

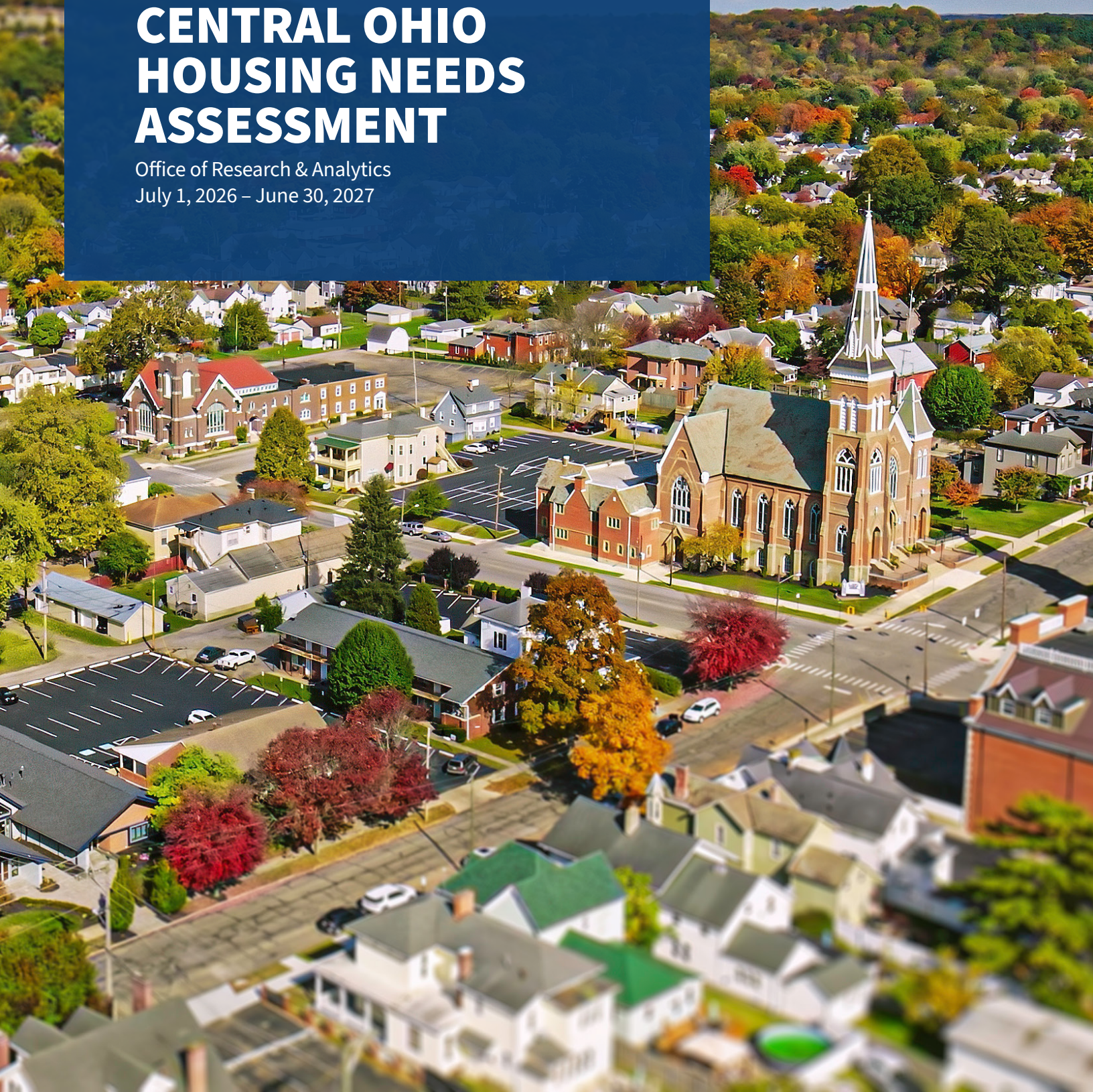


Housing Finance  
Agency

FISCAL YEAR 2027

# CENTRAL OHIO HOUSING NEEDS ASSESSMENT

Office of Research & Analytics  
July 1, 2026 – June 30, 2027



## **TABLE OF CONTENTS**

Executive Summary .....	4
Homeownership .....	12
Rental Housing.....	14
Home Energy & Utilities .....	16
Housing Instability & Homelessness.....	18
Housing Stock .....	20
Health.....	22
Income & Labor .....	24
Demographics .....	26
Appendix .....	29
Data Sources .....	31

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*Designed by Paige Dixon*

## **ABOUT THE OHIO HOUSING FINANCE AGENCY**

For more than 40 years, the Ohio Housing Finance Agency (OHFA) has helped low- and moderate-income Ohioans access safe, quality, and affordable housing. OHFA uses federal and state resources and partners with a broad set of stakeholders to strengthen Ohio's affordable housing landscape. OHFA helps Ohioans achieve the dream of homeownership through down payment assistance, fixed-rate loans, and Mortgage Tax Credits. OHFA also provides financing for the construction and preservation of affordable rental housing for low- and moderate-income families and individuals, including older adults, persons with disabilities, persons experiencing homelessness, persons struggling with mental illness or substance abuse, and veterans. The Agency works to maintain the safety and high standards of this rental housing through asset management, inspections, and compliance training and technical assistance.

## **ABOUT THE OHIO HOUSING NEEDS ASSESSMENT**

Housing is foundational for building a healthy and prosperous future for Ohioans; however, the state continues to face persistent challenges in ensuring that homes are both affordable and accessible. The Ohio Housing Needs Assessment draws on a wide range of data to identify the scope and scale of these challenges. As a key component of the Annual Plan, the assessment provides essential baseline information that guides the Agency in setting its strategic priorities and also serves as an important resource for OHFA's Board, staff, and the state at large.

# CENTRAL OHIO

Downtown Lancaster

## EXECUTIVE SUMMARY

Central Ohio is the fastest growing region in the state with growth in population and housing units far exceeding statewide rates. Projections estimate this growth will continue and the region will have more than 2.5 million residents by 2050.<sup>1</sup> This level of growth puts stress on the existing housing stock and, while residential construction may be booming, it will take public-private collaboration to help keep up with the demand. Furthermore, meeting this demand also means ensuring there is enough affordable and accessible housing for those who need it.

## Glossary:

**Housing cost burden:** households spending more than 30% of income on housing-related costs, such as rent, mortgage payments, utilities, property taxes, and other such fees (The 30% threshold is a commonly used measure of housing affordability.)

**Severe cost burden:** households spending more than 50% of income on housing-related costs (For homeowners with a mortgage, this is referred to as “severe mortgage burden.” For renters, this is referred to as “severe rent burden.”)

**AMI:** area median income, the midpoint of a region’s income distribution — half the households in a region earn more than the median and half earn less (Local income limits help identify program eligibility and affordability based on geography.)

**ELI:** extremely low-income, having a household income at or below either the federal poverty guideline or 30% of AMI, whichever is higher

**VLI:** very low-income, having a household income at or below 50% of AMI

<sup>1</sup> Population Characteristics and Projections, Ohio Department of Development.



### Higher home prices make homeownership less affordable for potential homebuyers.

During the 2019 to 2023 period, 62% of Central Ohio heads of household owned their homes, which was lower than the statewide average of 67%.<sup>2</sup> This has a lot to do with the disparity between homes prices and incomes across much of the region. The home-price-to-income ratios in most Central Ohio counties in 2023 were higher than the statewide ratio, making homeownership generally more unaffordable for potential homebuyers in the region, especially those on fixed incomes. In Franklin County the median home price was equivalent to 3.8 years of family income for the median potential homebuyer, representing the highest price-to-income ratio in both the region and the state.<sup>3,4</sup>



### Central Ohio's homebuying market remains tight even as housing stock increases.

Since 2019 Central Ohio's housing stock has grown by 5.7% — more than double the statewide growth rate (+2.0%).<sup>5</sup> Despite this surge, the housing market in the region remains extremely tight. During the 2019 to 2023 period, the percentage of housing for sale in Central Ohio (0.7%) was lower than the statewide homeowner vacancy rate (0.9%), limiting options for prospective homebuyers.<sup>6</sup>

<sup>2</sup> American Community Survey, U.S. Census Bureau

<sup>3</sup> MarketTrends, Cotality.

<sup>4</sup> Small Area Income and Poverty Estimates, U.S. Census Bureau.

<sup>5</sup> Population and Housing Estimates, U.S. Census Bureau.

<sup>6</sup> American Community Survey, U.S. Census Bureau.



**There are still not enough affordable and available rental units for the lowest-income Central Ohioans.**

Even as residential construction in the region surges, very little of it is affordable or available to the most vulnerable Central Ohioans. In 2023 there were only 25 affordable and available units for every 100 ELI renters in the region. This is substantially lower than the statewide average (40) and translates to only 20,564 affordable and available rental homes for the 81,873 ELI renter households in Central Ohio, leaving a shortage of 61,309 units.<sup>7</sup> Closing this affordability gap between supply and demand for ELI renters will require sustained public investment in affordable housing development.



**As rents increase faster than incomes, Central Ohio renters find themselves at risk of eviction and homelessness.**

Since the start of the COVID-19 pandemic, rents have been rapidly increasing. Adjusted for inflation, every county in the region saw a rise in the median rental price of a two-bedroom apartment from 2019 to 2024 with the greatest increase in Union County (+79%).<sup>8</sup> At the same time income growth has generally been stagnant. In Central Ohio only six of the 11 counties in the region experienced an increase in median household income from 2018 to 2023 while the other five counties saw incomes decline.<sup>9</sup> When rents rise faster than incomes, housing instability increases. In particular, this puts Central Ohio renters on fixed incomes at greater risk of losing their homes to eviction and becoming homeless.

<sup>7</sup> RentalTrends. Cotality.

<sup>8</sup> Small Area Income and Poverty Estimates. U.S. Census Bureau.

<sup>9</sup> National Low-Income Housing Coalition.



**An increasing number of Central Ohio renters are facing evictions and in danger of becoming homeless.**

In 2024 there were 29,136 evictions filed in Central Ohio, representing 8.5% of all renter households. This was higher than the state eviction filing rate (6.5%). In Franklin County 9.8% of renters had an eviction filed against them, the highest percentage in the region.<sup>10, 11</sup> With rising rents and the expiration of COVID-era moratoria on evictions, renters — especially those on fixed incomes — are finding themselves at greater risk of homelessness.



**Central Ohio’s relatively new housing stock means safer housing, especially for young children.**

Due in part to the high rate of new residential construction, Central Ohio’s housing stock is relatively new compared to the rest of the state. Only one in six housing units in the region (17%) was built before 1950 when the nation’s first laws banning lead-based paint were enacted. This is considerably lower than the statewide share (25%), putting Central Ohio’s young children at a lower risk of lead poisoning than in other regions.<sup>12</sup>

<sup>10</sup> State of Ohio Court Statistics.

