

HOUSING + COVID-19

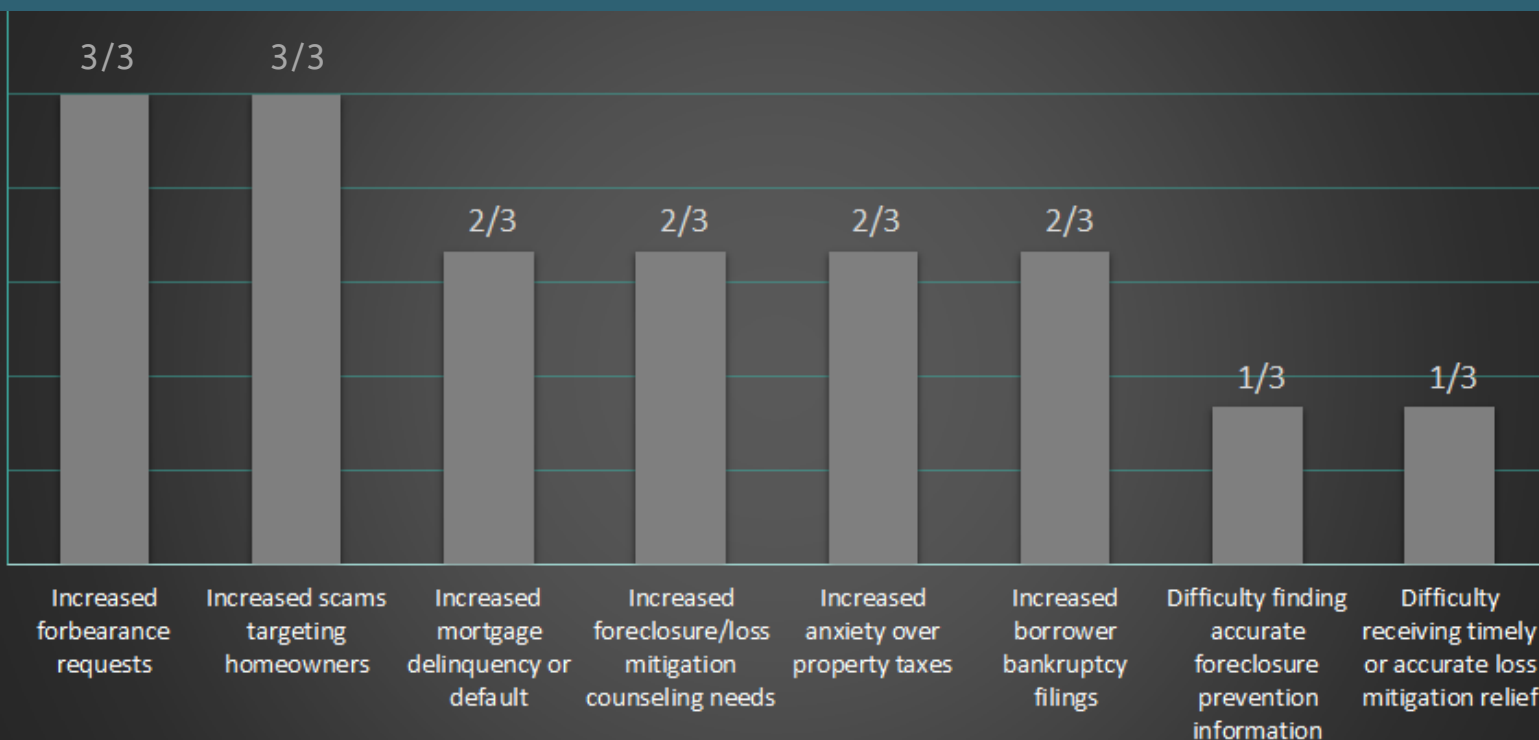
By mid-May, 4.75 million American mortgage loans were in forbearance, with 27,000 borrowers per day requesting this relief. Although 8.8% of all borrowers are currently in a forbearance period, that number jumps to 12.4% for loans targeting working class purchasers. The value of all forborne loans now exceeds \$1 trillion in unpaid principal. In April, 46% of owners in forbearance nevertheless made a mortgage payment, suggesting owners requested the deferment as a safety net, but did not yet need to use it. However, that utilization rate jumped to 79% in May, showing a deepening housing crisis.

Three Central Ohio institutions with extensive homeowner counseling experience and owner-targeted assistance programs shared their perspective of how the coronavirus is impacting homeowners (*below*). Homeport, Homes on the Hill, and Habitat for Humanity MidOhio reported surges in forbearance requests and scams targeting vulnerable owners. Most also reported spill-over impacts outside the mortgage industry, including increased bankruptcy filings and anxiety over property tax obligations.

PURCHASE MARKET

The Columbus Dispatch reported that Central Ohio home sales fell 15.1% year-over-year in April 2020, with May indicators also projecting downward. Home listings dropped 27% with seller hesitation aggravating an unprecedentedly tight housing market. This contraction raised the median sales price to \$220,000. **It would require 143 hours of work per week at Ohio's minimum wage to afford a home at that price.** In comparison, it takes 86 hours of minimum wage work per week to afford a modest two-bedroom apartment.

AHACO MEMBERS SERVING HOMEOWNERS SEE INCREASE IN HARDSHIPS & NEEDS



ABOUT US

The members of the Affordable Housing Alliance of Central Ohio are twenty-one 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, they are advancing solutions to address the affordable housing challenge, which will support economic progress and strengthen the community. Sign up for our newsletter at www.AHACO.org.

