
HOUSING TAX CREDIT RESIDENT PROFILE

Author: Devin Keithley, Office of Research and Analytics



ABOUT THE OHIO HOUSING FINANCE AGENCY

WHAT WE DO

For nearly 40 years, the Ohio Housing Finance Agency (OHFA) has served as the state's affordable housing leader, ensuring that Ohioans with low and moderate incomes have access to safe, quality, and affordable housing. OHFA uses federal and state resources to fund fixed-rate mortgages and provide financing for the development of affordable rental housing. The Agency relies on its partnerships with private, public, and nonprofit entities to serve homebuyers, renters, and populations with special housing needs.

OUR MISSION

OHFA uses federal and state resources to finance housing opportunities for low- and moderate-income Ohioans through programs that develop, preserve, and sustain affordable housing statewide. Our mission statement, *We Open the Doors to an Affordable Place to Call Home*, provides focus for the daily work of the Agency.

OUR VISION

We envision an Ohio in which everyone has a quality place to call home. OHFA commits to delivering its programs with a high standard of excellence to continually meet the public need for affordable housing and to make a difference in the lives of those we serve.

OUR IMPACT

With more than three decades of service, OHFA has emerged as a respected and trusted leader and will continually lead the nation in providing access to affordable housing for low- and moderate-income households.

INTRODUCTION

Determining who lives in OHFA-financed multifamily housing and how they compare to the eligible population is an important step in understanding how the Agency is serving the housing needs of Ohio renters. This brief is a profile on the 173,528 residents living in affordable rental units in Ohio's federal Housing Tax Credit (HTC) projects at the end of 2021. This resident population is distributed across 92,376 households. Demographic information on residents' age, gender, race, and ethnicity, as well as household income and receipt of rental assistance, are based on internal OHFA tenant data, which are collected annually from property managers.

These findings are compared to the broader HTC-eligible population in low-income renter households across the state (1,766,223 individuals across 837,689 households). These estimates are based on American Community Survey Public Use Microdata Sample files. Eligibility is defined here as having a household income at or below 60% of the area median income (AMI) as determined by the U.S. Department of Housing and Urban Development (HUD). This is the general income requirement for residence in most HTC program units.

Key findings below underscore the continued need for affordable housing in Ohio. Information like this can help identify where needs are being met, as well as where gaps still exist. For instance, the data show that the HTC program is doing a good job of serving low-income women and Black Ohioans, while highlighting the need to provide more affordable housing for younger adults and Hispanic Ohioans.

KEY FINDINGS

AGE AND GENDER

- ▶ The HTC resident population is disproportionately female.
- ▶ HTC renters tend to be older than the broader HTC-eligible population.
- ▶ Younger adults in their 20s and men younger than age 60 are underrepresented in the HTC resident population.

RACE AND ETHNICITY

- ▶ Black Ohioans make up a larger share of the HTC resident population than among the entire HTC-eligible population in Ohio.
- ▶ Hispanic Ohioans and Asians/Pacific Islanders are underrepresented in the HTC resident population.

INCOME

- ▶ The HTC program targets Ohio renters at the lowest income levels.
- ▶ Extremely low-income households represent nearly two-thirds of active HTC units, compared to about half of all renters below 60% AMI.

RENTAL ASSISTANCE

- ▶ Nearly seven out of ten HTC renters receive some kind of rental assistance.
- ▶ The most common type of rental assistance in HTC projects is Project-Based Section 8, representing more than half of all such assistance in Ohio.

AGE AND GENDER

Most heads of household (72.5%) in Ohio's active HTC program units are women. By comparison, 63.8% of all HTC-eligible households have a woman householder. The overall resident population is also disproportionately female. Three out of five HTC residents (62.0%) are female, compared to roughly half (53.9%) of the HTC-eligible population.

The median age for a head of household in an HTC unit is 54 years, which is older than the typical HTC-eligible householder (median age is 45). Women heads of household in HTC units tend to be younger (median age is 51) than their male counterparts (60). By comparison, the median age for HTC-eligible heads of household who are women is 44 years and 46 for men.

