

Year in Review

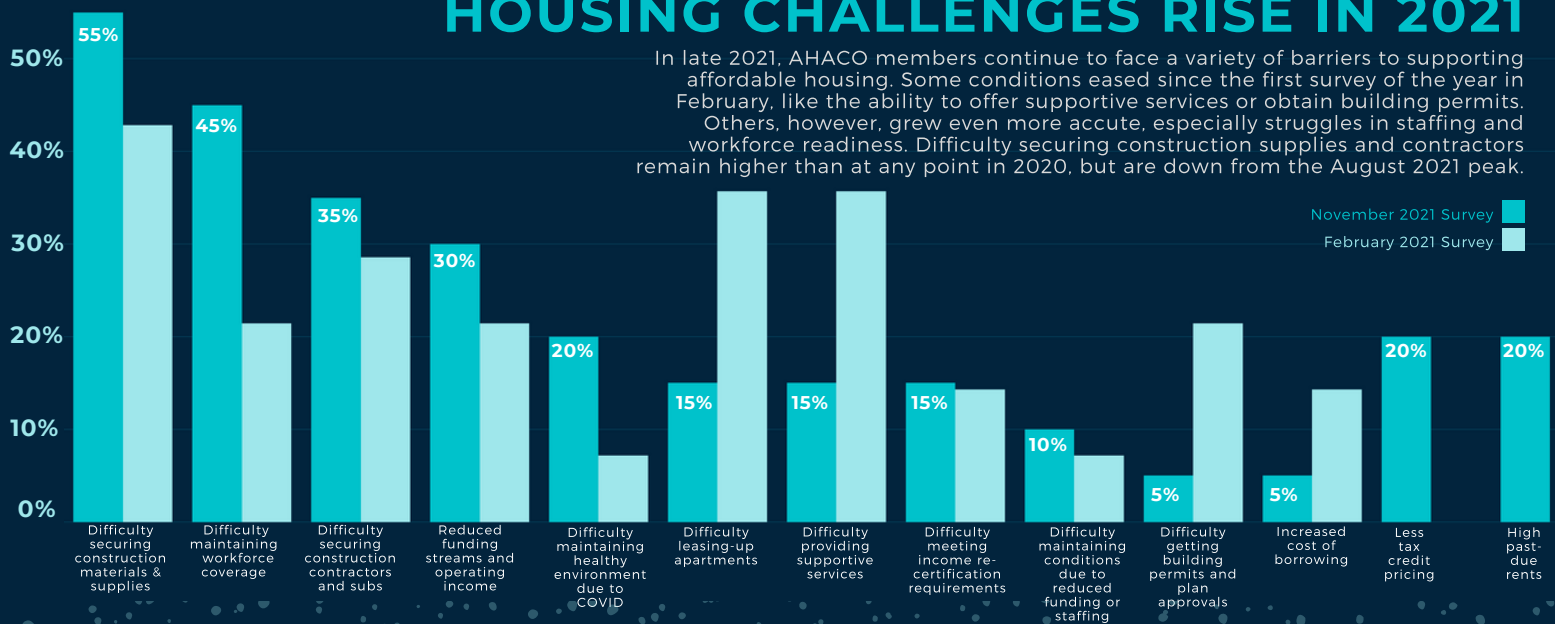
2021

AFFORDABLE HOUSING ALLIANCE OF CENTRAL OHIO

In the waning hours of 2021, there is much to celebrate! Advocates and public servants across our community spoke in unison, demanding action to close Central Ohio's widening housing gap. Their many successes expanded the armory of tools we have to quell this crisis. But without strategic and sustained investments in housing, experts predict that 2022 will be a year of hardship marked by rising evictions, mounting homelessness, and decreased access to entry-level homes for aspiring homebuyers. New partnerships and quick deployment of federal relief funds can preempt these concerns and enshrine the new year as a turning point in Franklin County's fight for equity and housing stability.

HOUSING CHALLENGES RISE IN 2021

In late 2021, AHACO members continue to face a variety of barriers to supporting affordable housing. Some conditions eased since the first survey of the year in February, like the ability to offer supportive services or obtain building permits. Others, however, grew even more acute, especially struggles in staffing and workforce readiness. Difficulty securing construction supplies and contractors remain higher than at any point in 2020, but are down from the August 2021 peak.



EVICITIONS CLIMB

Franklin County evictions continue their dangerous rise. There were 1,302 new evictions filed in November, a 54% increase from last year. That is just 68 evictions less than the pre-pandemic rate.



