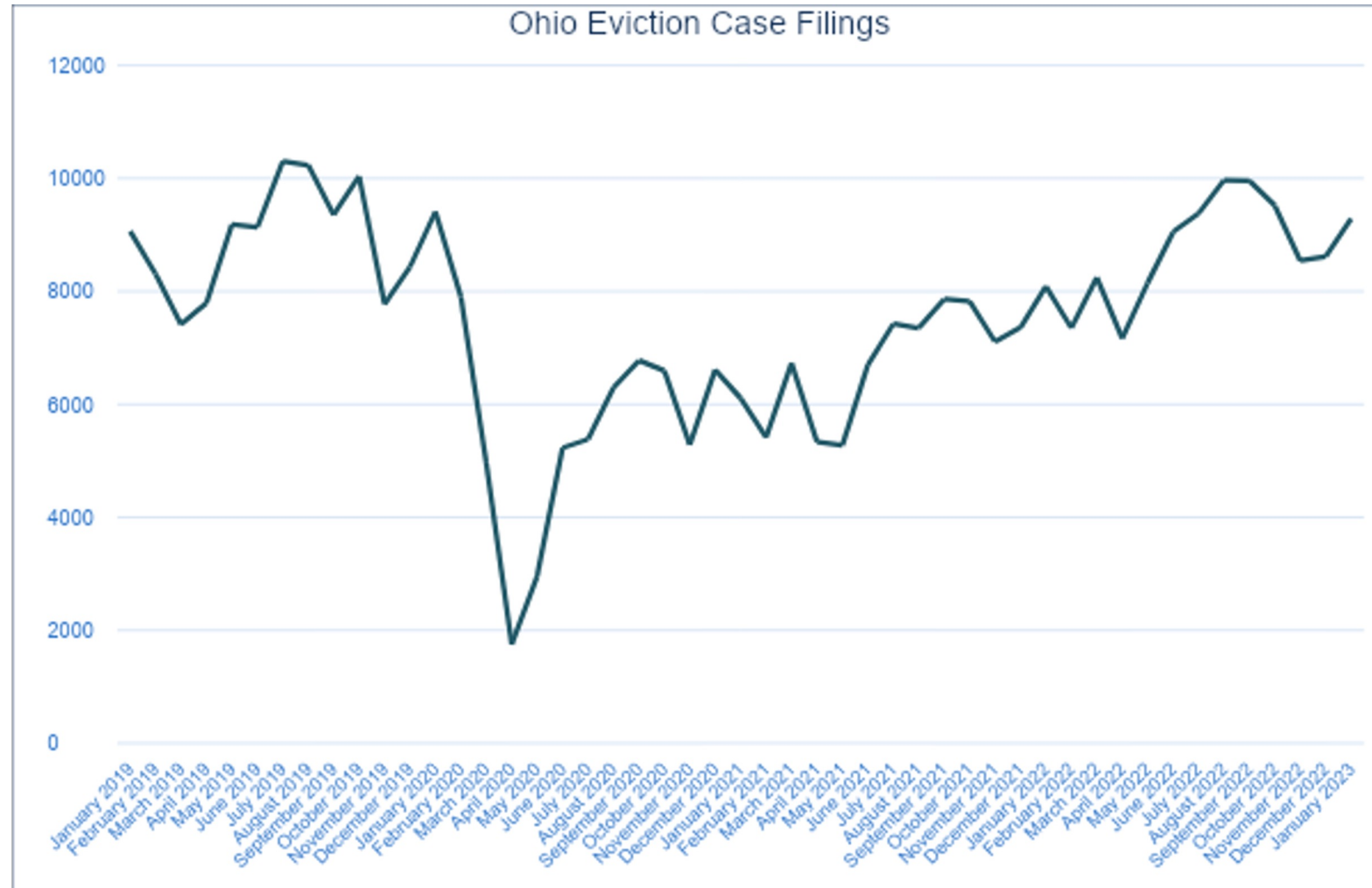
Occupation	Total Ohio Employment	Median Hourly Wage
Fast Food Worker	136,220	\$11.44
Registered Nurse	130,370	\$36.93
Stocker/Order Filler	129,050	\$16.60
General Operations Manager	128,650	\$42.29
Cashier	121,950	\$12.21
Retail Salesperson	114,170	\$13.93
Laborer/Freight Mover	111,210	\$16.94
Customer Service Rep	104,820	\$18.30
Assembler/Fabricator	96,090	\$18.17
Tractor-Trailer Truck Driver	91,240	\$23.95
Ohio's 2 Bedroom Housing Wage		\$19.09
<i>Source: Bureau of Labor Statistics, May 2022 Ohio Occupational Employment and Wage Estimates</i>		

Rent is Still Rising

Ohio 2-Bedroom Rent
(source: Apartment List Rent Estimates)



Evictions are Rising



Source: Ohio Supreme Court

Evictions in the 3Cs

Columbus

- 238,000 renter households
- Exceeded average filings each month since Nov. 2021