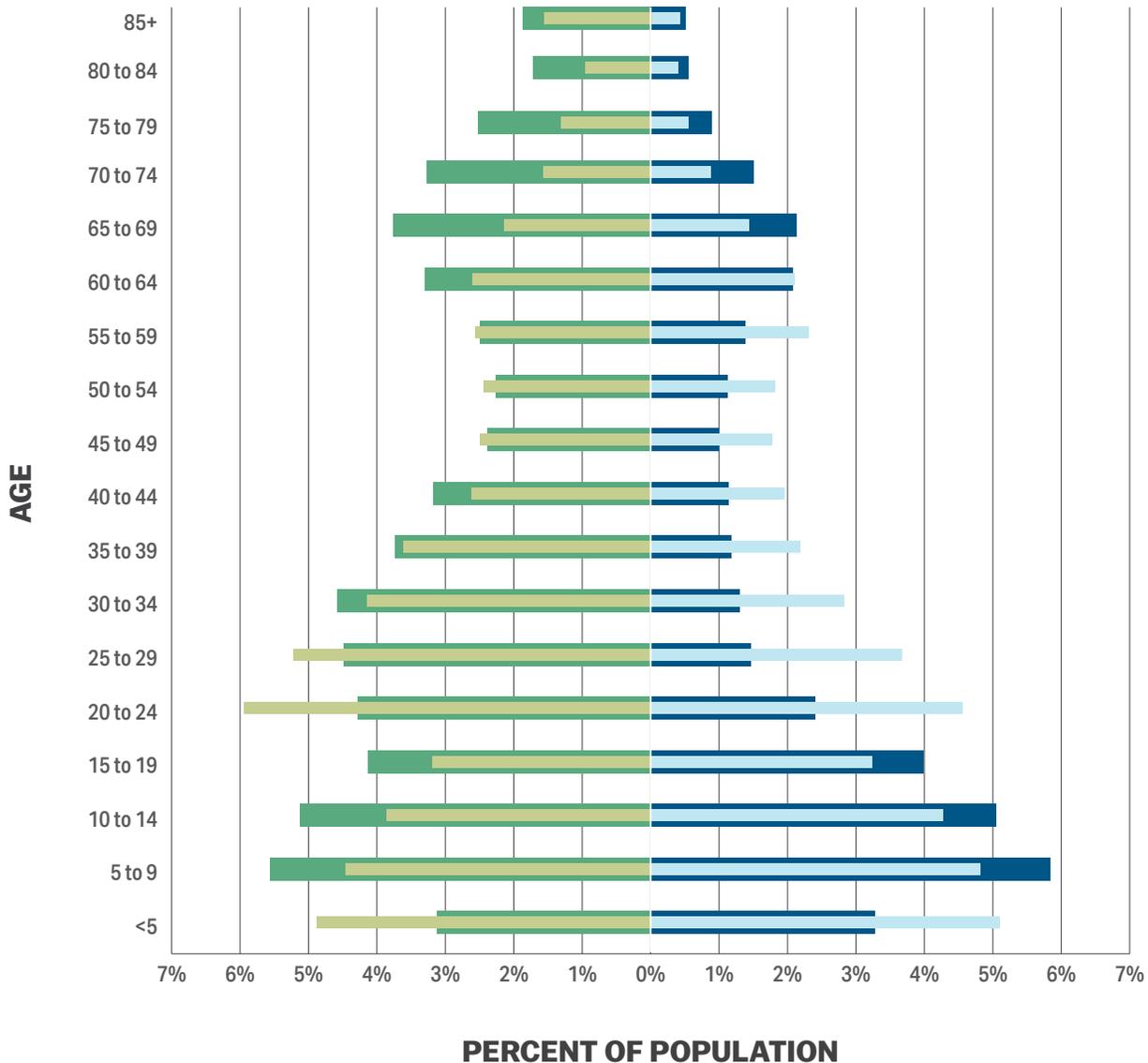
The overall median age for HTC residents is 30 years, which is also older than the typical person in an HTC-eligible household (median age is 27). Female HTC residents—with a median age of 34 years—tend to be older than females in the broader HTC-eligible population (median age is 29). Conversely, male HTC residents—with a median age of 20 years—are generally younger than males in the comparison group (median age is 24). The chart on the next page shows that while boys and girls are more evenly distributed, adults living in HTC projects are much more likely to be women. It also shows that some age groups are overrepresented (e.g., ages 5 to 19 and ages 65 and over), while others—such as younger adults in their 20s and men younger than age 60—are underrepresented.