DECEMBER 2021

HOUSING+COVID-19

Celebrating Successes & RECOGNIZING PROGRESS IN 2021

EMERGENCY RENT ASSISTANCE

Since COVID, 21,910 households received emergency relief to avoid eviction. Over \$52 million in relief funds were already released.

AFFORDABLE HOUSING BONDS

In 2021, the City of Columbus released a plan to create 1,300 affordable homes, exhausting all voter-approved housing bonds.

ZONING REFORM UNDERWAY

Columbus released a report laying the groundwork for the first major update to housing regulations since the pre-civil rights era.

RESILIENCY BRIDGE PILOT PROGRAM

With support from JPMorgan Chase, the Franklin County Commissioners, and the Columbus Metro Housing Authority, 60 families will participate in the new Resiliency Bridge program, to provide housing supports and workforce certifications in high-demand, COVID-proof careers.

PROTECTING LEGAL INCOME SOURCES FROM DISCRIMINATION

In 2021, the cities of Columbus, Reynoldsburg, Westerville, Worthington, and Whitehall all adopted anti-discrimination ordinances to protect renters. Additional jurisdictions are now studying these opportunities and may continue expansion in 2022.



Predictions 2022

AHACO members share their affordable housing predictions for the coming year. Despite strong momentum towards housing solutions and unprecedented access to resources, experts are almost unanimous in their concern that Central Ohio will face increasing housing loss and instability that will hamper short-term recovery and long-term stability without new tools.

95%

OF AHACO MEMBERS PREDICT THAT THE NUMBER OF FOR-SALE HOMES UNDER \$160,000 WILL SHRINK IN 2022, 60% BELIEVE THAT WILL BE "SUBSTANTIAL" SHRINKAGE

90%

OF AHACO MEMBERS PREDICT THAT EVICTIONS WILL RISE IN 2022, 35% BELIEVE THAT INCREASE WILL BE "SIGNIFICANT"

95%

OF AHACO MEMBERS PREDICT THAT LAND FOR AFFORDABLE DEVELOPMENT WILL BE MORE DIFFICULT TO ACQUIRE IN 2022

75%

OF AHACO MEMBERS PREDICT THAT IT WILL BE HARDER TO SECURE BUILDING SUPPLIES AND CONTRACTORS IN 2022

95%

OF AHACO MEMBERS PREDICT FRANKLIN COUNTY HOMELESSNESS WILL GROW IN 2022

80%

OF AHACO MEMBERS PREDICT THAT LOCAL AFFORDABLE HOUSING INVENTORY WILL SHRINK IN 2022, 45% BELIEVE THAT WILL BE "SUBSTANTIAL"

SOLUTIONS THAT CAN'T WAIT ANOTHER YEAR

#1

A Resilient Recovery

The City and County should invest 30% of State & Local Recovery funds in affordable housing initiatives.

#2

Upward Mobility

Use housing as a platform for economic growth by pairing individual & family supports with affordable housing.

Zone for Equity

Modernize local building codes to legalize affordable housing and align our land use rules with our housing priorities and funding incentives.

#3

Pass BBB Now

BBB bridges the gap between wages and housing costs for Ohio's lowest-income and most marginalized households.

#4

#5

Get Creative

From pilots, to Source of Income protections, to minority home-ownership, Central Ohio must lead via fearless innovation.

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SHARING GRATITUDE

Below is a small snapshot of thanks that Alliance members wish to share for the partnerships and initiatives that were nurtured in 2021. If grown, these collaborations form the foundation for a sustainable, prosperous Franklin County.

Commitment to closing the funding gap in affordable construction, like by expanding the Franklin County Magnet Fund, enabled Central Ohio to excel in the State's "non-competitive" tax credit program

Because of the region's robust emergency response to the pandemic, a large property management company was able to connect struggling tenants with rent assistance and avoid filing *all* economic evictions.

With the help of City funding, one partner completed 37 home repairs in South Linden. The average recipient was 65 years old and earned 35% of the area's median income. All general contractors were minority-owned firms.

A member expressed gratitude for the City of Bexley's ongoing commitment to creating an equitable and inclusive community through support for affordable housing and anti-discrimination laws

The Columbus Metropolitan Housing Authority committed new voucher funding to support operational costs that will help almost 3,000 residents find an affordable place to live.

*Happy Holidays
from the Alliance*

The members of the Affordable Housing Alliance of Central Ohio are twenty-eight non-profit and for-profit organizations that represent the full spectrum of affordable housing activities in Franklin County, from homeless and housing services, to housing development and housing finance. Working together, we advance solutions to address the affordable housing challenges, support economic progress, and strengthen the community.


ABOUT US

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