

# HOUSING ASSESSMENT

## Housing Snapshot

The Indicator Key			
★ Positive trend/ asset	🏠 Negative trend/ concern	◆ Mixed trend/ neutral/NA	≠ Racial/ethnic disparity

## Current Conditions in Franklin County

### Rental Housing Affordability

- 🏠 Rental housing is unaffordable to many working households.
- 🏠 25,000 lowest income renters pay over half of income for housing.
- 🏠 Subsidized housing demand far outstrips supply.
- ◆ Fewer public and assisted housing units and more rental vouchers.
- ≠ Black families make up most of the residents of public and assisted housing.

### Homeownership

- ★ Homeownership rate increased, but still below state and national figures.
- ◆ Significant increases in the price of housing.
- 🏠 11,000 low-income homeowners pay over half of income for housing.
- 🏠 Home foreclosures more than tripled over seven years.
- ★ Subprime lending down in low- and moderate-income areas.
- ≠ Home ownership rates for minority racial/ethnic groups much lower than for white households.
- ≠ Conventional home purchase loan origination rates for Asian and white applicants much higher than for other racial groups.

### Housing Condition

- 🏠 Rental units more likely to have physical problems.
- 🏠 More households live in overcrowded conditions.

### Other Housing Indicators

- ≠ Black and Hispanic households overrepresented among low-income households with housing cost burden and overcrowding.
- ≠ Black families and black single individuals are disproportionately represented among the homeless population.

## Community Perceptions of Needs, Gaps and Trends

### Interviews and Focus Groups: Housing Themes

The following are the themes—aggregated across all of the key informant interviews and focus groups—that emerged related to housing needs, gaps and trends:

Key Informant Interviews	Focus Groups
<ul style="list-style-type: none"> <li>• Affordable housing needs of low-income people and working poor</li> <li>• New downtown housing for upper-income only</li> <li>• Other housing issues: homeownership/housing condition</li> <li>• Housing needs of recent college graduates, people with mental illness, ex-offenders</li> </ul>	<ul style="list-style-type: none"> <li>• Affordable housing needs of low-income people and working poor</li> <li>• NIMBY (Not in My Backyard)/difficult to site affordable housing</li> <li>• Homeownership and home purchase assistance</li> <li>• Housing condition/home maintenance</li> <li>• Housing services/supportive services to obtain and keep housing</li> <li>• Housing needs of people with mental illness/substance abuse, ex-offenders, immigrants with large families, youth, older adults</li> </ul>

### Donor and Agency Web Survey: Top Housing Problems

The following housing issues listed in the survey are rank-ordered by the percent of “major problem” responses:

1. Housing condition/deteriorating housing
2. Affordable rental housing
3. Housing for people with disabilities
4. Rent/mortgage/utility assistance
5. Affordable homeownership
6. Housing for families with children
7. Public and assisted housing
8. Housing with on-site services
9. Housing for seniors

## Housing Resources Snapshot

The resource inventory prepared for the Community Assessment identified over \$123 million in annual funding resources in Franklin County for housing activities. United Way annually provides \$337,000 for housing programs. Sources include:

- Federal government: \$110.7 million
- State government: \$5.6 million
- Local government: \$6.6 million
- Local private/philanthropic: \$647,000

The primary uses of these funds are: supportive housing - homeless/disabled, 40.0 percent; affordable housing and affordable housing development, 39.7 percent.

# Housing: Current Conditions and Trends

## Rental Housing Affordability

*There is not a single American city or rural county where a household with one full-time minimum wage earner can afford a modest one-bedroom apartment.*

— *The State of the Nation's Housing 2003,*  
Harvard's Joint Center for Housing Studies

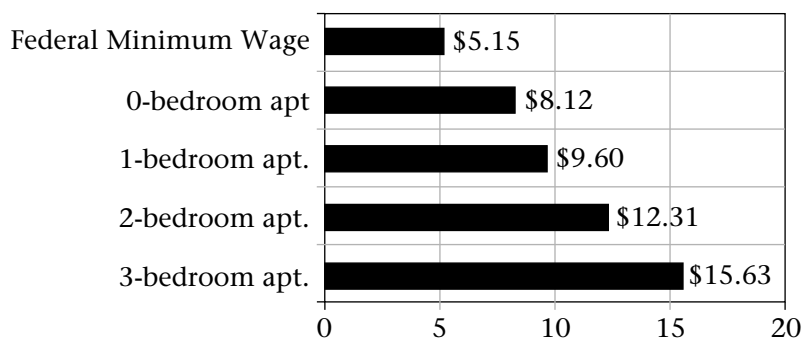
*In Franklin County, a worker earning the minimum wage (\$5.15 per hour) must work 96 hours per week in order to afford a two-bedroom unit at the area's Fair Market Rent.*

