

# Promoting Housing Justice:

## *From Barriers to Full Community Access*



# Housing Crisis In the News

The Columbus Dispatch

 NEWS WEATHER GOOD DAY DAYTON CHIME IN MORNING SHOW

### As homelessness worsens, COHHIO and 230 orgs ask state to invest in affordable housing

by Allison Walker | Friday, August 19th 2022



Guests sit outside of a St. Vincent De Paul Society homeless shelter. (Dayton 24/7 Now photo)



Subscribe Now \$1 for 6 months

Intel News Sports Business Life & Events Granville Sentinel Obituaries eNewspaper Legals

### Increasing rents in Licking County force lower-income residents onto streets



All Sides with Ann Fisher

## Addressing homelessness in Columbus and across the country



81° LISTEN WATCH

NEWS STORM CENTER 7 VIDEO I-TEAM WHIO-TV WHIO RADIO TOUCHDOWN 7 ORANGE ZONE ELECTION 2022 STEALS AND DEATHS

LOCAL

### Report: Many of Ohio's most popular jobs don't pay enough to afford rent

By WHIO Staff  
August 09, 2022 at 8:47 pm EDT



Report: Many of Ohio's most popular jobs don't pay enough to afford rent



Statehouse NEWS BUREAU

### Advocates call on Ohio leaders to put \$308M of federal relief funds into affordable housing

The Statehouse News Bureau | By Andy Chow  
Published August 25, 2022 at 3:56 PM EDT



News Sports Entertainment Business Opinion ThisWeekNei BuckeyeXt Obituarie eNewspap

FOR SUBSCRIBERS NEWS


### Here's how much you have to earn in Ohio and in Columbus to afford a decent 2-BR apartment


Mark Ferencik  
The Columbus Dispatch  
Published 6:01 a.m. ET Aug. 16, 2022 | Updated 8:24 a.m. ET Aug. 16, 2022

Community Gems Coronavirus Business Investigations Opinion Life Food Sports Obituaries Class

Welcome back! Stay connected with newsletters about our community and the things you love.

### VOICES: Ohio must bridge the gap between low wages and high rents





85°

Dayton Daily News  
Complete. In-Depth. Dependable.

Local Community Gems Coronavirus Business Investigations Opinion Life Food Sports Obituaries

Welcome back! Stay connected with newsletters about our community and the things you love.

### Many area jobs do not pay enough to afford rent, report shows

# 2022 Out of Reach Report

## OHIO

In **Ohio**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$887**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,956** monthly or **\$35,468** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$17.05**  
PER HOUR  
STATE HOUSING  
WAGE

### FACTS ABOUT OHIO:

STATE FACTS	
Minimum Wage	<b>\$9.30</b>
Average Renter Wage	<b>\$17.33</b>
2-Bedroom Housing Wage	<b>\$17.05</b>
Number of Renter Households	<b>1,589,054</b>
Percent Renters	<b>34%</b>

**73**  
Work Hours Per Week At  
Minimum Wage To Afford a **2-Bedroom**  
Rental Home (at FMR)

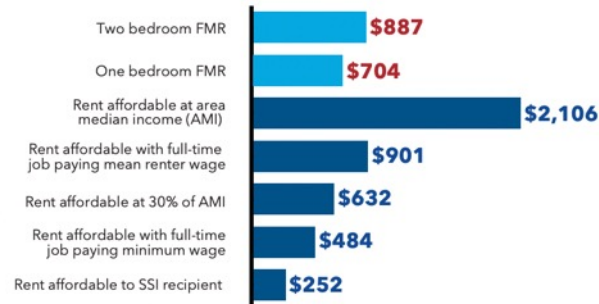
**58**  
Work Hours Per Week At  
Minimum Wage To Afford a **1-Bedroom**  
Rental Home (at FMR)

**1.8**  
Number of Full-Time Jobs At  
Minimum Wage To Afford a  
**2-Bedroom Rental Home** (at FMR)

**1.5**  
Number of Full-Time Jobs At  
Minimum Wage To Afford a  
**1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Union County	<b>\$20.56</b>
Columbus HMFA	<b>\$19.85</b>
Cincinnati HMFA	<b>\$18.62</b>
Cleveland-Elyria MSA	<b>\$17.17</b>
Akron MSA	<b>\$17.12</b>

MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

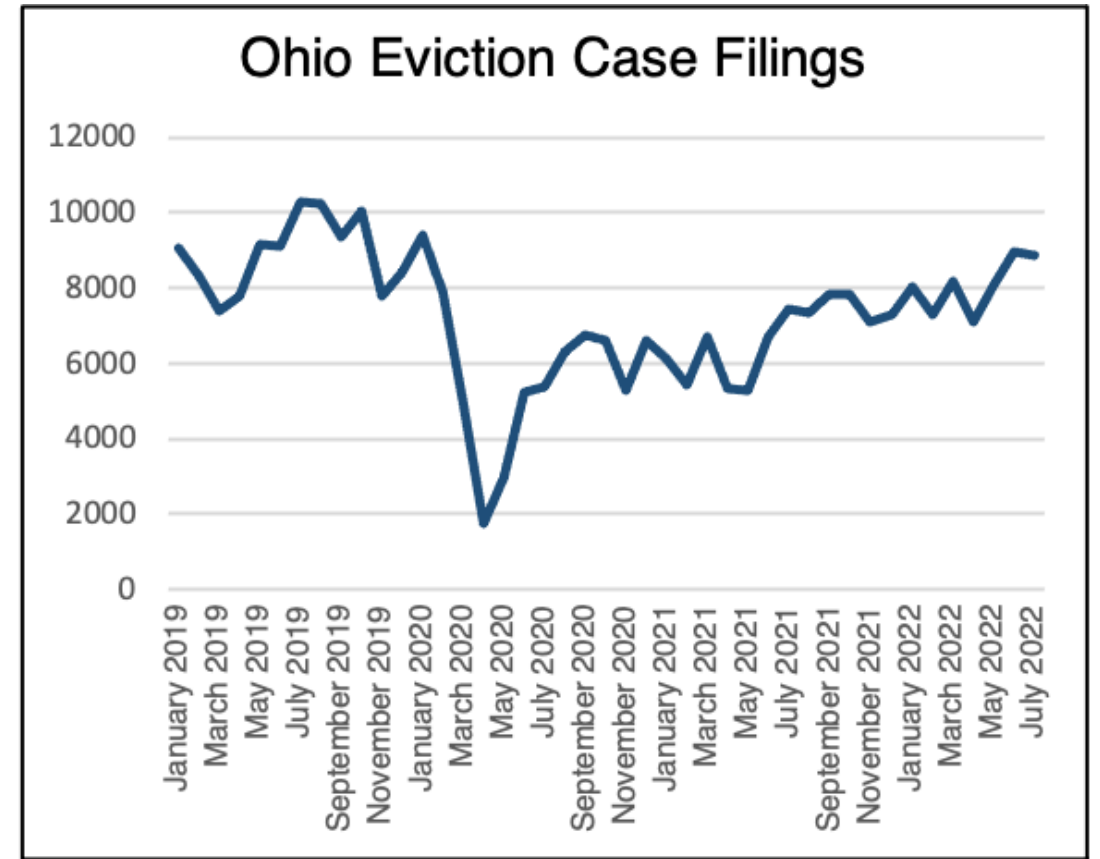
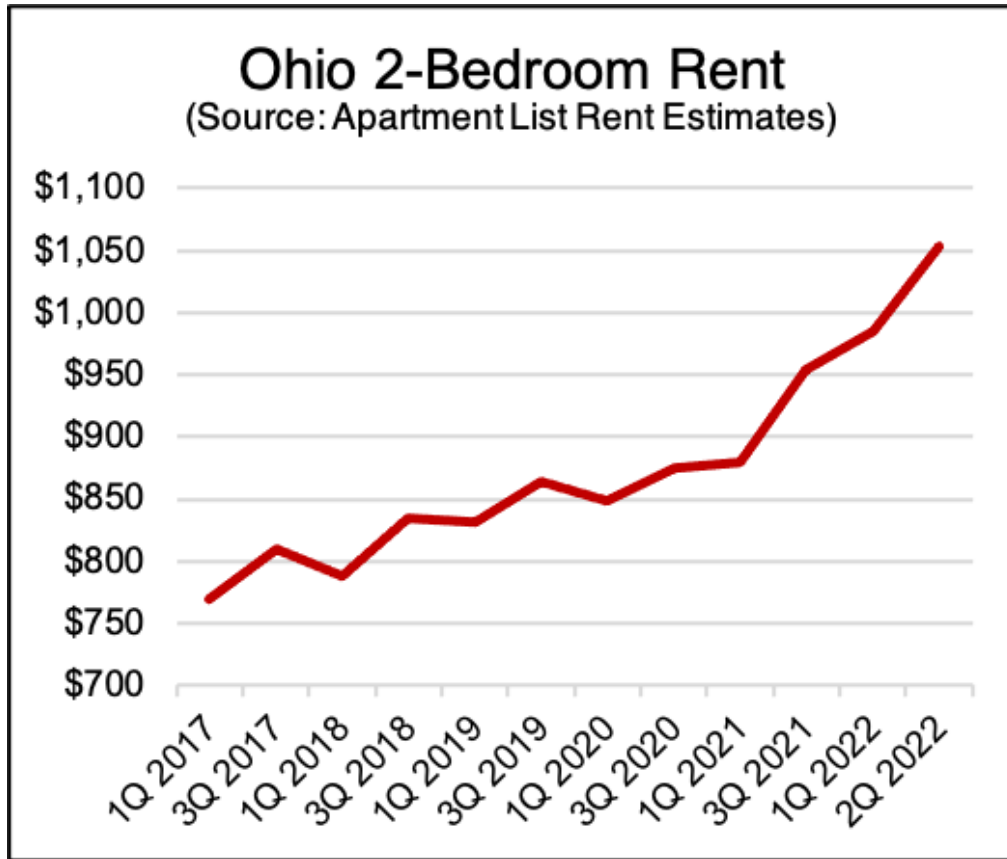