HTC RESIDENT AND HTC-ELIGIBLE POPULATION DISTRIBUTION BY AGE AND GENDER

FEMALE

MALE

	Percent	Median Age	Percent	Median Age
HTC Resident Pop.	62.0%	34	39.9%	20
HTC-Eligible Pop.	53.9%	29	46.1%	24



- Female HTC Resident Population
- Male HTC Resident Population
- Female HTC-Eligible Population
- Male HTC-Eligible Population

Source: OHFA DevCo data (as of December 31, 2021); FY 2020 & 2021 HUD Income Limits, U.S. Department of Housing and Urban Development; IPUMS-USA, University of Minnesota (based on the 2020 American Community Survey Public Use Microdata Sample File)

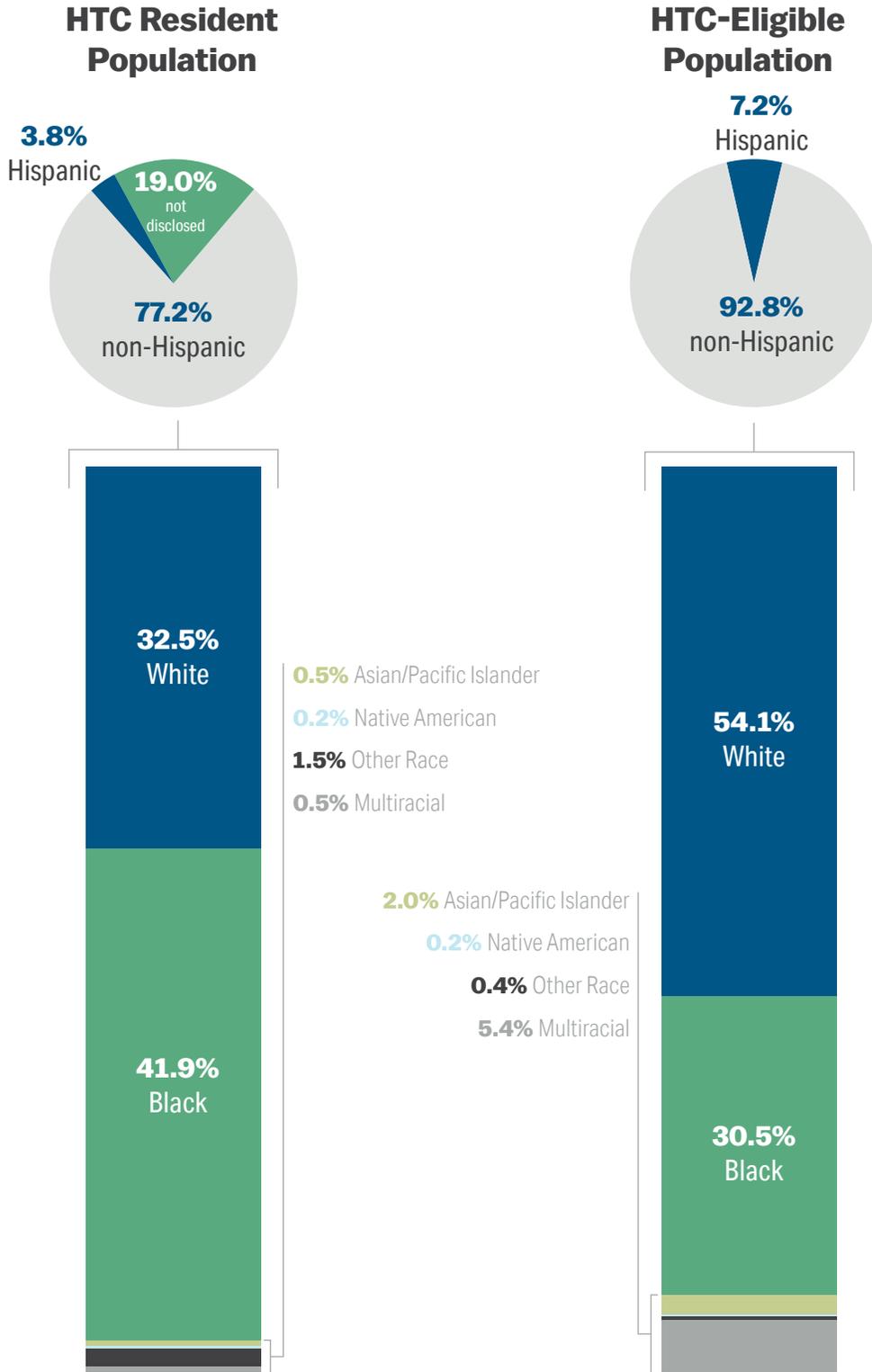
Notes: Totals for HTC residents do not add up to 100% due to unknown ages and some residents identifying as "other gender" or not disclosing their gender. Resident information is based on OHFA internal tenant data, which is collected annually from property managers. The American Community Survey (ACS) questionnaire does not ask about gender, but rather "biological sex," with no options given other than "female" or "male." Despite the difference between gender and sex, the two data sets are compared here out of necessity.