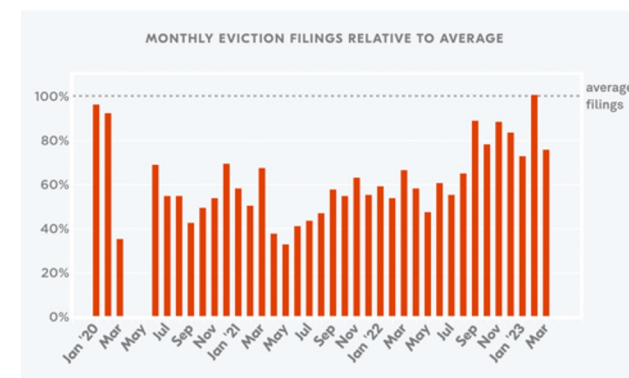
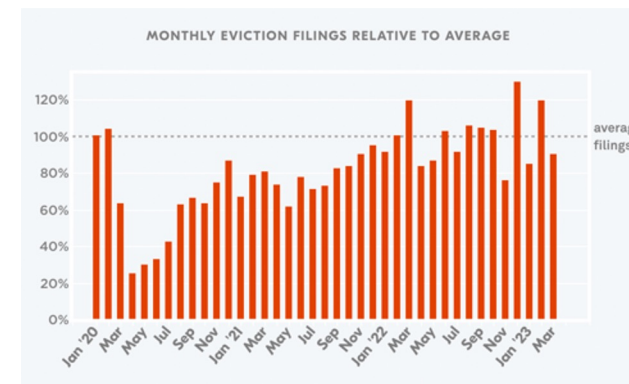
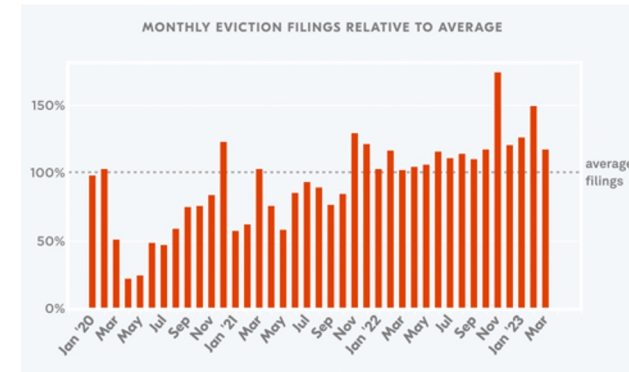
Cincinnati

- 144,000 renter households
- Exceeded average filings 7 months in the past year

Cleveland

- 100,000 renter households
- Reached average filings one month since the pandemic

Source: Eviction Lab



PIT: On one night in January 2023, at least 11,386 Ohioans were homeless, an increase 6.9% in 1 year.

--The rise in homelessness followed a steep increase in rents that began during the pandemic. Average rent for a 2-bedroom apartment in Ohio increased 18 percent from 2021 to 2023.

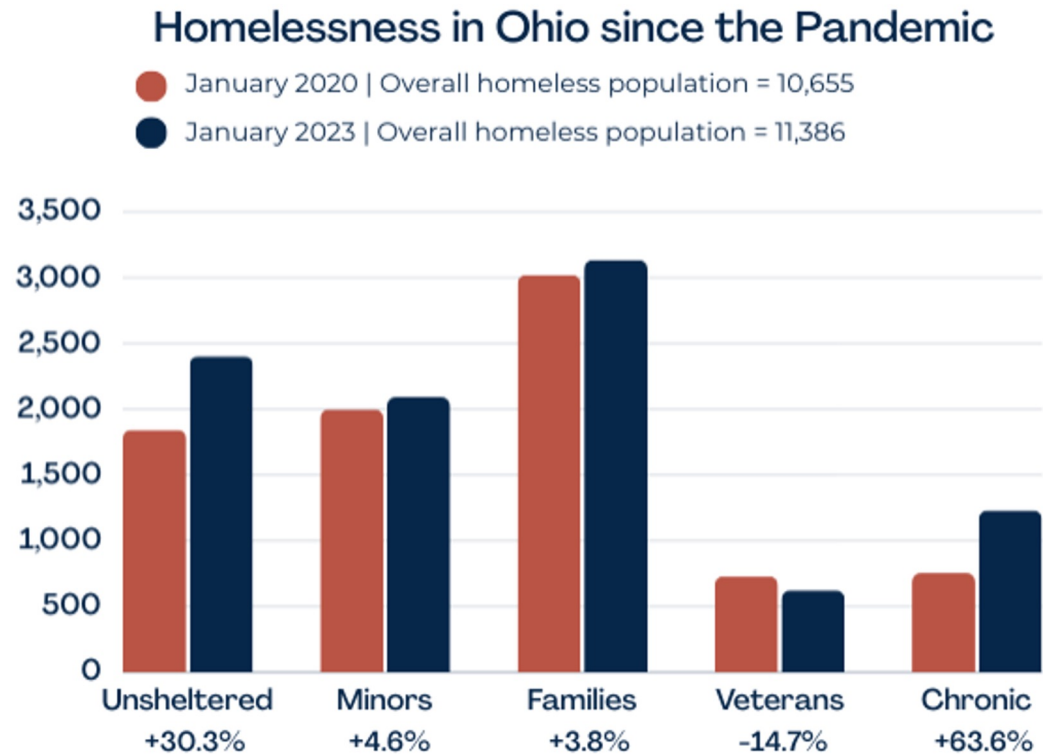
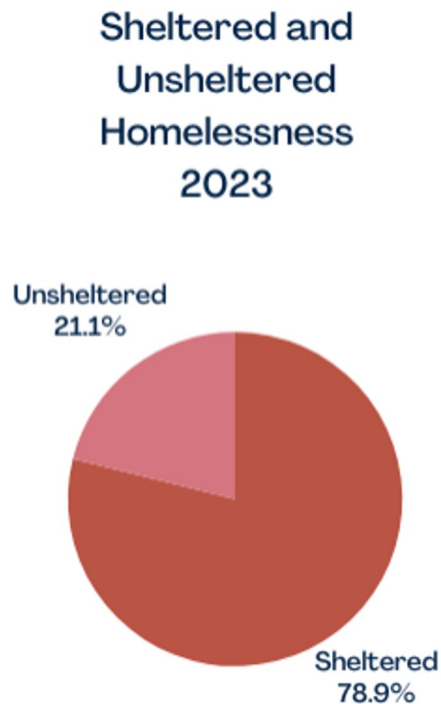
--Nationally, homelessness grew nearly twice as fast as Ohio (12.1%). Ohio is in a better position than much of the country, where rents are further out of reach.

