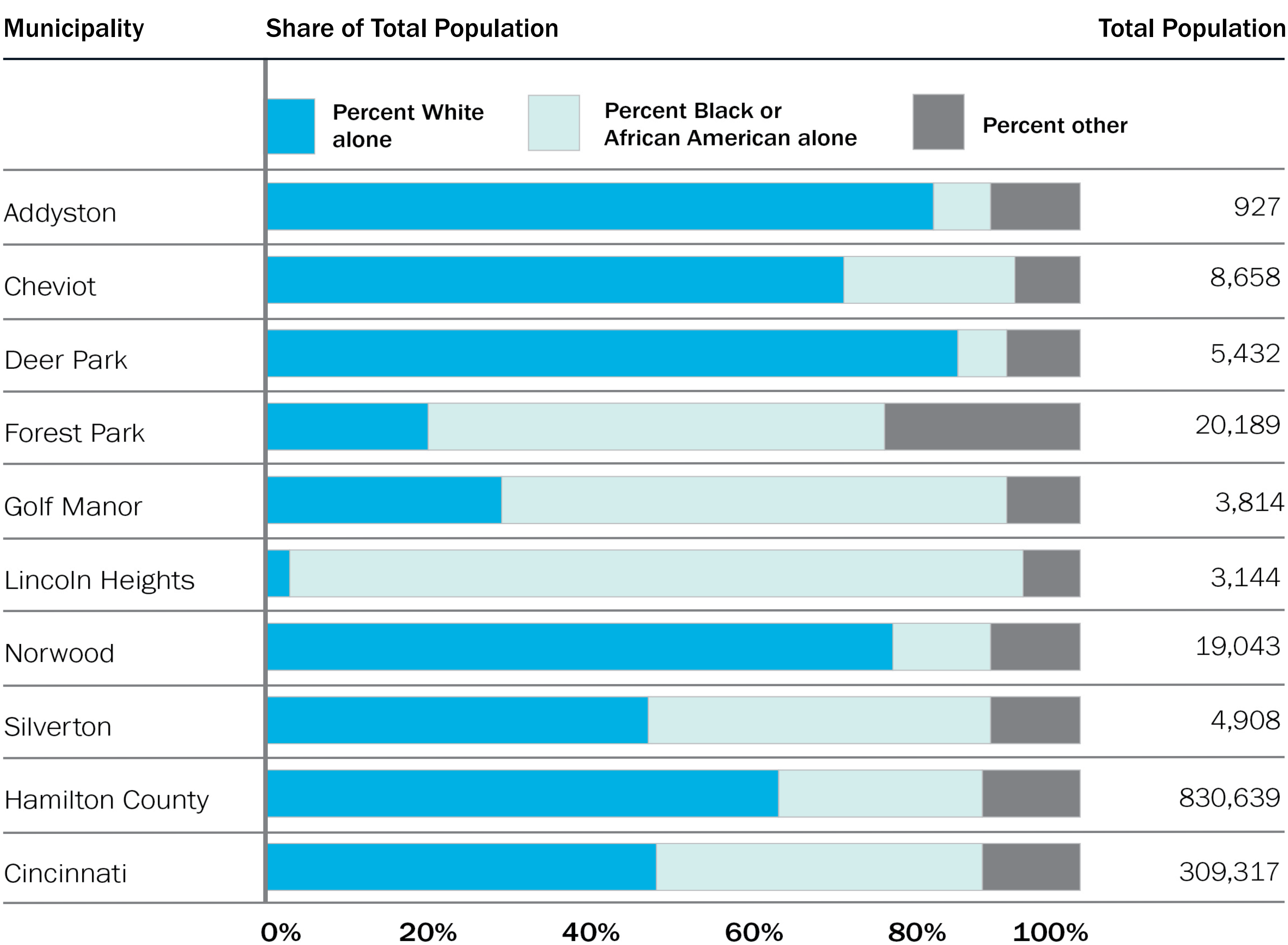
LISC GREATER CINCINNATI

Housing Action Plans: Local Data Highlights

POPULATION

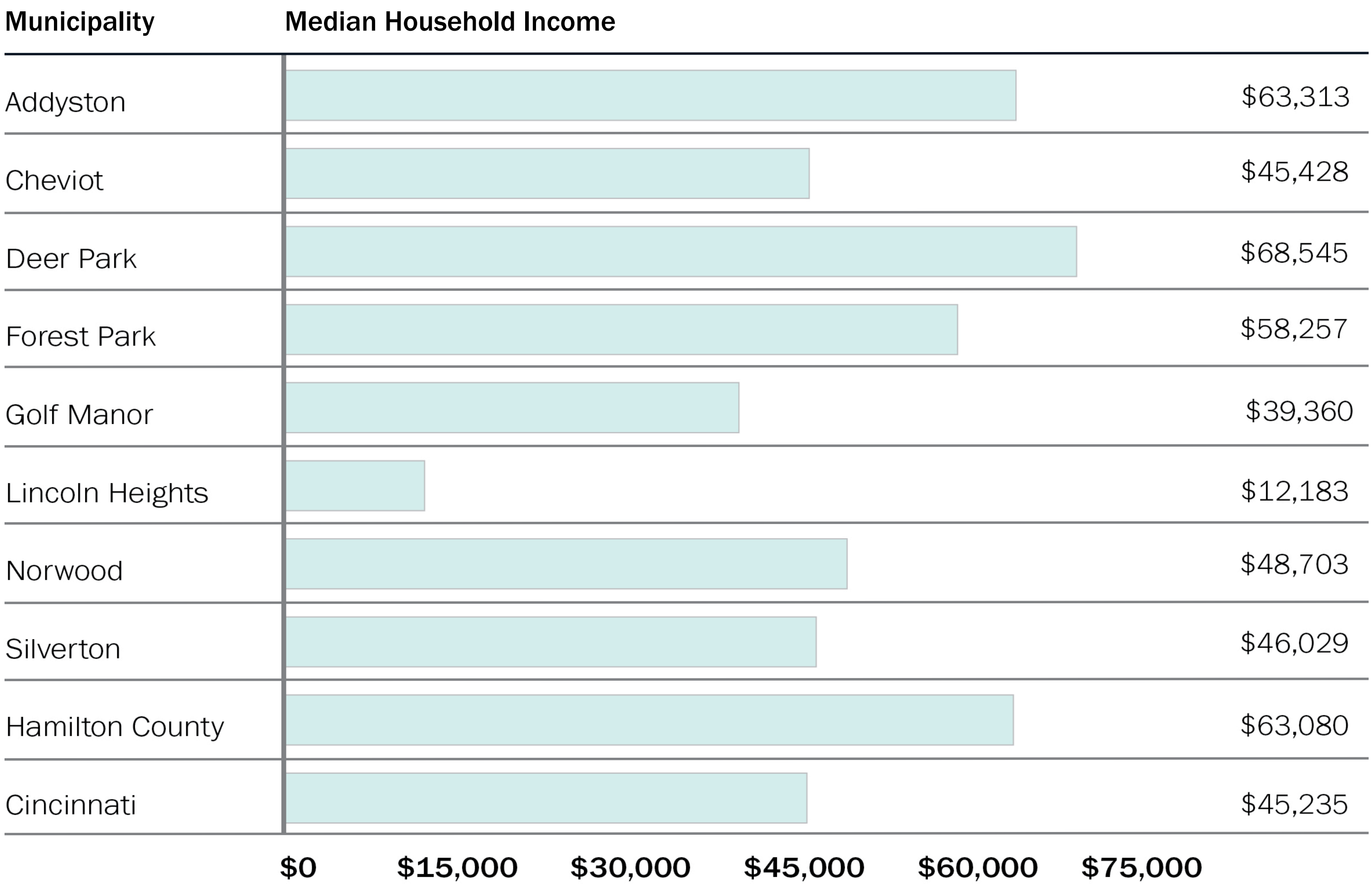
POPULATION BY RACE



Source: 2020 Census data

POPULATION

MEDIAN HOUSEHOLD INCOME



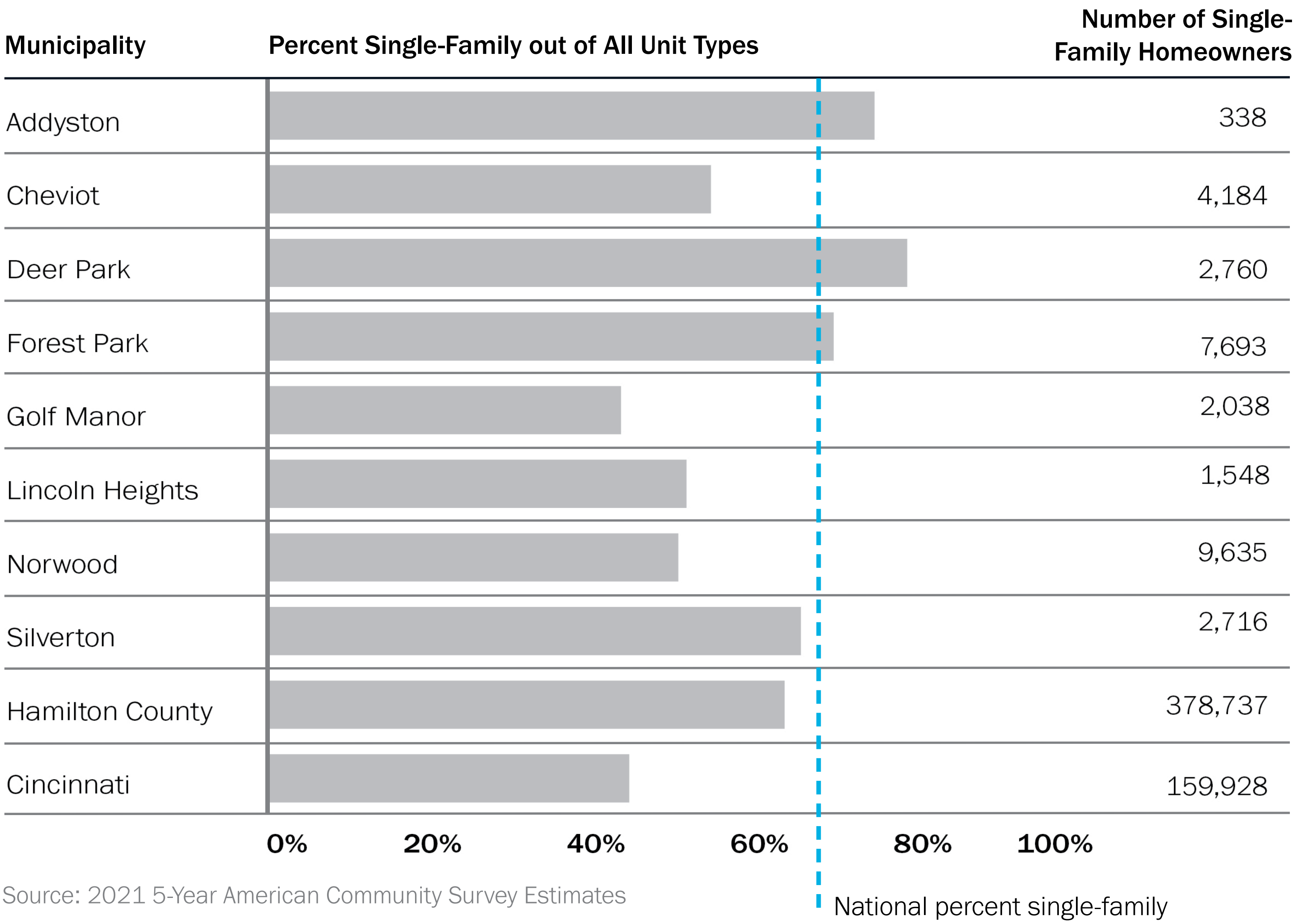
Source: 2021 5-Year American Community Survey Estimates

The median household income of communities closely tracks the share of White residents, reflecting the impact of systemic inequalities. Communities with greater racial diversity tend to have lower median household incomes. Household income typically uses median because there can be significant variation within in a community. It does not account for savings or other assets, nor does it consider expenses.

