Housing Affordability in Ohio

Rising building operating costs

Utilities, water and insurance, and what they mean for housing

Akron, Cincinnati, Cleveland, Columbus and Dayton · November 2026

Akron

Rising building operating costs

Utilities: Ohio Edison, Enbridge Gas Ohio and City of Akron water and sewer

AKRON · IN THE NEWS

Akron households face rising costs

Signal Akron · Mar. 28, 2025

Akron electric bills are increasing — What to know about the electric aggregation program

$40

a month more for a typical bill in the city's power program

Akron's city electricity deal went from 4.97 to 9.24 cents per kWh starting with May 2025 bills.

Signal Akron · Sept. 9, 2025

Akron plans sewer rate hike, new flat fee to fund system overhaul

$53.63

average monthly sewer bill in 2026, up from $46.39

The city planned to raise it to $68.65 by 2029, with a new flat monthly fee to pay for sewer system work.

FOX 8 · Aug. 7, 2026

Proposed Enbridge gas price hike ignites community backlash

+$7.60

a month more on a typical gas bill under Enbridge's request

Residents spoke against the request at a public hearing in Akron. If approved, new rates would start in 2027 at the earliest.

Sources: Signal Akron (Mar. 28 and Sept. 9, 2025); FOX 8 (Aug. 7, 2026); Enbridge Gas Ohio.

AKRON · EXTREME WEATHER

Storms and floods are adding to the risk

Akron Beacon Journal · Aug. 9, 2024

Summit County flooding update: Most Akron roads reopen, Merriman Valley left a muddy mess

3–7 in.

of rain overnight across Summit County, Aug. 8–9, 2024

Flash floods closed roads, firefighters rescued 25 people, and hundreds of basements flooded.

Signal Akron · May 17, 2025

More than 50,000 without power in Akron, Summit County

121,000

FirstEnergy customers in Northeast Ohio lost power, May 2025

Overnight storms cut power to more than 14,600 customers in Akron and tens of thousands across Summit County.

WSYX ABC6 · Apr. 4, 2025

Record number of tornadoes in Ohio likely to spiral into higher insurance rates

Higher deductibles

and fewer carriers willing to take the risk

Insurance experts warned that frequent severe storms in Ohio will push rates and deductibles up.

In January 2026 a winter storm dropped 10.6 inches of snow at Akron-Canton Airport. In 2024, Ohio set a record with 74 tornadoes.

Sources: Akron Beacon Journal via AOL (Aug. 2024); National Weather Service; Signal Akron (May 2025; Jan. 2026); WSYX ABC6 (Apr. 2025); WOUB (June 2025).

AKRON AT A GLANCE

Costs are outpacing the 3% assumption

+45%

Rise in a typical monthly electric bill since 2021, from about $127 to $184

$700

per unit a year more than the 3% assumption predicts for a typical household's utility bills

+38%

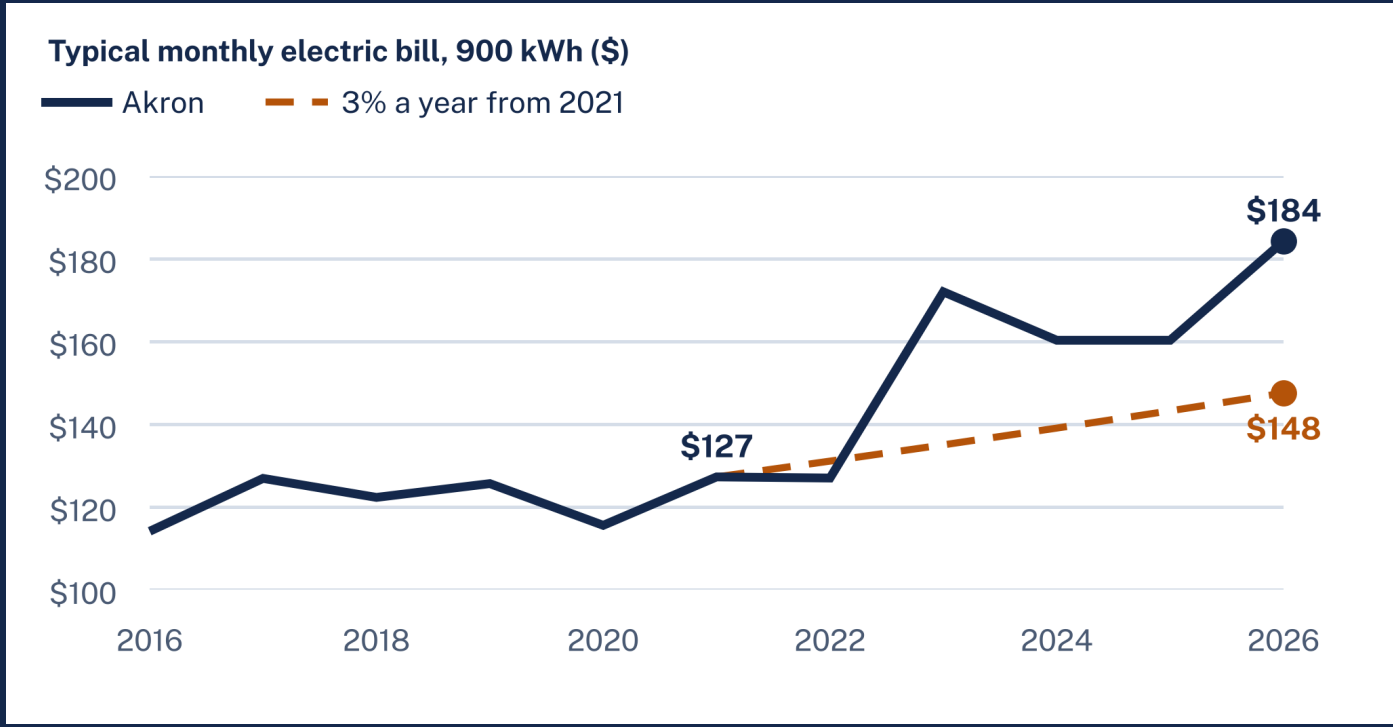
Expected rise in the typical water and sewer bill from 2026 to 2031 under the city's sewer plan

Affordable housing deals are planned as if costs grow 3% a year. In Akron, utility costs have recently grown faster, and sewer bills are set to keep rising.

Source: Donovan Energy, an Ohio energy data firm, using Ohio Edison, Enbridge Gas Ohio and City of Akron water and sewer rates; NRDC analysis.

AKRON · ELECTRICITY

The typical bill is up 45% since 2021



20.5¢

per kWh in 2026, up from 14.1¢ in 2021

About 11×

rise in regional grid capacity prices since 2024/25

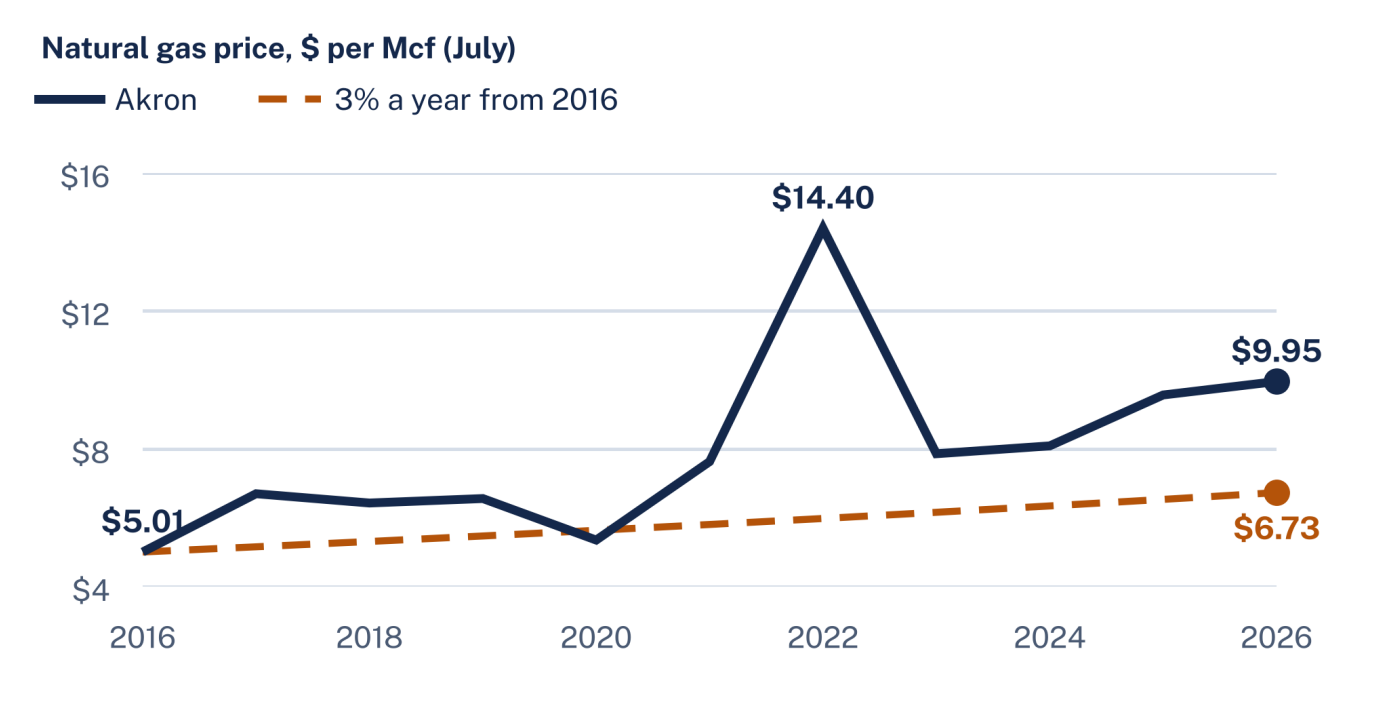
+86%

jump in the price of Akron's city electricity program in May 2025

Sources: Donovan Energy, using Ohio Edison (FirstEnergy) rates (Electric by City tab); PJM auction reports; Signal Akron (Mar. 2025).

AKRON · NATURAL GAS

Prices nearly doubled since 2016



+99%

rise in the gas price since 2016, against 34% at 3% a year

+89%

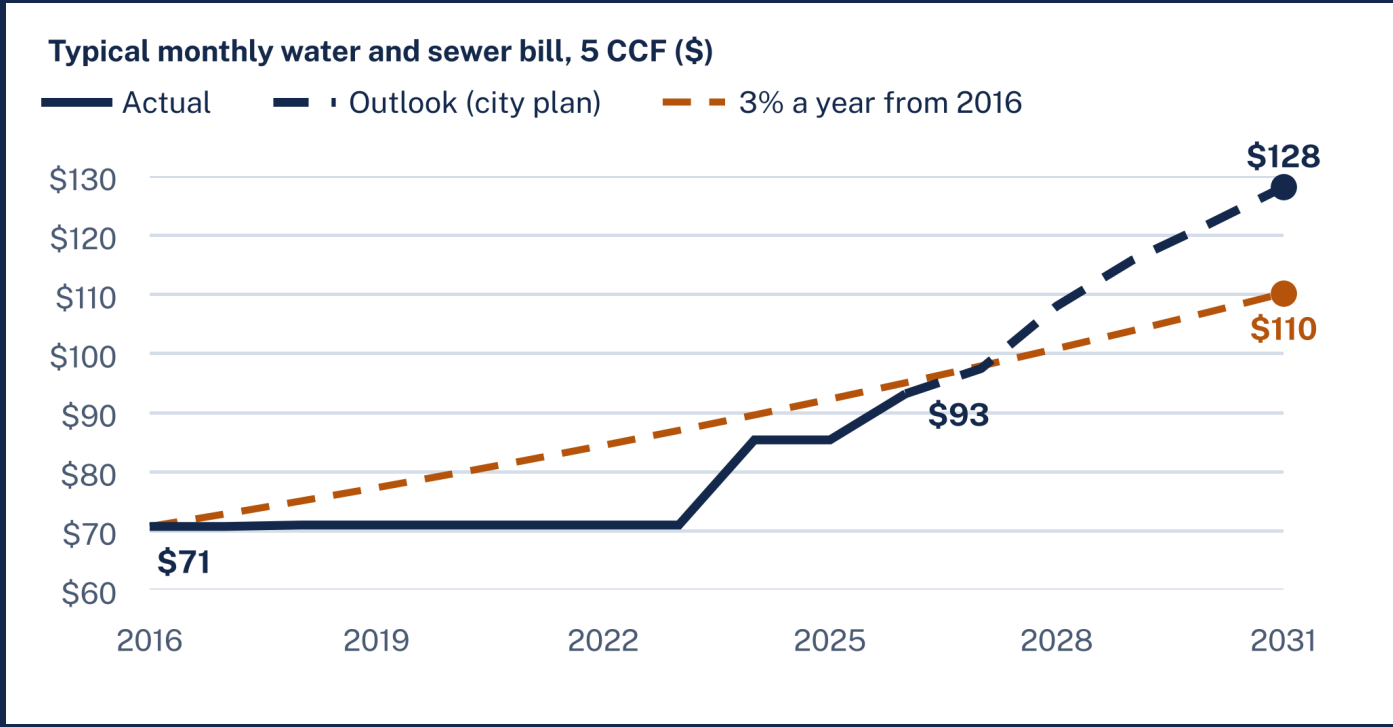
jump in one year, 2021 to 2022, as prices spiked

$9.95

per Mcf in 2026, the lowest of the five cities studied

Source: Donovan Energy, using Enbridge Gas Ohio rates (Gas by City tab, PUCO/DAS July rates).