<sup>11</sup> American Community Survey, U.S. Census Bureau.

<sup>12</sup> Ibid.



### **Housing options remain limited for a growing number of older Ohioans.**

While the population of older adults in Ohio is projected to decline from 2020 to 2030 (-1.7%), the number of Central Ohioans ages 55 or over is expected to increase by 9.6% over the same period.<sup>13</sup> This poses serious challenges for housing these seniors in the years ahead. Older adults, especially those living alone or who wish to age in place, are more likely to have difficulty maintaining the cost and upkeep of their homes. With this population cohort growing and disabilities becoming more prevalent with age, there is a greater need for more affordable housing options in the region that are accessible and designed for older adults with independent living challenges.



### **Black Central Ohioans hold a disproportionately small share of the region's housing wealth.**

While 17% of homes in Central Ohio in 2023 had a Black head of household, only 9% of housing wealth in the region was Black-owned.<sup>14</sup> Studies show that homes in Black communities tend to be undervalued compared to similar homes in majority-white neighborhoods.<sup>15</sup> Furthering fair housing practices in both the mortgage lending and appraisal processes will enable Black Central Ohioans to build more generational wealth and achieve greater economic stability for their families.

<sup>13</sup> *Population Characteristics and Projections*. Ohio Department of Development.

<sup>14</sup> IPUMS USA. University of Minnesota.

<sup>15</sup> <https://www.brookings.edu/events/valuing-homes-in-black-communities/>

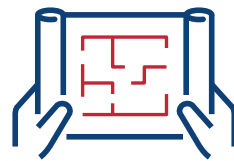
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## OHFA IMPACT IN CENTRAL OHIO

While the region faces a number of affordable housing challenges, OHFA has long been partnering with organizations in Central Ohio to finance and encourage the production of affordable rental housing and homeownership options. The following numbers highlight the impact of OHFA's work in the region since the start of the Agency. For more examples of this impact, see the spotlight stories on pages 11 and 28.

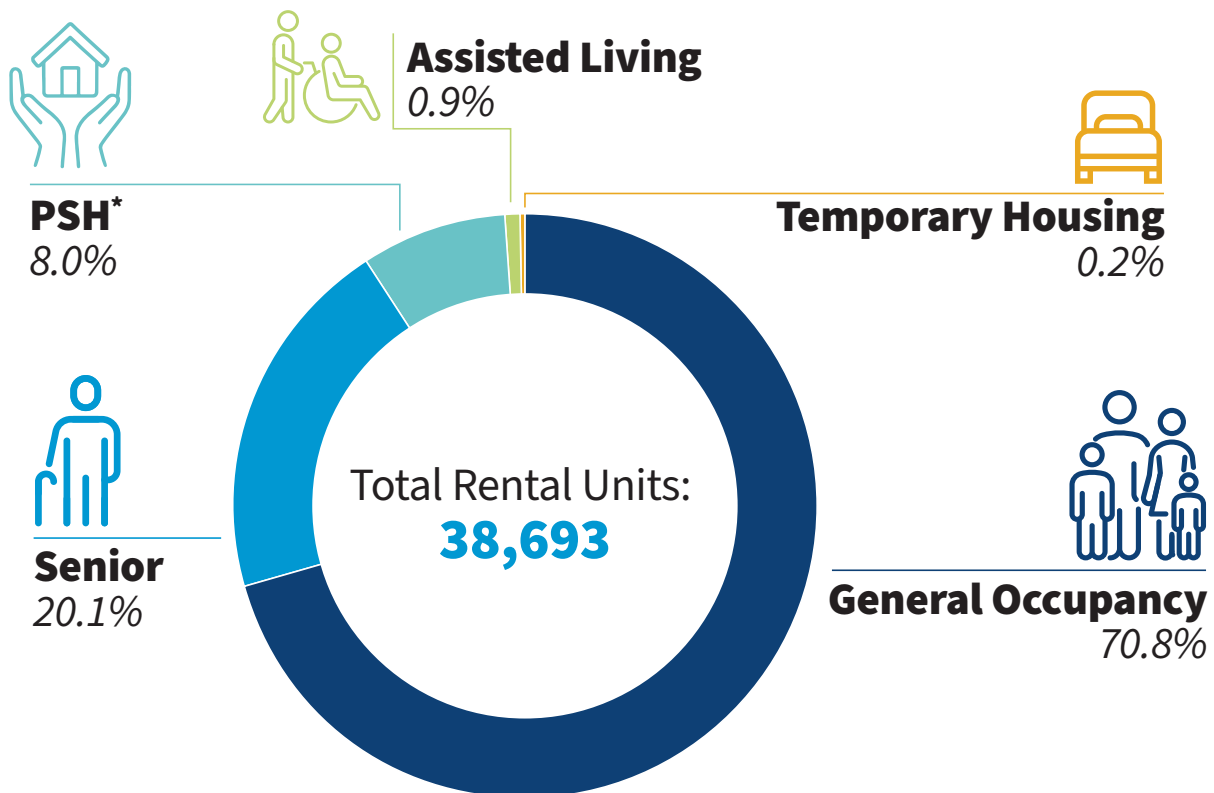


**45,580**  
Homebuyers Assisted



**38,693**  
Affordable Rental Units  
Built or Preserved

### RENTAL UNITS DEVELOPED BY PRIORITY NEED



\* PSH = Permanent Supportive Housing



## GRANTS FOR GRADS

OHFA's Grants for Grads program provides incentives for recent graduates to become homeowners by offering discounted mortgage rates and down payment assistance (3% or 3.5%). Graduates must meet certain eligibility requirements, and if they remain in their homes for five years, all down payment assistance provided through OHFA is forgiven. As part of the program, qualified borrowers participate in free homebuyer education courses that help them learn more about the homebuying process. For example, courses include learning how to calculate closing costs, what to expect from a home inspection, and the general timeline for completing documents.

**OHFA has assisted 1,485 homebuyers in Central Ohio through this program since it started in 2009.**

For more information about the Grants for Grads program, visit OHFA's website at <https://myohiohome.org/grantsforgrads.aspx>.

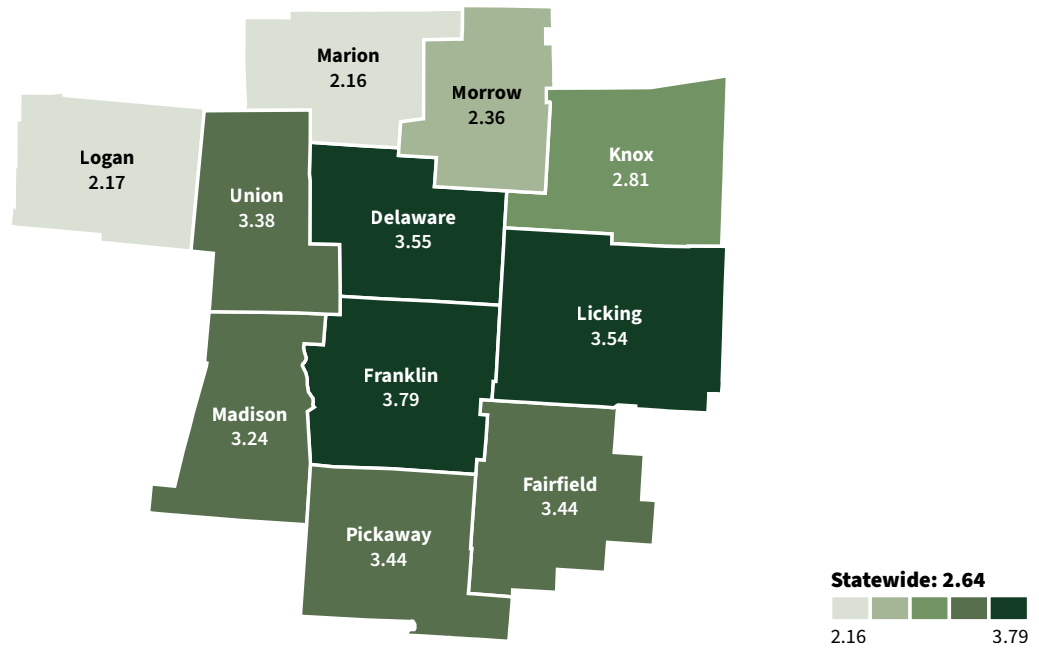
## HOMEOWNERSHIP

This section looks at homeownership, homebuying, and how homeowners are balancing housing costs. The strength of the housing market can provide insight into how the supply and demand for housing may create challenges to realizing and maintaining the dream of owning a home.

### SECTION HIGHLIGHTS

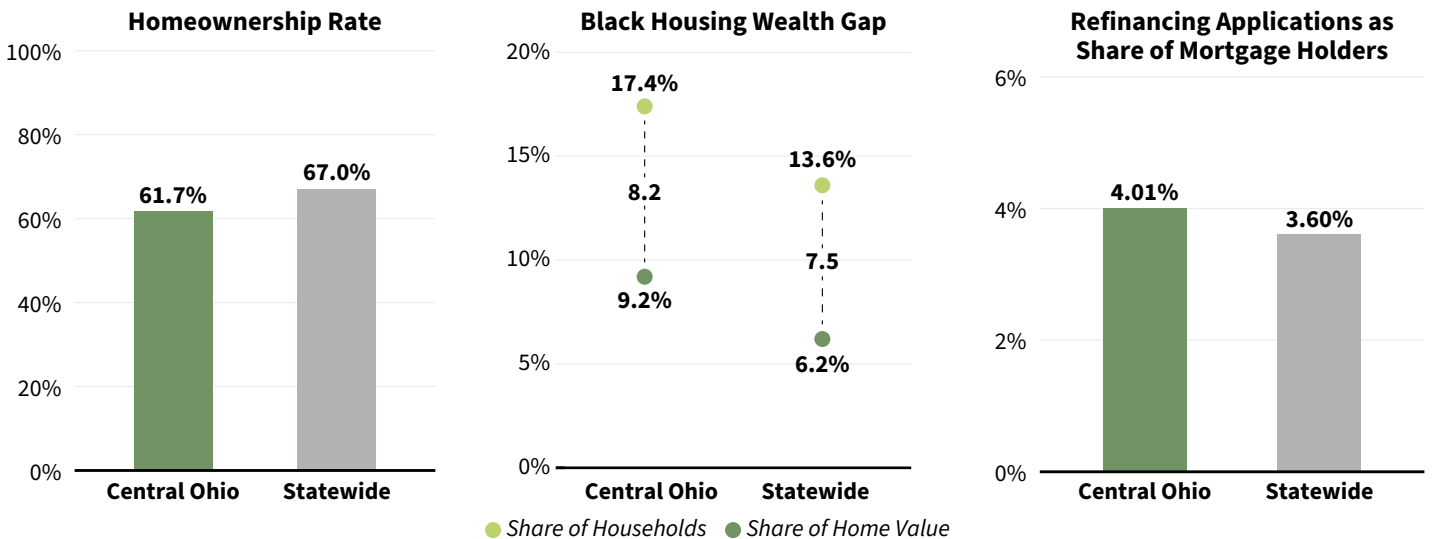
- During the 2019 to 2023 period, 61.7% of Central Ohio heads of household owned their homes, which is lower than the statewide average of 67.0%.
- Black Central Ohioans hold a disproportionately small share of the region’s housing wealth. While 17.4% of homes in Central Ohio in 2023 had a Black head of household, only 9.2% of housing wealth in the region was Black-owned. The resulting housing wealth gap of 8.2 percentage points is larger than the statewide gap (7.5).
- In 2023, 4.01% of Central Ohio mortgage holders applied to refinance their home loan, which was greater than the statewide share (3.60%).
- The home-price-to-income ratios in most Central Ohio counties in 2023 were higher than the statewide ratio, making homeownership generally more unaffordable for potential homebuyers in the region. In Franklin County the median home price was equivalent to 3.79 years of family income for the median potential homebuyer, representing the highest price-to-income ratio in both the region and the state. In Central Ohio only three counties — Marion, Logan, and Morrow — had lower price-to-income ratios than the statewide ratio (2.64 years of income).