Per MIT's Living Wage Calculator, a pre-taxation annual income of $32,625 is considered a living wage for a single adult with no children in Hamilton County. In Cincinnati, a single adult with no children would need a pre-tax annual income of $31,910. 1-person households in Hamilton County have a median household income of $34,525. 1-person households in Cincinnati have a median household income of $30,450.

HOUSING STOCK

SINGLE-FAMILY HOMES

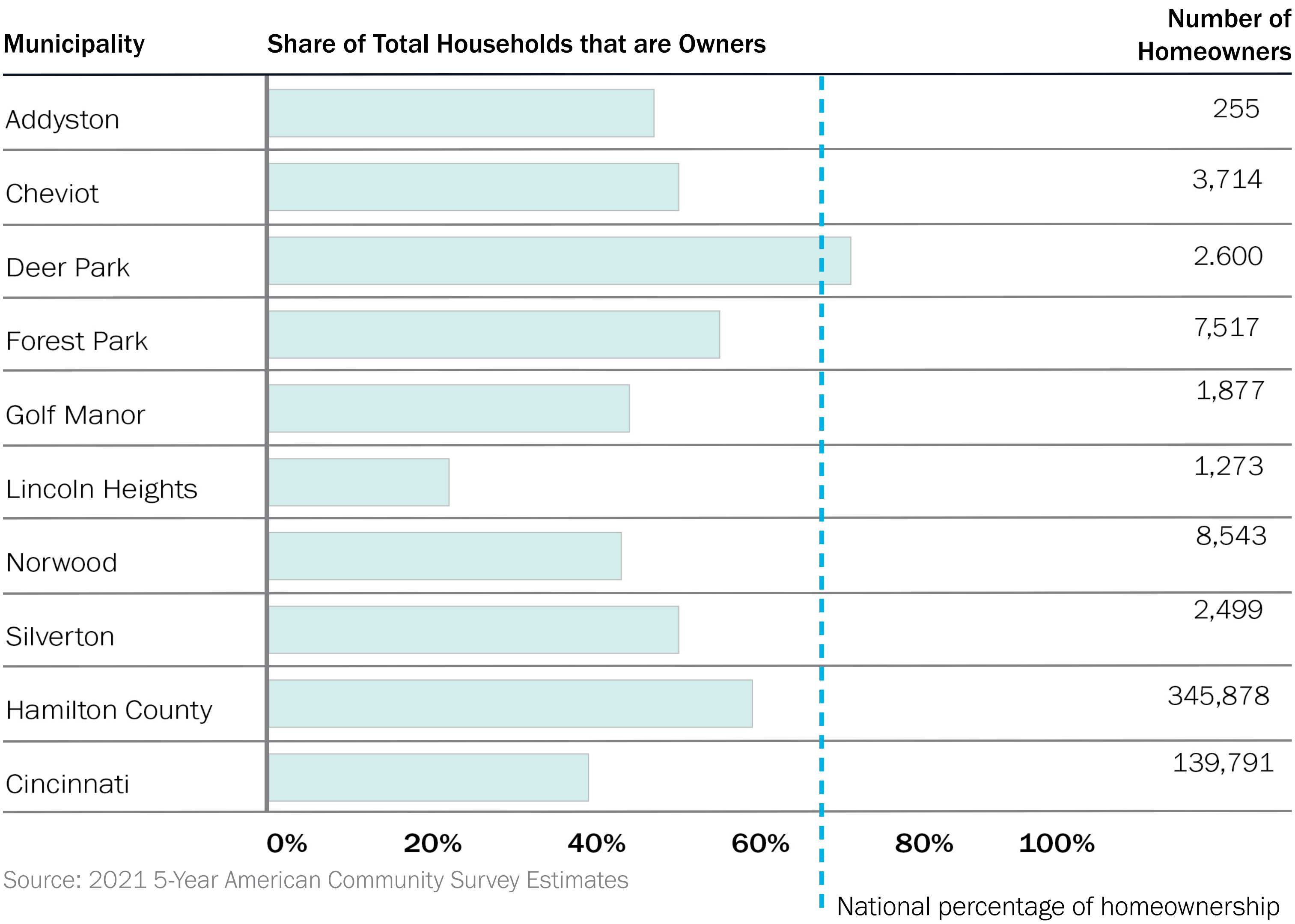


Source: 2021 5-Year American Community Survey Estimates

About two-thirds of U.S. housing stock is single-family. The municipalities listed generally follow that trend, with some having more and some having less. Addyston, Deer Park, and Forest Park all have notably higher percentages of single-family; they also have a higher median household income. However, as seen on the next page, of the three, only Deer Park has a particularly large percentage of households that own their own home.