--Unsheltered homelessness increased 30% in Ohio from 2020 – 2023

Homelessness in Ohio

In 2023 homelessness increased 6.9% in Ohio; 12.1% nationally

- Winding down of pandemic related resources
- Decreased capacity in shelters
- Rent prices increased 24% from 2020-2023



PIT: continued

--We saw chronic homelessness increase 64% in Ohio from 2020 – 2023. Fewer housing options makes it harder to get people out of homelessness so they experience longer episodes of homelessness.

--Longer episodes of homelessness increases conditions such as serious mental illness, substance use disorder, or physical disabilities that make it harder to house someone.

--One bright spot is the continuing decline in Ohio's homeless veteran population, which decreased 15% since 2020.

--Targeting resources and Housing First policies for veterans demonstrates that it is possible to reduce homelessness when adequate funding, collaboration, and effective policies are in place.

Solution? Affordable Housing



Training & Technical Assistance

COHHIO provides T&TA to government on:

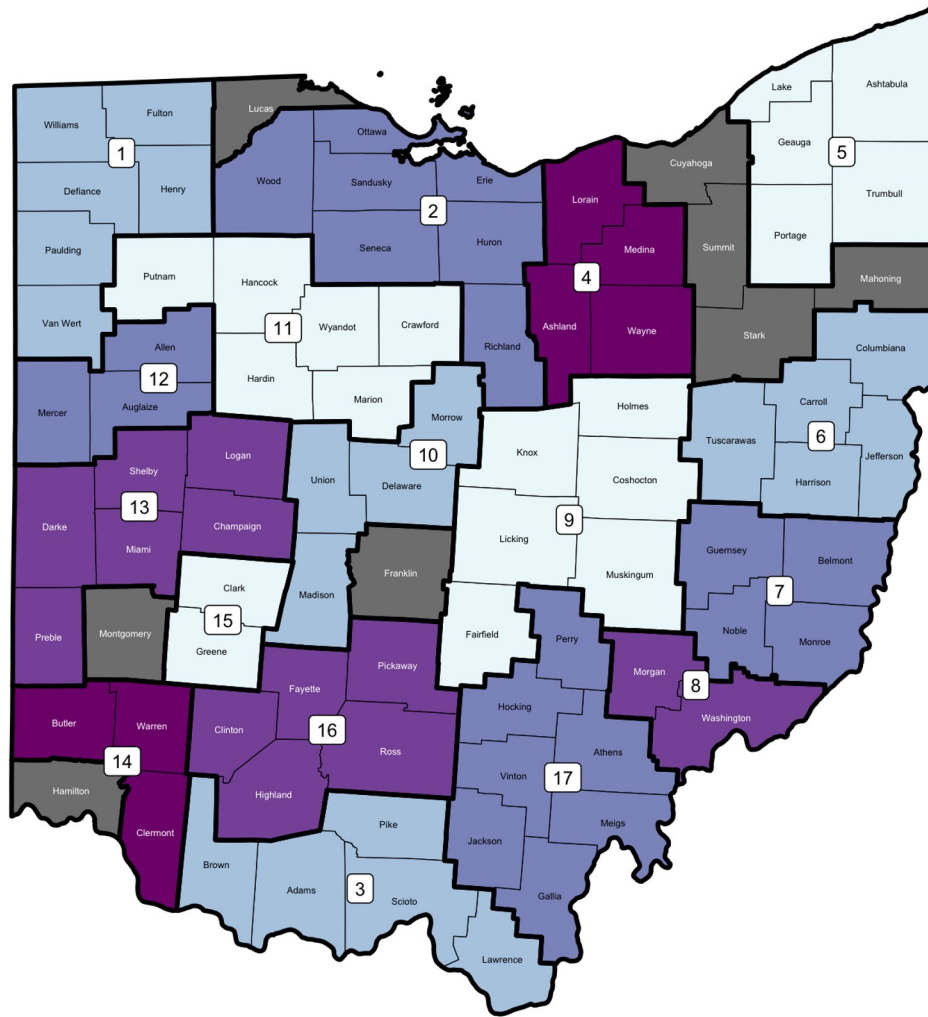
- State and Federal Homeless Programs (HCRP, SHP, ESG, CoC)
- Homeless Management Information System
- Projects for Assistance in Transition from Homelessness (PATH)