## Median Home-Price-to-Income Ratio by County



Source: MarketTrends, Cotality (based on 2023 sales); 2023 Small Area Income and Poverty Estimates (SAIPE), U.S. Census Bureau

## How the Region Compares



Sources: 2019–2023 American Community Survey (ACS) Five-Year Estimates, Table B25003; IPUMS USA, University of Minnesota (based on the 2023 ACS Public Use Microdata Sample); Home Mortgage Disclosure Act (HMDA) data, Consumer Financial Protection Bureau (based on 2023 loan applications)

Notes: The housing wealth gap is the difference between the share of households and the share of aggregate home values by the race of the head of household. Estimates include all heads of household who identify as a race alone or in combination with other races. Regional estimates derived from IPUMS USA are calculated using a geographic correspondence file from the Missouri Census Data Center at the University of Missouri to “crosswalk” the data from Public Use Microdata Areas (PUMAs) to counties.

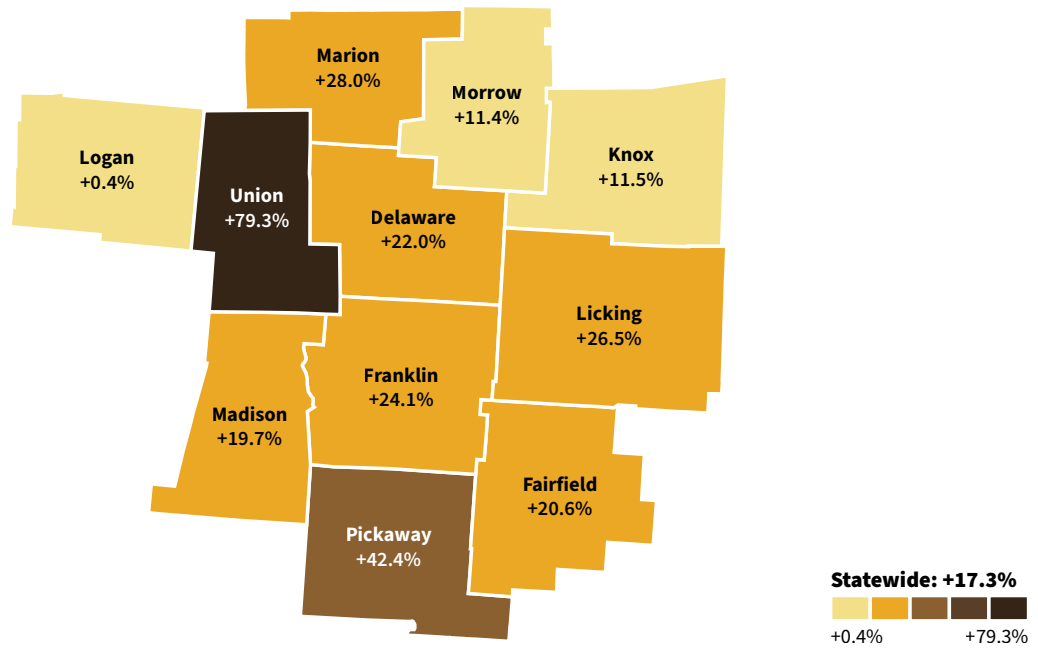
## RENTAL HOUSING

This section focuses on how Central Ohio’s renters are able to balance housing costs compared to income. When renters spend 30% or more of their incomes on housing, they risk being unable to afford other necessities, such as food and healthcare. When they spend 50% or more of their incomes on rent and other housing costs, they find themselves at risk of eviction and homelessness. Rent burden places householders in a precarious position in which any unexpected cost, such as a car repair, can make their housing situations unstable.

### SECTION HIGHLIGHTS

- In 2023 there were only 25 affordable and available rental homes for every 100 ELI renters in Central Ohio — less than the statewide average of 40.
- For every 100 VLI renters in the region, there were only 58 rental units affordable and available to them in 2023 — fewer than the state average (71).
- Black Central Ohio renters in 2023 were more likely to experience severe rent burden than their white counterparts — 27.7% compared to 24.3% — however, Black renters in the region were less likely to be severely rent-burdened compared to Black renters statewide (32.0%).
- Since the start of the COVID-19 pandemic, rents in Ohio have been rapidly increasing. Adjusted for inflation, every county in Central Ohio saw a rise in the median rental price of a two-bedroom apartment from 2019 to 2024 with the greatest increase in Union County (+79.3%). Among counties in the region, only Logan, Morrow, and Knox saw a slower rise in rent than the statewide increase (+17.3%).

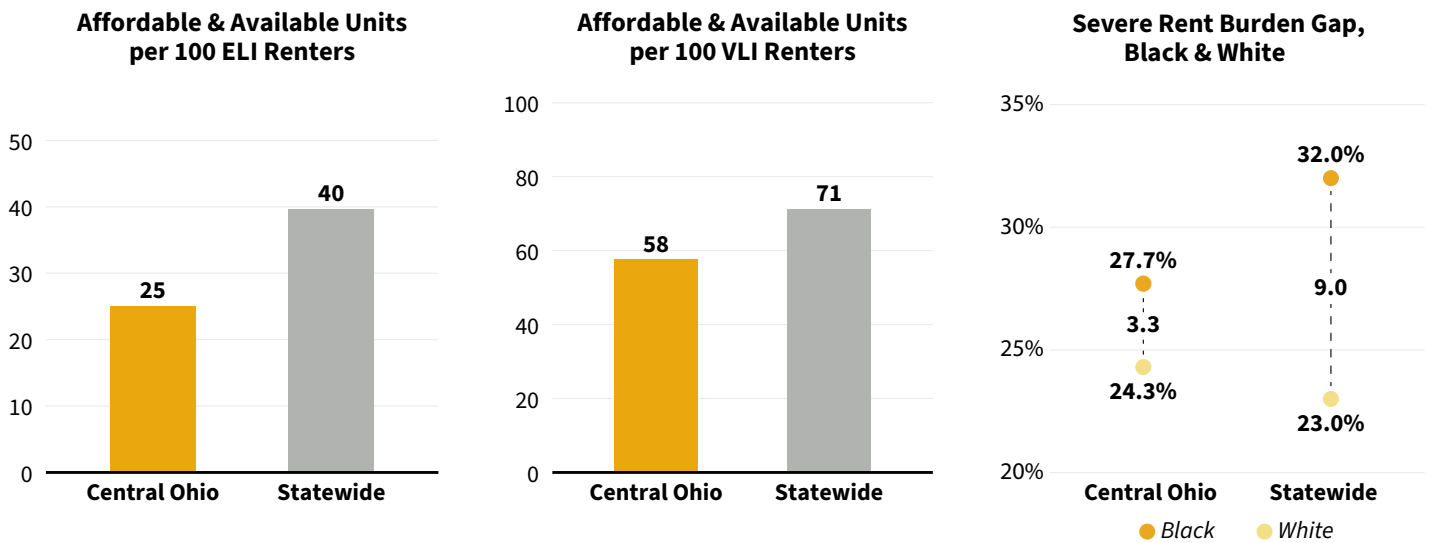
# Change in Median Rent for a Two-Bedroom Apartment 2019 to 2024 by County



Source: RentalTrends, Cotality

Notes: Only includes two-bedroom single-family homes. The median rental price for these units is a proxy for the median rent in the overall market. Percent change in median rent takes into account an inflationary adjustment of 2019 rental prices to 2024 dollars based on the Consumer Price Index for All Urban Consumers (CPI-U), from the U.S. Bureau of Labor Statistics, for "all items less shelter."

## How the Region Compares



Sources: National Low Income Housing Coalition (public data request) (based on the 2023 American Community Survey [ACS] Public Use Microdata Sample); IPUMS USA, University of Minnesota (based on the 2023 ACS Public Use Microdata Sample)

Notes: Gross rent includes average monthly cost of utilities (i.e., electricity, natural gas, water, sewer, and heating fuels). Extremely low-income (ELI) is defined as those with incomes at or below the federal poverty level or 30% of area median income, whichever is greater. Very low-income (VLI) is defined as those with incomes at or below 50% of area median income, including ELI households. 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. Regional estimates derived from both the National Low Income Housing Coalition analysis and IPUMS USA are calculated using a geographic correspondence file from the Missouri Census Data Center at the University of Missouri to "crosswalk" the data from Public Use Microdata Areas (PUMAs) to counties. Severe housing cost burden is defined as spending more than 50% of income on housing-related costs or having no income. The 50% threshold is commonly associated with being housing unstable and at risk of losing one's home. Severe rent burden is a related term applicable to renters.