HOUSING STOCK

RATE OF HOMEOWNERSHIP



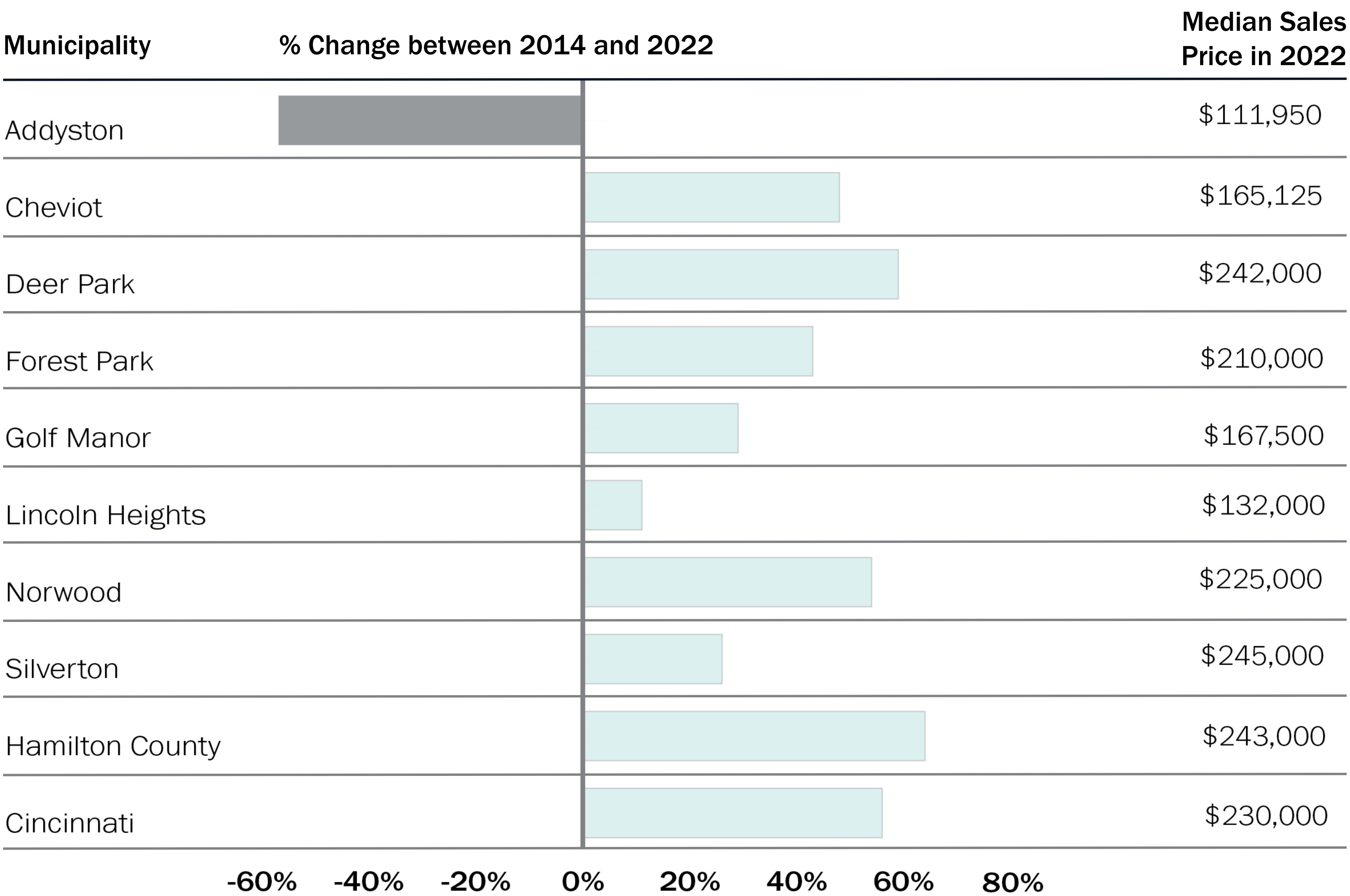
Source: 2021 5-Year American Community Survey Estimates

About two-thirds of U.S. households own their own home. For all races and almost all age ranges (save 65-74), the value of the primary residence is a household's largest financial asset. Nationally, the net worth of owners is almost 40% higher than renters ([Eye On Housing]).

As a result of the rise in single-family rental properties, the number of single-family homes is less directly related to the number of homeowners. Only 75% of Addyston's and Cheviot's single-family homes are owner-occupied, indicating that about a quarter of single-family homes are being rented. In the rest of the municipalities studied, at least 87% of single-family housing is owner-occupied. Nationally, as of 2018, 82% of single-family homes were owner-occupied.

HOUSING STOCK

MEDIAN SINGLE-FAMILY HOME SALE PRICE



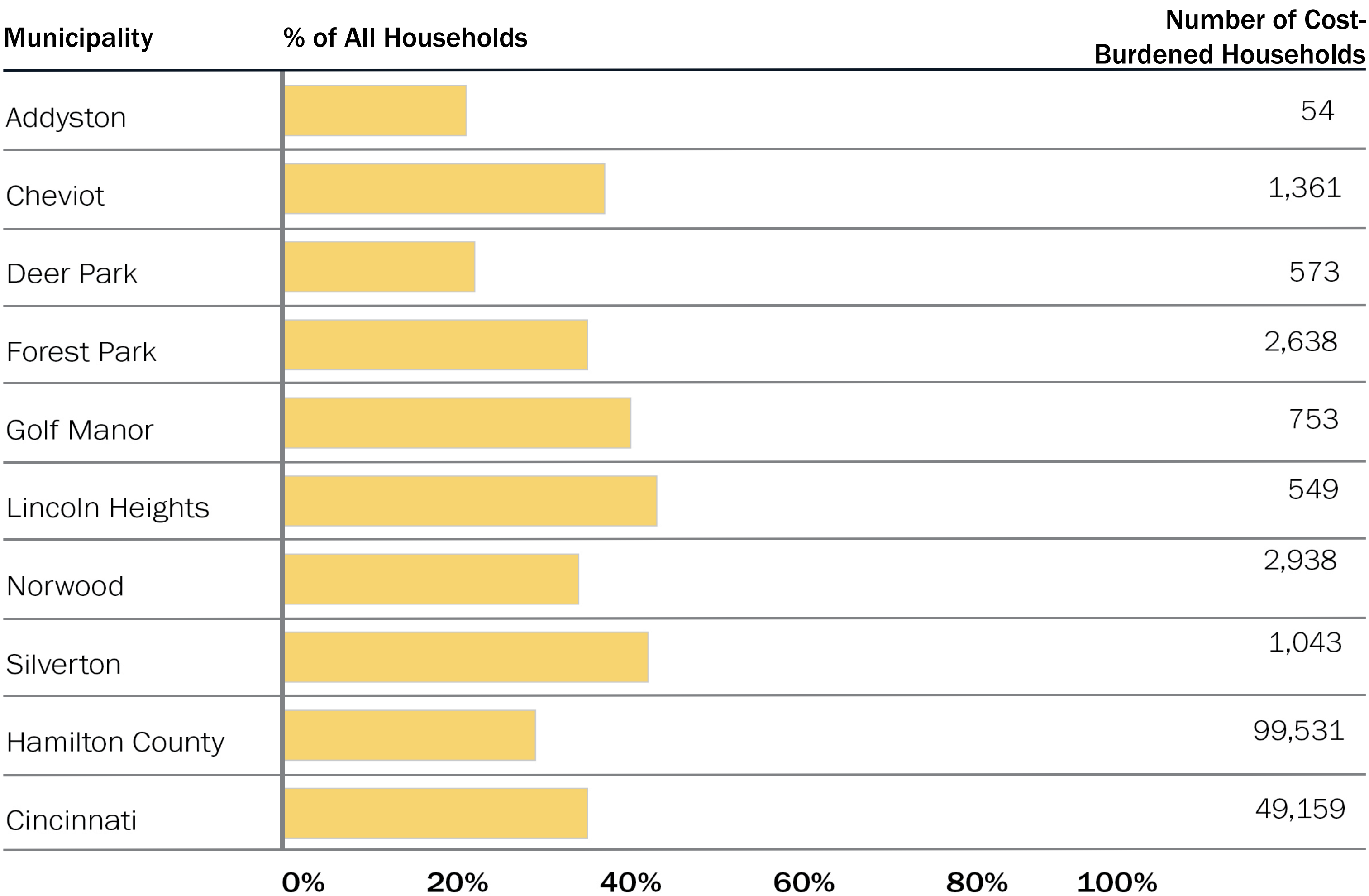
Source: MLS
Adjusted for inflation from 2014 to 2022

