

Rent payments tumbled 12% overall in April 2020 with family households showing even greater instability. Housing challenges grew in nearly every tracked category. This emergency will deepen in May, especially for workforce renters, as they exhaust savings and emergency relief funds.

March Rent Payments

Pre-Crisis Payments Were Strong

98%



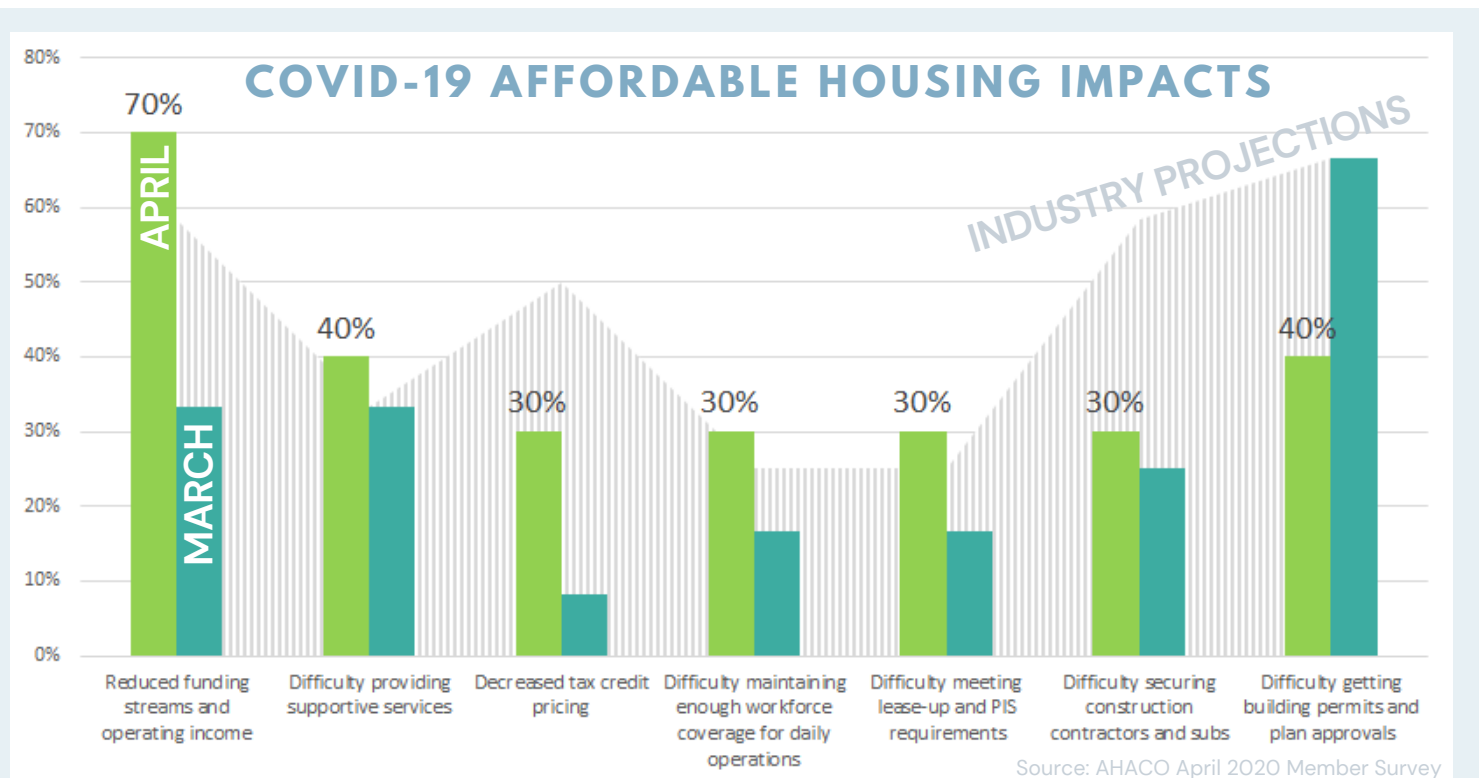
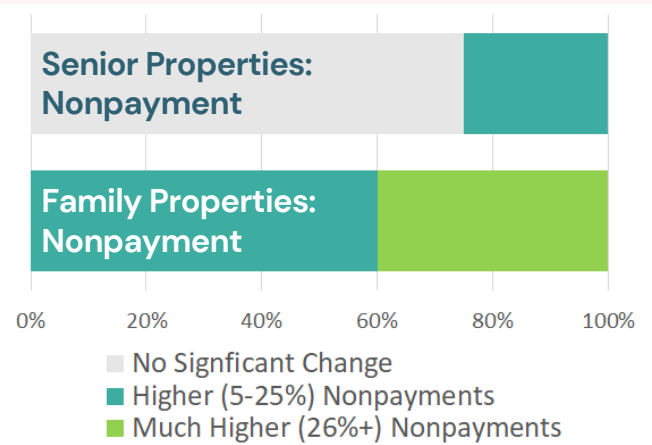
April Rent Payments