Occupation	Total Ohio Employment	Median Hourly Wage
Registered Nurse	129,270	\$35.62
Retail Salesperson	120,670	<b>\$12.99</b>
Fast Food Worker	119,790	<b>\$10.70</b>
Cashier	117,320	<b>\$10.96</b>
Customer Service Rep	115,180	\$17.89
Stocker/Order Filler	107,630	<b>\$14.39</b>
Laborer/Freight Mover	105,130	<b>\$16.37</b>
Home Health Aide	95,120	<b>\$11.54</b>
General Operations Manager	89,630	\$45.60
Office Clerk	86,800	\$17.85
Ohio's 2 BR Housing Wage		<b>\$17.05</b>

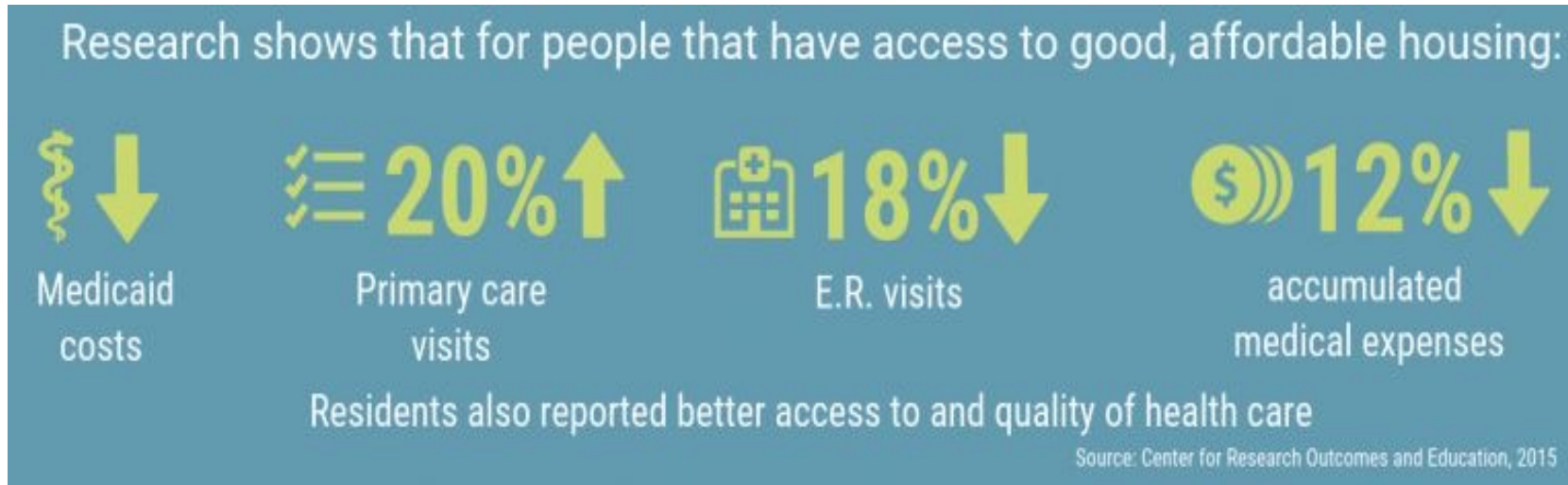
Source: Bureau of Labor Statistics, [May 2021 Ohio Occupational Employment and Wage Estimates](#)