Addyston saw such drastic change in median sales price because of its very small size. There are only 338 units. In the last 8 years, only a handful of single-family homes were sold in Addyston. When the sample size is one or two homes, the median fluctuates wildly from year to year and is less representative than a median of a community with many homes sold.

Housing prices as a whole have increased. COVID-19 did not cause a downturn, rather, sales volumes increased. Inventory in the area is at a historic low, contributing to the increase in sale prices ([Business Courier]).

COST BURDEN

COST-BURDENED HOUSEHOLDS



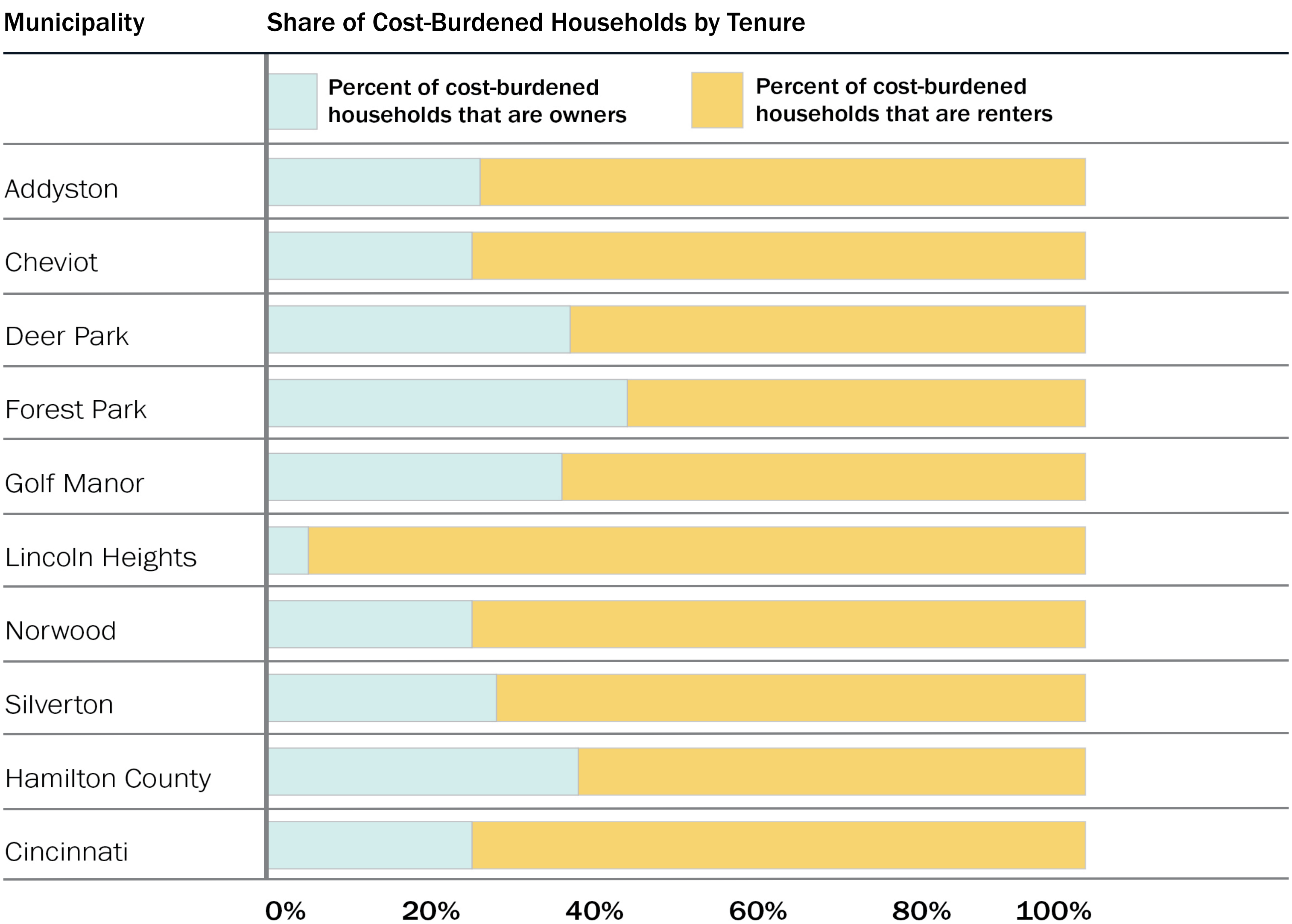
Source: 2021 5-Year American Community Survey Estimates

Renters or owners are cost-burdened when housing costs are more than 30% of household income. Renter's housing costs include the cost of utilities (electricity, gas, water, and sewer). Owner's housing costs include all mortgage principal payments, interest payments, real estate taxes, property insurance, homeowner fees, condo or coop fees, and utilities. Cost burden calculations do not include a household's assets or savings; some households may depend on things other than income to pay for housing costs.

The number of cost-burdened households is rising. Inflation, high interest rates, high construction costs, and supply chain delays experienced during the COVID-19 pandemic are still impacting all levels of housing production and supply. Incomes are not rising fast enough to match rising costs and rents.