The steepest increases may be ahead



+31%

rise in the typical water bill, 2023 to 2026, after seven flat years

$128 a month

expected by 2031 under the city's sewer plan, up 38% from 2026

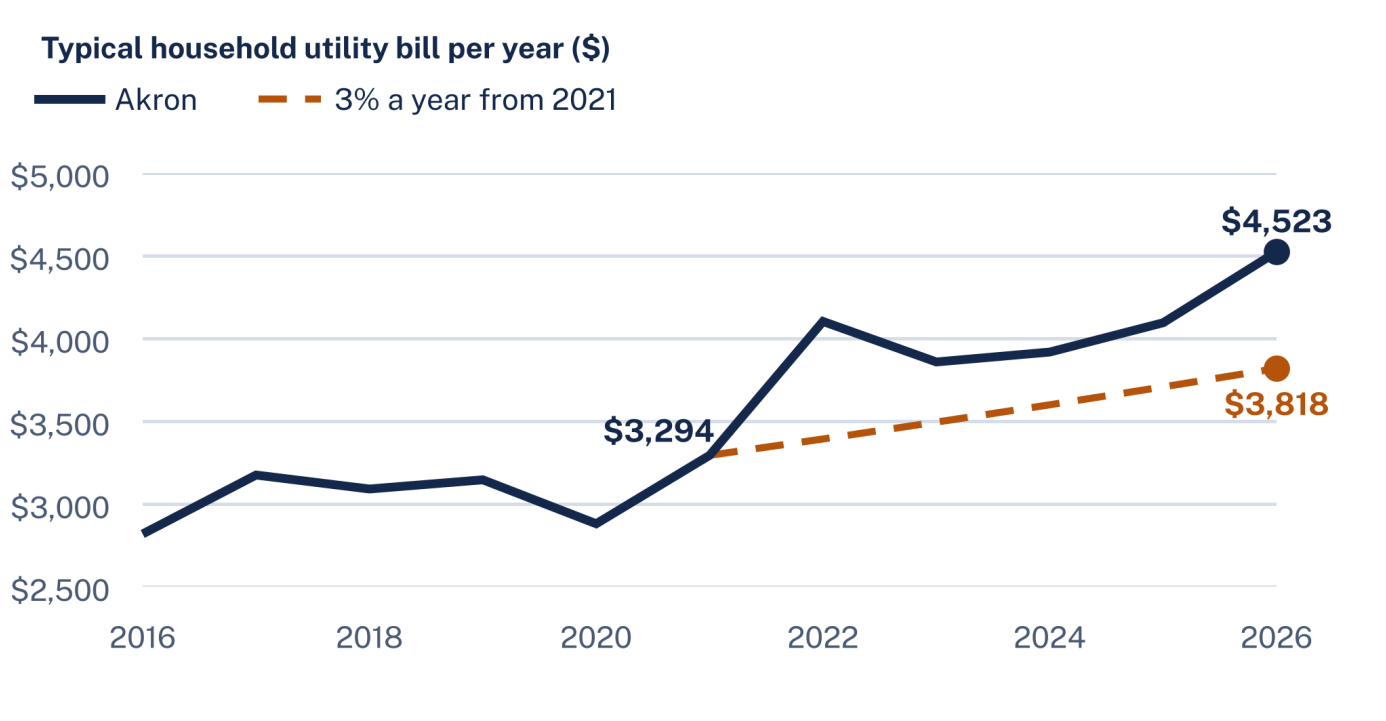
$300M+

sewer plant the city and EPA agreed to drop in Oct. 2026, pending court approval

Sources: Donovan Energy, using City of Akron water and sewer rates; Signal Akron; Spectrum News 1 (Oct. 8, 2026).

AKRON · ALL UTILITIES TOGETHER

About $700 per unit a year above the 3% assumption



+37%

rise in the combined utility bill for a typical household since 2021

About $700

per unit a year more than a 3% path from 2021 would predict

56%

of the increase since 2021 came from electricity

Source: NRDC analysis of Donovan Energy data. Typical household: 900 kWh, 10 Mcf gas and 5 CCF water a month.

Cincinnati

Rising building operating costs

Utilities: Duke Energy Ohio, Greater Cincinnati Water Works and MSD

CINCINNATI · IN THE NEWS

Cincinnati households face rising costs

Cincinnati Enquirer · Mar. 9, 2026

Why are my Duke Energy bills so high?

$286

typical Duke gas and electric bill, Feb. 2026

Up 13% from a year earlier and 70% from February 2020, based on state regulator data. A cold winter and higher power prices drove the rise.

FOX19 · Sept. 9, 2024

Duke Energy wants a rate hike. You can have your say Tuesday

$135

a year more for a typical home by 2028 under Duke's proposed plan

Duke proposed raising electric rates about 7.9% over three years for roughly 800,000 southwest Ohio customers, according to the Ohio Consumers' Counsel.

Spectrum News 1 · Apr. 17, 2025

More extreme weather events lead to increased homeowner insurance premiums, report says

+23%

rise in Ohio home insurance premiums, 2021 to 2024

A Consumer Federation of America report ties part of the rise to more frequent severe weather, including Ohio's record tornado year in 2024.

Sources: Cincinnati Enquirer, via Yahoo Finance (Mar. 9, 2026); FOX19 and Cincinnati Enquirer (Sept. 9, 2024); Spectrum News 1 Columbus (Apr. 17, 2025).

CINCINNATI · EXTREME WEATHER

Storms and floods are adding to the risk

WLWT · Apr. 8, 2025

Ohio River in Cincinnati reaches highest level in 7 years

60+ ft

Ohio River crest at Cincinnati, Apr. 7, 2025

The river went on to crest near 61 feet, the highest since 1997. Floodwaters covered riverfront parks and streets, and crews made water rescues.

Cincinnati Enquirer · Feb. 11, 2026

Duke Energy president discussed high utility costs during a cold winter

19 days

record-long stretch below freezing, winter 2026

Record snowfall on Jan. 25 and long frigid stretches pushed up heating bills across the region.

WSYX ABC6 · Apr. 4, 2025

Record number of tornadoes in Ohio likely to spiral into higher insurance rates

Higher deductibles

and fewer carriers willing to take the risk

Insurance experts warned that frequent severe storms in Ohio will push rates and deductibles up.

In April 2025 the Ohio River at Cincinnati passed 60 feet. In 2024, Ohio set a record with 74 tornadoes.

Sources: WLWT via KESQ (Apr. 8, 2025); National Weather Service; Cincinnati Enquirer (Feb. 11 and Mar. 9, 2026); WSYX ABC6 (Apr. 2025); WOUB (June 2025).

CINCINNATI AT A GLANCE

Costs are outpacing the 3% assumption

+60%

Rise in a typical monthly electric bill since 2021, from about $107 to $171

$1,250

per unit a year more than the 3% assumption predicts for a typical household's utility bills

+98%

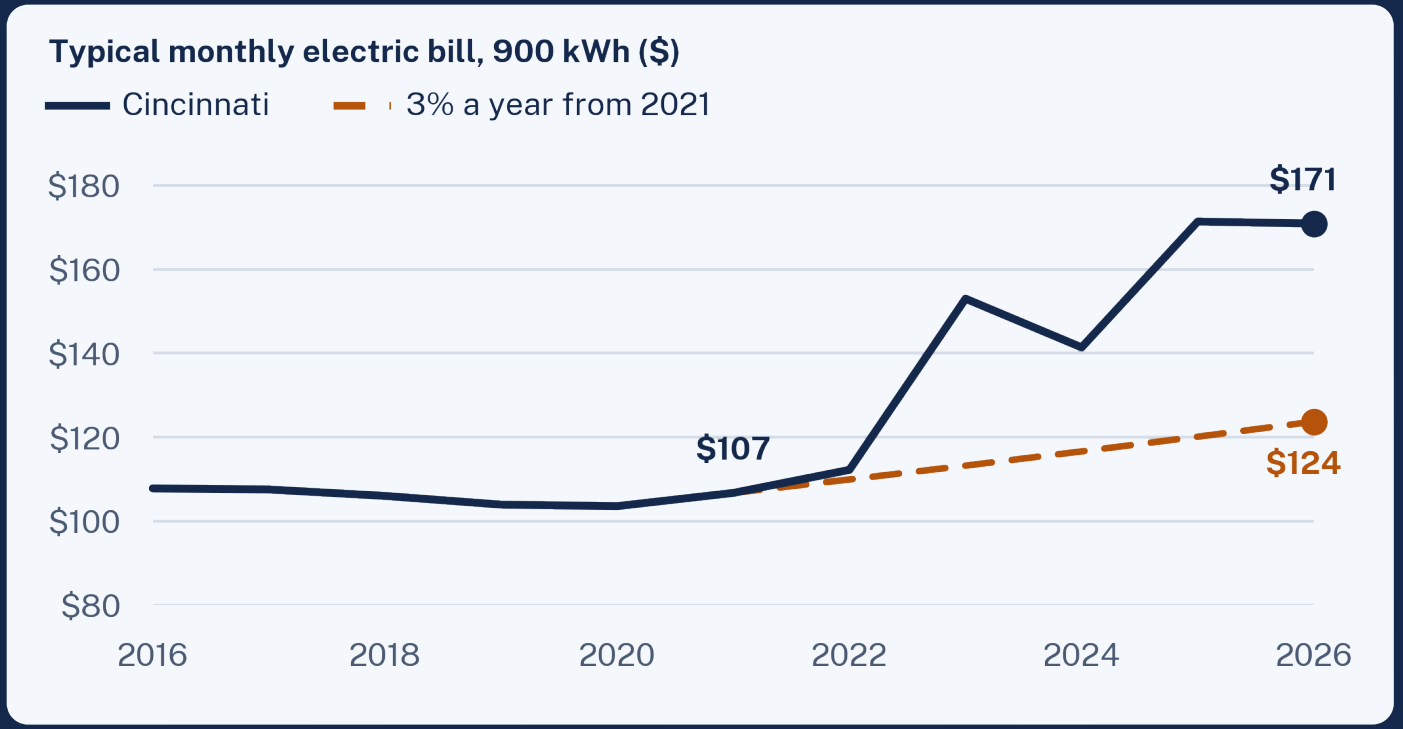
Rise in the natural gas price since 2016, now the highest of the five cities studied

Affordable housing deals are planned as if costs grow 3% a year. In Cincinnati, utility costs have recently grown much faster.

Source: Donovan Energy, an Ohio energy data firm, using Duke Energy Ohio, Greater Cincinnati Water Works and MSD rates; NRDC analysis.

CINCINNATI · ELECTRICITY

The typical bill is up 60% since 2021



19.0¢

per kWh, lowest of the five cities studied, but up 60% since 2021

About 11×

rise in regional grid capacity prices since 2024/25

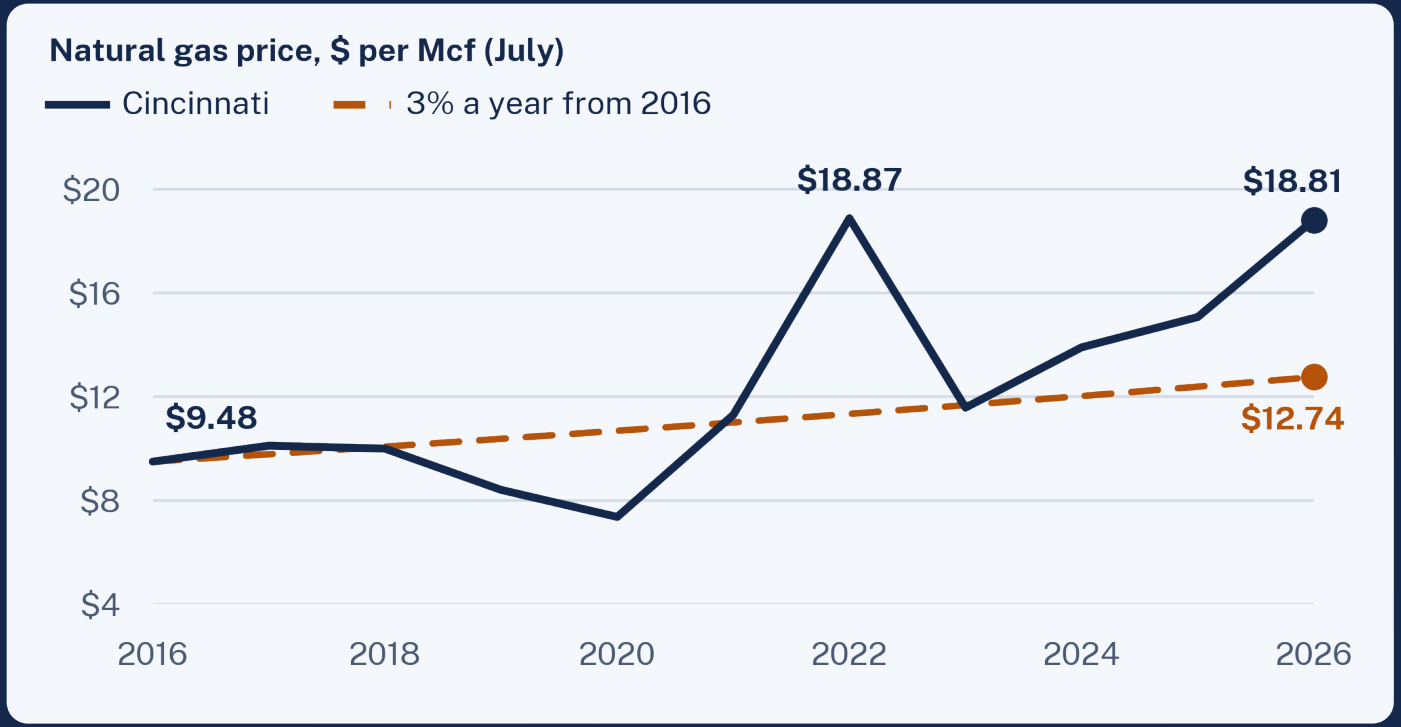
30–40%

jump in many local electric aggregation rates when contracts reset in summer 2025

Sources: Donovan Energy, using Duke Energy Ohio rates (Electric by City tab); PJM auction reports; Cincinnati Enquirer (Mar. 2026).