RACE AND ETHNICITY

Black Ohioans make up a larger share of the HTC resident population than among the entire HTC-eligible population in Ohio. The infographic on the next page shows that at least 41.9% of HTC residents are reported to be Black (non-Hispanic), compared to 30.5% of the eligible population. Meanwhile, other racial and ethnic groups are underrepresented, including Hispanic Ohioans (3.8%, compared to 7.2% of the eligible population) and non-Hispanic Asians and Pacific Islanders (0.5%, compared to 2.0% of the eligible population). Viewed another way, 13.5% of eligible non-Hispanic Black renters live in Ohio's HTC properties, compared to 5.1% of eligible Hispanic renters, and 2.4% of eligible renters who are non-Hispanic Asian or Pacific Islander.

It should be noted that nearly one in five HTC residents (19.0%) did not disclose their racial or ethnic identity, which somewhat limits the analysis of the tenant data on race and ethnicity.

HTC RESIDENT AND HTC-ELIGIBLE POPULATION BY RACE AND ETHNICITY



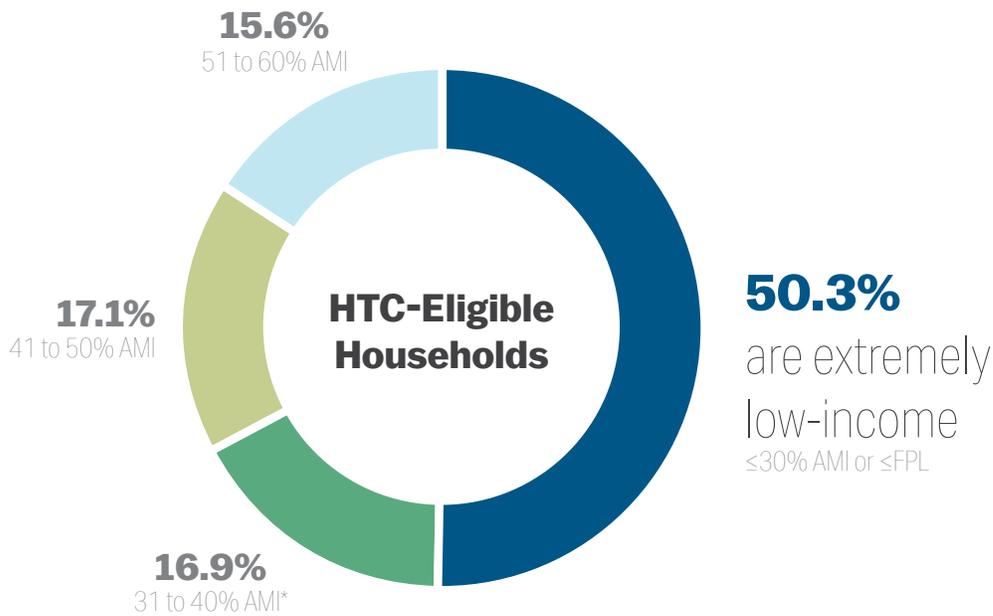
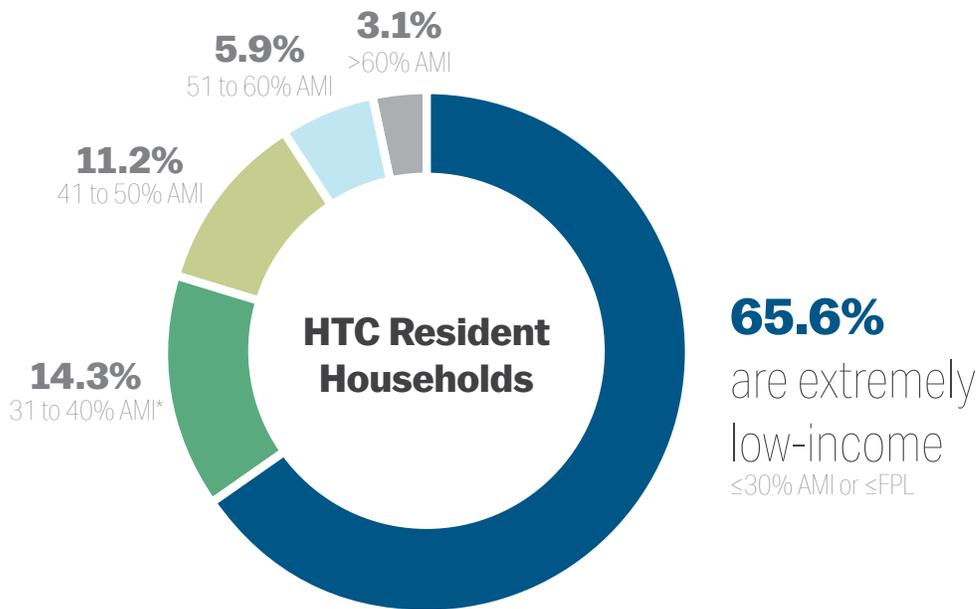
Source: OHFA DevCo data (as of December 31, 2021); FY 2020 & 2021 HUD Income Limits, U.S. Department of Housing and Urban Development; IPUMS-USA, University of Minnesota (based on the 2020 American Community Survey Public Use Microdata Sample File)

