

# 28TH OHIO SENATE DISTRICT

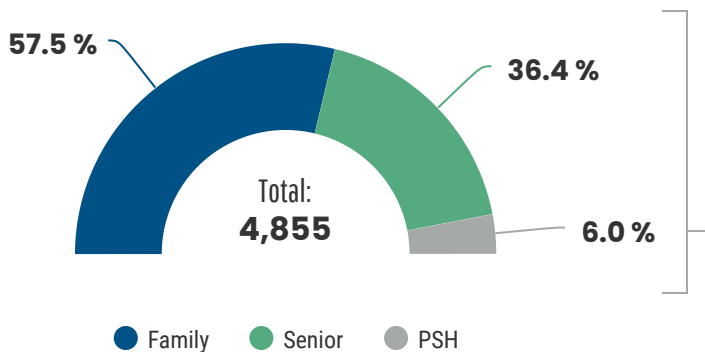
## Sen. Vernon Sykes



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 28TH DISTRICT

Rental Units Developed by Priority Need

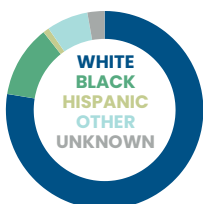


- 5,546** Residents Assisted with Homebuying
- 1,488** Residents Assisted with Homeowner Costs
- 4,855** Affordable Rental Units Built or Preserved

## OHFA HOMEBUYERS IN THE 28TH DISTRICT

|            |               |                   |                     |
|------------|---------------|-------------------|---------------------|
| Median Age | Median Income | Average Home Loan | Average FICO® Score |
| 31         | \$48,935      | \$118,931         | 711                 |

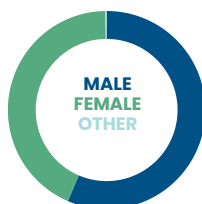
Race & Ethnicity Breakdown



Marital Status Breakdown



Gender Breakdown



# HOUSING NEEDS IN OHIO'S 28TH DISTRICT

## Mortgage Delinquency

In 2021, **3.1% of mortgage holders** in the 28th missed three or more payments on their home, putting them **in danger of foreclosure**.



## Lead Hazard

**45,771 housing units** or **27% of units** in the 28th were built before 1950, making them **more likely to contain lead paint**.



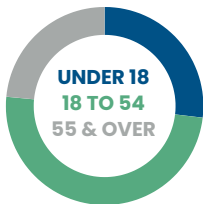
## Homeless Students

**1,040 K–12 students** at public schools in the 28th have no permanent address, or **lack a fixed, regular, and adequate place to sleep**.

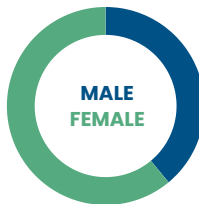


## LOW-INCOME RENTERS IN THE 28TH DISTRICT

All Members of Household by Age



Heads of Household by Gender



Number of Low-Income Renters

**63,580** All Members of Household  
**34,140** Households

Average Age

**35** All Members of Household  
**47** Head of Household

Income & Rent Limits

**\$40,000** Max. Income  
**\$1,000** Max. Rent  
60% AMI, Family of 2

Select Local Jobs

(and their average salaries)  
Medical Admin Assistants (\$36K)  
Admin Assistants (\$36K)  
Warehouse Movers (\$35K)



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](mailto:Research@ohiohome.org).



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