CINCINNATI · NATURAL GAS

Prices nearly doubled since 2016



+98%

rise in the gas price since 2016, against 34% at 3% a year

+67%

jump in one year, 2021 to 2022, as prices spiked

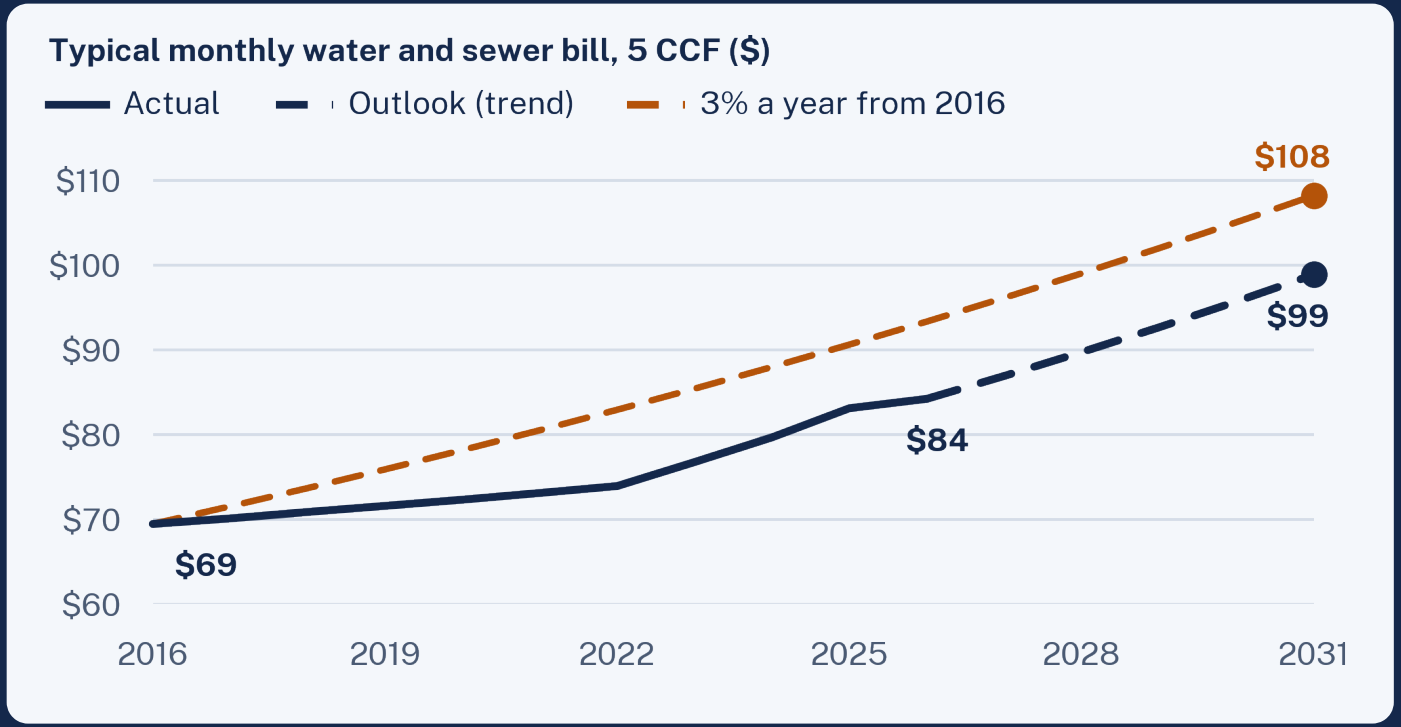
$18.81

per Mcf in 2026, the highest of the five cities studied

Source: Donovan Energy, using Duke Energy Ohio rates (Gas by City tab, PUCO/DAS July rates).

CINCINNATI · WATER AND SEWER

Bills are steadier, but mostly fixed



$84 a month

typical water and sewer bill in 2026, up 21% since 2016

62%

of the 2026 bill is fixed, the highest share of the five cities

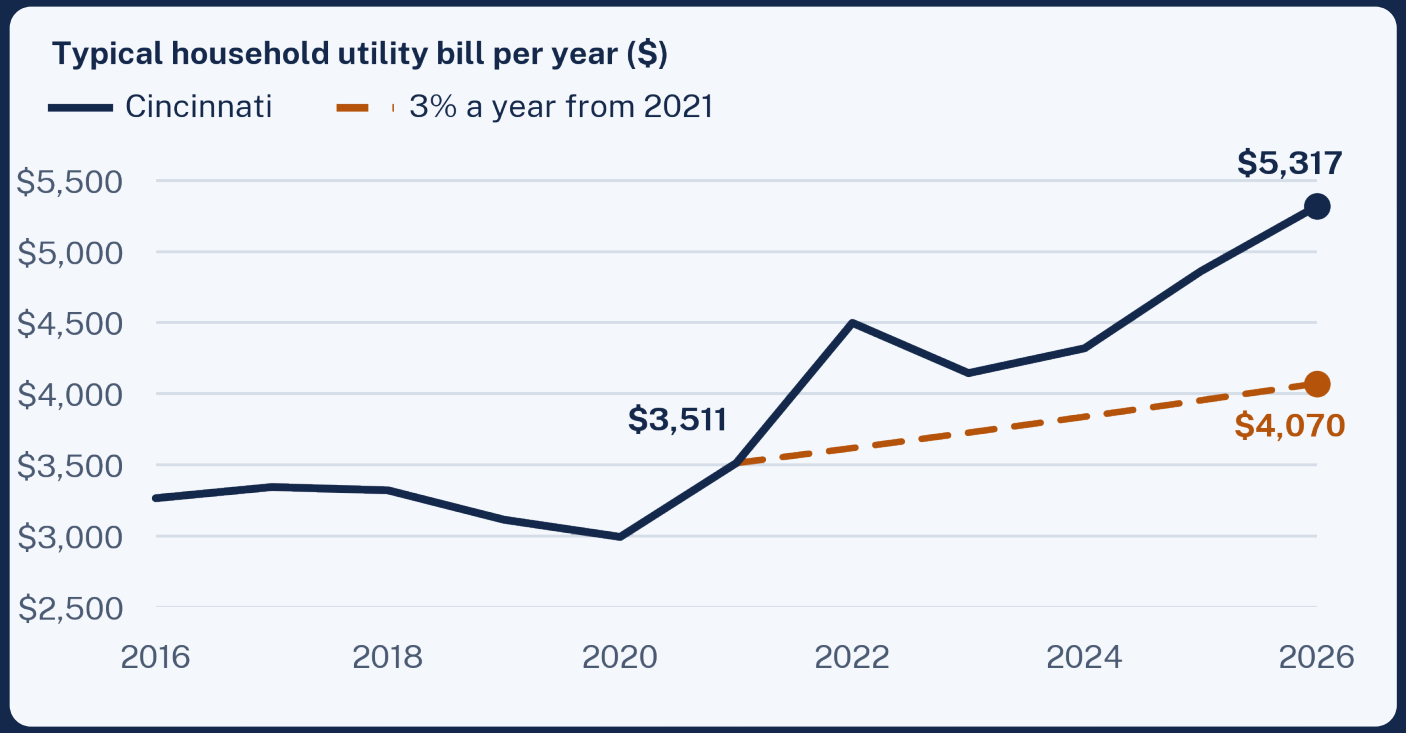
+3% a year

expected through 2031, close to the 3% assumption

Source: Donovan Energy, using Greater Cincinnati Water Works and MSD rates (Water CCF Comparison and Water Forecast 2027–31 tabs).

CINCINNATI · ALL UTILITIES TOGETHER

About $1,250 per unit a year above the 3% assumption



+51%

rise in the combined utility bill for a typical household since 2021

About $1,250

per unit a year more than a 3% path from 2021 would predict

50%

of the increase since 2021 came from natural gas

Source: NRDC analysis of Donovan Energy data. Typical household: 900 kWh, 10 Mcf gas and 5 CCF water a month.

Cleveland

Rising building operating costs

Utilities: the Illuminating Company, Enbridge Gas Ohio, Cleveland Water and NEORSD

CLEVELAND · IN THE NEWS

Cleveland households face rising costs

Signal Ohio · Aug. 3, 2026

Electric bills hit new highs across Ohio, state data shows

$189

typical Cleveland July electric bill, a record

July bills also set records in Akron and Dayton. Statewide, bills were 12% higher than a year earlier and 62% higher than a decade ago.

Signal Cleveland · Feb. 27, 2026

Monthly natural gas bills are up 84% since 2024 in Ohio, state data shows

+84%

rise in Ohio monthly gas bills since May 2024

Based on state data for the same amount of gas. Enbridge Gas Ohio serves about 1.2 million customers in the Cleveland area.

Spectrum News 1 · Apr. 17, 2025

More extreme weather events lead to increased homeowner insurance premiums, report says

+36%

rise in Cleveland-area home insurance premiums, 2021 to 2024

The largest rise among the Ohio metro areas in a Consumer Federation of America report, which ties part of it to more severe weather.

Sources: Signal Ohio (Aug. 3, 2026); Signal Cleveland (Feb. 27, 2026); Spectrum News 1 Columbus (Apr. 17, 2025).

CLEVELAND · EXTREME WEATHER

Storms and outages are adding to the risk

Ideastream · Aug. 8, 2024

‘This is a historic storm for us’: FirstEnergy says some may not have power until Wednesday

400,000+

Northeast Ohio residents lost power, Aug. 6, 2024

Five tornadoes touched down, three in Cuyahoga County. It was the region’s biggest power outage since 1993.

Ideastream · Mar. 14, 2026

Tens of thousands still without power in Northeast Ohio after gusty winds Friday

162,000

Illuminating Company customers lost power, Mar. 13, 2026

Wind gusts topped 70 mph across Northeast Ohio, with an 85 mph gust at Burke Lakefront Airport.

WSYX ABC6 · Apr. 4, 2025

Record number of tornadoes in Ohio likely to spiral into higher insurance rates

Higher deductibles

and fewer carriers willing to take the risk

Insurance experts warned that frequent severe storms in Ohio will push rates and deductibles up.

On July 1, 2026, Cleveland hit 97°F, a record for the date. In 2024, Ohio set a record with 74 tornadoes.

Sources: Ideastream via WYSU (Aug. 2024; Mar. 2026); National Weather Service; WSYX ABC6 (Apr. 2025); News 5 Cleveland (July 2026); WOUB (June 2025).