— *Out of Reach 2003,*  
National Low Income Housing Coalition

### Rental housing is unaffordable to many working households

In 2003, a full-time worker needed to earn a wage of \$12.31 an hour, or \$25,600 a year, to afford rent and utilities for a two-bedroom apartment at Fair Market Rent in Franklin County. This is a 15 percent increase in the "housing wage" since 1999. In 2000, 117,615 Franklin County households had incomes below \$25,000. The Franklin County housing wage is above the \$11.87 Ohio figure, but below the U.S. figure of \$15.21. (Sources: National Low-Income Housing Coalition; Census 2000)

**Figure HS-1**  
**Hourly Wage Needed to Afford Housing at Fair Market Rent**  
**Franklin County 2003**



Note: Wage at 40/hours a week. Source: National Low Income Housing Coalition

### 25,000 lowest income renters pay over half of income for housing.

In 2000, there were 41,278 renter households in Franklin County with incomes at or below 30 percent of median family income (\$19,150 or less for a family of four in 2003). Of these, 59.4 percent (24,519 households) paid over half of their income for housing costs. This is above the Ohio figure of 52.8 percent. (Source: HUD 2000 CHAS Data Book)

### Affordable housing demand far outstrips supply.

In 2000, there were 27,175 housing units with rents affordable to extremely low-income Franklin County renters, 14,103 fewer than needed to meet demand. In addition, 44.4 percent of these affordable units were occupied by higher income households, increasing the supply gap for the lowest income households. (Source: HUD 2000 CHAS Data Book)

## ◆ **Fewer public and assisted housing units and more rental vouchers.**

In 2001 there were 12,750 privately owned, HUD-subsidized rental units in the Columbus metro area. Since 1996, 745 of these have been lost from the affordable housing inventory. Since 1993, demolitions have reduced the CMHA public housing stock by 25.3 percent, to 3,812 units, while the number of Section 8 vouchers available to CMHA more than doubled to over 10,000.

(Source: Columbus Metropolitan Housing Authority)

## Homeownership

*For typical home buyers, sharp declines in mortgage interest rates largely offset the impact of surging home prices on affordability in 2001-02. Lower mortgage rates also allowed many homeowners to increase their mortgage debt without adding significantly to their monthly housing costs. For households at the lower end of the income distribution, though, affordability has clearly eroded.*

— *The State of the Nation's Housing 2003,*  
Harvard's Joint Center for Housing Studies

*What explains this monumental growth in home losses?...increased consumer debt and spending, stagnant wages, increased housing costs and altered welfare policies likely play some role. However, the...rapid expansion of the subprime lending industry...and...predatory loans, clearly account for a good portion of these foreclosures.*

— *Home Insecurity: Foreclosure Growth in Ohio,*  
Policy Matters Ohio

## ☆ **Homeownership rate increased, but still below state and national figures.**

The Franklin County homeownership rate increased from 54.9 percent in 1990 to 56.9 percent in 2000; however, it remains below the Ohio rate of 69.1 percent and the U.S. rate of 66.2 percent.

(Source: Census 2000)

## ◆ **Significant increases in the price of housing.**

In 2003, the average sale price of a house (both new and existing) listed in the Columbus and Central Ohio Multiple Listing Service was \$166,928, a 41.5 percent increase since 1995, when the average sale price was \$118,000. In 2003, 25.6 percent of the 24,305 homes sold were under \$100,000, while 24.5 percent were \$200,000 or more. (Source: Columbus Board of Realtors)

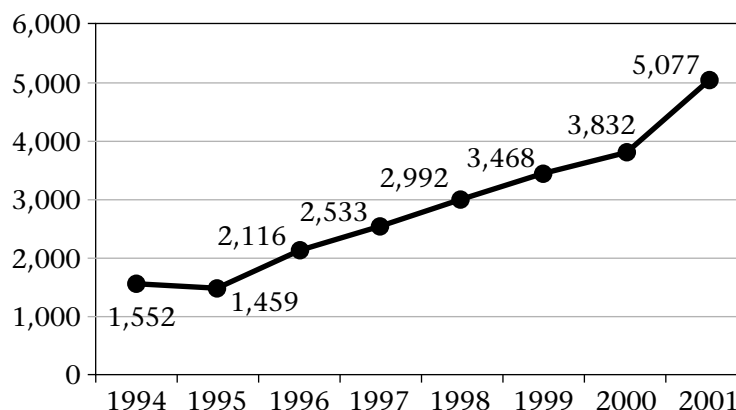
## 🏠 **11,000 low-income homeowners pay over half of income for housing.**