Rent Payments Fell 12% in April
As Coronavirus Hits Ohio

86%



Nonpayment was more pronounced in workforce settings, where some operators saw 20-30% of tenants fall behind on rent. All family housing providers reported significant arrears. Senior households were much less likely to miss rent, with 75% of operators reporting "no significant changes". However, senior living providers reported increased need for supportive services.



Respondents to the AHACO member survey reported significant month-over-month increases in housing challenges. Difficulties grew in all tracked sectors. Some challenges already exceeded initial projections of how severe the crisis would become. Only one measurement, obtaining permits and approvals, eased in April.

TheNews

"A lawyer with the Willis Law Firm who represents the Columbus Apartment Association, said the organization considers a rental-assistance fund its top priority."

Evictions could surge because of coronavirus impact on Ohio economy, Dispatch 4/27/20

"For those in Columbus who were already having a hard time making rent, their situation just got even more difficult."

Tenants, landlords navigate new terrain amid COVID-19 crisis, Columbus Alive 3/31/20

"The last thing we and our property owners want is to evict a bunch of people and have a bunch of vacancies, especially folks who in a month or two are going to get through this and get back on track."

Columbus landlords, tenants brace for impact of coronavirus pandemic, Columbus Business First 3/18/20

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.

Phone 614.344.0527

Email Carlie@ahaco.org

Address 360 S. Third St., Columbus 43215

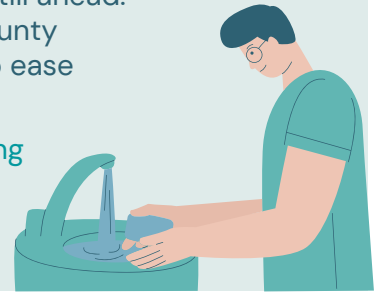
 [@AffordHouse_OH](https://twitter.com/AffordHouse_OH)

AHACO thanks our Strategic Advisory Council for supporting this publication: AEP, Affordable Housing Trust for Columbus and Franklin County, Cardinal Health, EMH&T, Fifth Third Bank, Huntington Bank, JPMorgan Chase & Co., Nationwide Children's Hospital, Nationwide Foundation, Park National Bank, PNC, United Way of Central Ohio, and Tidwell Group. Ten AHACO members, including some of the largest affordable housing and homeless service providers in Franklin County, responded to this survey on the impacts of COVID-19 on their organization and the people they serve.

Big Need: Rent Aid to Stop Evictions

Nearly one million Ohioans have filed for unemployment. Many of them need help paying rent next month, particularly as savings and other resources are exhausted. Affordable housing experts predict the worst is still ahead. The City of Columbus and Franklin County Commissioners quickly stepped up to ease pressure, but much more is needed.

AHACO supports Congress in allocating \$100 billion to the Emergency Stabilization Grant to stop the impending flood of evictions.



Don't Wait, Release Local Aid Now

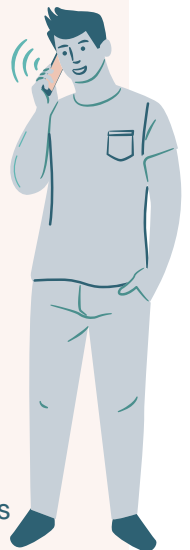


We can act locally to stabilize the most vulnerable families without waiting for additional federal assistance. Our cities, counties, and State should immediately deploy Community Development Block Grant dollars allocated under the CARES Act to support households that are most at-risk. Building this funding vehicle now ensures we can release new funding effectively should it become available.

Housing for What Comes Next

We now have many stark illustrations of how housing and health are inextricably linked. Low-income people paying too much for housing must choose between handing over rent or a mortgage check and paying for food or health care. They work when sick to make ends meet. **Getting Ohioans back to work safely requires a complete housing solution. We can close the 54,000 household affordability gap by:**

- Asking Congress to establish a 4% LIHTC floor
- Expanding gap funds to construct affordable homes
- Funding rent assistance programs
- Helping homeowners avoid foreclosure
- Streamlining the permitting and construction process



Supplies Needed

Half of respondents reported challenges obtaining PPE. The Community Shelter Board is accepting disinfectant, PPE, and personal hygiene donations.