CLEVELAND AT A GLANCE

Costs are outpacing the 3% assumption

+49%

Rise in a typical monthly electric bill since 2021, from about $127 to $189

$670

per unit a year more than the 3% assumption predicts for a typical household's utility bills

$104

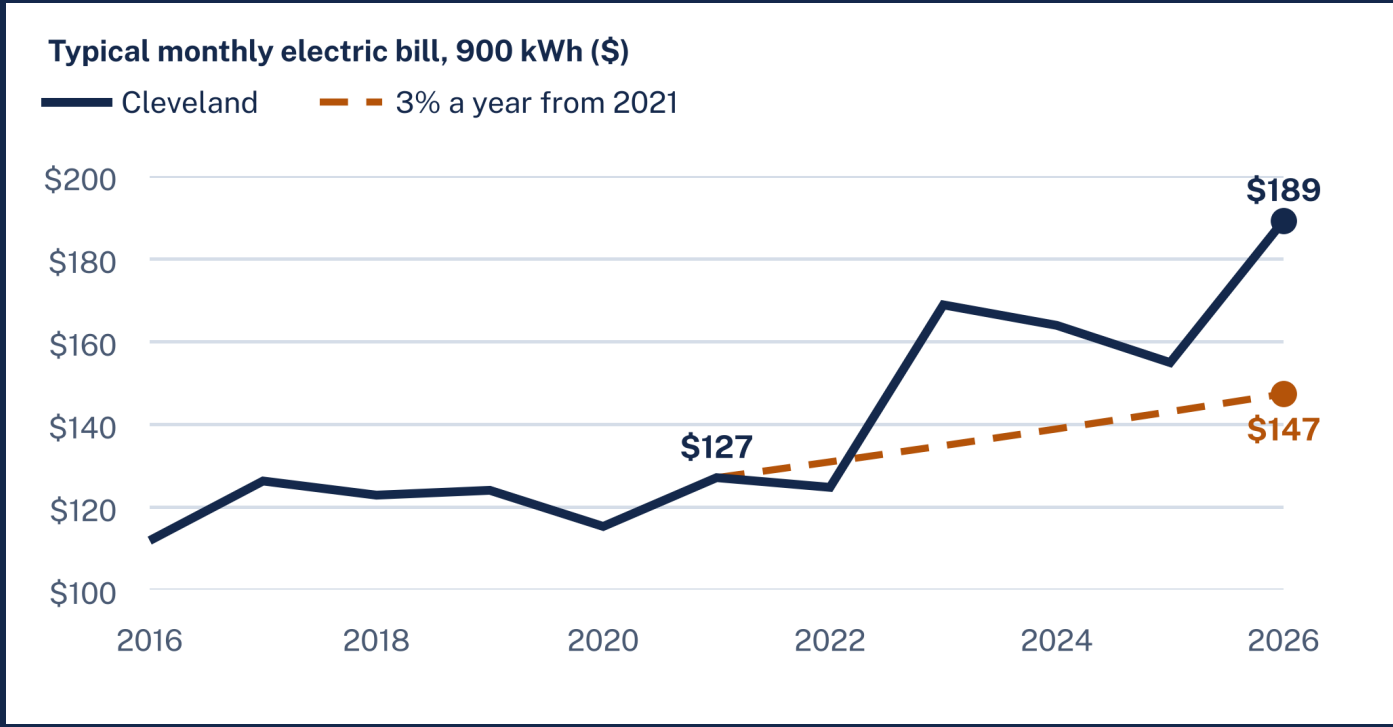
A month: the typical water and sewer bill in 2026, the highest of the five cities studied

Affordable housing deals are planned as if costs grow 3% a year. In Cleveland, utility costs have recently grown faster.

Source: Donovan Energy, an Ohio energy data firm, using Illuminating Company, Enbridge Gas Ohio, Cleveland Water and NEORSD rates; NRDC analysis.

CLEVELAND · ELECTRICITY

The typical bill is up 49% since 2021



21.0¢

per kWh in 2026, the second highest of the five cities studied

About 11×

rise in regional grid capacity prices since 2024/25

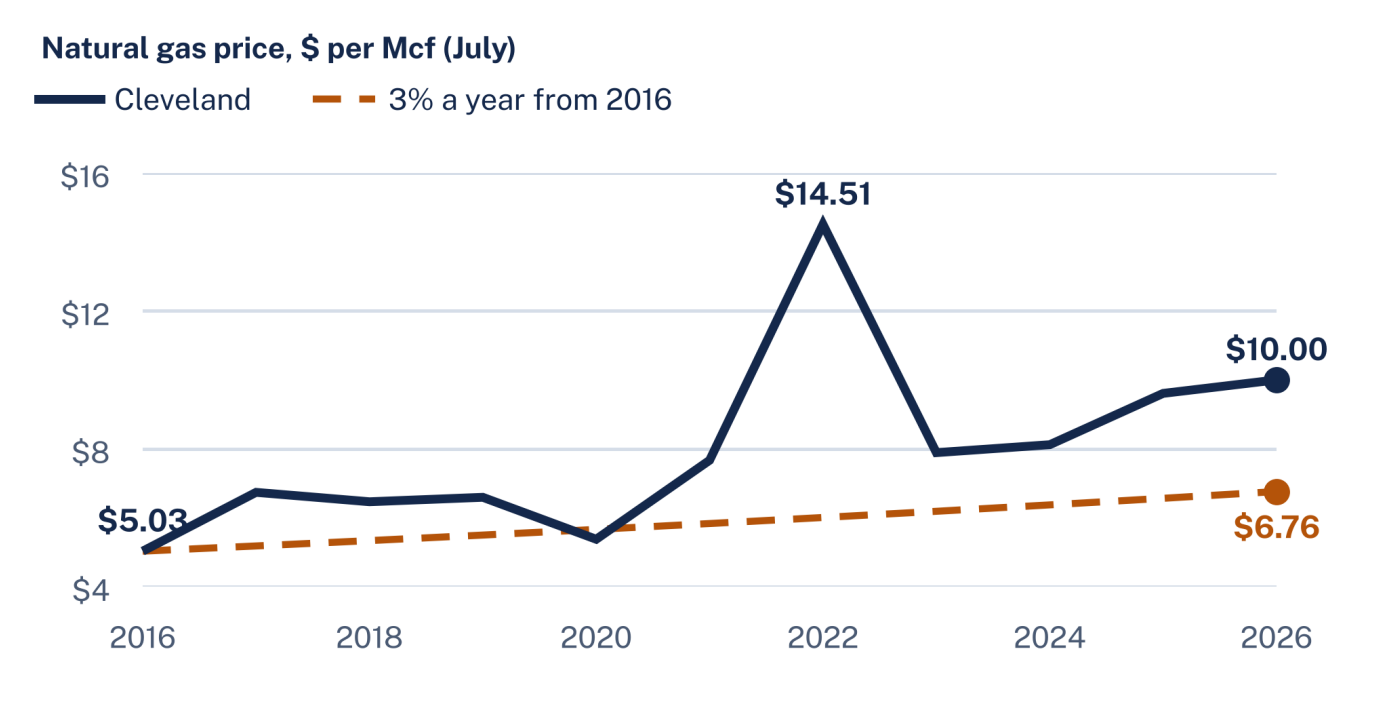
+13%

rise in the price of Cleveland's city electricity program from August 2026

Sources: Donovan Energy, using Illuminating Company (FirstEnergy) rates (Electric by City tab); PJM auction reports; City of Cleveland (Aug. 2026).

CLEVELAND · NATURAL GAS

Prices nearly doubled since 2016



+99%

rise in the gas price since 2016, against 34% at 3% a year

+89%

jump in one year, 2021 to 2022, as prices spiked

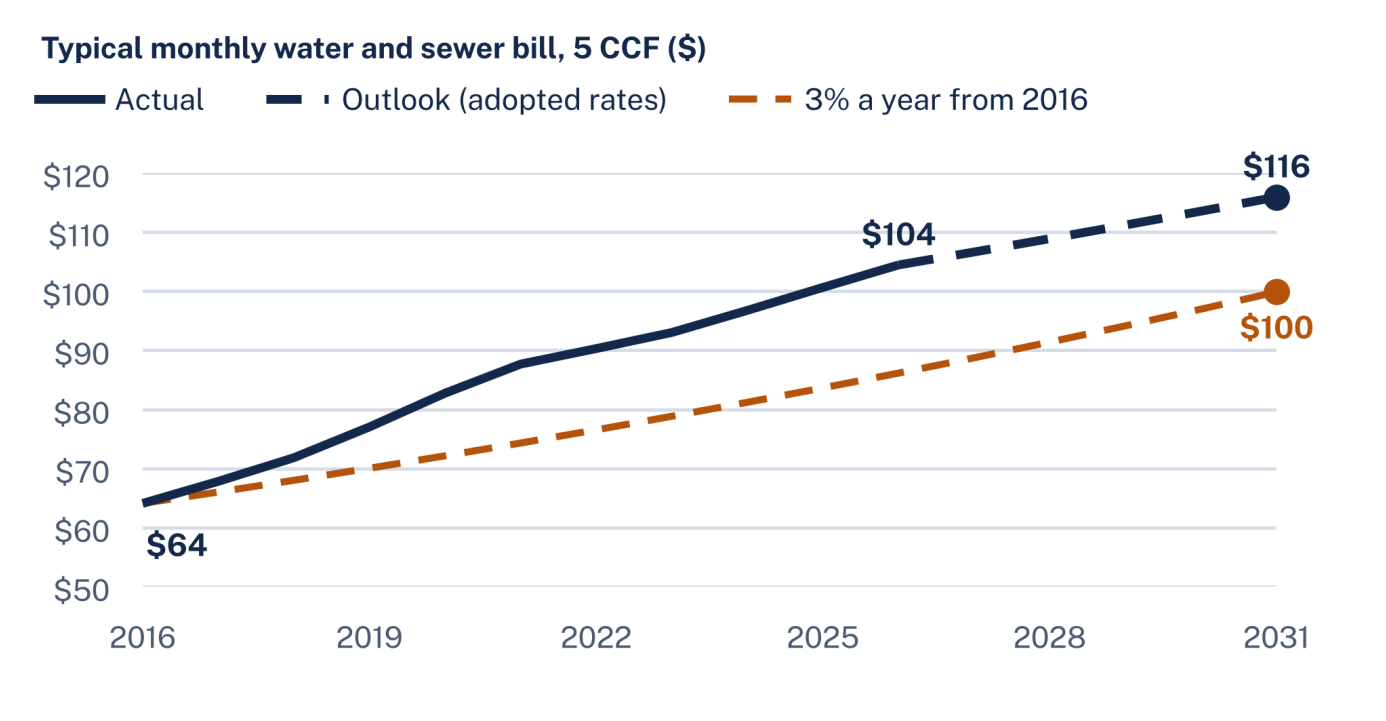
$10.00

per Mcf in 2026, among the lowest of the five cities studied

Source: Donovan Energy, using Enbridge Gas Ohio rates (Gas by City tab, PUCO/DAS July rates).

CLEVELAND · WATER AND SEWER

The highest water and sewer bill of the five cities



$104 a month

typical water and sewer bill in 2026, up 63% since 2016

5% a year

average rise from 2016 to 2026, against the 3% assumption

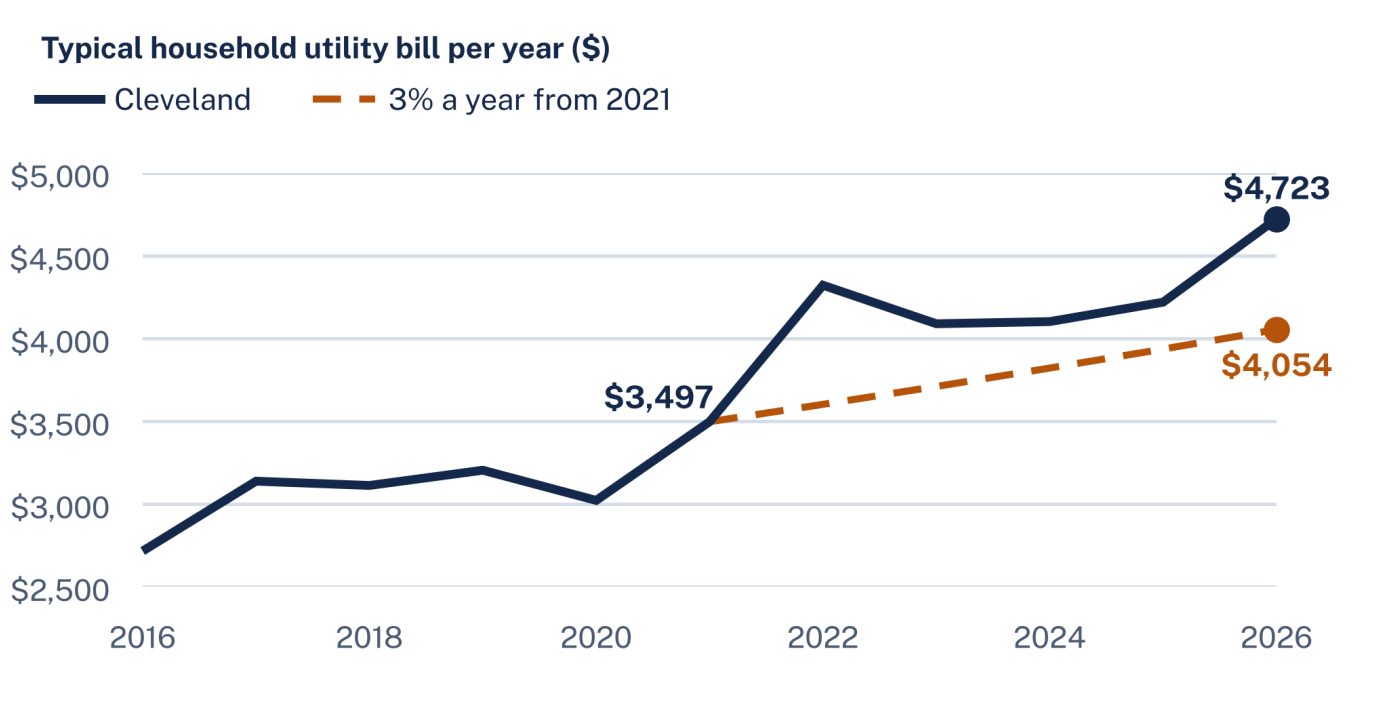
+2% a year

expected through 2031 under adopted rates, below the 3% assumption

Source: Donovan Energy, using Cleveland Water and NEORSD rates (Water CCF Comparison and Water Forecast 2027–31 tabs); NEORSD (July 2026).