In 2000, there were 27,773 owner households in Franklin County with incomes at or below 50 percent of median family income (\$31,900 or less for a family of four in 2003). Of these, 39.7 percent (11,024 households) paid over half of their income for housing costs, putting them at-risk for foreclosure or deferred maintenance and housing condition problems. This is above the Ohio figure of 33.6 percent. (Source: HUD 2000 CHAS Data Book)

## 🏠 **Home foreclosures more than triple over seven years.**

In 2001 there were over 5,000 new foreclosure filings in Franklin County, more than triple the number in 1994. From 2000 to 2001, the number of foreclosures increased by 32 percent, from 3,832 to 5,077 (Figure HS-2). (Source: Policy Matters Ohio)

**Figure HS-2**  
**New Foreclosure Filings, Franklin County 1994-2001**



Source: Policy Matters Ohio, *Home Insecurity: Foreclosure Growth in Ohio*, 2002

### ☆ **Subprime lending down in low- and moderate-income areas.**

From 1999 to 2001, 10,087 home purchase loans were originated in Columbus low- and moderate-income census tracts (income at or below 80 percent of area median), representing a total of \$769 million in lending over the period. Subprime lending represented 14.4 percent of the dollar volume of these loans. During this period, however, the volume of FHA business in these areas increased, subprime business decreased and conventional business remained about the same. (Source: Fannie Mae)

## Housing Condition

*A major obstacle to housing rehabilitation...is the cost, which may exceed the appraised after-rehabilitation value of the property...These costs...are impacted by high acquisition costs, lead and asbestos on the property, location in an historic district and the extent of modernization.*

— *Housing Rehabilitation in Older Columbus*,  
Community Research Partners

### 🏠 **Most units with physical problems are rental units.**

In 2002 there were 21,300 housing units in Franklin County with physical problems, a 13.5 percent increase from the 1995 figure of 18,600. Of the total, 6,000 units have severe physical problems and 15,300 have moderate physical problems. Three-fourths of all units with physical problems were renter-occupied. (Source: American Housing Survey)

### 🏠 **More households live in overcrowded conditions.**

In 2000, 2.4 percent of all occupied housing units in Franklin County had more than one person per room, an increase from 1.8 percent of all units in 1990. The figure for Ohio in 2000 was 1.6 and for the U.S. it was 5.7 percent. (Source: Census 2000)

## Racial Disparities in Housing

*There is a gap in racial representation in housing. Minority groups are overrepresented in emergency shelter and underrepresented in homeownership.*

— Focus group

The United Way of Central Ohio 2003 Racial Disparities Report identified the following disparities between persons of color and the majority population in the areas of housing. Additional detail can be found in the report.

- **Homeownership.** Owner occupancy rates for housing units occupied by black or African American, Asian, American Indian and Hispanic or Latino households are 23-35 percentage points below the rates for white households.
- **Mortgage loans.** Asian and white applicants for conventional home purchase loans have a loan origination rate 20-30 percentage points higher than do applicants of other races.
- **Public and assisted housing.** Black families compose over 80 percent of residents of public housing and of Section 8 voucher holders.
- **Housing problems.** Black and Hispanic households are overrepresented in the group of low-income households with housing problems (cost burden and overcrowding), while white households are underrepresented.
- **Homelessness.** Black families outnumber white families by nearly 3:1 in emergency shelters for the homeless, and blacks have a greater chance of being among the chronically homeless population.

## Housing Trends, Needs & Gaps: Community Perceptions

*Affordable housing is a huge issue here, despite all the work that has been done.*

— Key informant interview

*There is money provided for rent, but not for case management services that go along with housing needs.*

— Focus group participant

## Key Informant Interviews

Affordable housing was identified by 20 percent of the key informants interviewed. Gaps in housing services, programs or funding were cited by 18 percent (see Appendix C). “Less affordable housing” was mentioned as a trend by 6 percent of those interviewed. The following are the housing themes that emerged:

- **Affordable housing.** Affordable housing is tough one to address; payment of rent and utilities; affordable housing is increasingly important; housing puts more stress on low-income people than anything else.