SOAR Ohio

- SSI/SSDI Outreach, Access, and Recovery
- SOAR Ohio provider specialists work with people to complete and expedite SSI/SSDI benefit applications
- Eligibility: individuals with severe and persistent mental illness and/or medical diagnosis who are currently experiencing homelessness, at risk of becoming homeless, or preparing to exit institutions

Ohio Balance of State Continuum of Care



80
Non-Urban
Counties

17
Planning
Regions

400+
Programs

Housing & Tenant Information Program

- Housing Information Line: 888-485-7999 or rentinfo@cohhio.org
- Housing Education – landlord-tenant law, fair housing and other housing issues
- Tenant Leadership – information and guidance on how tenants can best communicate with landlords
- Ohio Tenant Protection Roundtable – coordinates with OPLC, legal aids, tenant groups to support local action

Questions?

Gina Wilt

Advocacy Director

ginawilt@cohhio.org

The Affordability Spectrum

Definition:

Affordable Housing: Any housing, regardless of your family's income, that costs less than 30% of your income.

Unaffordable Housing: Any housing that costs more than 30% of your income.

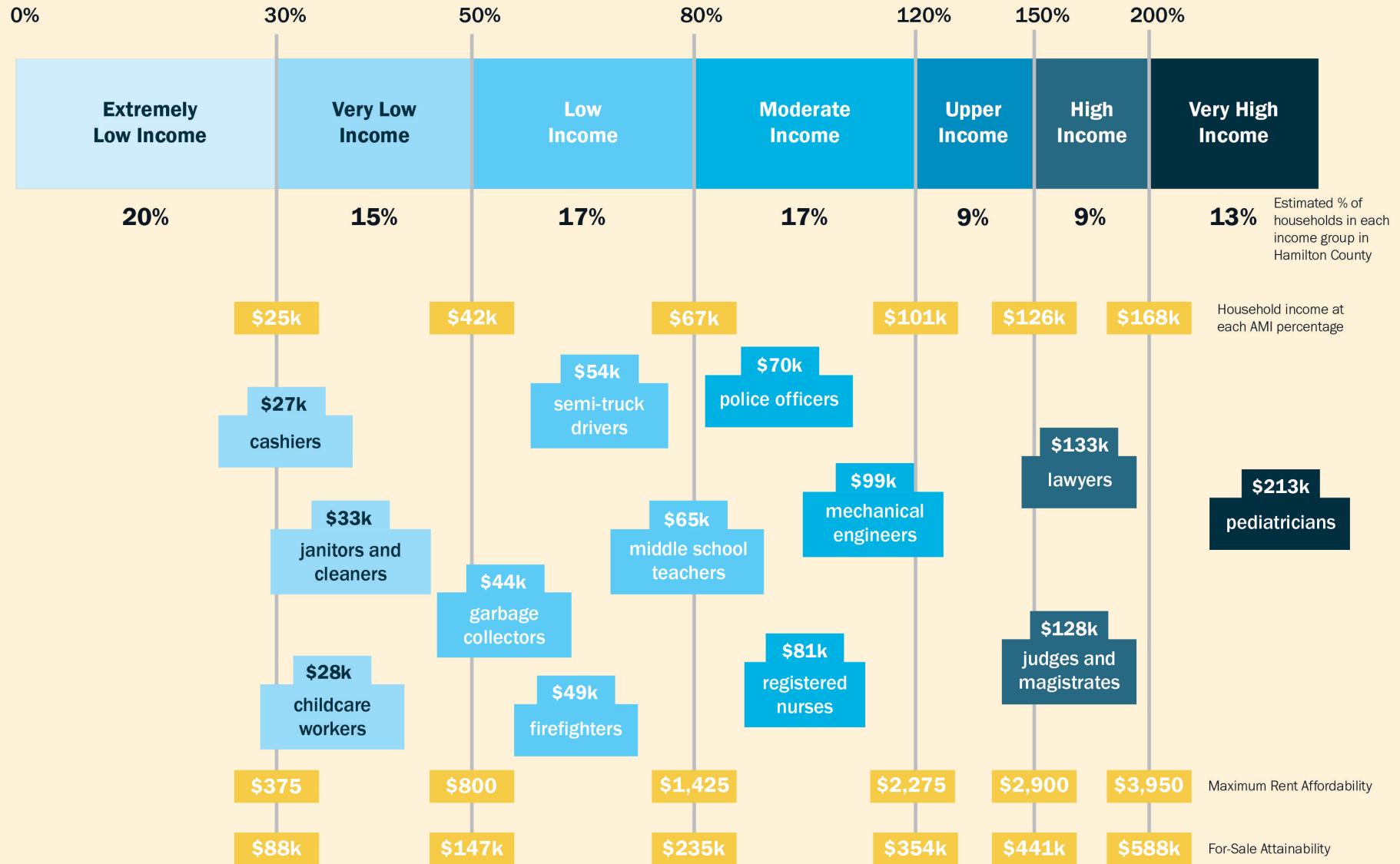
The Affordability Spectrum

Definition:

AMI: Area Median Income

- Different for each part of the state
 - Different for each household size
-
- 100% AMI for Family of 4
 - Cleveland: \$94,000
 - Columbus: \$101,100
 - Cincinnati: \$103,600
 - Athens: \$81,000
 - 100% AMI for a Single Person Household
 - Cleveland: \$65,800
 - Columbus: \$70,800
 - Cincinnati: \$72,600
 - Athens: \$63,000

Distribution of Household Income & Affordability in the Greater Cincinnati Area



Sources: U.S. Bureau of Labor Statistics for Cincinnati, OH-KY-IN; 2017-2021 American Community Survey 5-Year Estimates. Area Median Income calculated based on the average 2.3-person household size in Hamilton County. The placement of wage estimates on the AMI scale assumes that each household has one income. Rent affordability calculated at 30% of monthly income minus \$250 for necessary utilities (electric, water, and gas) as calculated from "Monthly Utility Costs in the U.S. by State" published by Forbes Home.

The Affordability Spectrum



Extremely Low Income

- Households making below 30% AMI
- Households making below \$25,000
- Metropolitan Housing Authority Housing
 - “Public Housing”

The Affordability Spectrum

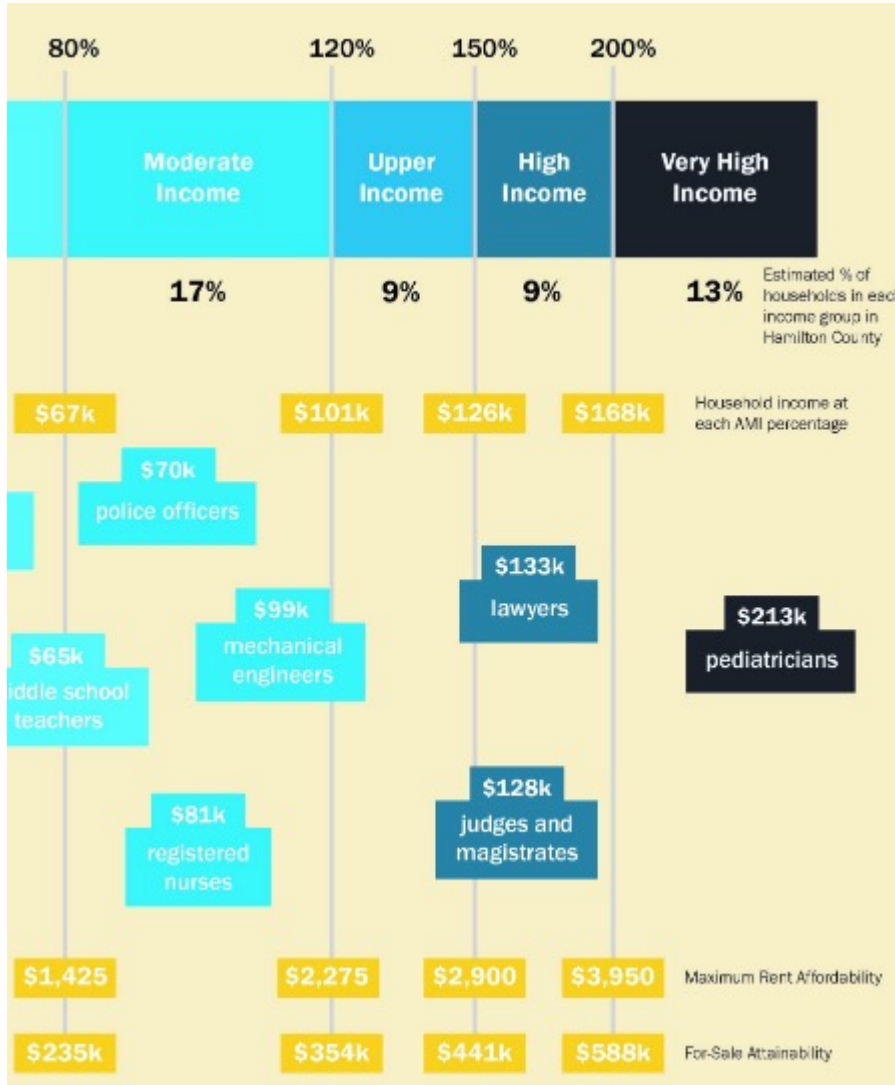


Very Low to Low Income

- Households making between 30% AMI & 80% AMI
- Households making between \$25k and \$67k
- “Naturally Occurring Affordable Housing”
- LIHTC – Low Income Housing Tax Credit

More than half of Hamilton County households have an income that is low, very low, or extremely low.