CLEVELAND · ALL UTILITIES TOGETHER

About $670 per unit a year above the 3% assumption



+35%

rise in the combined utility bill for a typical household since 2021

About $670

per unit a year more than a 3% path from 2021 would predict

61%

of the increase since 2021 came from electricity

Source: NRDC analysis of Donovan Energy data. Typical household: 900 kWh, 10 Mcf gas and 5 CCF water a month.

Columbus

Rising building operating costs

Utilities: AEP Ohio, Columbia Gas of Ohio and Columbus Water and Power

COLUMBUS · IN THE NEWS

Columbus households face rising costs

NBC4 WCMH · Nov. 24, 2025



+18%

water rate increase from Jan. 1, 2026

Council approved the largest utility rate increases in more than 20 years, about 12% on a typical bill, to help fund a $2.3 billion fourth water plant.

The Ohio Newsroom · Mar. 16, 2026



$149.82

average Ohio electric bill a month in 2025, up 11%

Rate increases drew protests in Columbus. AEP Ohio points to regional grid costs it says are beyond its control.

Spectrum News 1 · Apr. 17, 2025



+23%

rise in Ohio home insurance premiums, 2021 to 2024

A Consumer Federation of America report ties part of the rise to more frequent severe weather, including Ohio's record tornado year in 2024.

Sources: NBC4 WCMH, via Yahoo News (Nov. 24, 2025); The Ohio Newsroom (Mar. 16, 2026); Spectrum News 1 Columbus (Apr. 17, 2025).

COLUMBUS · EXTREME WEATHER

Storms and floods are adding to the risk

WOSU · Aug. 12, 2026

Columbus mayor declares emergency as Ohio's governor assesses severe storm's impact

82 mph

peak gust at John Glenn airport, Aug. 11

The mayor declared an emergency after a storm that weather officials considered a derecho damaged neighborhoods across the city.

Columbus Navigator · Aug. 21, 2026

Here's How Bad The Flooding Got Across Central Ohio

4–7 in.

of rain in the hardest-hit areas, Aug. 19–20

Flooding closed roads across the Columbus area, the Franklinton floodwall was activated, and residents near Buckeye Lake were evacuated.

WSYX ABC6 · Apr. 4, 2025

Record number of tornadoes in Ohio likely to spiral into higher insurance rates

Higher deductibles

and fewer carriers willing to take the risk

Insurance experts warned that frequent severe storms in central Ohio will push rates and deductibles up.

August 2026 was Columbus's second-wettest August on record. In 2024, Ohio set a record with 74 tornadoes.

Sources: WOSU and Columbus Navigator (Aug. 2026); WSYX ABC6 (Apr. 2025); NBC4 WCMH (Aug. 2026); National Weather Service; WOUB (June 2025).

COLUMBUS AT A GLANCE

Costs are outpacing the 3% assumption

+66%

Rise in a typical monthly electric bill since 2021, from about $120 to $199

$1,000

per unit a year more than the 3% assumption predicts for a typical household's utility bills, just in the past 5 years

+8%

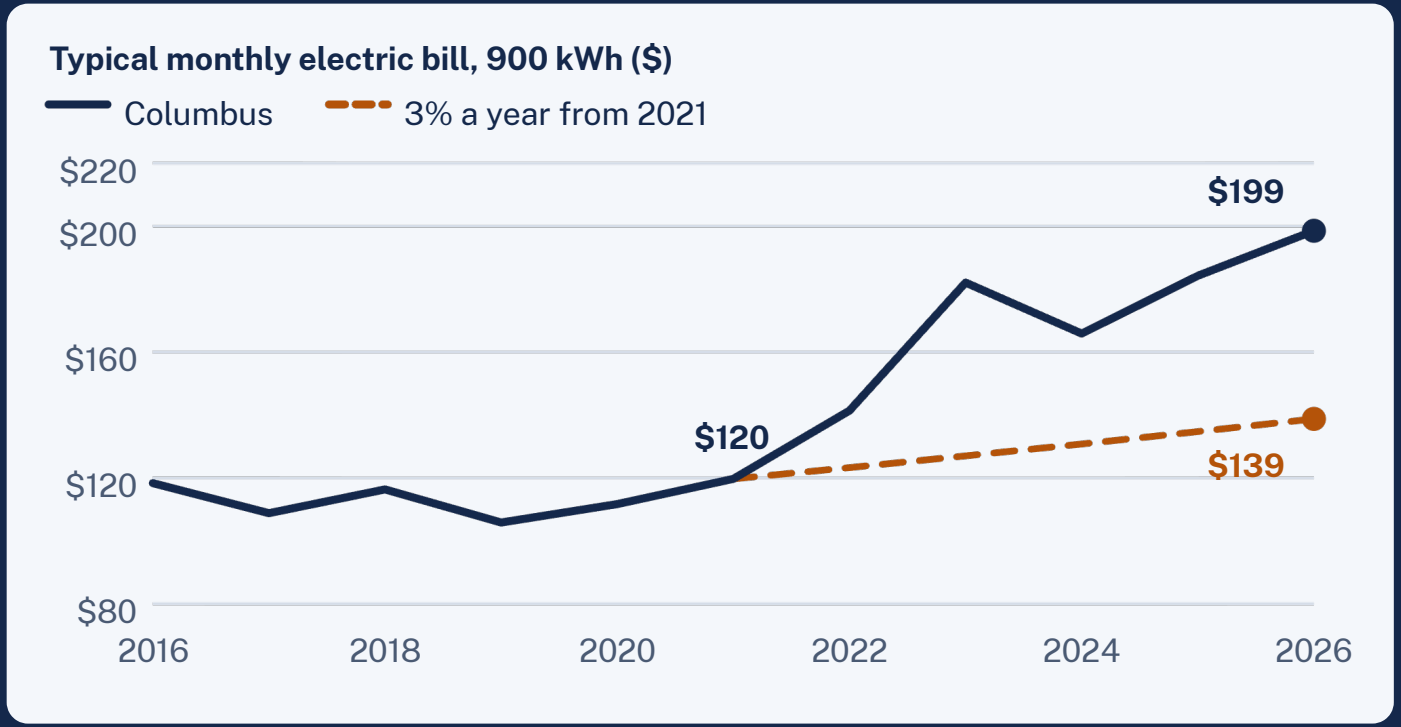
A year: expected rise in water and sewer bills through 2029 if the recent trend holds

Affordable housing deals are planned as if costs grow 3% a year. In Columbus, utility costs have recently grown much faster.

Source: Donovan Energy, an Ohio energy data firm, using AEP Ohio, Columbia Gas of Ohio and Columbus Water and Power rates; NRDC analysis.

COLUMBUS · ELECTRICITY

The typical monthly bill is up 66% since 2021



22.1¢

per kWh in 2026, the highest of the five major cities studied

About 11×

rise in regional grid capacity prices since 2024/25

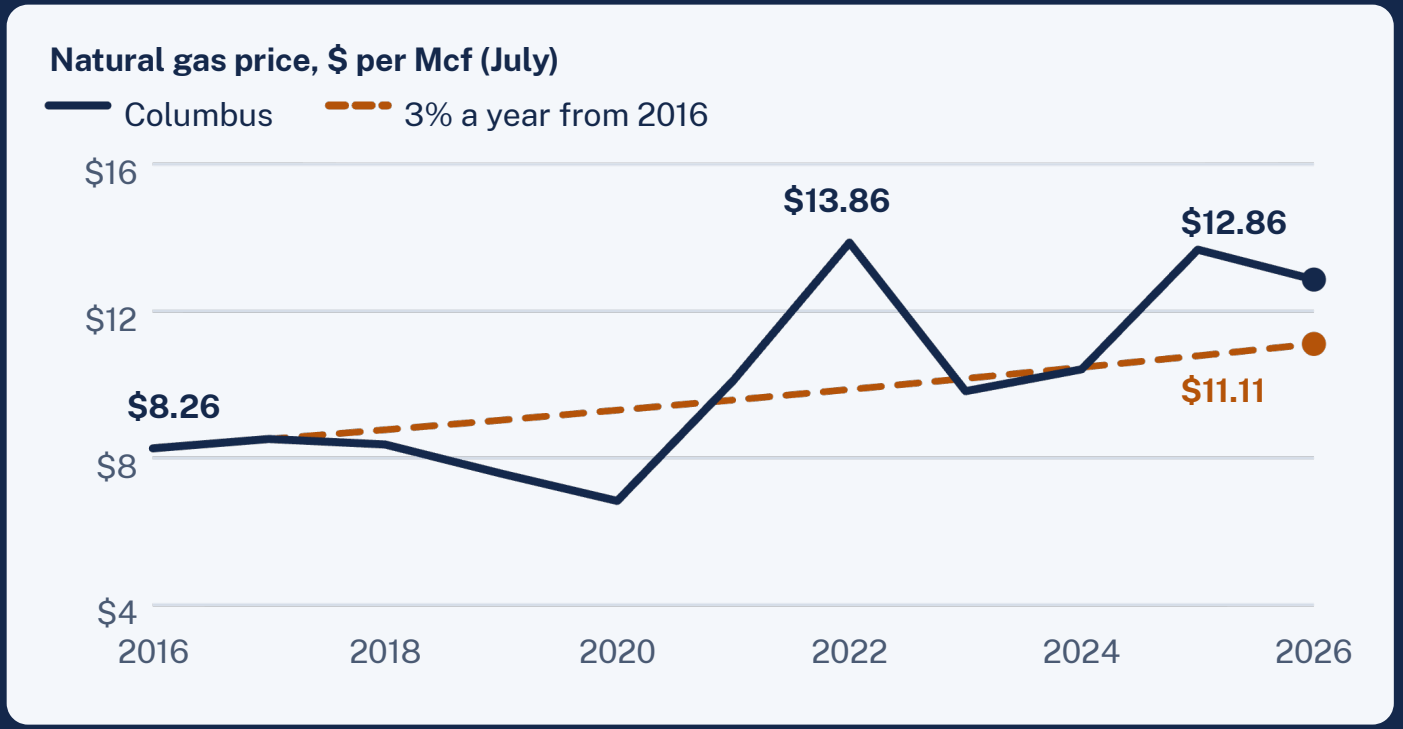
17,861 MW

of data center projects contracted with AEP Ohio through 2035, about double its current peak

Sources: Donovan Energy, using AEP Ohio rates (Electric by City tab); PJM auction reports; AEP Ohio (Feb. 2026).

COLUMBUS · NATURAL GAS

Prices are up 56% since 2016



+56%

rise in the gas price since 2016, against 34% at 3% a year

+37%

jump in one year, 2021 to 2022, before prices eased

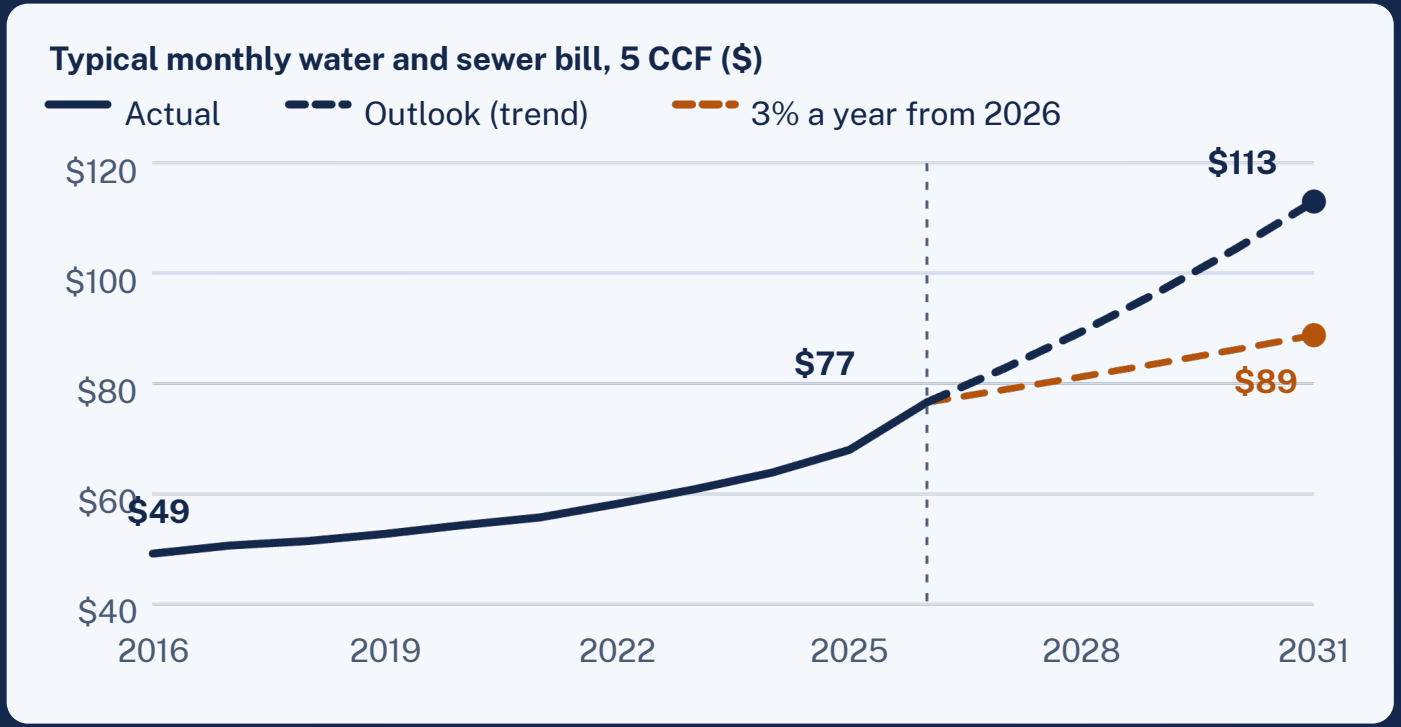
4.5% a year

average rise per year since 2016, against the 3% assumption

Source: Donovan Energy, using Columbia Gas of Ohio rates (Gas by City tab, PUCO/DAS July rates).