- **Downtown housing.** New downtown housing is mainly upper-income, we need to assist those displaced; downtown housing is focused on people of means.
- **Other housing issues.** Homeownership; people living in sub-par housing.
- **Population groups with housing needs.** Low-income people, working poor, recent college graduates, people with mental illness, ex-offenders.

## Focus Groups

Housing issues were mentioned as a need, gap or trend in 12 of the 18 focus groups (see Appendix D). The following are the themes—aggregated from all of the focus groups—that emerged related to housing:

- **Affordable housing.** Large percent of income going to housing costs; availability of affordable housing and housing choices; have to work 50-60 hours a week at minimum wage to afford housing; individuals on waiting list for subsidy for six months; affordable housing in safe, well-lit neighborhood; housing focus of Mayor is higher income housing; housing for large immigrant families.
- **NIMBY.** Special needs populations may do better in affluent areas, but tough to site; difficulty in siting in neighborhoods trying to revitalize.
- **Homeownership and home purchase.** Help working poor become homeowners and have skills to maintain housing; low interest rates have driven up sales prices; credit issues affect eligibility for loan at a suitable interest rate; homeownership issue related to culture and paying interest
- **Housing condition.** Rental housing stock quality or lack thereof; older neighborhoods need to maintain housing; no safety net to address maintenance issues; chores and home maintenance services
- **Housing services:** Need services that could support housing; difficult to keep people housed; services for those that cannot get housing; services to get people back on their feet; supportive services for disabled persons to be successful in housing; housing with high degree of supervision.
- **Population groups with housing needs.** Low-income people, working poor, people with mental illness/substance abuse problems, ex-offenders/sex offenders/people with felony history; Somali/Muslim community large families; immigrants; kids kicked out of their homes; youth aging out of foster care; older adults; people with health problems.

## Donor and Agency Web Survey

*There is a need for affordable housing in suburban and middle to high income neighborhoods.*

— Web survey respondent

A total of 566 web survey responses were received from United Way agency staff, United Way volunteers, donors and others. Table HS-1 shows the percentages of respondents who thought the housing issues listed in the survey were either major or medium community problems.

**Table HS-1**  
***Housing Community Problems***  
***Donor and Agency Web Survey***

Issues	Major Problem	Medium Problem
Housing condition/deteriorated housing	37.5%	35.2%
Affordable rental housing	36.0%	35.3%
Housing for people with disabilities	34.5%	30.9%
Rent/mortgage/utility assistance	33.9%	29.3%
Affordable homeownership	32.3%	38.2%
Housing for families with children	32.0%	38.9%
Public and assisted housing	31.6%	30.6%
Housing with on-site services	28.8%	30.7%
Housing for older adults	26.7%	35.7%
Housing foreclosures	21.2%	32.0%
Homeownership rates	17.8%	32.0%

*N=566 survey respondents; not all respondents answered all questions.*

## Current Efforts in Housing

### Community Plans and Strategies

A review of planning documents and strategy statements of key community organizations involved in human services and community development planning and funding (see Appendix F) found the following areas of focus related to housing policy:

Organization	Plan/Strategy/Policy Focus							Population Focus
	Home Ownership	Public/ Assisted Housing	Affordable Rental Housing	Housing Rehab./ Home Repair	Special Needs/ Supportive Housing	Geographic Focus		
<b>United Way of Central Ohio</b> <i>Source: UW Goals &amp; Objectives</i>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	Franklin County	Economically disadvantaged households; homeless persons	
<b>Franklin County</b> <i>Source: Consolidated Plan 2000- 2003</i>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	Franklin County	Low-income and moderate-income persons	
<b>City of Columbus</b> <i>Source: Consolidated Plan 2000- 2003; Fair Housing Plan</i>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	City of Columbus	Low-income and moderate-income persons	
<b>Columbus Metropolitan Housing Authority</b> <i>Source: PHA Plan 2004-08</i>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	City of Columbus	Low-income families in the Columbus MHA	
<b>Community Shelter Board</b> <i>Source: 10-Year Plan to End Chronic Homelessness; Comprehensive Needs Assessment</i>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	Franklin County	Homeless persons/ supportive housing residents	
<b>Community Shelter Board</b> <i>Source: Rebuilding Lives Plan</i>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	Franklin County	Low-income and moderate-income persons	
<b>Columbus Urban League</b> <i>Source: Fair Housing Plan: 2001-2003</i>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	Franklin County	Low-income and moderate-income persons	
<b>Community Research Partners</b> <i>Source: CPS Student Mobility Research Project Report</i>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	Columbus Public School District/ Linden-McKinley area	CPS community	
<b>Older Adults Housing Task Force</b> <i>Source: Senior Housing Needs Assessment</i>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	Franklin County	Low-income and moderate-income persons	
<b>Columbus Compact Corp.</b> <i>Source: Columbus EZ Strategic Plan</i>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	Columbus targeted urban core areas	Regional Economy (Businesses and Employers) and Community	
<b>ADAMH Board of Franklin County</b> <i>Source: Franklin County ADAMH System Needs Assessment</i>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	Franklin County	Low income people with mental health or addiction problems	