The Affordability Spectrum



Moderate, Upper, High & Very High Income

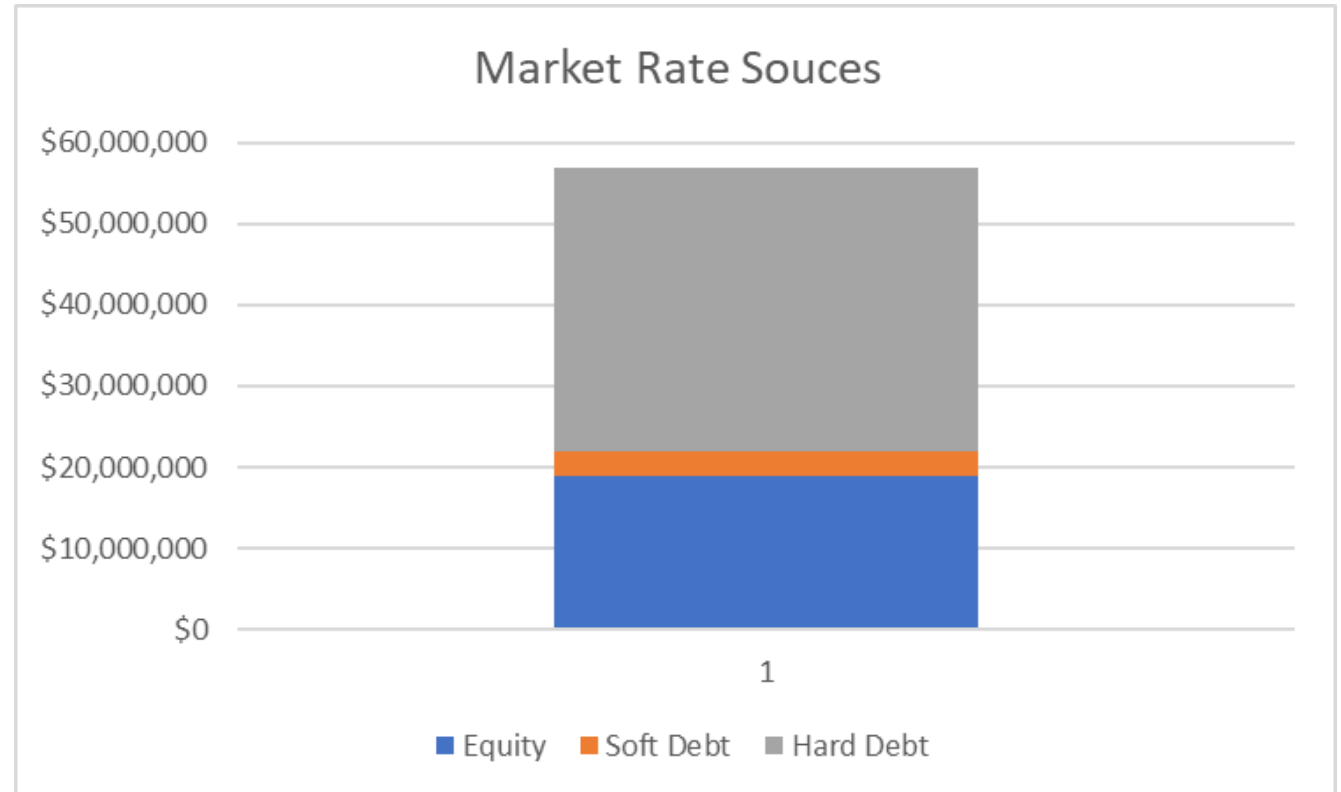
- Market Rate Housing

Tools for Providing Affordable Housing

- **Low Income Housing Tax Credit (LIHTC)**
 - Three kinds in Ohio:
 - 9% Federal LIHTC
 - 4% Federal LIHTC
 - Ohio State LIHTC (new in 2024)

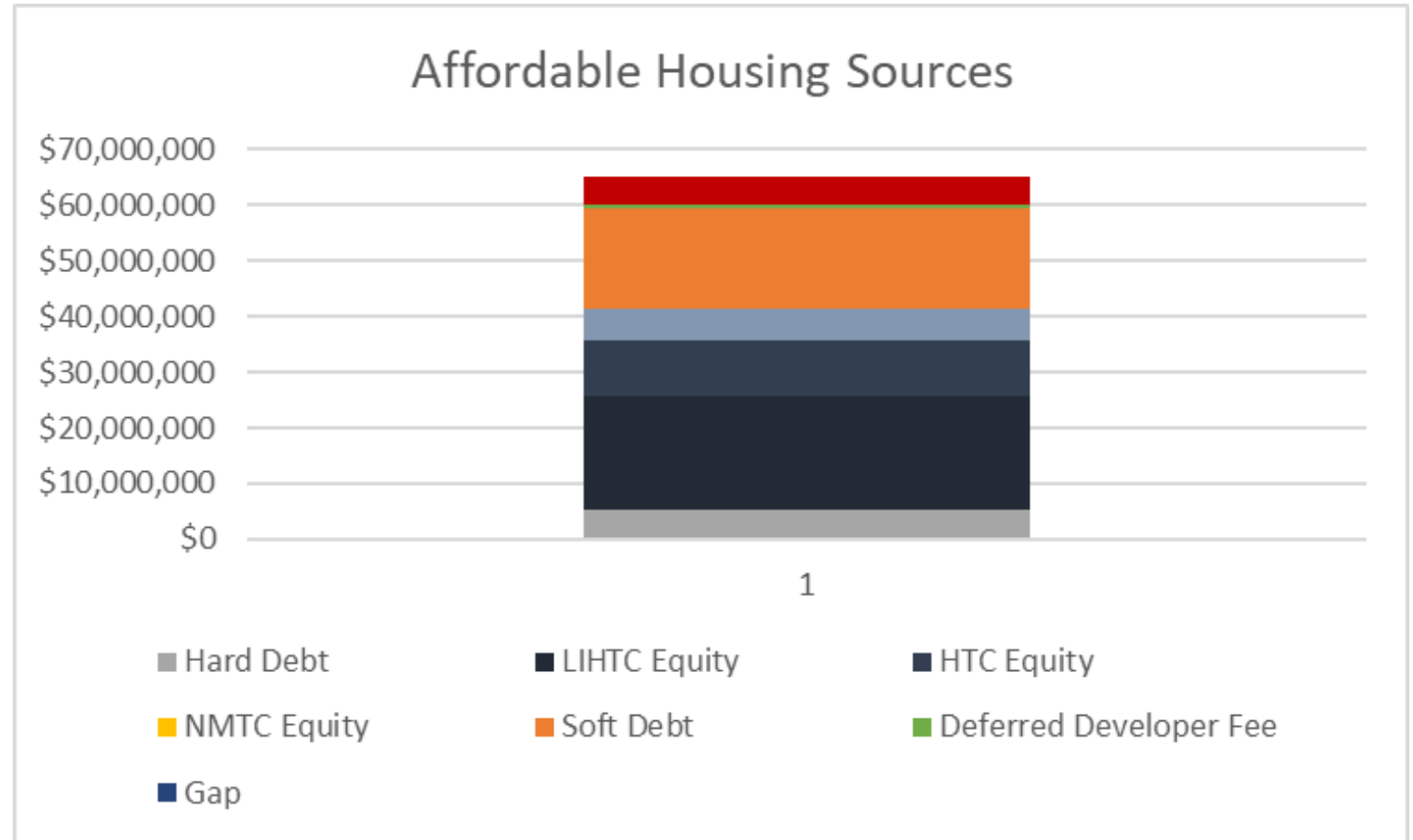
How is Market-Rate Housing Funded?

