

Akron Housing Affordability Study

Commissioned by the Akron Cleveland Association of REALTORS®, August 2020



Housing affordability is a serious concern in Akron and across the United States. Housing costs are typically considered affordable if they constitute less than 30% of household income. By this definition, only 65% of Akron households can afford their housing costs according to the most recent data from the U.S. Census Bureau. Affordability is a particularly pressing issue for Akron's renter-occupied households, only half of which have housing costs considered affordable.

While Census Bureau data provides a snapshot of housing affordability citywide, it offers limited insight on how affordability varies by neighborhood. AEG constructed affordability indices to estimate the proportion of Akron households that could afford renter-occupied and owner-occupied housing costs in each of the city's census tracts.

Owner-Occupied Households. We analyzed home sales data to estimate the proportion of Akron households that could afford the monthly costs of homes sold each year in each census tract. The results of our analysis show that, in 2019:

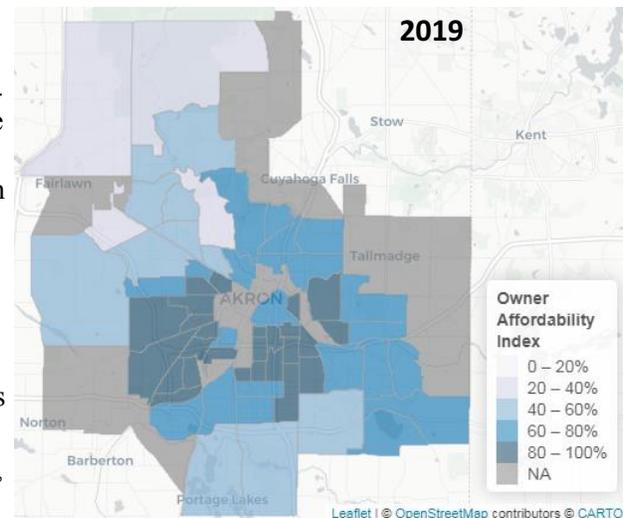
- Tracts closest to the city center were most affordable, while those on the periphery were less affordable, as shown in Map 1.
- In the typical census tract, 74% of Akron households could afford the monthly housing costs of recently-sold homes.

Renter-Occupied Households. We analyzed Census Bureau rent data collected from 2014-18 to estimate the proportion of Akron renter-occupied households that could afford monthly rents in each census tract. The results of our analysis show that:

- Very few census tracts were affordable to more than 60% of Akron renter-occupied households, as shown in Map 2.
- More affordable census tracts were typically located outside the city center.
- In the typical census tract, 49% of Akron renter-occupied households could afford monthly rents.

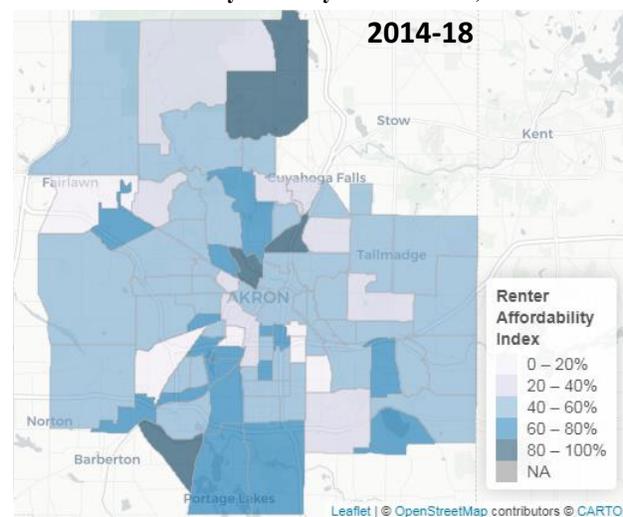
About the Study's Author. Anderson Economic Group is a research and consulting firm specializing in economics, public policy, finance, business valuation, and industry analysis. The firm has offices in East Lansing, Michigan and Chicago, Illinois.

Map 1. Percent of Akron Households that Could Afford Monthly Costs for Homes Sold in Each Census Tract, 2019



Source: AEG analysis of base data from Census Bureau, Consumer Financial Protection Bureau, and MLS records
Note: Areas marked NA suppressed due to small number of home sales in tract

Map 2. Percent of Akron Renter-Occupied Households that Could Afford Monthly Rents by Census Tract, 2014-18



Source: AEG analysis of base data from the U.S. Census Bureau