# Housing Resources

As part of the data gathering for *What Matters 2004*, Community Research Partners compiled an inventory of sources and uses of human services funding in Franklin County. A summary of the full inventory, including methodology, definitions and caveats, can be found in Appendix E. The following summarizes the information related to the housing issue area. It is a profile of one year of funding from federal, state and local government and local philanthropic/private sources. Also included is a graph illustrating how United Way funds for the housing critical need area are allocated among various use categories.

## Overview of Annual Funding Sources for Health

**Housing Total** **\$123,509,217**

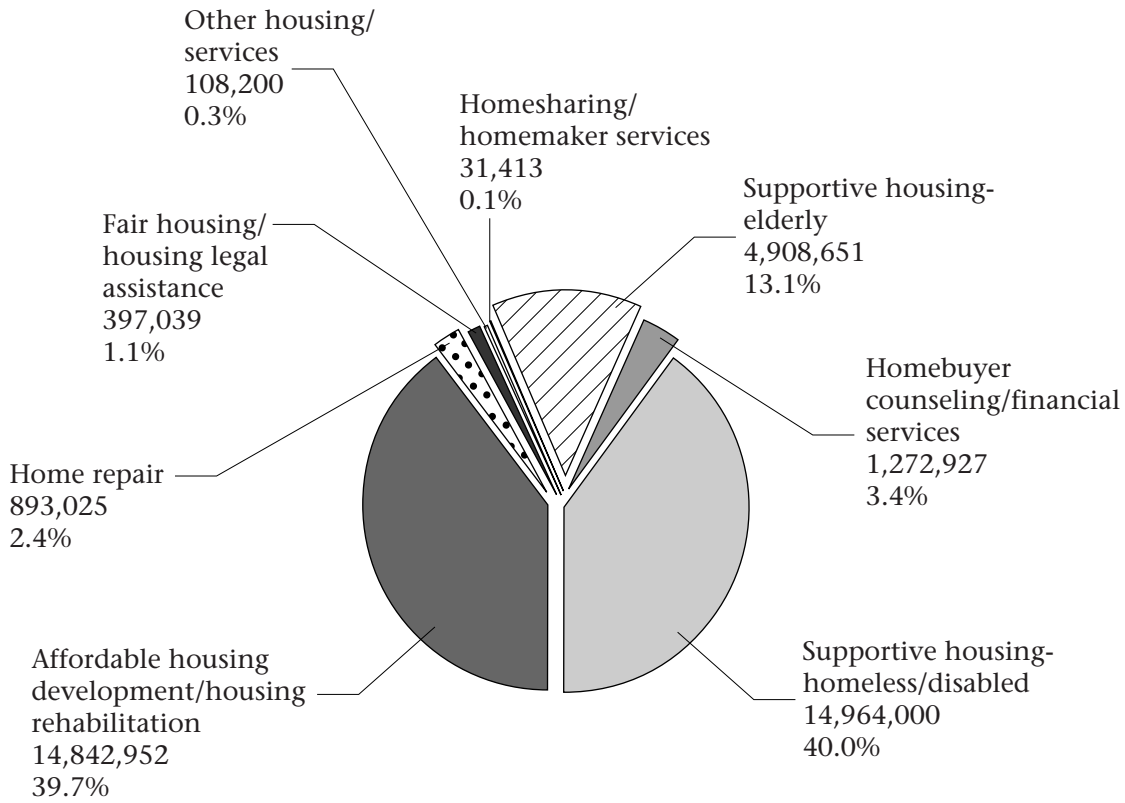
<b>FUNDING SOURCE</b>	<b>PROGRAM</b>	<b>AMOUNT</b>
<b>PUBLIC</b>		<b>\$122,862,168</b>
<b>FEDERAL</b>		<b>\$110,654,161</b>
HUD	CDBG	4,737,610
	Continuum of Care	1,299,392
	EDSS	183,025
	HOME	6,854,446
	HOPWA	401,447
	Lead Hazard Control	2,157,343
	Lead Hazard Testing and Education	263,686
	PHA Operating	8,160,716
	Public Housing Capital Fund	11,198,390
	Section 202 Housing for the Elderly	3,890,800
	Section 8 Housing choice and Project based, Section 236	56,499,273
	Section 8 Housing choice vouchers for families with disabilities	579,709
	Section 811 Housing for persons with disabilities	1,029,100
	Self Help Home Ownership Opportunity Program (SHOP)	83,500
	Shelter Plus Care	2,881,980
	Congregate Housing Services	404,340
	Housing counseling agency grants	26,032
HHS	Title XX	21,699