Equity	\$18,860,134	33%
Soft Debt	\$3,080,000	5%
Hard Debt	\$34,995,000	61%
	\$56,935,134	100%



How is Affordable Housing Funded?

Hard Debt	\$5,287,089	8%
LIHTC Equity	\$20,229,750	31%
HTC Equity	\$10,209,579	16%
NMTC Equity	\$5,596,500	9%
Soft Debt	\$17,958,195	28%
Deferred Developer Fee	\$638,062	1%
Gap	\$5,322,370	8%
	\$65,241,546	100%



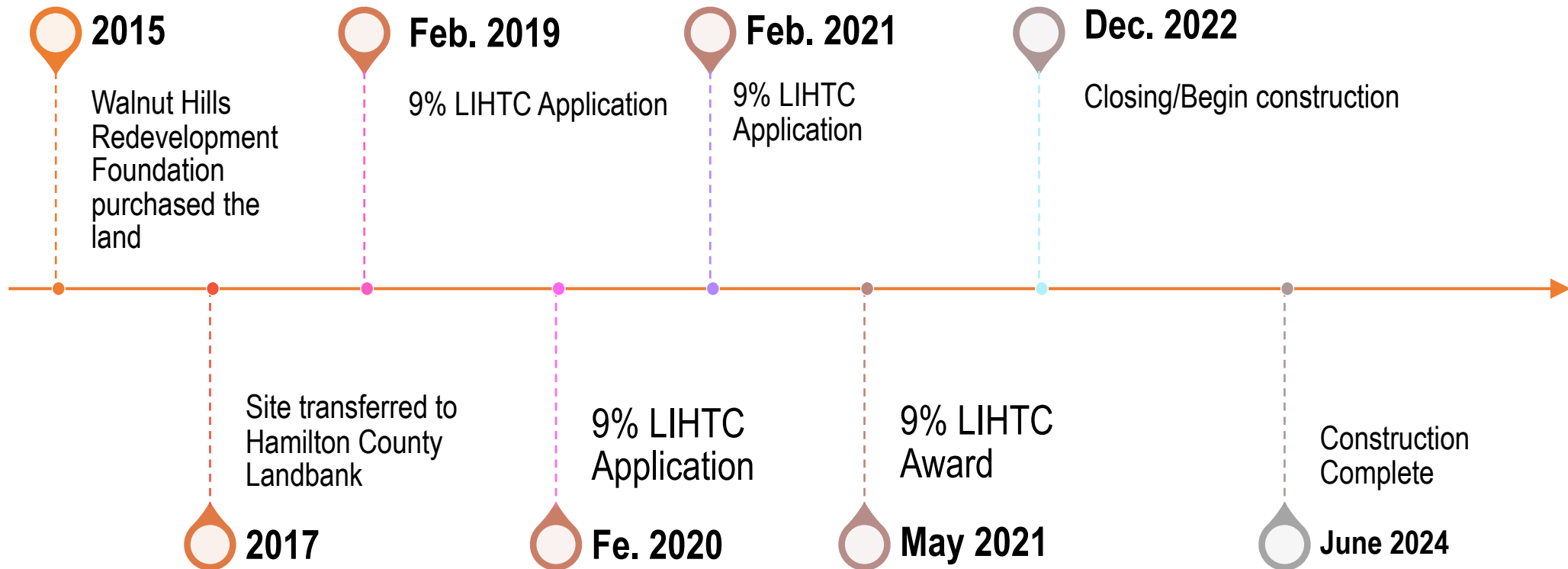
Why is there a difference?