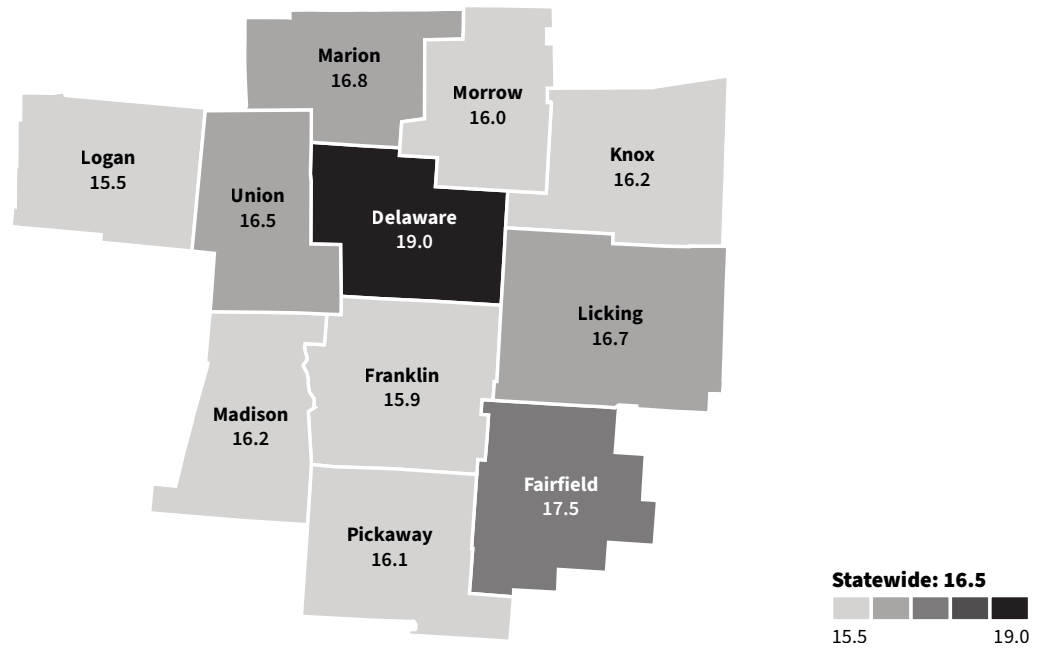
## HOME ENERGY & UTILITIES

This section looks at residential utility and energy use and how the cost of utilities affects household budgets. Many Central Ohioans struggle to afford their monthly utility bills. These additional costs beyond a rent or mortgage payment can make some places in the region less affordable to call home.

### SECTION HIGHLIGHTS

- Home energy costs can be a burden for some Central Ohio households. In 2024, 4.76% of households in the region participated in the federally funded Home Energy Assistance Program (HEAP). Income-eligible households may have a one-time payment applied to their heating or cooling utility bills. This participation rate was lower than the state average (5.20%).
- The Percentage of Income Payment Plan (PIPP) is another energy assistance program available to income-eligible Ohio households. During 2024, 4.91% of Central Ohio households relied on this state-funded program to help with their gas or electric bills. This rate was lower than statewide participation (5.15%).
- During the 2019 to 2023 period, 8.1% of households in the region lacked a broadband subscription at home, limiting their access to reliable internet services. However, broadband coverage in Central Ohio was better than the state in general — 12.1% of all Ohio households were without broadband.
- The average Central Ohio household uses 16.4 metric tons of carbon dioxide equivalent every year to heat, cool, and power its home. This residential carbon footprint is on par with the state average (16.5). The average home in Delaware County represents Central Ohio's largest residential carbon footprint (19.0) while the typical household in Logan County expends the lowest levels of home energy in the region (15.0).

## Average Residential Carbon Footprint in Metric Tons per Year by County

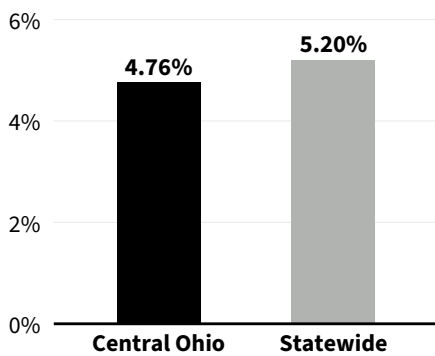


Source: CoolClimate Network; University of California, Berkeley (public data request)(based on 2013 data)

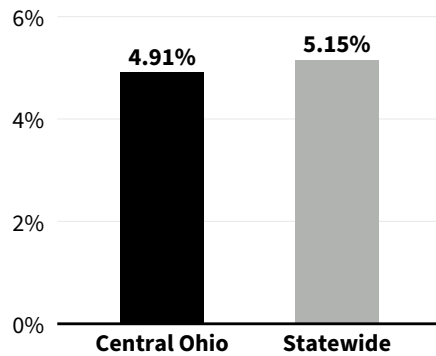
Notes: This CoolClimate Network model includes direct emissions from consumption of fossil fuels to heat homes as well as indirect emissions embodied in the production of electricity used to power homes. Electricity is measured in kilowatt hours per year, natural gas is measured in cubic feet per year, and home fuel oil is measured in gallons per year. Carbon footprint is measured in metric tons of carbon dioxide equivalent (CO<sub>2</sub>e) per year, which includes carbon dioxide and other greenhouse gases that contribute to climate change such as methane and nitrous oxide.

## How the Region Compares

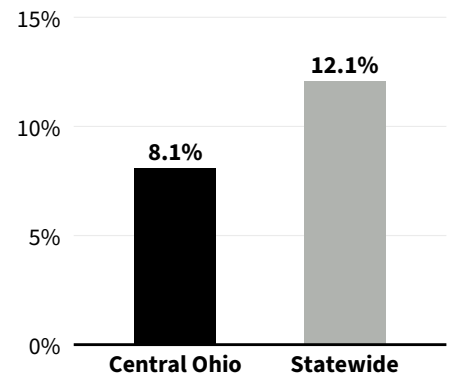
**Households Participating in HEAP**



**Households Participating in PIPP**



**Households Without Broadband Internet**



Sources: 2024 Energy Assistance program data, Ohio Department of Development (public data request); 2019–2023 American Community Survey (ACS) Five-Year Estimates, Tables DP04 and B28003

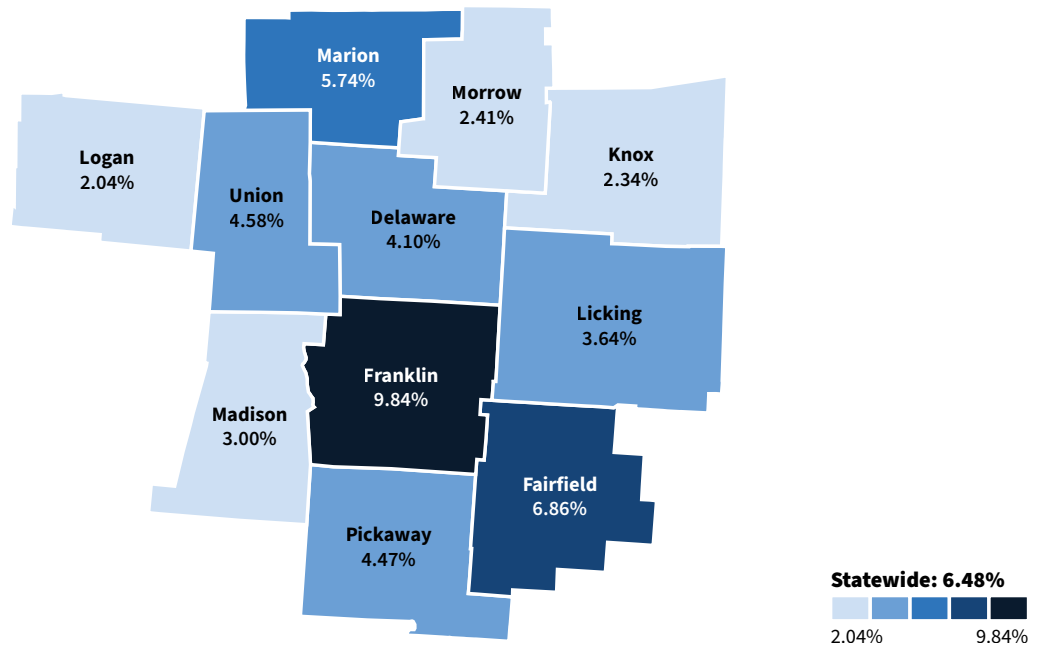
## HOUSING INSTABILITY & HOMELESSNESS

This section focuses on the population at risk of losing their homes to foreclosure or eviction and those populations experiencing homelessness. Data on those who are housing unstable are difficult to find — particularly for those forced to live with friends or family for a short period of time.

### SECTION HIGHLIGHTS

- In 2023, 11.5% of Central Ohioans lived in households spending at least half their incomes on housing, putting them at risk of losing their homes to foreclosure or eviction. The likelihood of living in severely cost-burdened housing was also greater in this region than for Ohioans in general (10.7%).
- The share of mortgage holders in the region that were “underwater” or had negative equity in their homes in 2024 (1.89%) was slightly below the state average of 1.94%. This limited their ability to refinance or sell without taking a financial loss.
- During the 2024/2025 school year, Central Ohio’s public and community schools reported that 1.91% of students lacked a fixed, regular, and adequate place to sleep. This rate was slightly higher than the statewide average (1.87%).
- In 2024, 9.84% of Franklin County renters had an eviction filed against them, putting them at risk of homelessness. This was a considerably higher eviction filing rate than the statewide average (6.48%). Most Central Ohio counties, however, had a lower rate than the state average with Fairfield being the only other county with an above-average rate (6.86%), and Logan County having the lowest in the region (2.04%).

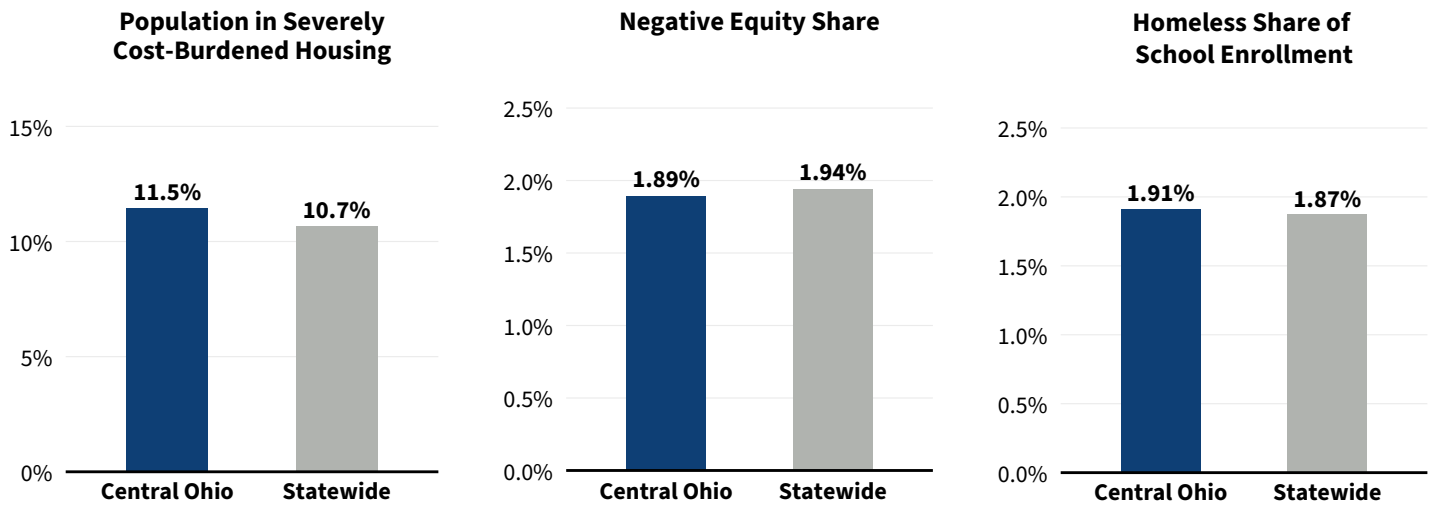
## Eviction Filing Rate by County



Source: State of Ohio Court Statistics (based on 2024 court filings); 2023 American Community Survey (ACS) Five-Year Estimates, ACS One-Year Estimates Table B25003

Notes: The eviction filing rate is the number of new eviction filings per 100 renter-occupied households. In Ohio an eviction is legally referred to as a "forcible entry and detainer" or F.E.D.