COLUMBUS · WATER AND SEWER

The steepest increases may be ahead



+8% a year

rise in the typical water and sewer bill, 2023 to 2026

$2.3 billion

for a fourth water plant, paid for through rates

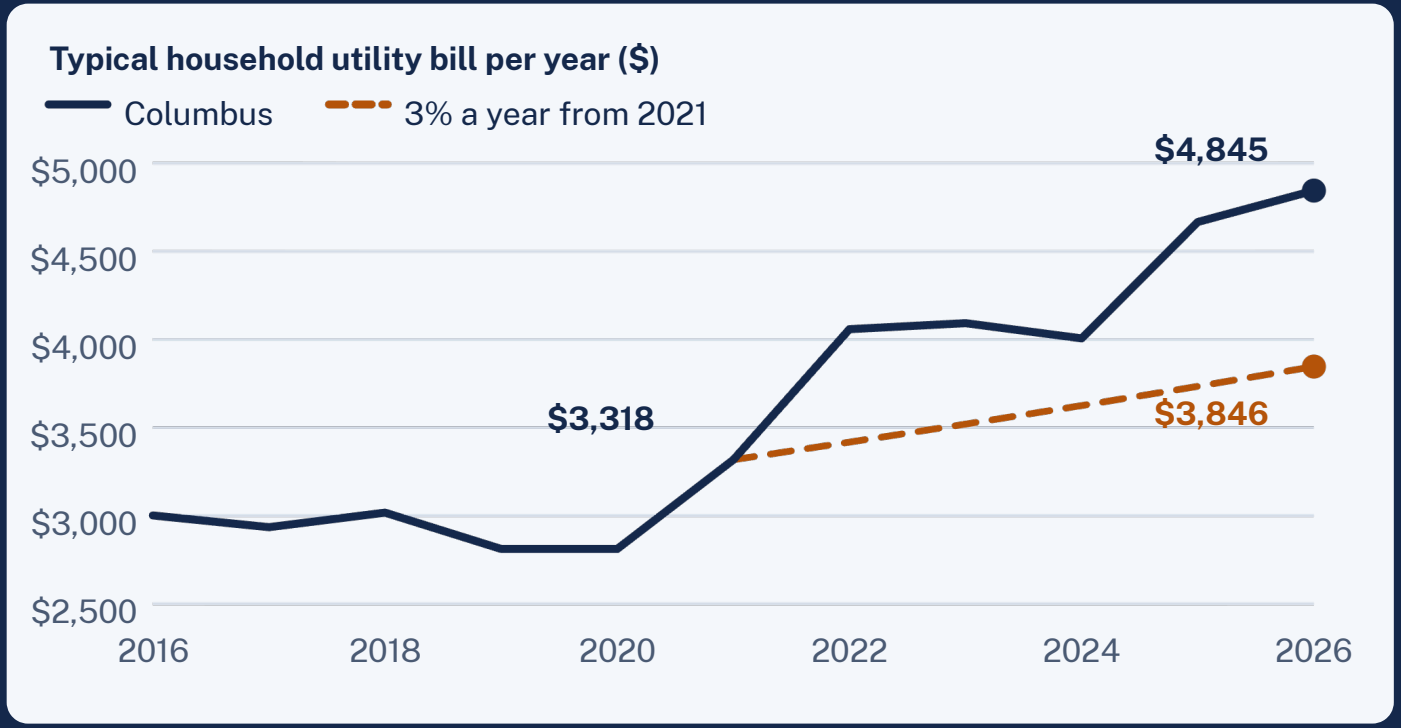
31%

of the 2026 bill is fixed, so using less water saves less

Sources: Donovan Energy, using Columbus Water and Power rates (Water CCF Comparison and Water Forecast 2027–31 tabs); NBC4 WCMH (Nov. 2025).

COLUMBUS · ALL UTILITIES TOGETHER

$1,000 per unit a year above the 3% assumption



+46%

rise in the combined utility bill for a typical household since 2021

About $1,000

per unit a year more than a 3% path from 2021 would predict

62%

of the increase since 2021 came from electricity

Source: NRDC analysis of Donovan Energy data. Typical household: 900 kWh, 10 Mcf gas and 5 CCF water a month.

Dayton

Rising building operating costs

Utilities: AES Ohio, CenterPoint Energy Ohio (now National Fuel Gas) and City of Dayton water and sewer

DAYTON · IN THE NEWS

Dayton households face rising costs

WHIO · Nov. 5, 2025

Settlement in AES Ohio's distribution rate case accepted

+9%

on a typical AES Ohio electric bill under the increase approved in Nov. 2025

State regulators approved about $168 million a year in new delivery charges. AES Ohio had first asked for a 14% increase.

Dayton Daily News · Nov. 24, 2025

Dayton plans to raise water, sewer rates by more than 8% each of the next three years

+8.5%

a year for water, with sewer up 9% to 9.5% a year, 2026 to 2028

The city estimated about $24 more per quarter for an average home in 2026, to keep reinvesting in pipes and plants.

WYSO · Aug. 4, 2025

AES Ohio, CenterPoint Energy both want rate increases

$12

a month more on the average CenterPoint gas bill under a July 2025 settlement

PUCO approved a modified version of the settlement in January 2026. National Fuel Gas bought CenterPoint's Ohio utility in October 2026.

Sources: WHIO (Nov. 5, 2025); Dayton Daily News (Nov. 24, 2025); WYSO (Aug. 4, 2025).

DAYTON · EXTREME WEATHER

Storms and outages are adding to the risk

National Weather Service · May 27, 2019

Tornado Through Brookville, Trotwood, Dayton and Riverside in Montgomery County, OH

EF4

tornado through Trotwood, Dayton and Riverside, May 27, 2019

Winds up to 170 mph on a 20-mile path damaged hundreds of homes, businesses and apartment buildings.

Dayton 24/7 Now · Aug. 7, 2026

AES restores power to over 20,000 customers, crews continuing work and repairs

33,000+

customers lost power in storms across the Miami Valley, Aug. 2026

The storms damaged three substations. Crews restored power to more than 20,000 customers the same day.

WSYX ABC6 · Apr. 4, 2025

Record number of tornadoes in Ohio likely to spiral into higher insurance rates

Higher deductibles

and fewer carriers willing to take the risk

Insurance experts warned that frequent severe storms in Ohio will push rates and deductibles up.

Ohio homeowners pay about $1,400 a year for insurance on average. In 2024, Ohio set a record with 74 tornadoes.

Sources: National Weather Service; Dayton 24/7 Now (Aug. 7, 2026); WSYX ABC6 (Apr. 2025); WHIO (Jan. 29, 2026); WOUB (June 2025).

DAYTON AT A GLANCE

Costs are outpacing the 3% assumption

+115%

Rise in a typical monthly electric bill since 2021, from about $87 to $188

$1,350

per unit a year more than the 3% assumption predicts for a typical household's utility bills

+52%

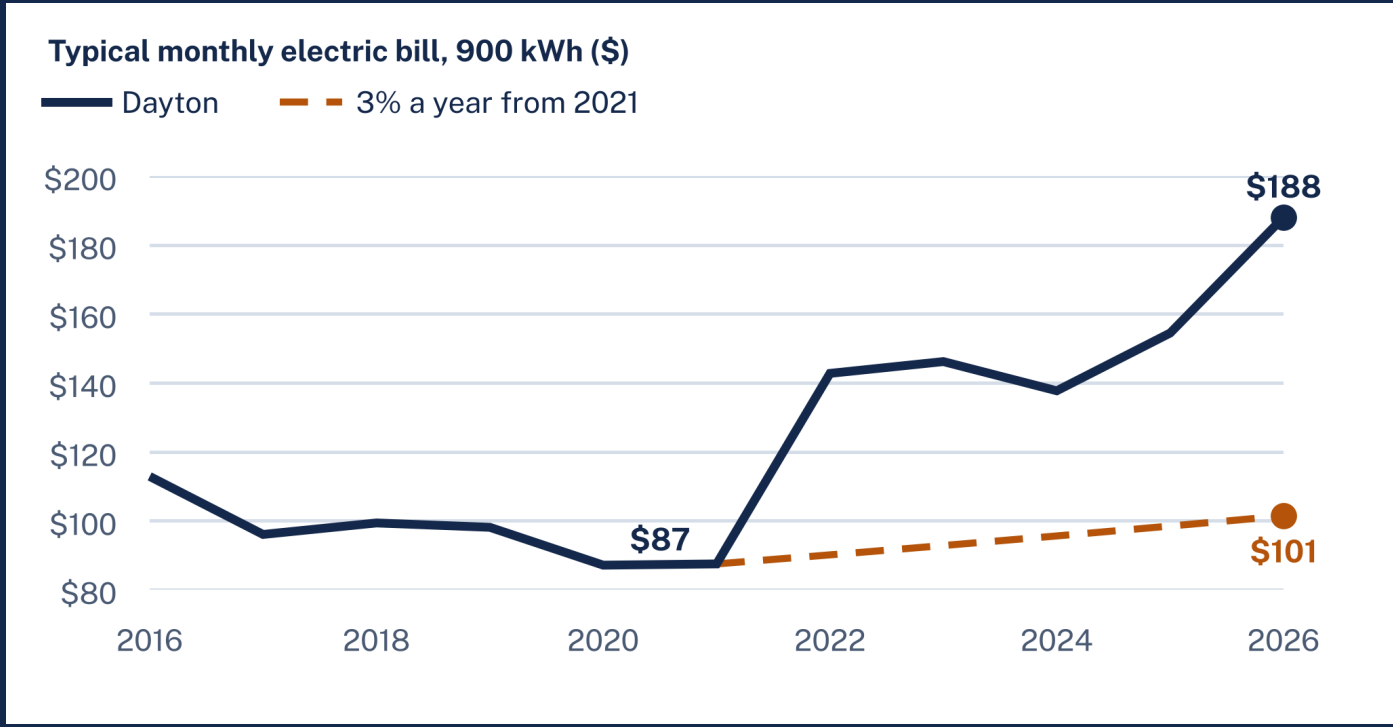
Expected rise in the typical water and sewer bill from 2026 to 2031 if planned increases continue

Affordable housing deals are planned as if costs grow 3% a year. In Dayton, utility costs have grown much faster, led by electricity.

Source: Donovan Energy, an Ohio energy data firm, using AES Ohio, CenterPoint Energy Ohio (now National Fuel Gas) and City of Dayton water and sewer rates; NRDC analysis.