COST BURDEN

COST BURDEN BY OWNER/RENTER STATUS



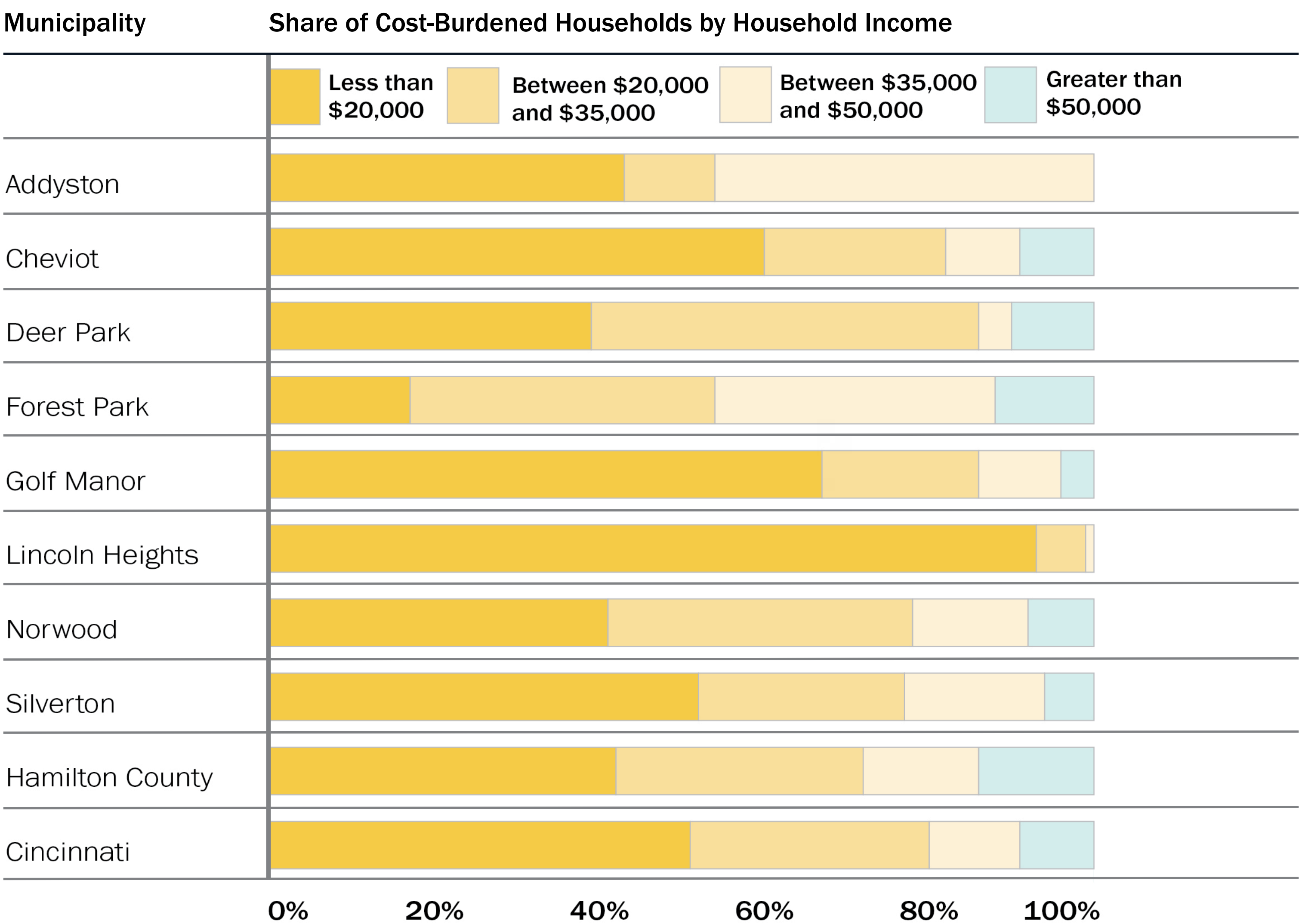
Source: 2021 5-Year American Community Survey Estimates

More renters than owners are cost-burdened. Homeowners may have a larger income, but the cost of housing for owners with or without a mortgage is also typically lower than the cost of housing for a renter. The lower costs and higher incomes mean that housing is a less significant expense. In Hamilton County, the median percentage of income spent on rent is 28%, as compared to 19% for homeowners with a mortgage and 12% for homeowners without a mortgage (Housing Costs a Big Burden on Renters in Largest U.S. Counties).

Lincoln Heights has so few cost-burdened owners because they have relatively few homeowners. Deer Park, Forest Park, and Hamilton County have more cost-burdened homeowners because they have relatively more homeowners. Golf Manor has a lower median household income, moderate rates of homeownership, and lower home sale values; more of its owners are cost-burdened than higher income communities with similar rates of homeownership.