## How the Region Compares



Sources: IPUMS USA, University of Minnesota (based on the 2023 American Community Survey [ACS] Public Use Microdata Sample); MarketTrends, Cotality (based on 2024 data); Ohio Department of Education and Workforce (public data request) (based on 2024/25 school year data)

Notes: Regional estimates derived from IPUMS USA are calculated using a geographic correspondence file from the Missouri Census Data Center at the University of Missouri to "crosswalk" the data from Public Use Microdata Areas (PUMAs) to counties. Students meet the McKinney-Vento definition of homeless when they lack a fixed, regular, and adequate nighttime residence. Students who are sharing the housing of another person (doubled up) due to loss of housing, economic hardship, or similar reason meet the definition of homeless. This includes students living in motels, hotels, RV parks, or campgrounds due to lack of alternative adequate accommodations, as well as those living in emergency or transitional shelters or abandoned in hospitals. All numbers are based on total head count.

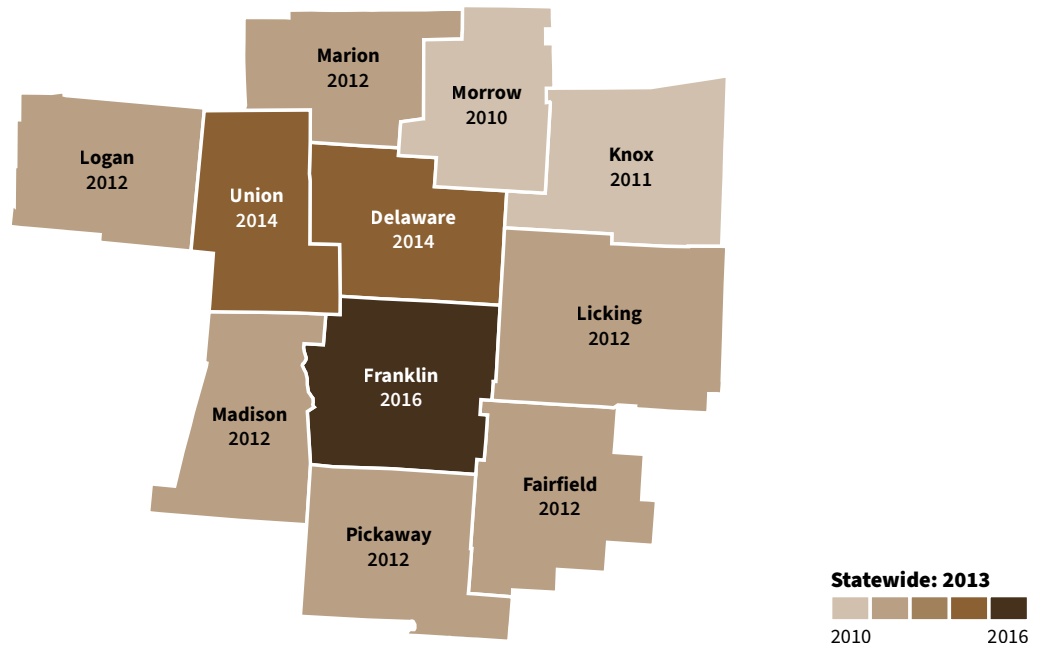
## HOUSING STOCK

This section focuses on the types of housing in Central Ohio as well as new home construction, housing vacancies, and moving. Slow growth in residential construction — combined with historically low housing vacancy rates — create obstacles for prospective homebuyers and renters on fixed incomes.

### SECTION HIGHLIGHTS

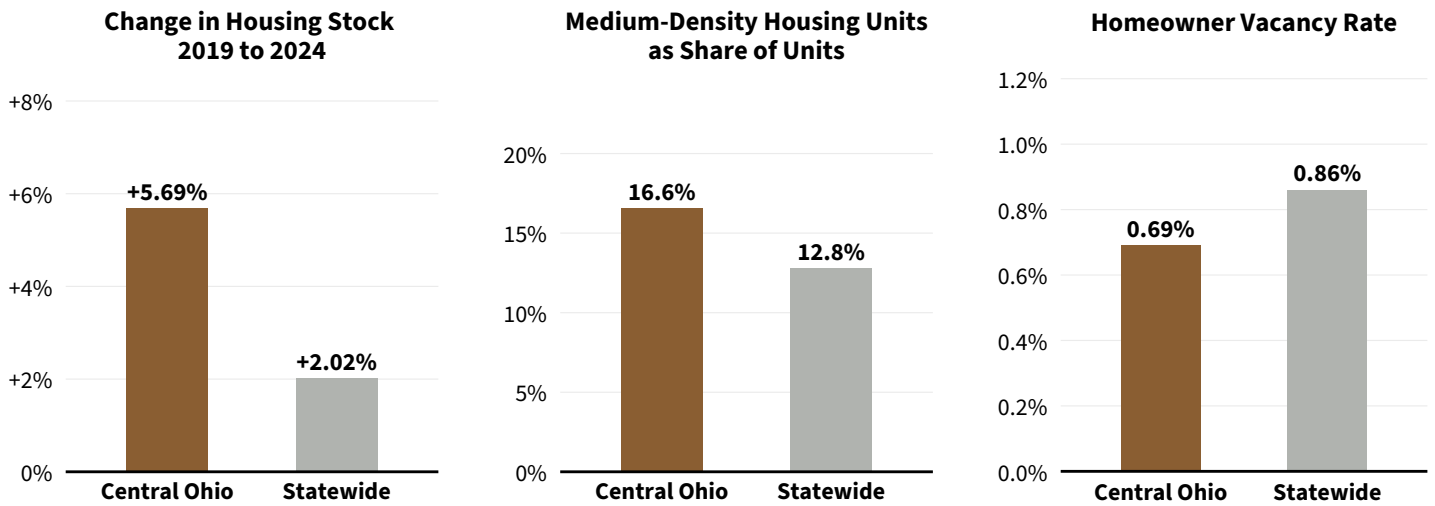
- Since 2019 the region’s housing stock has grown by 5.69% — more than double the statewide growth rate (+2.02%).
- One in six housing units in Central Ohio (16.6%) can be classified as medium-density housing, which includes townhomes and duplexes. This ratio represents a higher percentage of housing units than the statewide share of such housing (12.8%).
- The homeowner vacancy rate in Ohio is historically low (0.86%). In Central Ohio, the percentage of owner housing for sale is even lower (0.69%), indicating an extremely tight housing market with limited options for prospective homebuyers.
- Half of all Ohio heads of household moved into their current homes in 2013 or later. Most householders in Franklin, Union, and Delaware counties moved more recently. At the same time Morrow County’s median year for most recent move was 2010 — the earliest among counties in the region — meaning heads of household in that county have generally lived in their current residences longer.

## Median Year Moved into Unit by County



Source: 2019–2023 American Community Survey (ACS) Five-Year Estimates, Table B25039

## How the Region Compares



Sources: Population and Housing Estimates, U.S. Census Bureau; 2019–2023 American Community Survey (ACS) Five-Year Estimates, Tables B25024, B25003, & B25004

Notes: Medium-density housing units include single-family attached units and those in structures with 2 to 4 units.

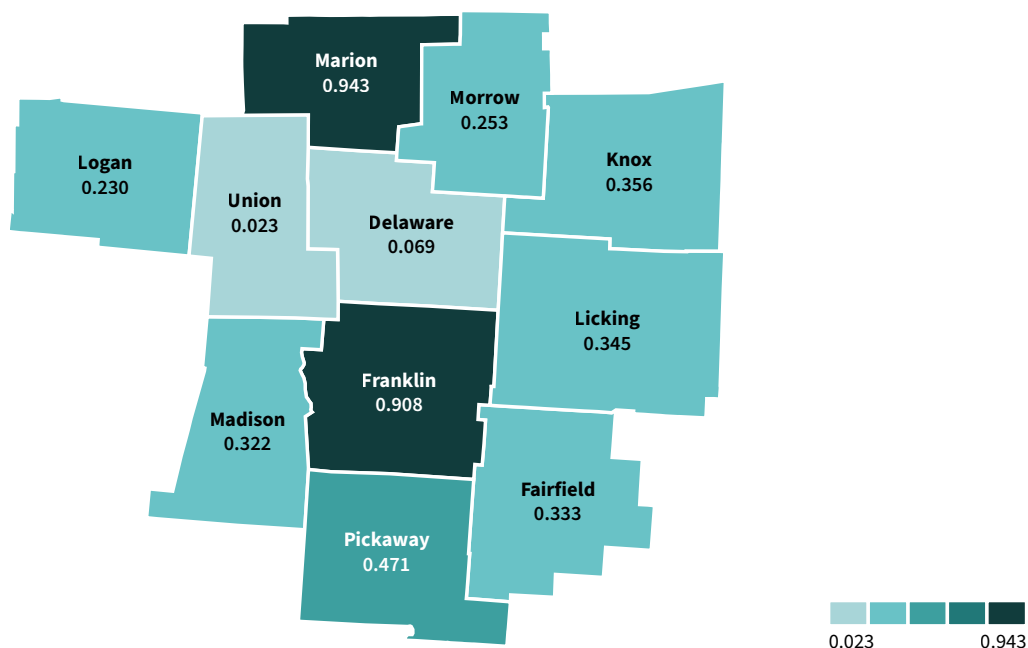
## HEALTH

This section focuses on the housing challenges of vulnerable Central Ohioans with high-risk medical conditions as well as the ways in which housing instability, quality, and safety are important social determinants of health and wellbeing. Older inadequate homes present serious health challenges for Ohio's families — particularly those with young children who are especially at risk of lead-based paint hazard.

### SECTION HIGHLIGHTS

- Central Ohio's housing stock is relatively new. One in six housing units in the region (16.6%) was built before 1950 when the nation's first laws banning lead-based paint were enacted — considerably lower than the statewide share (24.9%). Homes built before 1950 are more likely to contain chipped lead paint or lead-contaminated dust, which can be ingested by young children.
- Between 2019 and 2023, nearly seven (6.61) out of every 1,000 children born in Central Ohio died before their first birthdays — just below the statewide infant mortality rate (6.97) during that period. Having unsafe, low-quality, or inconsistent housing puts the youngest children at greater risk of mortality.
- Adults in the region are less likely to live with a disability. During the 2019 to 2023 period, 14.5% of Central Ohioans aged 18 or older had a disability compared to 16.7% of adults statewide.
- Central Ohio households are generally less vulnerable to disasters or disease outbreaks than the average Ohio household. In 2022 only two counties had a Social Vulnerability Index (SVI) score over 0.500. Marion County had the highest SVI score (0.943) in the region, meaning residents were the most susceptible to the potential negative effects caused by external stresses on human health, such as a natural disaster, man-made ecological catastrophe, or pandemic. Union County had the lowest SVI score (0.023) in Central Ohio indicating that residents would be far less at risk in such a crisis.