DAYTON · ELECTRICITY

The typical bill more than doubled since 2021



20.9¢

per kWh in 2026, up from 9.7¢ in 2021

About 11×

rise in regional grid capacity prices since 2024/25

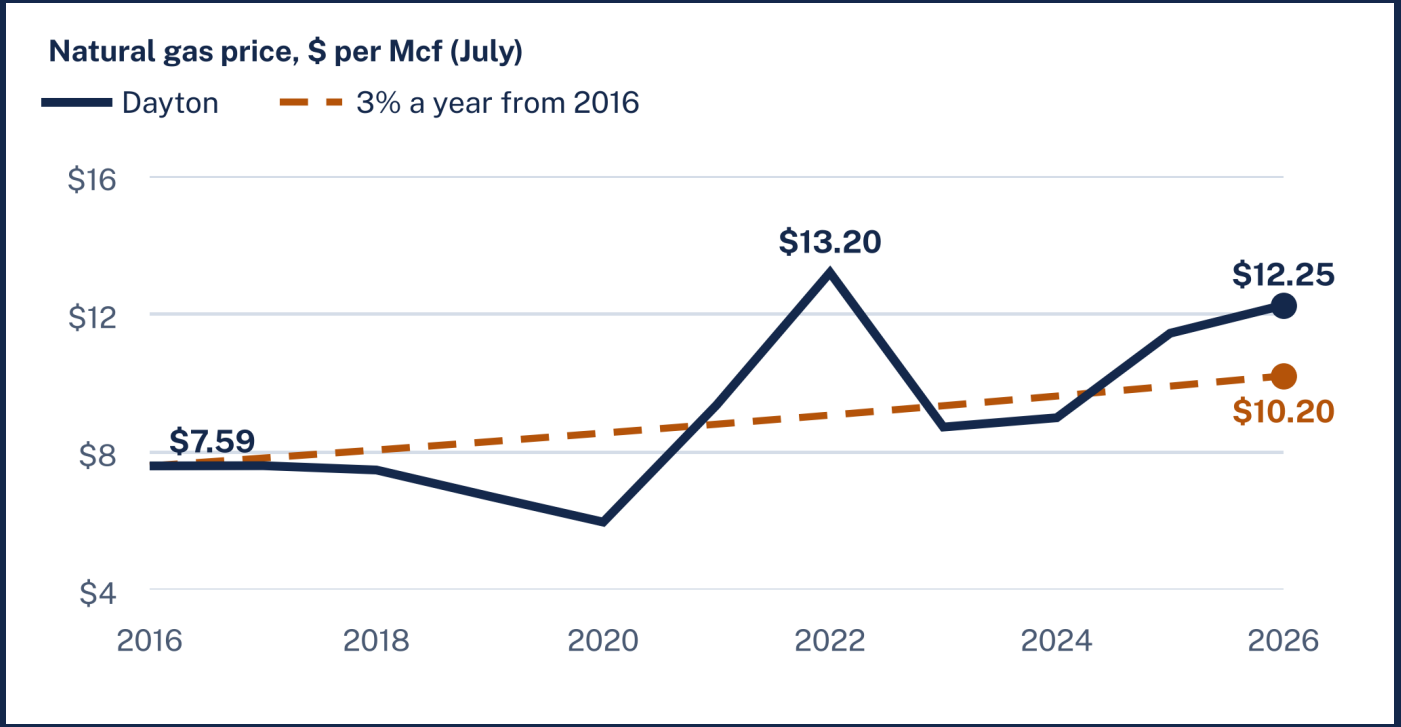
+23%

rise in the price of Dayton's city electricity program in June 2026

Sources: Donovan Energy, using AES Ohio rates (Electric by City tab); PJM auction reports; City of Dayton, electric aggregation (2026).

DAYTON · NATURAL GAS

Gas prices are up 61% since 2016



+61%

rise in the gas price since 2016, against 34% at 3% a year

+41%

jump in one year, 2021 to 2022, as prices spiked

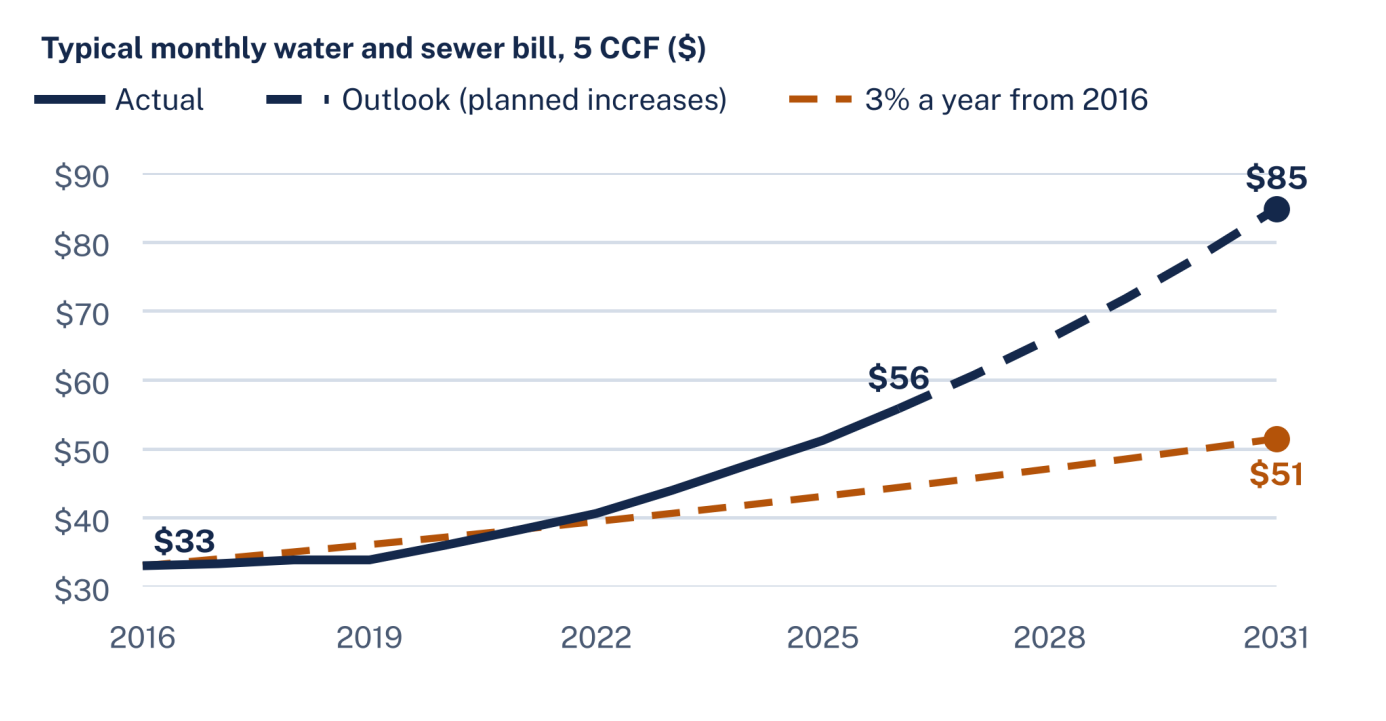
$12.25

per Mcf in 2026, the third highest of the five cities studied

Source: Donovan Energy, using CenterPoint Energy Ohio (now National Fuel Gas) rates (Gas by City tab, PUCO/DAS July rates).

DAYTON · WATER AND SEWER

The lowest bill, but rising the fastest



+69%

rise in the typical water and sewer bill since 2016, the most of the five cities

$85 a month

expected by 2031 if planned increases continue, up 52% from 2026

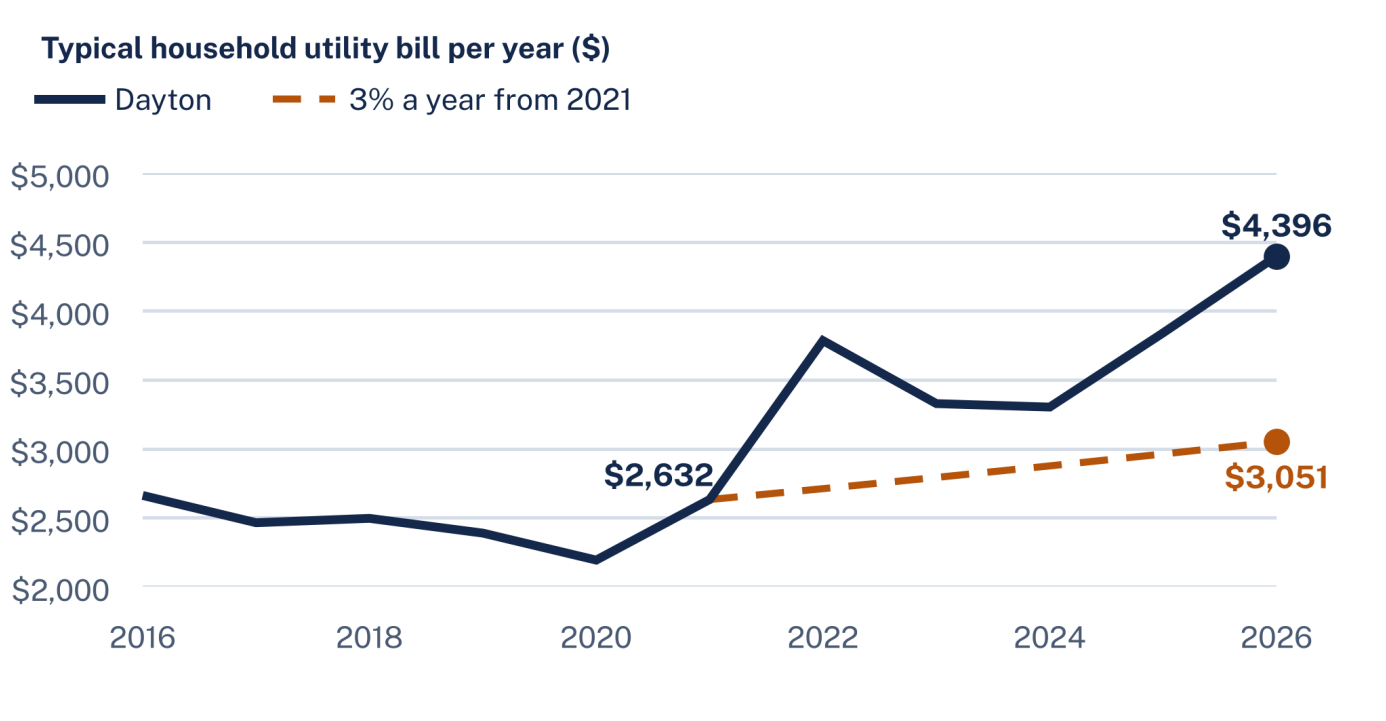
$56 a month

typical bill in 2026, still the lowest of the five cities

Sources: Donovan Energy, using City of Dayton water and sewer rates (Water CCF Comparison and Water Forecast 2027–31 tabs); Dayton Daily News (Nov. 24, 2025).

DAYTON · ALL UTILITIES TOGETHER

About $1,350 per unit a year above the 3% assumption



+67%

rise in the combined utility bill for a typical household since 2021

About $1,350

per unit a year more than a 3% path from 2021 would predict

68%

of the increase since 2021 came from electricity

Source: NRDC analysis of Donovan Energy data. Typical household: 900 kWh, 10 Mcf gas and 5 CCF water a month.

Insurance

Rising building operating costs

Ohio and national trends

INSURANCE · OHIO HOMEOWNERS

Ohio home insurance rates rose 46% in five years

+46%

Rise in Ohio home insurance rates from 2020 to 2025, nearly twice the rate of inflation

12.7%

Of Ohio homes go without insurance altogether

$593B

Cost to rebuild Ohio homes at risk from hail, 13th highest of 45 states

NRDC's Insurability Crisis Tracker places Ohio at elevated risk of an insurance crisis, with hail as the biggest hazard. These figures cover homeowners; data on what Ohio apartment owners pay are limited.

See Ohio on NRDC's Insurability Crisis Tracker: nrdc.org/resources/mapping-uninsurable-country

Source: NRDC, Insurability Crisis Tracker (2026). Ohio figures cover homeowners insurance.

INSURANCE · APARTMENT BUILDINGS (U.S.)

Insuring an apartment costs twice as much as in 2016



+77%

average cost to insure an apartment, 2019 to 2024, after inflation

10–40%

yearly premium rises for 12 large nonprofit housing groups, three years running

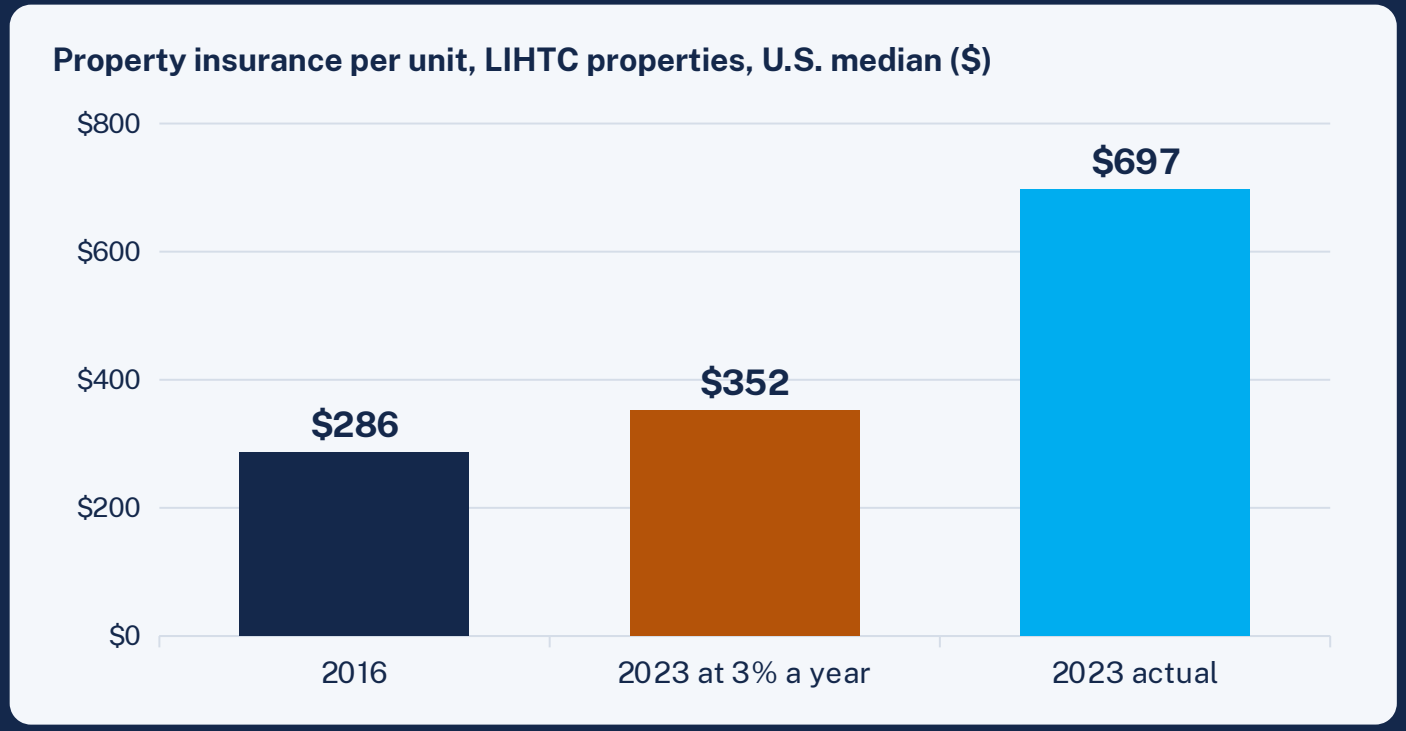
2 in 3

affordable housing providers surveyed raised their deductibles (2023)

Sources: Federal Reserve Board, FEDS Notes (Sept. 2025), Trepp data in 2023 dollars; National Church Residences, Senate testimony (2023); NLHA survey via NMHC (2023).

