



HOUSING + COVID19

AFFORDABLE HOUSING ALLIANCE OF CENTRAL OHIO
MEMBER SURVEY RESULTS
MARCH 31, 2020

HAPPENING NOW: COVID-19 IMPAIRS ALL AFFORDABLE HOUSING OPERATIONS

HOMELESS SYSTEM OVERLOAD. There is an immediate impact on the homeless service system. Expanded space is being provided to safely accommodate shelter residents. More will be needed as shelter demand and illness grows.

SEARCH FOR SCARCE SUPPLIES. Housing and shelter providers are dangerously low on personal protective equipment and paper and cleaning supplies.

INCREASING THE GAP. The central Ohio housing gap will get worse as affordable housing construction slows and vulnerable households lose income to pay for housing.

OPERATIONS IMPACTED. There will be a ripple effect on the operations and finances of affordable housing providers as residents begin to miss rent payments beginning in April.

EVICTION BACKLOG. The action of local courts to suspend eviction actions is commendable, but filings continue, only postponing a housing catastrophe. Rent assistance is needed to keep people in their homes.

PARTNERING FOR SOLUTIONS @AffordHouse_OH

Local, state, and national organizations are working together to advance solutions to the rapidly unfolding crisis and blunt its impact on the affordable housing community and the people they serve. AHACO is partnering with these organizations on the following funding and policy recommendations, which are being refined as the conditions evolve.

LOCAL

- Provide emergency homeless system funding
- Freeze COVID-19 related evictions and provide targeted rental assistance
- Maintain "business as usual" for construction
- Advocate for waivers to federal housing regs
- Support Legal Aid and local nonprofits

OHIO

- Fund emergency rental assistance and homeless system response
- Streamline homeless regulations and provide exceptions to program deadlines
- Fill PPE supply gap for housing operators
- Offer financial support to the social service sectors

NATIONAL

- Provide more homeless system funding, help for senior living communities, and rental assistance
- Streamline regulations for fast resource deployment
- Pass the Affordable Housing Credit Improvement Act to stimulate construction
- Protect nonprofits and extend #Relief4Charities



900

Number of pieces of PPE the shelter board currently has. They project filling 4 shelters with hundreds of COVID positive people

CONSTRUCTION IS ESSENTIAL

COVID-19 threatens to stall construction and accelerate the existing housing crisis by:

- Slowing inspections and zoning approvals
- Disrupting supply chains
- Redirecting critical funding to disaster recovery
- Lowering tax credit pricing
- Increasing borrowing costs

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.

STORIES FROM THE FRONT LINES

CONSTRUCTION CRUNCH A planned affordable housing development in Central Ohio found itself with a new \$1,000,000 financing gap after the 4% low income housing credit rate cratered to its lowest level in history.

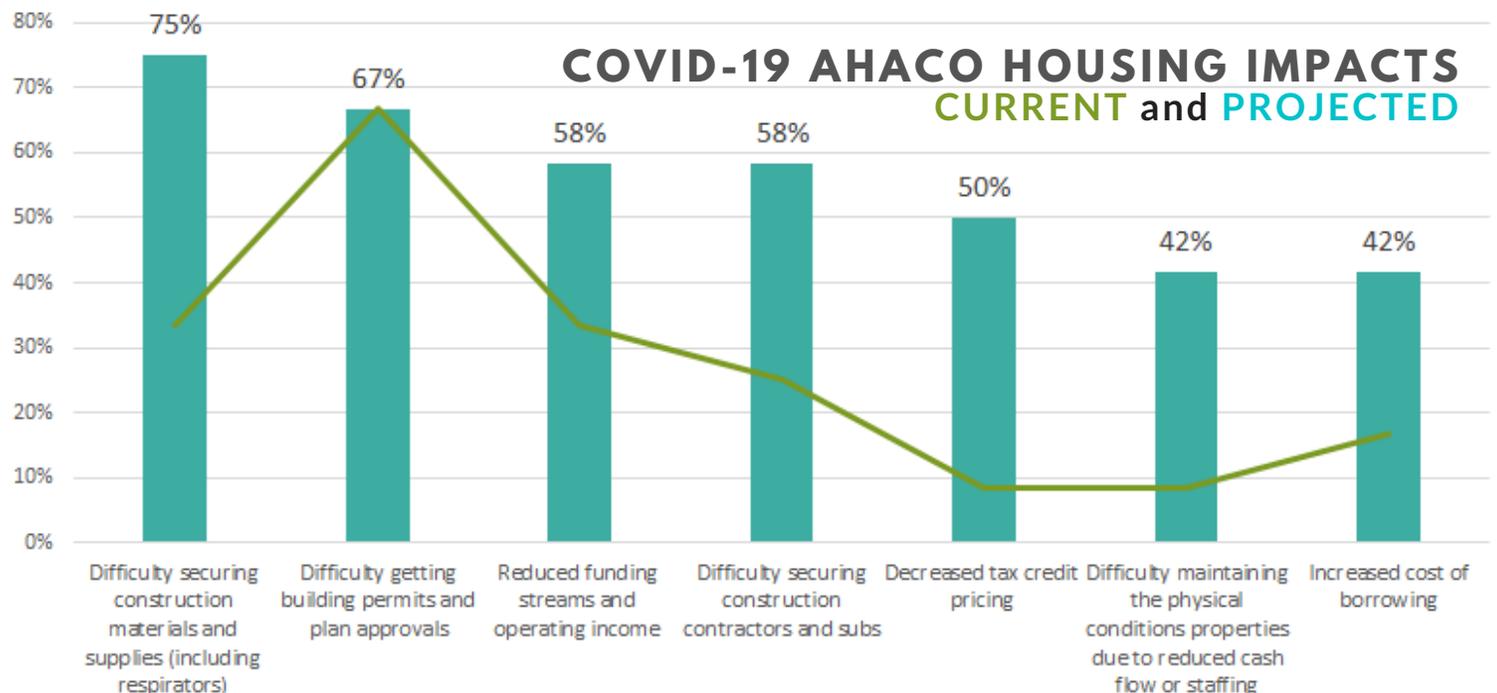
PRICE GOUGING A senior citizen, caring for her eight-year-old daughter was threatened with eviction if she refused to sign a lease tripling her rent.

PHILANTHROPIC LIMITS Affordable housing operators are putting their residents first to offer emergency aid out of their own pockets; but they don't have the resources to do so indefinitely and still remain solvent.

APPROVAL PINCH As governments move to virtual operations essential processes are poised for major disruption, including zoning decisions, engineering reviews, and site-plan approvals.

OWNERSHIP ON THE LINE A nonprofit helping homeowners is bracing for "almost all" customers to lose income or face mortgage default. They're preparing the same responses Ohio saw after the 2008 collapse: mortgage modifications and forbearances.

NO WHERE TO GO A mother of an immunocompromised child found her family without housing after a new landlord refused to meet in-person and sign the agreed lease or transfer keys to their new home.



Thirteen AHACO members and advisers, including the largest affordable housing and homeless service providers in Franklin County, responded to our survey on the impacts of COVID-19 on their organization and the people they serve. AHACO members, allies, and media reports were used to compile the Stories from the Front-line. For more information contact Carlie J. Boos, Executive Director, at carlie@ahaco.org.