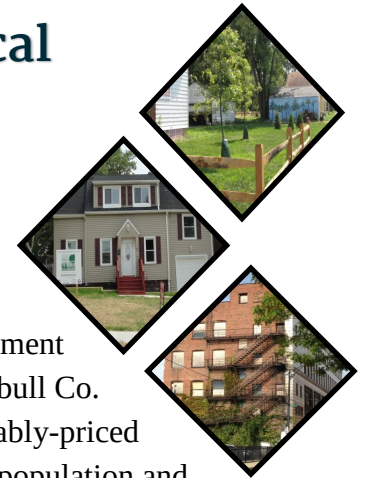


Housing Needs Assessment for the Mahoning Valley

Executive Summary

Safe and affordably-priced housing is critical to a community's resiliency and economic competitiveness.



If housing costs more than 30% of a household's income, the inhabitants are at risk of eviction or foreclosure, hunger, unaddressed medical problems, job loss, poor performance in school and heightened levels of chronic stress.

These factors hold back workers, which hold back employers and a region from reaching their full potential. Senior, people living with disabilities, returning citizens, young adults exiting foster care, and other vulnerable populations are especially susceptible to burdensome housing costs and sub-standard living conditions.

This Housing Needs Assessment of Mahoning Co. and Trumbull Co. analyzes the need for attainably-priced housing among the general population and specific subpopulations. It also quantifies the current supply of units needed for different income brackets. The Assessment also catalogues the current programs and resources available to keeping Mahoning Valley residents in homes that are safe and attainably priced.

This detailed survey of supply and demand is intended to help inform and guide local conversations about strategic priorities, service coordination, and resource deployment.



Summary of Findings (Executive Summary)

Housing affordability is a challenge for households earning 30% to 50% of the area’s median income (AMI); affordability is even more difficult for households earning 30% or less AMI.

Income Category	Income Limit (% Area Median Income)	2023 Income Limit for 3 Person Household
FY 2023 Youngstown-Warren-Boardman, OH HUD Metro FMR Area Median Income (AMI)	100%	\$77,200
Low Income (LI)	80%	\$56,450
Very Low Income (VLI)	50%	\$35,300
Extremely Low Income (ELI)	30%	\$24,860

- ◆ To afford a fair market 2-bedroom apartment in the Mahoning Valley, families must earn a \$31,760 salary or work 60 hours per week at a minimum wage job; 23.5% of households in Mahoning Co. and 22.3% of households in Trumbull Co. did not earn \$25,000 in 2022.
- ◆ 7.8% of households in the Mahoning Valley are earning 50% or less AMI and paying more than 30% of their income towards housing (14,525 households)
- ◆ An additional 10% of all households in the Mahoning Valley earn less than 30% AMI and pay more than 50% of their income towards housing costs (18,275 households)
- ◆ There are 1.15 times more cost-burdened renting households than owner-occupied households that are cost burdened (23,310 renting households; 20,305 homeowner households)
- ◆ In 2023, agencies in the Mahoning Valley dedicated \$164,051,129 to affordable housing. Funding is often allocated at the federal and state level but administered at the local level and usually designated for specific populations or needs.

Funding for Housing	Annual Amount	Notes
Federal Funds	\$136,807,394	The vast majority of federal funds are administered by state and local agencies. Most of the federal funds come from HUD.
State and Local Funds	\$27,203,735	Most state sources award funds to specific projects through a competitive application process.
Total Public Funding	\$164,051,129	
Philanthropic and Nonprofit *funds itemized separately because information is incomplete.	\$714,976	The counties have a few instances of recent private philanthropic funding allocated to attainable housing. This amount does not represent a comprehensive inventory.

The amount of private and philanthropy support for affordable housing is incomplete because this information is often privately held, however, of the known sources making contributions to affordable housing, the private and philanthropy sector contributed \$714,976 to affordable housing from 2022 to 2023.