



48TH OHIO HOUSE DISTRICT

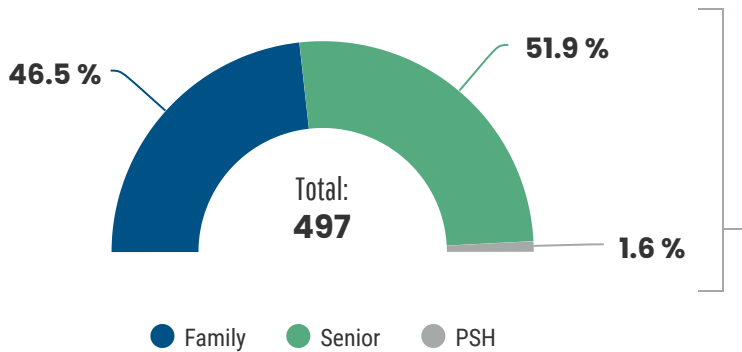
Rep. Scott Oelslager



The Ohio Housing Finance Agency (OHFA) is a state agency dedicated to ensuring all Ohioans have a safe and affordable place to call home. OHFA uses federal and state resources to support down payment assistance and fixed-rate mortgages as well as finance the development of affordable housing for low- to moderate-income Ohioans. Two key federal resources are the Low-Income Housing Tax Credit, which facilitates private capital investment to build and preserve affordable rental housing, and tax-exempt private activity bonds or Housing Bonds, which help support both homeownership and rental housing programs. OHFA also uses two state funding sources, an allocation from the Ohio Housing Trust Fund and funding from the Ohio Department of Commerce, Division of Unclaimed Funds, for the development of affordable rental housing. Through these programs and other activities, the Agency creates or sustains more than 27,000 jobs and contributes \$4.5 billion a year to the state's economy.

OHFA'S IMPACT IN THE 48TH DISTRICT

Rental Units Developed by Priority Need

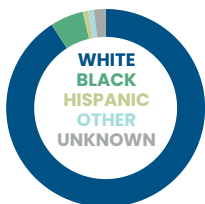


- 1,250** Residents Assisted with Homebuying
- 252** Residents Assisted with Homeowner Costs
- 497** Affordable Rental Units Built or Preserved

OHFA HOMEBUYERS IN THE 48TH DISTRICT

Median Age	Median Income	Average Home Loan	Average FICO® Score
29	\$52,125	\$137,039	712

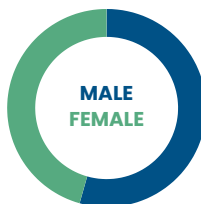
Race & Ethnicity Breakdown



Marital Status Breakdown



Gender Breakdown



HOUSING NEEDS IN THE 48TH DISTRICT

Homeownership Gap

There is a **38-percentage-point gap** between white and Black homeownership rates in the 48th—**72%** and **34%** respectively.



Rental Affordability Gap

There are **4,480 extremely low-income renters** in the 48th, but only **1,929 rental homes** affordable and available to them—a shortage of **2,551 units**.



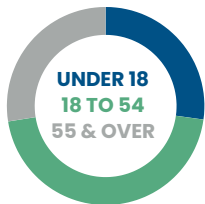
Veterans

461 veterans in the 48th are **housing insecure**, or live in households spending more than 50% of income on homeowner costs or rent.



LOW-INCOME RENTERS IN THE 48TH DISTRICT

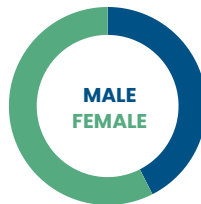
All Members of Household by Age



Number of Low-Income Renters

15,590 All Members of Household
8,523 Households

Heads of Household by Gender



Average Age

36 All Members of Household
49 Head of Household

Income & Rent Limits

\$33,100 Max. Income
\$828 Max. Rent
60% AMI, Family of 2

Select Local Jobs

(and their average salaries)
Tellers (\$32K)
Substitute Teachers (\$30K)
Factory Assembly Workers (\$30K)



Sources: OHFA internal data (as of December 31, 2022); American Community Survey (ACS) One- and Five-Year Estimates; IPUMS USA, University of Minnesota (based on one-year estimates); Income Limits, U.S. Department of Housing and Urban Development; Supreme Court of Ohio Case Management System (based on 2022 data); Ohio Department of Education (public data request, based on 2021–2022 school year data); Real Estate Analytics Suite, CoreLogic (based on 12-month averages); National Low Income Housing Coalition (public data request, based on one-year estimates)

Notes: PSH = Permanent Supportive Housing. AMI = Area Median Income. Due to rounding error, percentages may not add up to 100%. All estimates based on 2021 data unless stated otherwise. For questions, contact the Office of Research and Analytics at Research@ohiohome.org.



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