Notes: Data on race and ethnicity are somewhat limited, as only 81% of residents chose to report this information. However, this represents a marked improvement in reporting from previous years.

INCOME

The HTC program targets Ohio renters at the lowest income levels. The median income for HTC resident households was \$12,456 at the end of 2021, compared to \$17,524 for all HTC-eligible renter households in Ohio, based on 2020 ACS PUMS data. The charts on the next page show that extremely low-income (ELI) households—those with incomes at or below 30% AMI or the federal poverty level, whichever is higher—represent nearly two-thirds (65.6%) of active HTC units, compared to about half (50.3%) of all renters below 60% AMI. This translates to 14.2% of eligible ELI renters living in Ohio's HTC properties.

**HTC RESIDENT AND HTC-ELIGIBLE HOUSEHOLDS
BY INCOME LEVEL**



Source: OHFA DevCo data (as of December 31, 2021); FY 2020 & 2021 HUD Income Limits, U.S. Department of Housing and Urban Development; IPUMS-USA, University of Minnesota (based on the 2020 American Community Survey Public Use Microdata Sample File)

Notes: Income level is based on the household income as a percentage of the HUD Area Median Family Income or the HUD 30% Income Limit, which is used to define extremely low-income (ELI) households, and is equivalent to either 30% AMI or the federal poverty level, whichever is greater. As such, the HUD 30% Income Limit is higher than 30% AMI in some areas (*), meaning households with income over 30% AMI but at or below the ELI threshold are considered ELI. Income levels are adjusted for household size, based on a formula devised by HUD.