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CENTRAL OHIO HOUSING PLAYBOOK

SAVE OUR DREAM Congress should provide \$75 billion for a Housing Assistance Fund to help homeowners that are struggling to make ends meet due to the pandemic

KEEP MOMENTUM Evidence shows early interventions are working; decision makers should deploy Community Development Block Grant funds for rent assistance to maintain expiring supports for at-risk households

BIG NEED Congress should allocate \$100 billion to the Emergency Solutions Grant to stop a flood of evictions and ensure housing providers can meet obligations

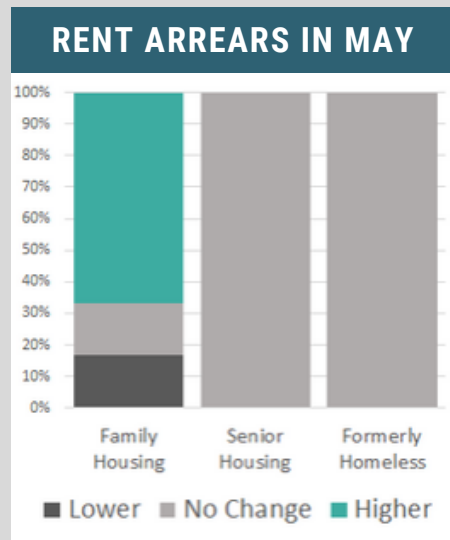
WHAT COMES NEXT Congress should establish a 4% LIHTC "floor" and local governments should expand gap funding to close the 54k household affordability divide

RENTAL MARKET UPDATE

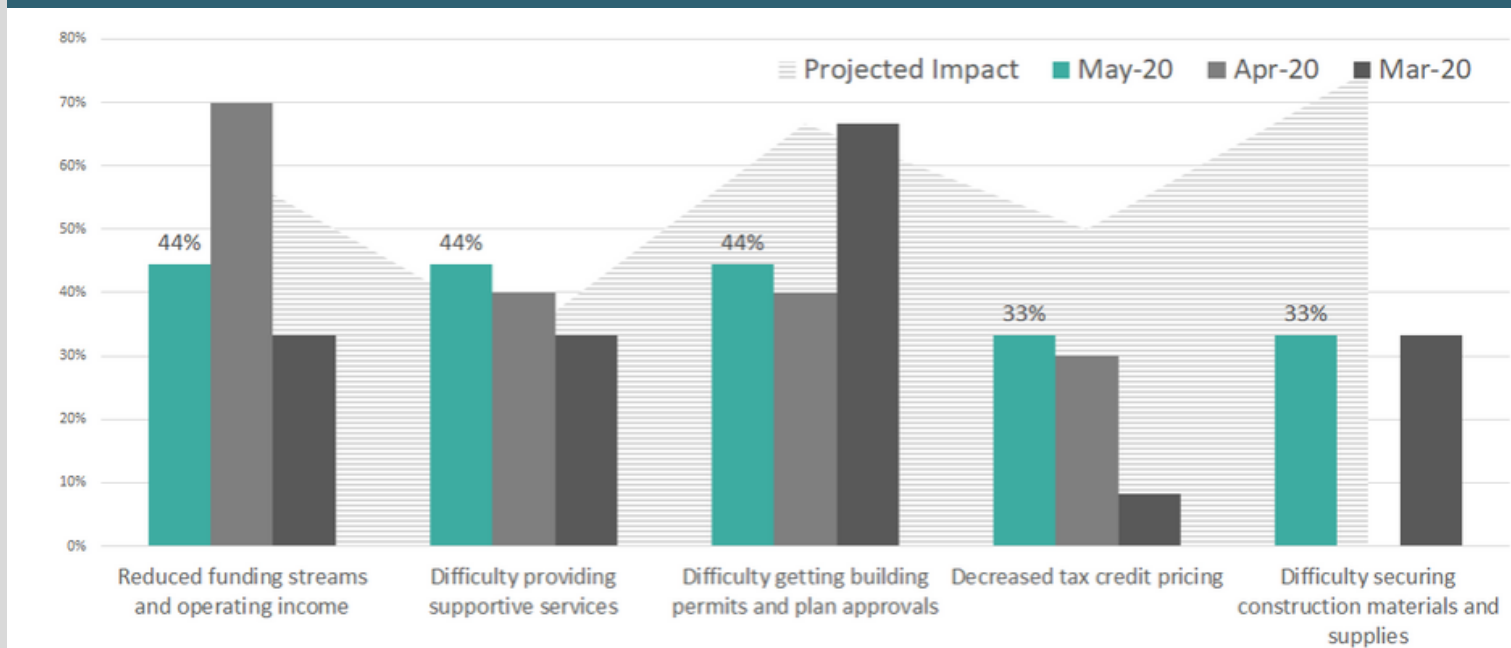
Rent Payments With local eviction prevention efforts and national economic aid, tenants' ability to pay rent temporarily rebounded, although nearly half of respondents continue to report income decreases. While elderly and permanent supportive housing settings were stable month-over-month, most family housing communities saw lower rent payment rates in May than in April (*right*). Housing providers expressed concerns about tenants' ability to maintain payments after federal unemployment boosters expire in July (*below*).

Construction Financing Slumping tax credit rates for affordable housing development represented a growing challenge for the third straight month as the 4% LIHTC rate continued its slide deeper into historically low values, set at 3.07% for June 2020.

Supportive Services Housing providers' ability to offer tenants supportive services also grew more difficult as the pandemic continued, hindering their delivery of healthcare supports, food relief, and transportation connections. As the need for these services increases, the effects will be most debilitating for seniors and individuals with disabilities.



HOUSING CHALLENGES MONTH-OVER-MONTH SINCE OHIO DECLARED AN EMERGENCY



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