	<u>Affordable</u>	<u>Market</u>
Net Operating Income	\$324,735	\$1,609,707
Debt Service	-\$271,072	-\$1,341,407
Cash Flow After Debt Service	\$53,664	\$268,301

Because rents are held low.

Thatcher Flats – Public/Private Partnership

- 50 units (families)
- \$15M total development costs
- 30%-60% AMI



Thatcher Flats – Public/Private Partnership



Thatcher Flats – Public/Private Partnership



Thatcher Flats – Public/Private Partnership



Thatcher Flats – Public/Private Partnership



PENNROSE



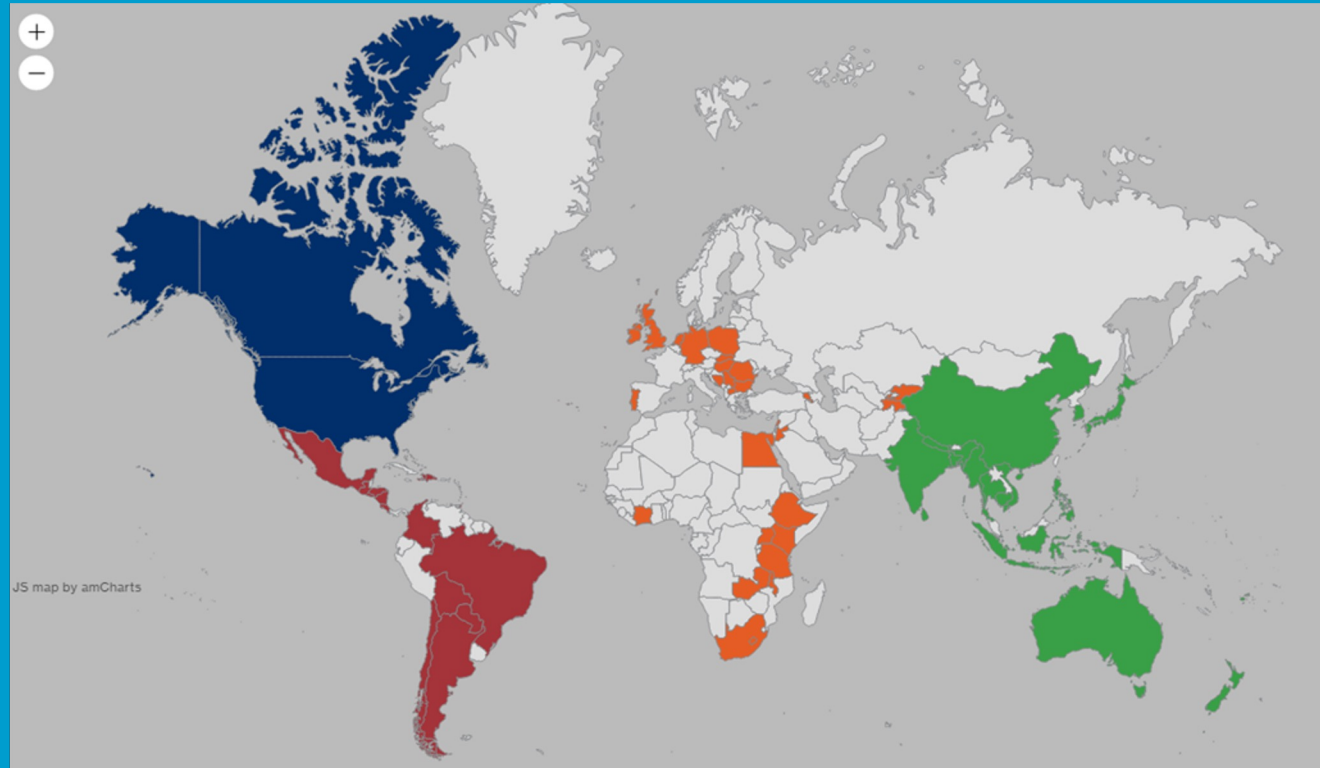
Habitat
for Humanity®
of Knox County, Ohio

Diversity in Action Unity in Mission

Presented By: Terry Schulz,
Executive Director
Habitat for Humanity of Knox County

Currently, Habitat builds in all 50 states and in 70 different countries around the world.

Habitat has served more than 31 million people worldwide!





Ohio Affiliates by Geographic Service Area



Habitat for Humanity #FakeFacts



Habitat gives homes away

Habitat homeowners get their house for free



Habitat gets all of their building materials donated to them and 100% of labor is performed by volunteers

WHO Grant + NRI

- Partner with KCLB
- Build 12 homes in 2 years
- Complete 12 repairs
- 12 Brush with Kindness
- 74.3%+ of homes impacted



Partner with Knox County Sheriff, township officials, HFHI, and others track improvements in crime, family outcomes, median home sales price etc.

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Thank you!

Kim Graziani

**Senior Advisor, National Technical
Assistance**

Center for Community Progress

kgraziani@communityprogress.org

Gina Wilt

Director of Advocacy

*Coalition on Homelessness and
Housing in Ohio (COHHIO)*

ginawilt@cohhio.org

Will Basil

Developer

Pennrose

wbasil@pennrose.com

Terry Schulz

Affiliate Director

Habitat for Humanity, Knox County OH

tschulz@hfhknoxoh.org

