



49TH OHIO HOUSE DISTRICT

Rep. Jim Thomas

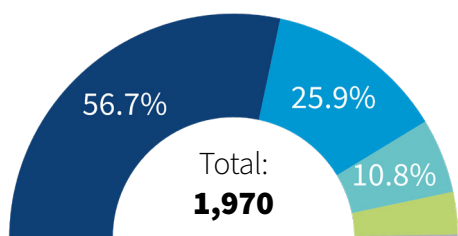


Housing Finance Agency

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 49TH DISTRICT

Rental Units Developed by Priority Need



1,859 Residents Assisted with Homebuying

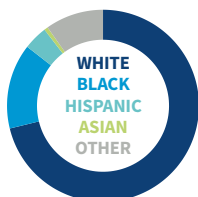
1,970 Affordable Rental Units Built or Preserved

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

OHFA HOMEBUYERS IN THE 49TH DISTRICT

Average Age: **35**
Average Income: **\$61,689**
Average Home Loan: **\$133,735**
Average FICO® Score: **712**

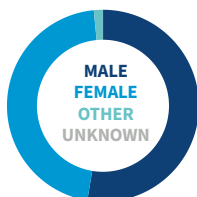
Race/Ethnicity Breakdown



Marital Status Breakdown



Gender Breakdown



HOUSING NEEDS IN OHIO'S 49TH DISTRICT

Homeownership Gap

There is a **35-percentage-point gap** between the white and Black homeownership rates in the 49th — **71%** and **36%** respectively.



Rent Increases

Since 2019, rents in the 49th have **increased by 17%**, making housing less affordable for renters on fixed incomes.



Lead Hazard

16,735 housing units or **31% of units** in the 49th were built before 1950, making them **more likely to contain lead paint**.

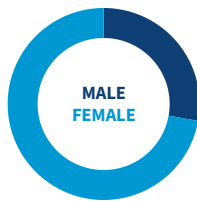


LOW-INCOME RENTERS IN THE 49TH DISTRICT

All Members of Household by Age



Heads of Household by Gender



Average Age

34 All Members of Household
48 Head of Household

Number of Low-Income Renters

18,068 All Members of Household
9,474 Households

Income & Rent Limits

\$41,500 Max. Income
\$1,038 Max. Rent
60% AMI, Family of 2

Select Local Jobs
(and their average salaries)

Home Health Aides (\$30K)
Machine Packagers (\$39K)
Warehouse Movers (\$40K)



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.



**Housing Finance
Agency**

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