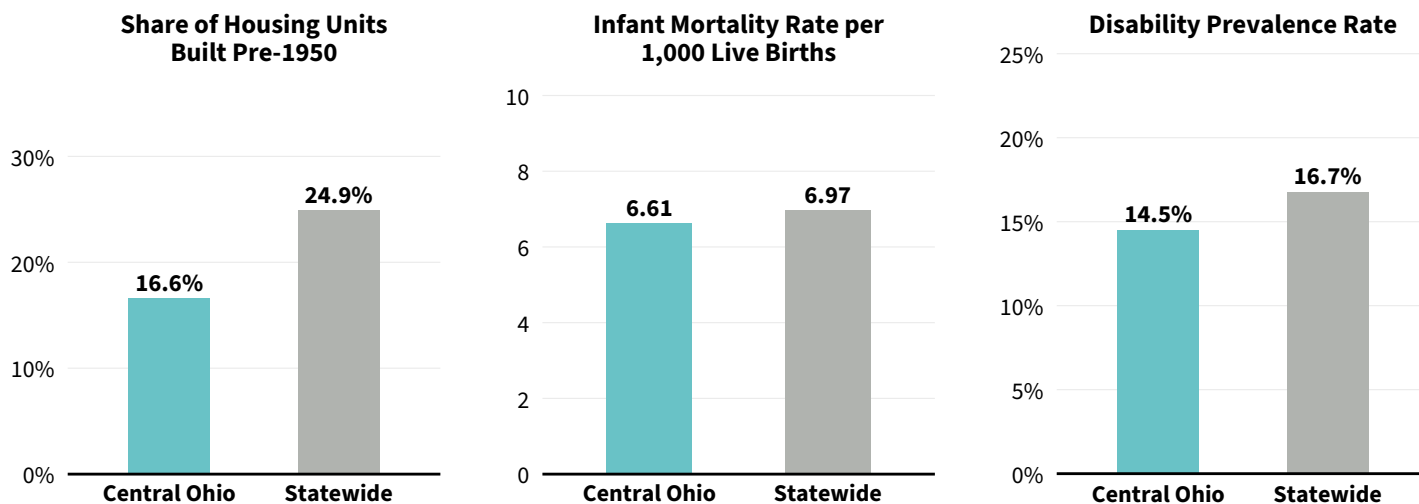
## Social Vulnerability Index Score by County



Source: 2022 Social Vulnerability Index, Centers for Disease Control and Prevention (CDC)

Notes: Social vulnerability is defined as the degree to which a community exhibits certain social conditions that may affect that community's ability to prevent human suffering and financial loss in the event of a hazardous event, such as a natural disaster, man-made ecological catastrophe, or disease outbreak. The Social Vulnerability Index (SVI) is a place-based index designed to identify and quantify communities experiencing social vulnerability. Possible scores range from 0 (lowest vulnerability) to 1 (highest vulnerability). Social conditions used in this model are divided into four themes: Socioeconomic Status (accounts for poverty, unemployment, housing cost burden, education, and health insurance); Household Characteristics (accounts for age, disabilities, family type, and English proficiency); Racial/Ethnic Minority Status; and Housing Type/Transportation (accounts for structure type, crowding, vehicles, and group quarters). The Overall SVI Score combines all four themes.

## How the Region Compares



Sources: 2019–2023 American Community Survey (ACS) Five-Year Estimates, Tables B25034 & B18101; Infant Mortality Annual Report, Ohio Department of Children & Youth (based on infant deaths from 2019 through 2023)

Notes: A 2013 study from The Ohio State University found that the share of homes built before 1950 was the most important predictor of elevated blood lead levels (EBLLs) in Ohio children under 6. Those homes predate the earliest laws in the United States restricting the use of lead paint in housing, which were enacted in the 1950s in some cities. Pre-1950 homes are also more likely to have chipped paint or lead-contaminated dust which can be ingested by young children. The use of lead paint in housing was finally banned nationally in 1978 by the Consumer Product Safety Commission. As such homes built between 1950 to 1979 are considered to pose moderate levels of risk to young children; homes built prior to 1950 are considered to pose a greater risk. The infant mortality rate is the number of infant deaths (before the first birthday) per 1,000 live births in the year prior. Rates based on fewer than 10 deaths are considered unreliable and are thus suppressed. Rates based on fewer than 20 deaths should be interpreted with caution. Statewide total deaths include 2 deaths in unknown counties. Disability status is defined as having serious difficulty with hearing, vision, cognition, ambulation, self-care (e.g., bathing and dressing), or independent living (e.g., performing errands such as shopping).

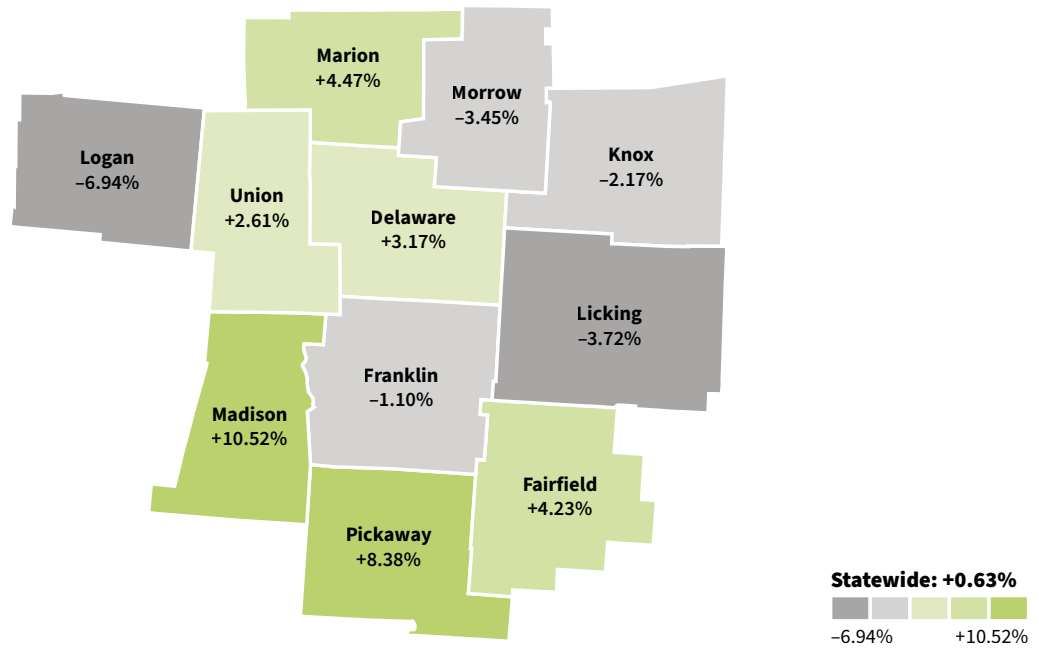
## INCOME & LABOR

This section gives information on Central Ohio's economic indicators, such as poverty rates, income levels, and unemployment rates. These provide important context on the ability to afford housing.

### SECTION HIGHLIGHTS

- In 2023, 12.4% of Central Ohio households were living below the federal poverty level — representing a lower poverty rate than the state average (13.2%).
- Working-age Central Ohioans are more likely to participate in the labor force. In 2024, 68.6% of civilians in the region aged 16 or older had a job or were actively looking for work. This labor force participation rate was higher than the state average (63.8%).
- Of those in Central Ohio's labor force, 3.96% were unemployed compared to the statewide unemployment rate of 4.28%.
- Adjusted for inflation, income growth in Ohio has generally been stagnant since 2018. In Central Ohio only six of the 11 counties in the region experienced an increase in median household incomes from 2018 to 2023 while the other five counties saw them decline. Among these counties, Madison had the most income growth (+10.52%) and Logan had the greatest loss of income (–6.94%).

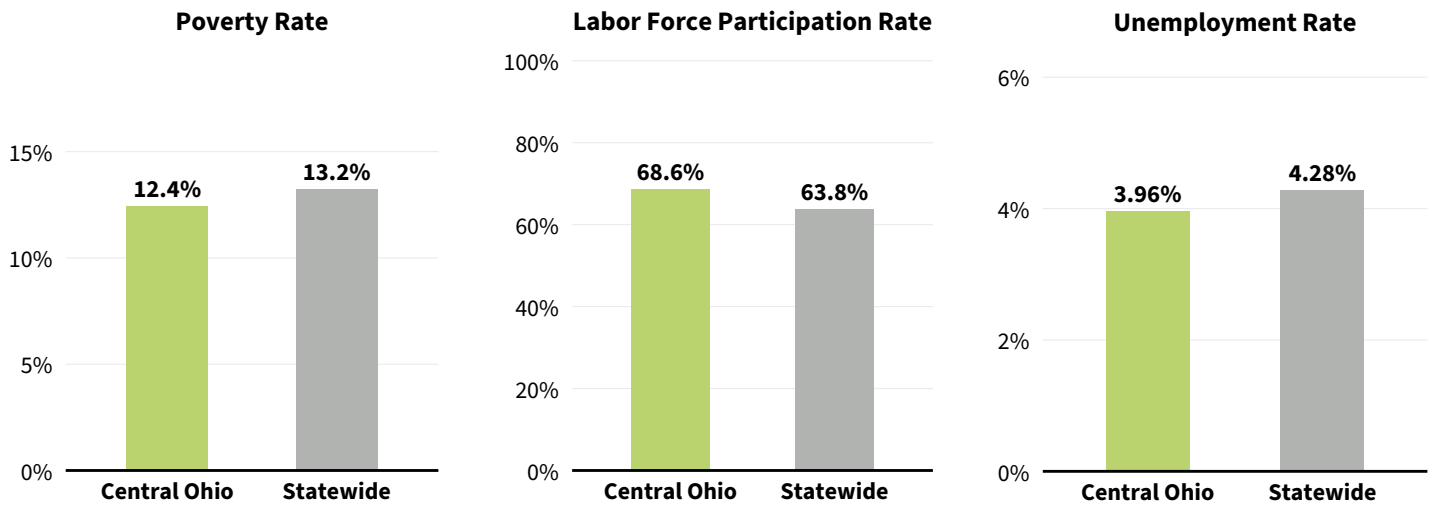
## Change in Median Household Income 2018 to 2023 by County



Source: Small Area Income and Poverty Estimates (SAIPE), U.S. Census Bureau

Notes: Percent change in median household income takes into account an inflationary adjustment of 2018 household incomes to 2023 dollars based on the Consumer Price Index for All Urban Consumers (CPI-U), from the U.S. Bureau of Labor Statistics, for "all items less shelter."