COST BURDEN

COST BURDEN BY HOUSEHOLD INCOME

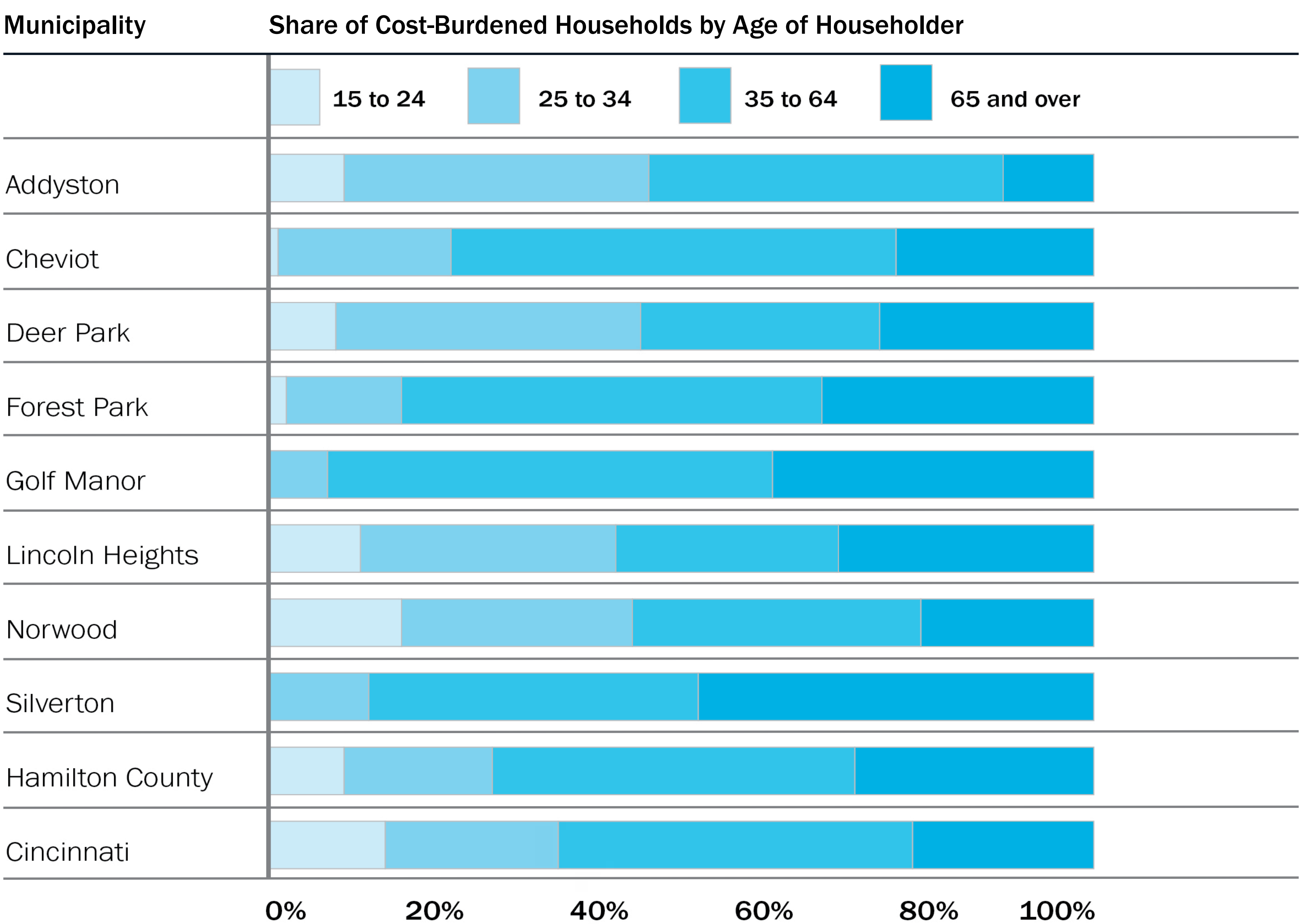


Source: 2021 5-Year American Community Survey Estimates

Lower-income households have to spend a larger percentage of their income on housing costs. In all communities, cost burden is concentrated in households with an income of less than $50,000. In most communities, 50 to 80 percent of cost-burdened households have an income less than $35,000.

COST BURDEN

COST BURDEN BY AGE OF HOUSEHOLDER

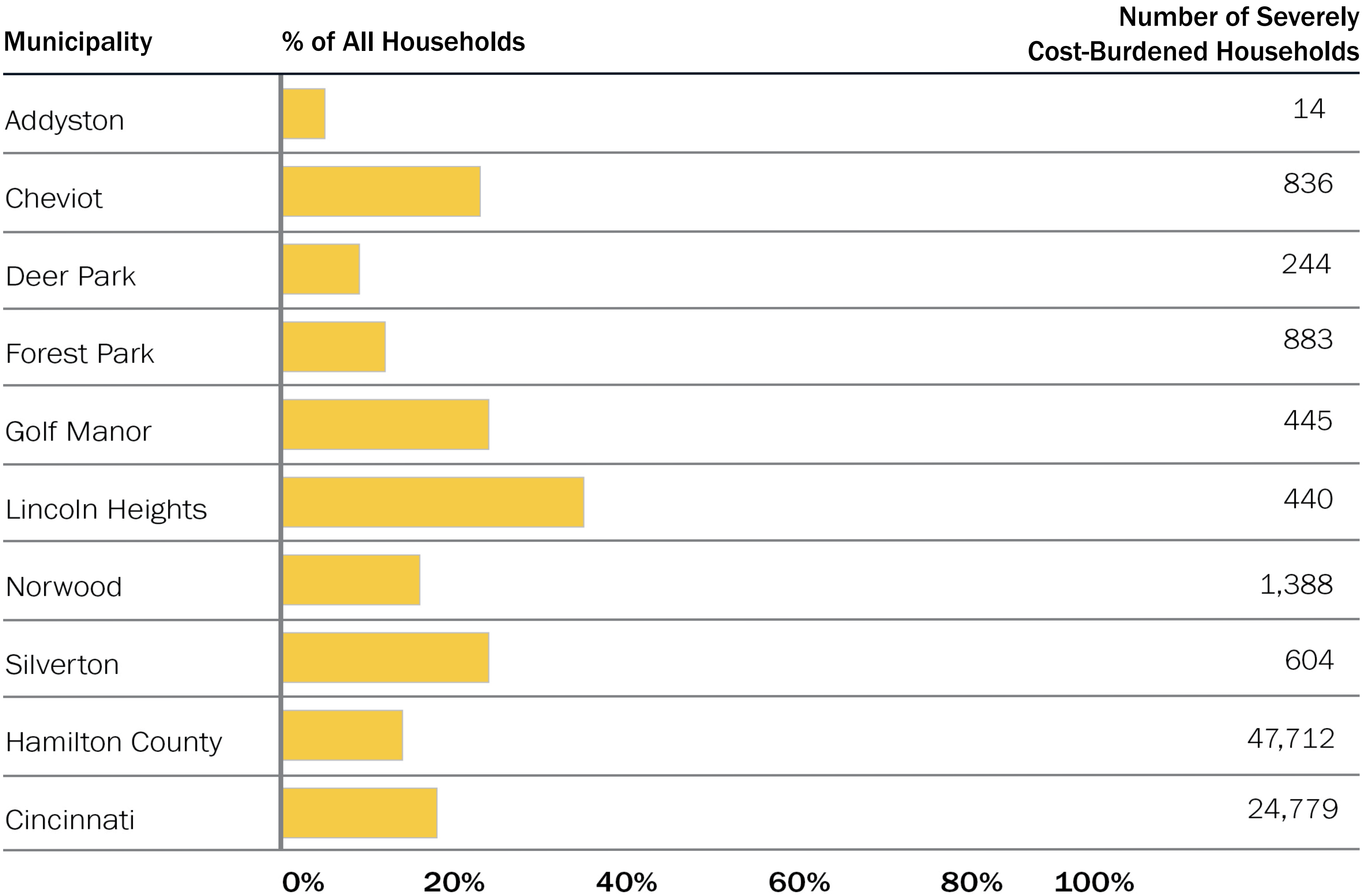


Source: 2021 5-Year American Community Survey Estimates

Most cost-burdened households have householders over the age of 35. Householders over 65 are likely to be renters facing rising housing costs and limited income. Older renters likely have very limited savings and are fully dependent on fixed incomes that do not reflect the reality of rising housing costs. Rentership rates for older adults are rising, having been hard hit by the foreclosure crisis (Joint Center for Housing Studies).