# Rising Rent and Evictions



# Housing is Healthcare



Opportunity Starts at Home: <https://www.opportunityhome.org>

# State, Federal, Local



- Ohio Housing Trust Fund
- Eviction expungement
- ARPA ask
- Predatory Housing Investors
- State Low Income Housing Tax Credit



- Federal tenant protection and fair housing proposals
- Federal Budget



- Local Tenant Protections
  - Pay to Stay
  - Source of Income discrimination
  - Right to Counsel

# ARPA for Affordable Housing

Invest \$308 million of Ohio's \$5.6 billion to:

- Create 1,500 housing units of supportive housing (\$100 million)
- Create up to 5,000 affordable rental homes (\$150 million)
- Expand Healthy Beginnings at Home (\$9 million)
- Fund Home repair and accessibility upgrades (\$39 million)
- Expand the Frequent Users Systems Engagement (FUSE) program for people exiting criminal justice system (\$10 million)



August 29, 2022

Dear Gov. DeWine, President Huffman, Speaker Cupp, and Members of the Ohio General Assembly:

Home values and the cost of rent have increased at near record levels over the past two years, disproportionately impacting low-income Ohioans and people with disabilities. Fortunately, State Fiscal Recovery Funds from the American Rescue Plan Act (ARPA) provide our State an unprecedented opportunity to dramatically increase the supply of housing that is affordable to the most vulnerable Ohioans.

The U.S. Department of Treasury [recently issued guidance](#) that eliminates all remaining barriers to investing ARPA funds in affordable housing development and rehabilitation by:

- Clarifying that ARPA funds can be used to finance, develop, repair or operate any rental unit that provides affordability of 20 years or more to households at or below 65% of local median income;
- Expanding presumptively eligible uses for affordable housing, and;
- Increasing flexibility to use ARPA funds to fully finance long-term affordable housing loans.

This means affordable housing developers can now utilize these funds in full compliance with the proposal to invest \$308 million in ARPA funding that was submitted to your office earlier this year by the Coalition on Homelessness and Housing in Ohio (COHHIO) and over 225 other Ohio-based companies and organizations.

**We urge you to take action immediately on housing development components of the proposal because time is running out.**

# P2S, Right2Counsel, SOI discrimination



- COHHIO partnered with [AHACO](#) to present the Statewide Edition of the [Pay to Stay Technical Guide](#)
- Ohio is one of only five states that allows landlords to evict if a tenant pays rent just one day late
- Pay to Stay essentially standardizes an existing defense to eviction actions by allowing tenants to pay everything that is owed to avoid eviction
- With the availability of Emergency Rental Assistance, Pay to Stay has become an important tool to help low-income tenants avoid the problems associated with eviction – family disruption, difficulty finding another place to live with an eviction on record, and potential homelessness

<https://cohhio.org/ohio-pay-to-stay-guide/#>



# [www.jchs.harvard.edu/covid-19-recapp-report](http://www.jchs.harvard.edu/covid-19-recapp-report):

Design of homes and neighborhoods shaped access to resources	Funders, planners, architects, developers, providers of housing	Build accessibility and equity considerations into the design and renovation of homes and neighborhoods <ul style="list-style-type: none"><li>•Expand concepts of accessibility</li><li>•Consider broadband access a basic utility</li><li>•Focus on inclusive neighborhood infrastructure</li></ul>
Barriers to coordination and collaboration across housing, social service, and healthcare sectors impeded effective responses	Federal agencies, state and local agencies, grant makers, research centers	Strengthen the connections between housing, healthcare, and social service programs <ul style="list-style-type: none"><li>•Create forums for collaboration, shared data and analysis</li><li>•Coordinate subsidies and incentives</li><li>•Change the narrative</li></ul>



# Fair Housing



- [HUD Memo on Service Animals for People with Disabilities](#)
- [Reasonable Accommodations Request Form](#)
- [HUD/DOJ Joint Statement on Reasonable Accommodations](#)
- [504 Informational Brochure](#) / [504 Request for RA/RM](#)
- [Inclusive Neighborhoods Booklet 2017](#)
- [ODSA: Fair Housing & Civil Rights Laws – Supportive Housing](#)
- [OCRC: Fair Housing Rights & Responsibilities](#)

<https://cohhio.org/housing-information/fair-housing/>

[joemaskovyak@cohhio.org](mailto:joemaskovyak@cohhio.org)

# Questions?



**COHHIO**

Coalition on Homelessness  
and Housing in Ohio

Gina Wilt

Advocacy Director

[ginawilt@cohhio.org](mailto:ginawilt@cohhio.org)