INSURANCE · TAX CREDIT HOUSING

Insurance more than doubled; Ohio budgets stayed flat



+144%

rise per LIHTC unit, 2016 to 2023, against +23% at 3% a year

$600

median budget per unit in Ohio 4% applications, flat from 2023 to 2026

Easing, for now

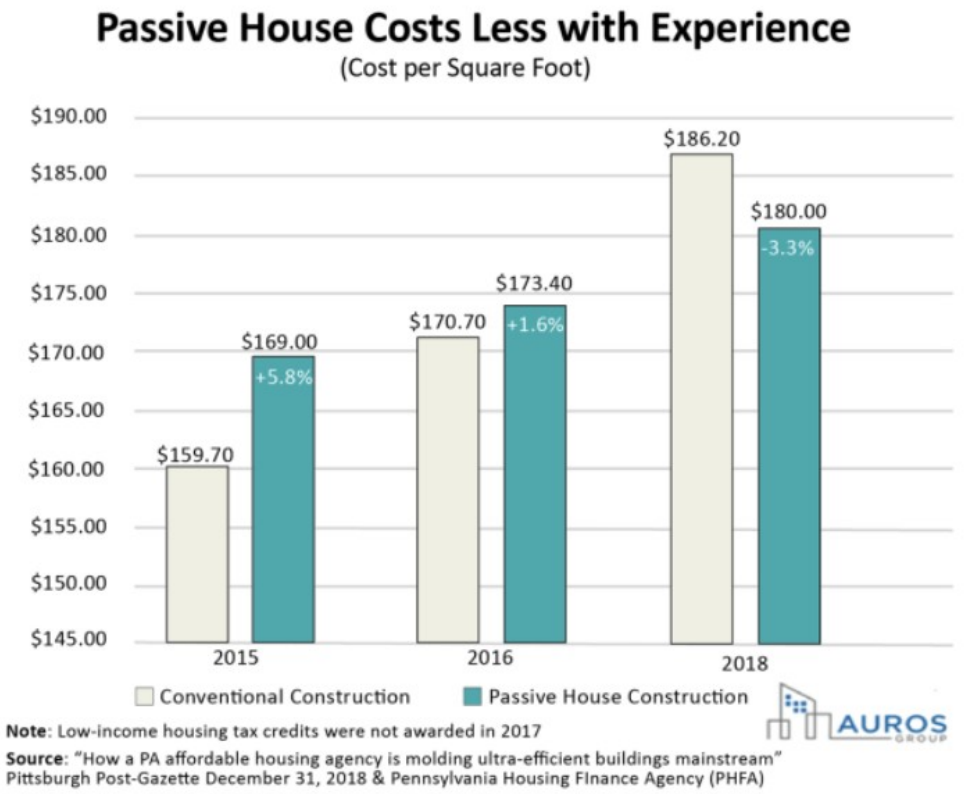
property rates fell in 2025–26, but storm risk remains high

Sources: Novogradac LIHTC expense report (2024); NRDC analysis of OHFA 4% applications, 2023–26; Marsh (2026).

Appendix

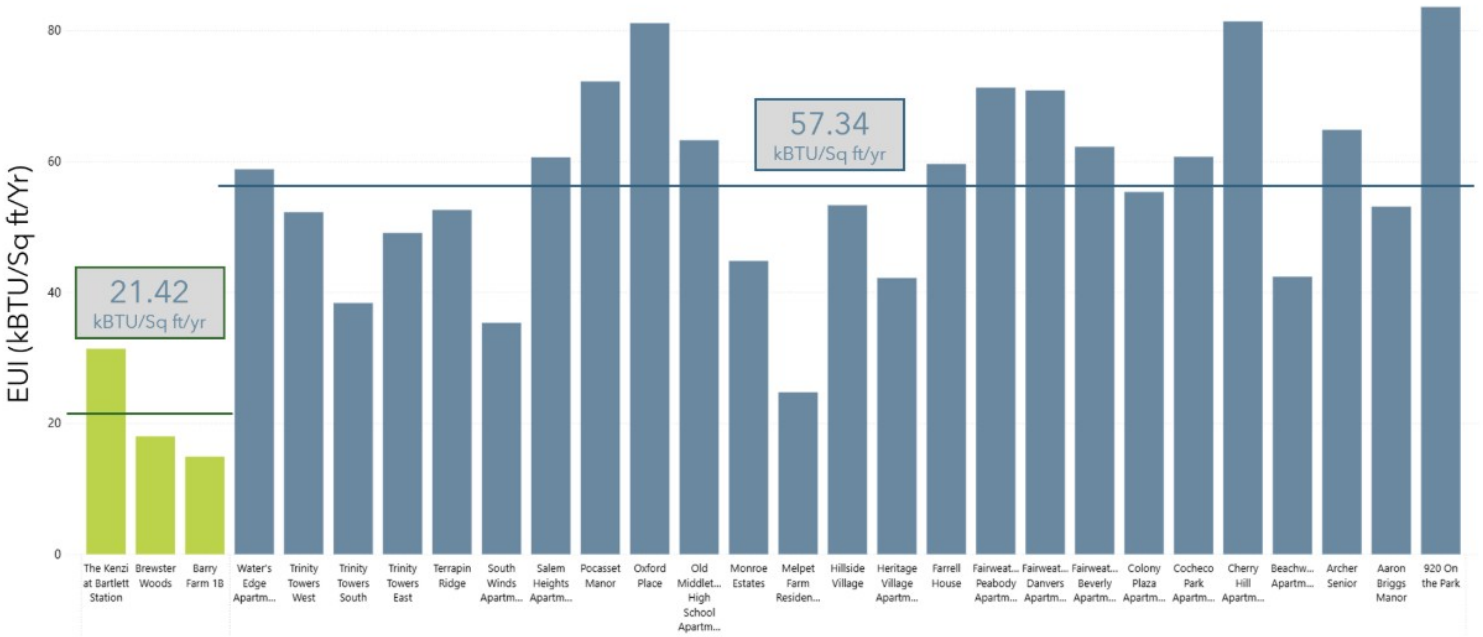
Rising building operating costs

PHIUS Cost Relativity



PHIUS Energy Use Intensity

Passive House buildings use 63% less energy per square foot than median new multifamily (LEED, Code)



REFERENCE

Key terms

3% assumption The common planning rule that a building's operating costs grow about 3% a year.

4% tax credit The smaller of the two federal housing tax credits, used with tax-exempt bonds. Ohio developers apply to OHFA for it.

Capacity price What the regional grid pays power plants to be ready when demand peaks. It is set at a yearly auction and shows up on electric bills.

CCF 100 cubic feet of water, about 748 gallons.

City electricity program (aggregation) A city program that buys power in bulk for homes and small businesses that have not picked their own supplier.

Deductible The amount an owner pays on a claim before insurance pays.

Fixed charge The part of a bill that stays the same no matter how much is used.

kWh (kilowatt-hour) A unit of electricity use.

LIHTC The Low-Income Housing Tax Credit, the main federal program that helps pay for affordable rentals.

Mcf 1,000 cubic feet of natural gas.

MW (megawatt) A unit of power equal to 1,000 kilowatts, used here to size data center demand.

OHFA The Ohio Housing Finance Agency, the state agency that awards housing tax credits.

Outlook On the water charts, estimated bills for 2027–31 based on adopted rates or recent trends.

PJM The group that runs the regional power grid for all or parts of 13 states, including Ohio, and Washington, D.C.

Premium The price of an insurance policy, usually paid once a year.

PUCO The Public Utilities Commission of Ohio, which sets rates for the state's privately owned utilities.

Typical household 900 kWh of electricity, 10 Mcf of natural gas and 5 CCF of water a month, used for all five cities.

ABOUT THE DATA

How the utility bill figures were built

Utility bills

Standard household Donovan Energy calculated what a "standard" household would pay each year from 2016 to 2026 in five of Ohio's largest cities: Akron, Cincinnati, Cleveland, Columbus, and Dayton. The standard household is assumed to use 900 kilowatt-hours of electricity, 10 thousand cubic feet of natural gas, and 5 hundred cubic feet (about 3,700 gallons) of water each month.

Electricity and gas Bills come from the Utility Rate Survey published by the Public Utilities Commission of Ohio and the Ohio Department of Administrative Services, using each city's main utilities and each year's July rates.

Water and sewer Bills are calculated from each city's adopted rate schedules for a home inside city limits with a standard residential meter. They include fixed monthly charges and leave out stormwater fees, connection fees, and taxes, so actual bills are likely somewhat higher than shown.

Filling gaps in city records

Where a city's records were incomplete, Donovan used other public records.

Dayton, 2016–2025 Bills come from annual water and sewer rate surveys of Ohio cities posted by the City of Piqua, which report bills at twice the standard household's water use. Donovan scaled them to the standard household using Dayton's current rate structure.

Columbus, 2016–2020 Bills are worked back from the city's 2021 rates using the across-the-board increases City Council adopted each year.

ABOUT THE DATA

How the figures are calculated, and other sources

How the figures are calculated

Averages Each figure is a simple average of the five cities, in dollars of the year shown.

Yearly figures The July bill multiplied by 12, not an average across months, so they track changes in rates rather than seasonal swings in use.

Standard household Figures describe a standard household, defined by the fixed monthly amounts of electricity, gas, and water on the previous slide rather than by household size, not any one home's actual bills, which change with the seasons.

3% line Grows the 2016 bill by 3% a year.

Inflation line Grows the 2016 bill with the Consumer Price Index for All Urban Consumers (U.S. city average, July of each year).

Insurance and project budgets

Ohio homeowners From NRDC's Insurability Crisis Tracker.

Apartment buildings National figures come from a Federal Reserve analysis of commercial real estate loan data.

3% growth assumption Comes from OHFA's 2026 multifamily underwriting guidelines.

Insurance budgets From NRDC's review of 4% tax credit application summaries published by OHFA for 2023 through 2026, using the first-year insurance expense of each project listed. The typical budget was about $590 to $600 per apartment per year.

SOURCES AND NOTES

Where the numbers come from

City	Electricity	Natural gas	Water and sewer	Other local sources
Akron	Ohio Edison	Enbridge Gas Ohio	City of Akron	Akron sewer plan; Signal Akron (Mar. 2025)
Cincinnati	Duke Energy Ohio	Duke Energy Ohio	Greater Cincinnati Water Works; MSD	Cincinnati Enquirer (Mar. 9, 2026)
Cleveland	Illuminating Company	Enbridge Gas Ohio	Cleveland Water; NEORSD	NEORSD (July 2026); City of Cleveland (Aug. 2026)
Columbus	AEP Ohio	Columbia Gas of Ohio	Columbus Water and Power	NBC4 WCMH (Nov. 2025); AEP Ohio (Feb. 2026)
Dayton	AES Ohio	CenterPoint Energy Ohio (now National Fuel Gas)	City of Dayton	Dayton Daily News (Nov. 2025); City of Dayton (2026)

Rates Donovan Energy (Sept. 2026), an Ohio energy data firm, using July rates (PUCO/DAS) for the utilities above.

Combined bill NRDC analysis of Donovan data: 900 kWh, 10 Mcf of gas and 5 CCF of water a month.

Insurance NRDC Insurability Crisis Tracker; Federal Reserve FEDS Notes; Novogradac; NRDC analysis of OHFA 4% applications; Marsh; others as listed on each slide.

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Capacity prices PJM Base Residual Auction reports, 2025/26 to 2028/29.

Underwriting NRDC analysis of OHFA 4% LIHTC summaries (2020–26) and OHFA's 2026 application workbook.

News and weather As listed on each slide.

Notes Water outlooks for 2027–31 use adopted rates or extend recent trends, as noted on each slide. Figures describe a typical household, not a specific property.