## How the Region Compares



Sources: 2023 Small Area Income and Poverty Estimates (SAIPE), U.S. Census Bureau; Local Area Unemployment Estimates, U.S. Bureau of Labor Statistics (based on 2024 annual averages); 2019–2023 American Community Survey (ACS) Five-Year Estimates, Tables S1810 & S1811

Notes: Poverty status can only be determined for individuals in households and therefore the denominator excludes individuals living in group quarters such as college dormitories, correctional facilities, and nursing homes

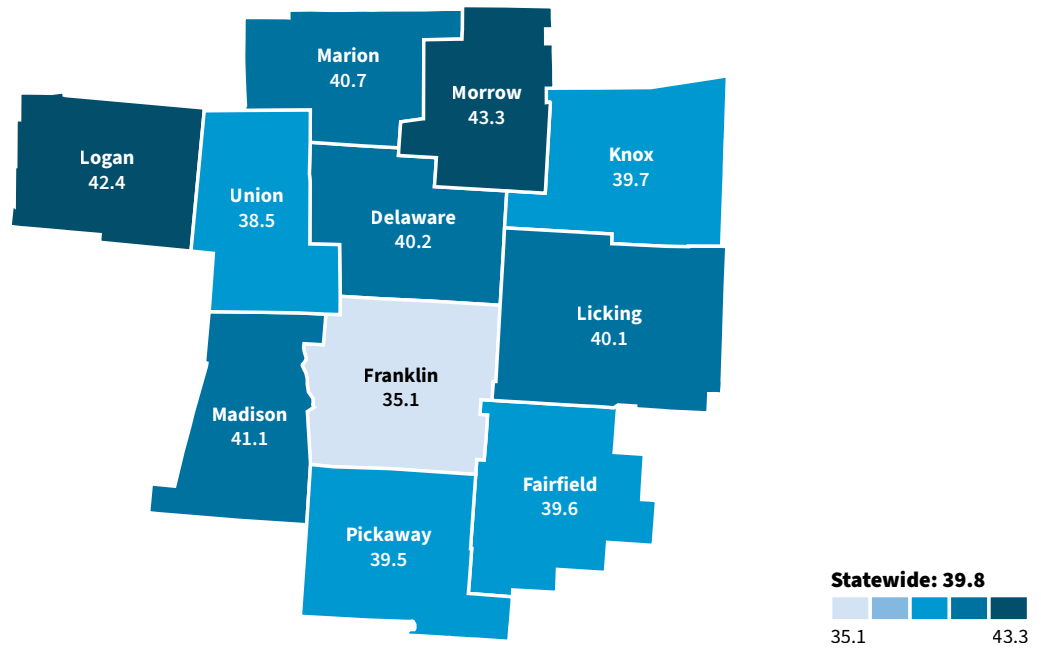
## DEMOGRAPHICS

This section details the general population trends within Central Ohio as well as segments of the population that are at particular risk for housing challenges or instability. Population changes shape the demand for housing and provide insight into what types of housing are most needed.

### SECTION HIGHLIGHTS

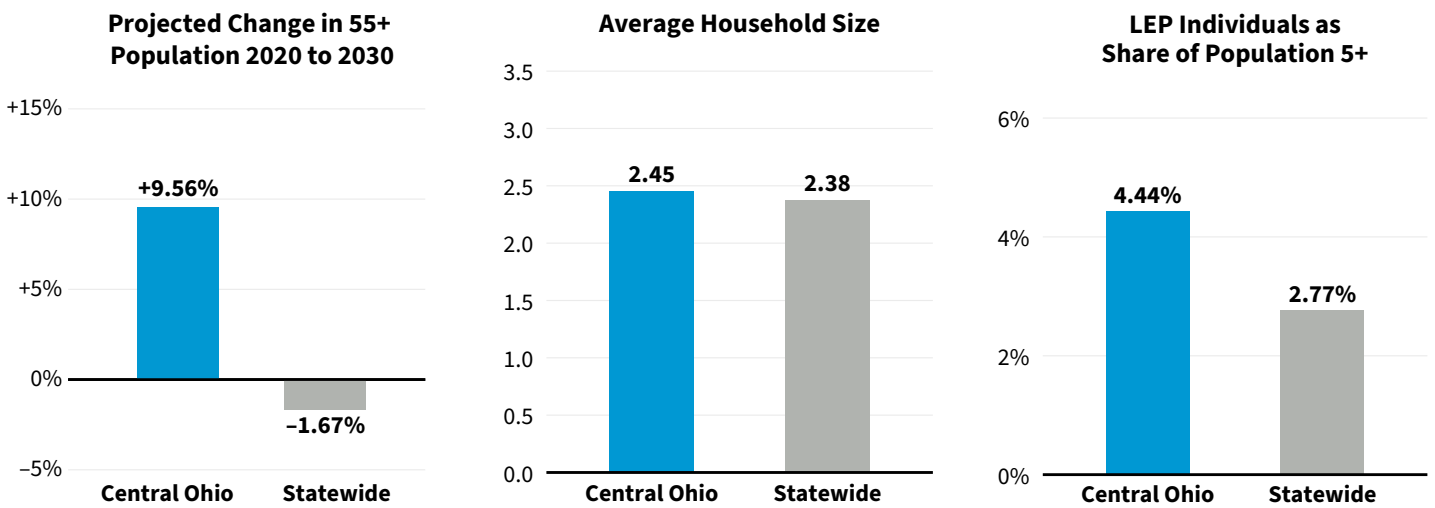
- While the population of older adults in Ohio is projected to decline from 2020 to 2030 (-1.67%), the number of Central Ohioans ages 55 or over is expected to increase by 9.56%. This poses serious housing challenges for the region’s older residents in the years ahead.
- During the 2019 to 2023 period, the average household size in Central Ohio was 2.45 individuals per household — roughly on par with the statewide average (2.38).
- Central Ohio is home to a relatively large population of Limited English Proficient (LEP) individuals who make up 4.44% of the region’s population age 5 and up, compared to 2.77% of the state cohort. LEP individuals face significant housing challenges including difficulty understanding lease terms and limited access to rental or mortgage assistance.
- In 2023 Franklin County’s population was substantially younger than the statewide median age (35.1 years compared to 39.8) and had the lowest median age in the region. At the same time, Morrow County had the highest median age in Central Ohio while much of the region was on par with Ohio’s median age.

## Median Age by County



Source: 2023 Population and Housing Estimates, U.S. Census Bureau

## How the Region Compares



Sources: Population Characteristics and Projections, Ohio Department of Development (based on 2022 projections); 2019–2023 American Community Survey (ACS) Five-Year Estimates, Tables B17001, B25003, & C16001

Notes: Limited English Proficient (LEP) refers to any person aged 5 years or over who is reported to speak English less than “very well” as classified by the U.S. Census Bureau.



## ELEVATE 340

Columbus | Franklin County

### Property Details:

**Developer:** Fairfield Homes, Inc.

**Funding Type:** Low-Income Housing Tax Credit (LIHTC); Housing Development Loan (HDL) program

**Funding Amount:** \$13,600,000 in 9% LIHTC; \$2,250,000 in HDL

**Population Served:** General Occupancy

Located in the heart of the Discovery District of Columbus, Elevate 340 gives residents immediate access to the city's most vibrant activities. Workplaces, restaurants, parks, and cultural institutions are all within easy reach, creating a walkable, experience-rich setting where convenience and city energy shape daily life.

Elevate 340 offers brand new apartments with modern finishes, efficient layouts, and curated amenities that make urban living accessible. The development reflects a growing demand for modern housing that balances everyday functionality.

## APPENDIX

	Delaware	Fairfield	Franklin	Knox	Licking	Logan
<b>Homeownership</b>						
Owner-occupied households, 2023	62,906	44,519	290,219	17,588	50,358	15,193
Homeownership rate, 2023	78.2%	74.2%	53.0%	75.1%	73.7%	77.7%
Median home sales price, 2023	\$455,758	\$291,540	\$271,713	\$187,888	\$271,029	\$149,688
Median home-price-to-income ratio, 2023	3.55	3.44	3.79	2.81	3.54	2.17
Refinancing applications, 2023	1,638	1,265	8,032	422	1,614	410
Refi applications, share of mortgage holders, 2023	3.61%	4.16%	3.95%	3.90%	4.83%	4.28%
<b>Rental Housing</b>						
Renter-occupied households, 2023	16,744	14,665	252,088	5,099	17,194	4,026
Median monthly rent, 2-BR apt., 2019 (2024 dollars)	\$1,354	\$1,093	\$1,248	\$1,143	\$1,144	\$873
Median monthly rent, 2-BR apt., 2024	\$1,652	\$1,318	\$1,549	\$1,275	\$1,447	\$876
Change in median rent, 2-BR apt., 2019 to 2024	+ 22.0%	+ 20.6%	+ 24.1%	+ 11.5%	+ 26.5%	+ 0.4%
<b>Home Energy &amp; Utilities</b>						
Total residential carbon footprint (tCO <sub>2</sub> e/yr), 2013	1,453,077	1,011,833	8,541,716	370,807	1,110,116	294,200
Avg. residential carbon footprint (tCO <sub>2</sub> e/yr), 2013	19.0	17.5	15.9	16.2	16.7	15.5
Households participating in HEAP, 2024	1,060	2,791	25,962	1,462	3,357	1,402
Share of households participating in HEAP, 2024	1.32%	4.65%	4.74%	6.24%	4.91%	7.17%
Households participating in PIPP, 2024	965	2,315	28,682	1,292	3,109	1,535
Share of households participating in PIPP, 2024	1.20%	3.86%	5.23%	5.51%	4.55%	7.85%
Households without broadband internet, 2023	3,792	5,571	40,767	3,102	6,137	2,596
Share of households without broadband, 2023	4.7%	9.3%	7.4%	13.2%	9.0%	13.3%
<b>Housing Instability &amp; Homelessness</b>						
Average monthly negative equity loans, 2024	1,323	660	3,332	273	944	261
Negative equity share, 2024	2.47%	1.92%	1.37%	3.22%	2.52%	3.31%
Eviction filings, 2024	719	1,060	25,365	137	654	89
Eviction filing rate, 2024	4.10%	6.86%	9.84%	2.34%	3.64%	2.04%
<b>Housing Stock</b>						
Medium-density housing units, 2023	10,246	6,451	122,016	2,441	7,697	2,486
Share of medium-density housing units, 2023	12.17%	10.18%	20.72%	9.37%	10.54%	10.45%
Vacant housing units for sale, 2023	205	265	2,411	104	266	257
Homeowner vacancy rate, 2023	0.32%	0.59%	0.82%	0.58%	0.52%	1.65%
Median year moved into unit, 2023	2014	2012	2016	2011	2012	2012
<b>Health</b>						
Housing units built 1949 or earlier, 2023	6,690	11,178	87,536	8,020	14,444	6,730
Share of housing units built 1949 or earlier, 2023	7.9%	17.6%	14.9%	30.8%	19.8%	28.3%
Infant deaths, 2019–2023	38	49	650	18	57	10
Infant mortality rate per 1K live births, 2019–2023	3.56	5.70	7.41	4.95	5.97	3.90
Noninstitutionalized adults with a disability, 2023	16,204	19,873	137,253	7,701	25,133	5,988
Adult disability prevalence rate, 2023	9.9%	16.6%	13.7%	16.1%	18.3%	17.0%
Overall Social Vulnerability Index (SVI) score, 2022	0.069	0.333	0.908	0.356	0.345	0.230
<b>Income &amp; Labor</b>						
Median household income, 2018 (2023 dollars)	\$124,362	\$81,262	\$72,529	\$68,327	\$79,450	\$74,110
Median household income, 2023	\$128,300	\$84,701	\$71,730	\$66,844	\$76,496	\$68,964
Change in median household income, 2018 to 2023	+ 3.2%	+ 4.2%	- 1.1%	- 2.2%	- 3.7%	- 6.9%
Poverty estimate, 2023	11,360	13,584	195,004	6,835	17,281	5,101
Poverty rate, 2023	5.0%	8.4%	15.1%	11.4%	9.7%	11.2%
Civilian labor force, 2024	118,458	82,277	727,444	31,903	94,127	23,075
Labor force participation rate, 2024	69.2%	66.1%	70.2%	64.7%	66.1%	67.9%
Unemployment estimate, 2024	4,259	3,269	29,275	1,247	3,659	906
Unemployment rate, 2024	3.60%	3.97%	4.02%	3.91%	3.89%	3.93%
<b>Demographics</b>						
Median age, 2023	40.2	39.6	35.1	39.7	40.1	42.4
Population aged 55 and over, 2020	56,548	46,491	312,640	20,145	54,948	15,381
Projected population aged 55 and over, 2030	72,752	50,289	343,779	19,769	56,901	15,266
Projected change in population 55+, 2020 to 2030	+ 28.66%	+ 8.17%	+ 9.96%	- 1.87%	+ 3.55%	- 0.75%
Population in households, 2023	218,562	157,583	1,292,184	59,148	176,361	45,667
Average household size, 2023	2.72	2.63	2.36	2.52	2.58	2.33

