



40TH OHIO HOUSE DISTRICT

Rep. Rodney Creech

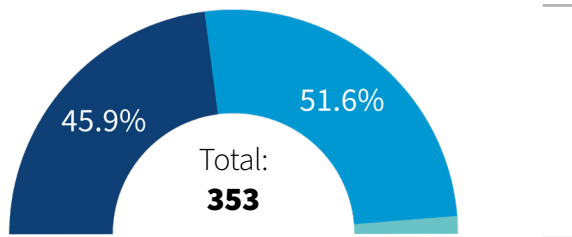


Housing Finance Agency

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 40TH DISTRICT

Rental Units Developed by Priority Need



1,075 Residents Assisted with Homebuying

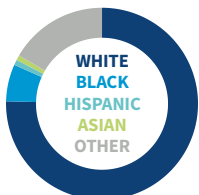
353 Affordable Rental Units Built or Preserved

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

OHFA HOMEBUYERS IN THE 40TH DISTRICT

Average Age	Average Income	Average Home Loan	Average FICO® Score
32	\$70,955	\$180,926	710

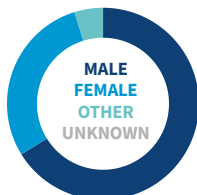
Race/Ethnicity Breakdown



Marital Status Breakdown



Gender Breakdown



HOUSING NEEDS IN OHIO'S 40TH DISTRICT

Severe Mortgage Burden

1,564 mortgage holders in the 40th spend 50% or more of income on housing, putting them **at risk of losing their homes to foreclosure**.



Affordability Gap

There are only **1,082 rental homes** affordable and available to the **2,860 ELI renters** in the 40th, leaving a shortage of **1,778 units**.



Eviction Filings

837 evictions were filed against renters in the 40th in 2024, putting **7% of rental households** in danger of experiencing homelessness.

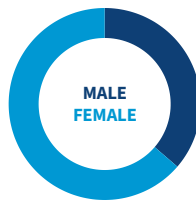


LOW-INCOME RENTERS IN THE 40TH DISTRICT

All Members of Household by Age



Heads of Household by Gender



Average Age

35 All Members of Household
48 Head of Household

Number of Low-Income Renters

13,361 All Members of Household
6,771 Households

Income & Rent Limits

\$45,000 Max. Income
\$1,125 Max. Rent
60% AMI, Family of 2

Select Local Jobs

(and their average salaries)
Nursing Assistants (\$40K)
Office Clerks (\$45K)
Factory Assembly Workers (\$43K)



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. ELI = Extremely Low-Income, or having a household income at or below the Federal Poverty Guidelines or 30% of AMI, whichever is higher. 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.



2600 Corporate Exchange Drive, Suite 300 Columbus, OH 43231
614.466.7970 | www.ohiohome.org
Bill Beagle, Executive Director
Grant Miller, Legislative Liaison