

CLOSING OHIO'S AFFORDABLE HOUSING GAP

BY DEVIN KEITHLEY

There's a large gap in Ohio between the number of renters at the lowest income levels and the amount of affordable and available rental units. In 2017 there were only 189,056 rental units that were both affordable and available to Ohio's 437,765 extremely low-income (ELI) renter households.* In other words, there were only 43 affordable and available rental units for every 100 ELI renters.

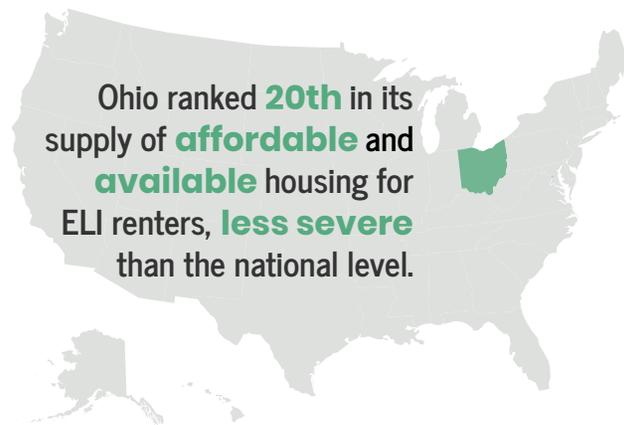
The affordable housing gap in Ohio was less severe than the national level (37/100). Ohio ranked 20th among the 50 states.

Although large, Ohio's affordable housing gap has been gradually shrinking. In 2012 there were only 35 such units for every 100 ELI renters, or about 40,000 fewer units. But at a net rate of about 8,000 units built or made available per year, the affordable housing gap for the lowest-income Ohioans will take three decades to close.

The private market alone cannot meet this demand. Large-scale and sustained public investment—through programs such as the Housing Tax Credit, the Ohio Housing Trust Fund and the Housing Choice Voucher—is needed to help close this gap.

This infographic is based on a new report from the National Low Income Housing Coalition that highlights the supply and shortage of rental units that are both affordable and available to low-income renters.

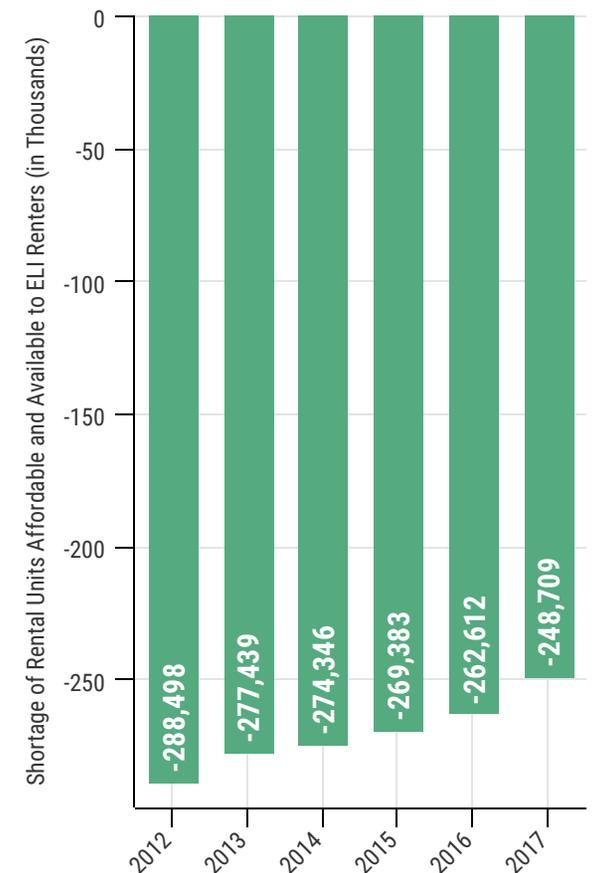
* ELI is defined as those with incomes at or below the federal poverty level or 30% of area median income, whichever is greater. Affordability is based on the common standard that households should not spend more than 30% of their income on housing. Rental units are both "affordable and available" to renters in a specific income group if the gross rent meets the 30% affordability threshold and they are either available for rent or occupied by households with incomes at or below the defined income level.



For every **100** extremely low-income renters in Ohio, there were only **43** rental units that were both **affordable and available** to them in 2017.



In 2017 there were only **189,056** affordable and available rental units for **437,765** ELI renter households in Ohio, leaving a shortage of **248,709** units.



Questions? Contact Katie Fallon at kfallon@ohiohome.org

Source: *The Gap: A Shortage of Affordable Homes*, March 2019, National Low Income Housing Coalition (based on the 2017 American Community Survey Public Use Microdata Sample File)