SEVERE COST BURDEN

SEVERELY COST-BURDENED HOUSEHOLDS



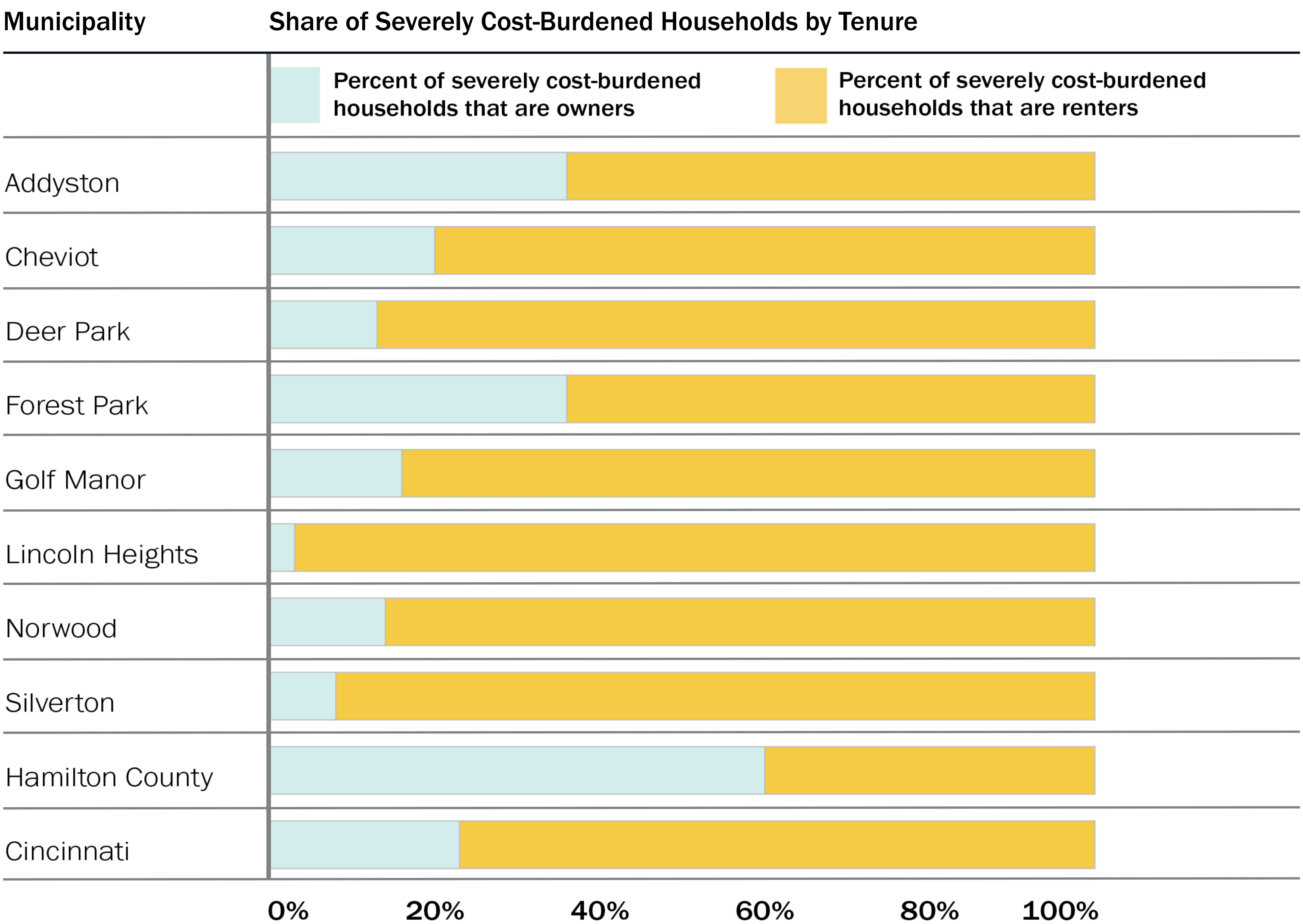
Source: 2021 5-Year American Community Survey Estimates

Renters or owners are considered severely cost-burdened when housing costs are more than 50% of their household income. Renter's housing costs include the cost of utilities (electricity, gas, water, and sewer). Owner's housing costs include all mortgage principal payments, interest payments, real estate taxes, property insurance, homeowner fees, condo or coop fees, and utilities. Other assets or savings are not considered when calculating cost burden.

Severe cost burden could be caused by many things in combination: a very low income or fixed income, high housing costs or increases in housing costs, or a change in circumstance. For older homeowners, this could also be because of property insurance and real estate taxes increasing as incomes stay fixed.

SEVERE COST BURDEN

SEVERE COST BURDEN BY OWNER/RENTER STATUS



Source: 2021 5-Year American Community Survey Estimates

Severe cost burden is predominantly a renter's issue for jurisdictions. However, for all Hamilton County households, there are more severely cost-burdened owners than renters. Hamilton County has a higher share of cost-burdened homeowners and a higher percentage of homeowners than most of the jurisdictions highlighted.

Nationally, most of the pandemic-induced increase in cost burden was in severe cost burden. Renter incomes across the board decreased; more households became cost-burdened in general, but many households that were already cost-burdened slipped into being severely cost-burdened (Joint Center for Housing Studies).