



8TH OHIO HOUSE DISTRICT

Rep. Anita Soman

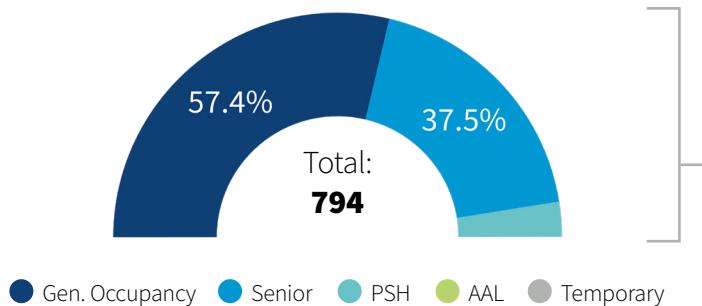


Housing Finance Agency

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 three state funding sources, the Ohio Low-Income Housing Tax Credit, 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 8TH DISTRICT

Rental Units Developed by Priority Need



2,070 Residents Assisted with Homebuying

794 Affordable Rental Units Built or Preserved

● Gen. Occupancy ● Senior ● PSH ● AAL ● Temporary

OHFA HOMEBUYERS IN THE 8TH DISTRICT

Average Age	Average Income	Average Home Loan	Average FICO® Score
32	\$93,205	\$271,447	738

Race/Ethnicity Breakdown



Marital Status Breakdown



Gender Breakdown



HOUSING NEEDS IN OHIO'S 8TH DISTRICT

Price-to-Income Ratio

The average home price in the 8th is **\$441,518**, or **3.7 years** of family income for the average potential homebuyer.



Rent Increases

Since 2019, rents in the 8th have **increased by 24%**, making housing less affordable for renters on fixed incomes.



Eviction Filings

2,287 evictions were filed against renters in the 8th in 2024, putting **9% of rental households** in danger of experiencing homelessness.



LOW-INCOME RENTERS IN THE 8TH DISTRICT

All Members of Household by Age



Average Age

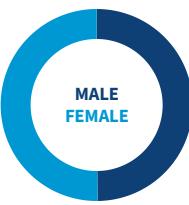
33

All Members of Household

42

Head of Household

Heads of Household by Gender



Number of Low-Income Renters

17,259 **10,198**

All Members of Household Households

Income & Rent Limits

\$52,300 **\$1,308**

Max. Income

Max. Rent

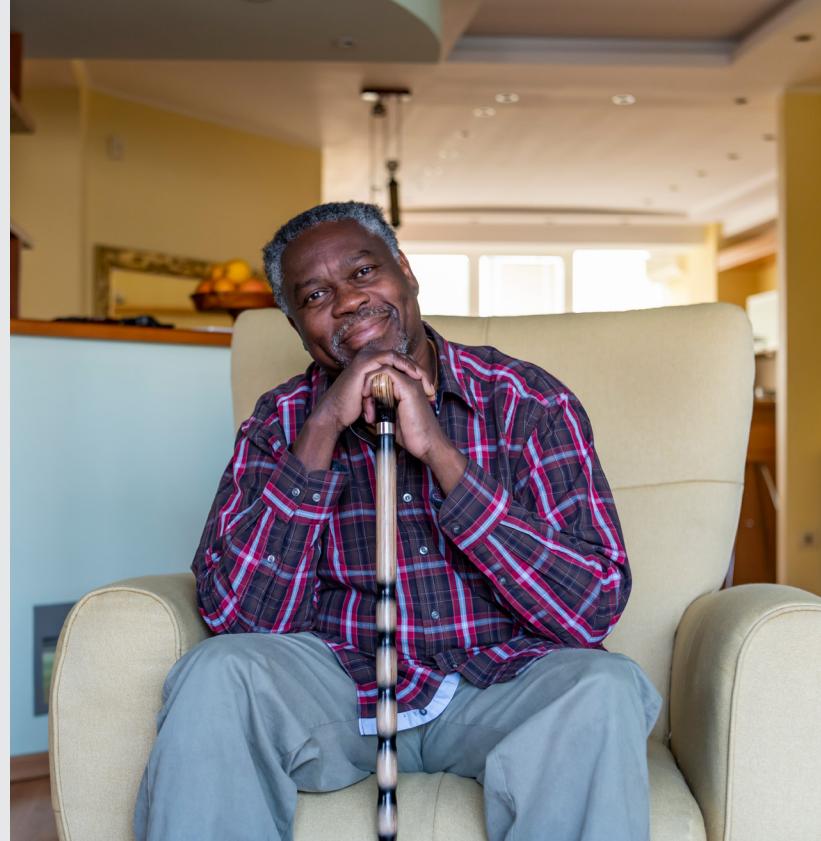
60% AMI, Family of 2

Select Local Jobs (and their average salaries)

Bookkeepers (\$51K)

Medical Admin Assistants (\$44K)

Forklift Operators (\$49K)



Sources: OHFA internal data (as of June 30, 2025); American Community Survey (ACS) One-Year Estimates; IPUMS USA, University of Minnesota (based on the ACS Public Use Microdata Sample); Supreme Court of Ohio Case Management System (based on 2024 data); Ohio Department of Education and Workforce (public data request, based on 2024–2025 school year data); MarketTrends/RentalTrends, Cotality (based on 12-month averages); National Low Income Housing Coalition (public data request, based on the ACS Public Use Microdata Sample); Income Limits, U.S. Department of Housing and Urban Development; Occupational Employment and Wage Statistics, U.S. Bureau of Labor Statistics

Notes: PSH = Permanent Supportive Housing. AAL = Affordable Assisted Living. AMI = Area Median Income. Due to rounding error, percentages may not add up to 100%. All estimates based on 2023 or 2024 data. For questions, contact the Office of Research and Analytics at Research@ohiohome.org.



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