	Madison	Marion	Morrow	Pickaway	Union	Region	Statewide
<b>Homeownership</b>							
Owner-occupied households, 2023	11,666	16,630	10,997	15,439	18,647	554,162	3,235,568
Homeownership rate, 2023	75.9%	67.8%	81.8%	72.1%	79.4%	61.7%	67.0%
Median home sales price, 2023	\$265,492	\$122,835	\$165,292	\$263,176	\$353,167	n/a	\$179,408
Median home-price-to-income ratio, 2023	3.24	2.16	2.36	3.44	3.38	n/a	2.64
Refinancing applications, 2023	294	380	236	429	523	15,243	71,420
Refi applications, share of mortgage holders, 2023	3.70%	3.88%	3.47%	4.46%	3.85%	4.01%	3.60%
<b>Rental Housing</b>							
Renter-occupied households, 2023	3,373	7,139	2,140	5,298	4,644	332,410	1,510,762
Median monthly rent, 2-BR apt., 2019 (2024 dollars)	\$1,084	\$828	\$901	\$789	\$758	n/a	\$961
Median monthly rent, 2-BR apt., 2024	\$1,297	\$1,060	\$1,004	\$1,123	\$1,359	n/a	\$1,127
Change in median rent, 2-BR apt., 2019 to 2024	+ 19.7%	+ 28.0%	+ 11.4%	+ 42.4%	+ 79.3%	n/a	+ 17.3%
<b>Home Energy &amp; Utilities</b>							
Total residential carbon footprint (tCO <sub>2</sub> e/yr), 2013	245,495	408,216	208,300	333,045	357,441	14,334,246	78,426,683
Avg. residential carbon footprint (tCO <sub>2</sub> e/yr), 2013	16.2	16.8	16.0	16.1	16.5	16.4	16.5
Households participating in HEAP, 2024	923	2,651	876	1,551	689	42,724	251,190
Share of households participating in HEAP, 2024	6.01%	10.81%	6.51%	7.24%	2.93%	4.76%	5.20%
Households participating in PIPP, 2024	936	3,011	583	1,063	563	44,054	248,794
Share of households participating in PIPP, 2024	6.09%	12.28%	4.33%	4.96%	2.40%	4.91%	5.15%
Households without broadband internet, 2023	1,690	3,304	1,630	2,693	1,491	72,773	583,685
Share of households without broadband, 2023	11.0%	13.5%	12.1%	12.6%	6.3%	8.1%	12.1%
<b>Housing Instability &amp; Homelessness</b>							
Average monthly negative equity loans, 2024	220	173	143	320	508	8,158	43,340
Negative equity share, 2024	2.87%	1.71%	3.52%	3.07%	3.63%	1.89%	1.94%
Eviction filings, 2024	111	453	59	267	222	29,136	104,842
Eviction filing rate, 2024	3.00%	5.74%	2.41%	4.47%	4.58%	8.48%	6.48%
<b>Housing Stock</b>							
Medium-density housing units, 2023	1,371	2,336	727	1,866	2,249	159,886	675,513
Share of medium-density housing units, 2023	8.38%	8.53%	4.97%	8.26%	9.26%	16.58%	12.81%
Vacant housing units for sale, 2023	47	226	31	56	0	3,868	28,231
Homeowner vacancy rate, 2023	0.40%	1.33%	0.28%	0.36%	0.00%	0.69%	0.86%
Median year moved into unit, 2023	2012	2012	2010	2012	2014	n/a	2013
<b>Health</b>							
Housing units built 1949 or earlier, 2023	3,969	9,390	3,363	4,415	4,423	160,158	1,312,678
Share of housing units built 1949 or earlier, 2023	24.3%	34.3%	23.0%	19.5%	18.2%	16.6%	24.9%
Infant deaths, 2019–2023	13	23	11	21	17	907	4,521
Infant mortality rate per 1K live births, 2019–2023	5.85	6.45	5.83	6.77	4.64	6.61	6.97
Noninstitutionalized adults with a disability, 2023	5,484	9,724	5,092	7,806	6,128	246,386	1,507,220
Adult disability prevalence rate, 2023	17.9%	21.1%	18.8%	18.2%	13.1%	14.5%	16.7%
Overall Social Vulnerability Index (SVI) score, 2022	0.322	0.943	0.253	0.471	0.023	n/a	n/a
<b>Income &amp; Labor</b>							
Median household income, 2018 (2023 dollars)	\$74,045	\$54,555	\$72,612	\$70,558	\$101,931	n/a	\$67,450
Median household income, 2023	\$81,836	\$56,991	\$70,109	\$76,471	\$104,592	n/a	\$67,873
Change in median household income, 2018 to 2023	+ 10.5%	+ 4.5%	- 3.4%	+ 8.4%	+ 2.6%	n/a	+ 0.6%
Poverty estimate, 2023	3,714	9,444	3,812	6,596	3,617	276,348	1,518,119
Poverty rate, 2023	9.3%	16.0%	10.8%	11.6%	5.4%	12.4%	13.2%
Civilian labor force, 2024	21,468	27,326	17,386	27,457	30,911	1,201,832	5,898,612
Labor force participation rate, 2024	72.5%	57.4%	66.3%	61.8%	68.6%	68.6%	63.8%
Unemployment estimate, 2024	779	1,193	743	1,153	1,129	47,611	252,536
Unemployment rate, 2024	3.63%	4.36%	4.27%	4.20%	3.65%	3.96%	4.28%
<b>Demographics</b>							
Median age, 2023	41.1	40.7	43.3	39.5	38.5	n/a	39.8
Population aged 55 and over, 2020	13,010	20,768	11,614	17,052	15,727	584,324	3,666,359
Projected population aged 55 and over, 2030	13,285	19,292	12,096	17,746	19,031	640,206	3,607,145
Projected change in population 55+, 2020 to 2030	+ 2.11%	- 7.11%	+ 4.15%	+ 4.07%	+ 21.01%	+ 9.56%	- 1.67%
Population in households, 2023	39,326	59,589	34,782	55,117	62,579	2,200,898	11,478,861
Average household size, 2023	2.56	2.43	2.59	2.57	2.66	2.45	2.38

## DATA SOURCES

**Consumer Financial Protection Bureau, Home Mortgage Disclosure Act (HMDA) Data**  
<https://www.consumerfinance.gov/data-research/hmda/>

**Cotality, Real Estate Analytics Suite, MarketTrends and RentalTrends**  
<https://corelogicreas.com/REAS/servlet/mstrWeb>

**National Low Income Housing Coalition (public data request)**  
<https://nlihc.org/>

**Ohio Department of Children & Youth, Infant Mortality Annual Report**  
<https://childrenandyouth.ohio.gov/about-dcy/dcy-data-reporting/data-reporting>

**Ohio Department of Development, Energy Assistance (public data request)**  
<https://development.ohio.gov/individual/energy-assistance>

**Ohio Department of Development, Office of Research, Population Characteristics and Projections**  
<https://development.ohio.gov/about-us/research/population>

**Ohio Department of Development, TourismOhio, Ohio Regions**  
<https://ohio.org/regions/>

**Ohio Department of Education and Workforce (public data request)**  
<http://education.ohio.gov>

**Supreme Court of Ohio, State of Ohio Court Statistics**  
<https://www.supremecourt.ohio.gov/courts/services-to-courts/court-services/dashboards/>

**U.S. Department of Commerce, Bureau of the Census, American Community Survey**  
<https://data.census.gov/>

**U.S. Department of Commerce, Bureau of the Census, Population and Housing Estimates**  
<https://www.census.gov/programs-surveys/popest.html>

**U.S. Department of Commerce, Bureau of the Census, Small Area Income and Poverty Estimates**  
<https://www.census.gov/programs-surveys/saipe.html>

**U.S. Department of Health and Human Services, Centers for Disease Control and Prevention, Social Vulnerability Index**  
<https://www.atsdr.cdc.gov/place-health/php/svi/svi-data-documentation-download.html>

**U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index**  
<https://www.bls.gov/cpi/>

**U.S. Department of Labor, Bureau of Labor Statistics, Local Area Unemployment Statistics**  
<https://www.bls.gov/lau/>

**University of California, Berkeley; CoolClimate Network (public data request)**  
<https://coolclimate.berkeley.edu/>

**University of Minnesota, IPUMS USA**  
<https://usa.ipums.org/usa/>

**University of Missouri, Missouri Census Data Center, Geocorr Applications**  
<http://mcdc.missouri.edu/applications/geocorr.html>