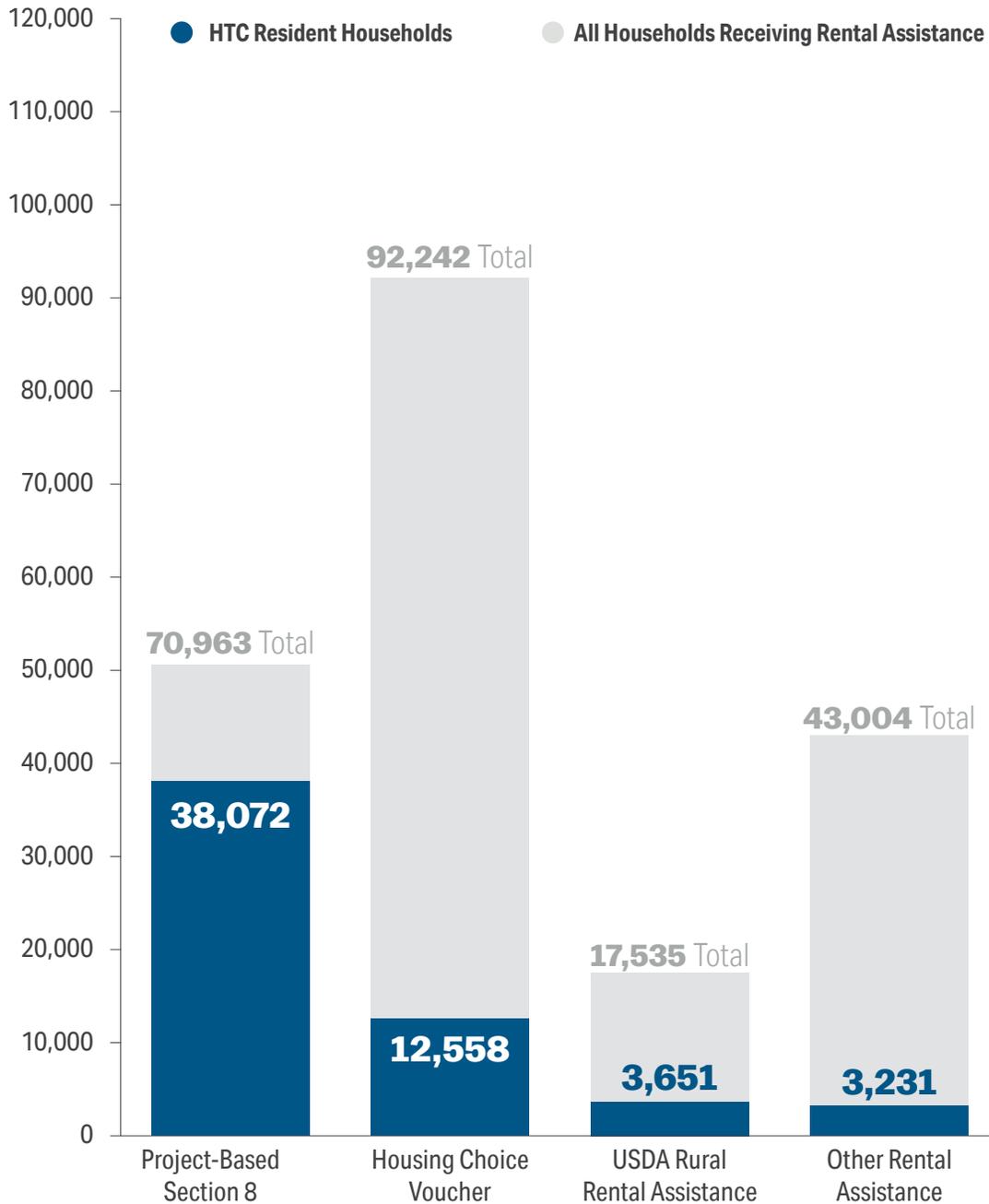
RENTAL ASSISTANCE

The median monthly gross rent in HTC projects in 2021 was \$735, lower for Ohio in general (\$825), according to the 2020 American Community Survey. However the median monthly rent paid by HTC renters (\$278) was considerably lower due to various forms of rental assistance.

Nearly seven out of ten HTC renters (69.0%) receive some kind of rental assistance. The most common type of rental assistance in HTC projects is Project-Based Section 8, which at least 38,072 HTC renters use to reduce their monthly rent payment. These represent more than half (53.6%) of all Project-Based Section 8 rental assistance in Ohio. The next most common type of rental assistance among HTC renters is the Housing Choice Voucher (HCV), a tenant-based program that at least 12,558 HTC renters use to make rent more manageable. HCVs are the most common form of rental assistance in Ohio, but HTC renters only account for 13.6% of all HCV recipients in the state. The chart on the next page shows the primary sources of rental assistance among HTC renters and how they compare to overall program enrollment in Ohio.

Some HTC renters (6.8%) receiving rental assistance did not disclose their source of aid. As such, individual program enrollment counts for HTC projects are likely undercounted. These 6,257 HTC renters are not included in the chart on the next page.

HTC RESIDENT AND ALL HOUSEHOLDS BY SOURCE OF RENTAL ASSISTANCE



Source: OHFA DevCo data (as of December 31, 2021); FY2020 & 2021 HUD Income Limits, 2021 HUD Picture of Subsidized Housing, U.S. Department of Housing and Urban Development; IPUMS-USA, University of Minnesota (based on the 2020 American Community Survey Public Use Microdata Sample File); National Housing Preservation Database (2021 data)

Notes: Project-Based Section 8 includes Project-Based Rental Assistance (PBRA) and Project-Based Vouchers (PBV). Housing Choice Vouchers are tenant-based. Other rental assistance programs include—but are not limited to—Ohio Department of Medicaid Subsidy Demonstration (ODMSD) and Section 811 Project Rental Assistance. Not included in the chart are 6,257 HTC resident households for which source of rental assistance was not disclosed.



57 East Main Street Columbus, OH 43215
Phone 614.466.7970 Toll Free 888.362.6432
Fax 614.644.5393 TDD 614.466.1940
Web www.ohiohome.org

STAY **CONNECTED...**



YouTube



The Ohio Housing Finance Agency is an Equal Opportunity Housing entity. Loans are available on a fair and equal basis regardless of race, color, religion, sex, familial status, national origin, military status, disability or ancestry. Please visit www.ohiohome.org for more information.