COHHIO's Statehouse Advocacy Day 2026 Talking Points

Housing Needs

Ohio has a severe shortage of affordable housing because low-wage jobs, rising rents put housing out of reach for too many Ohioans

- Ohio renters need to earn at least $23.82/hour to afford a basic 2BR apartment
- 2 BR rents increased 23% in Ohio between 2021 and 2026
- Over 1 million Ohioans now live in households that spend over half their income on rent or mortgage

Fortunately, there are solutions when state, federal, and local governments work together with service providers. Here are some ways the state can help!

Safeguard the Ohio Housing Trust Fund

The Ohio Housing Trust Fund is the primary source of state funding for local homelessness and affordable housing services throughout Ohio's 88 counties.

Funding goes to community action agencies, area agencies on aging, habitats for humanity and other local nonprofits for:

- homeless services
- affordable housing development and rehabilitation
- emergency home repair programs

Housing Trust Fund revenue has been decreasing at the same time needs are increasing

- We need to diversify permanent funding sources for the Housing Trust Fund to increase the resources going to communities.

ID Access Legislation

Small things can become huge barriers when people become homelessness, like getting the ID you need to apply for a job, rent an apartment, open a bank account, or enroll in school.

Earlier this year the legislature passed House Bill 472, which would waive fees so Ohioans can get the documents and ID they need to escape homelessness and regain stability.

Controversial voting language got amended to the bill last-minute and the governor vetoed it.

- Please support the ID Access language if it comes up again during the post-election session.

Tenant Protection and Eviction

Tenant protections are important for addressing the affordable housing crisis and helping Ohioans who are struggling to stay housed.

Eviction filings make it very difficult for families to find another home in the future because they stay on tenants' rental records for decades.

Senate Bill 83 (Reynolds & Craig) is a bipartisan compromise that would allow for the suppression of eviction records at the time of filing.

- Eviction records would only be released if and when an actual eviction has occurred

Single Family Tax Credit

Several years ago the legislature created the Single Family Tax Credit program to provide $50 million/year for the development of affordable homes

- Hardly any tax credits have been issued because of several technical issues that discourage investors from participating

House Bill 765 makes important modifications to the SFTC to make the program more functional, more financeable and more attractive to private capital

- HB 765 will help create more affordable home ownership opportunities for more Ohioans.

(As-needed – use only if the legislator asks about encampment bans)

Banning Homelessness

Nobody wants homeless camps, but encampment bans just push people from one place to another and taxpayers pay for it.

Punishing camping does nothing to address the root cause of homelessness and costs state and local governments more money on courts, jails, and hospitals than taking a more effective and humane approach.

The only real solution to homeless encampments is dedicating resources – like the Housing Trust Fund – to expand street outreach and affordable housing with supportive services to keep people stably housed.