<b>FUNDING SOURCE</b>	<b>PROGRAM</b>	<b>AMOUNT</b>
<b>STATE</b>		<b>\$5,620,452</b>
ODADAS	Room and Board	70,767
ODMH	Residential Treatment	4,580,485
ODOD	Discretionary Grants Program Housing Assistance Request for proposals	\$108,200 \$861,000
FC Senior Services Levy	COAAA	606,511
Franklin County ADAMH Levy	N/A	3,881,044
City of Columbus Dept. of Development	Social Services Contracts	120,000
Franklin County General Fund	N/A	1,000,000
City of Columbus Hotel/Motel Tax	Cols/FC AHTC	980,000
<b>LOCAL PRIVATE</b>		<b>\$647,049</b>
Nationwide Foundation		\$62,000
The Columbus Foundation		\$247,800
UWCO		\$337,249

*Note: Homelessness is a part of United Way's Housing critical need area. However, the United Way funding for homelessness programs (\$927,353) is included in the Basic and Emergency Needs section.*

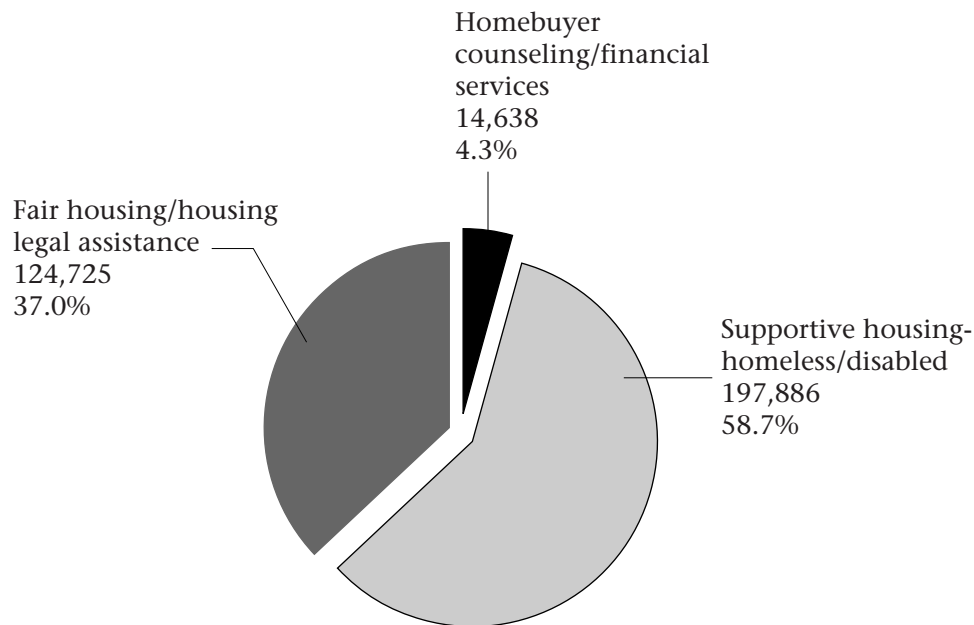
# Overview of Annual Uses of Funding for Housing

**Figure HS-3**  
**Annual Use of Funds for Housing Activities**  
**Total Annual Funding: \$123,509,217**



## How United Way Resources are Used for Housing (per the CRP Resource Inventory Taxonomy)

**Figure HS-4**  
**Use of United Way of Central Ohio Funds for Housing Activities**  
**Total Annual Funding: \$337,249**



Note: Homelessness is a part of United Way’s Housing critical need area. However, the United Way funding for homelessness programs (\$927,353) is included in the Basic and Emergency Needs section.

Some programmatic funding supported by the Housing Vision Council is represented in other sections of the report.

According to United Way of Central Ohio investment, initiative, and donor designation tracking records, \$1,763,759 is funded through the Housing Vision Council.

