



October 15, 2024

The Honorable Mike Kelly
United States House of Representatives
1707 Longworth House Office Building
Washington, DC 20515

The Honorable Mike Carey
United States House of Representatives
1433 Longworth House Office Building
Washington, DC 20515

The Honorable Claudia Tenney
United States House of Representatives
2349 Rayburn House Office Building
Washington, DC 20515

The Honorable Blake Moore
United States House of Representatives
1131 Longworth House Office Building
Washington, DC 20515

The Honorable Darin LaHood
United States House of Representatives
1424 Longworth House Office Building
Washington, DC 20515

Dear Representatives Kelly, Tenney, LaHood, Carey, and Moore:

The Ohio Housing Council (OHC) is grateful to Chairman Smith and the Ways and Means Committee for forming tax teams to consider what should be included in an extension of the *Tax Cuts and Jobs Act of 2017* (TCJA). We welcome the opportunity to provide input on how expanding and strengthening the Low-Income Housing Tax Credit (LIHTC) through the *Affordable Housing Credit Improvement Act* (AHCIA) can help address the critical housing needs facing Ohio.

OHC has a broad and diverse membership made up of developers, investors, attorneys, CPAs, and others who have dedicated their professional lives to the development of affordable housing. Our members are responsible for most of the affordable housing that has been developed in Ohio since the creation of the LIHTC in 1986. Many of them also operate in other states across the country, giving OHC a unique perspective on this industry, best practices nationally, and what it takes to successfully develop affordable housing in Ohio.

LIHTC is a proven, market-driven tool that incentivizes private investment in affordable rental housing and is subject to intense oversight by private sector financial institutions that purchase the credits. Since its inception, LIHTC has supported the development and preservation of over 135,000 affordable homes in Ohio. Despite this progress, the demand

for affordable housing remains high, with nearly 400,000 Ohio renter households paying more than half of their income toward rent.

This need for housing is only becoming more pressing as Ohio experiences significant economic growth driven by new investments. The \$20 billion Intel semiconductor facility in Licking County will bring 3,000 direct jobs, 7,000 construction jobs, and tens of thousands more in related economic activity. This project is the largest private investment in Ohio's history and could eventually expand to an even larger site with up to \$100 billion in total investment. Similarly, LG's recent expansion plans for electric vehicle battery production in Ohio further amplify the need for a robust affordable housing supply to support the workforce these new facilities will attract.

The AHCIA's provisions to expand LIHTC could help finance up to 37,600 additional affordable homes in Ohio, providing much-needed housing options for families and seniors across the state. This would help reduce housing instability, allowing more Ohioans to thrive and contribute to our economy. As the state attracts new businesses and industries, ensuring affordable housing availability will be critical to sustaining this economic momentum.

LIHTC has delivered significant economic benefits to Ohio. It has supported over 210,000 jobs, generated more than \$24 billion in wages and business income, and contributed more than \$8.6 billion in tax revenue. Expanding the program through the AHCIA would not only create more homes but also stimulate further job creation and economic activity, providing a substantial return on investment for our communities.

We appreciate your dedication to policies that promote economic growth and address Ohio's housing challenges. The AHCIA represents a practical and effective path forward, leveraging private capital to meet the needs of our state without increasing pressure on the federal budget. It offers a balanced approach that supports local communities and strengthens our state's future.

Thank you again for the opportunity to share our perspective. OHC remains ready to serve as a resource, and we look forward to working with you on solutions that will benefit Ohio's families, businesses, and communities. Please do not hesitate to reach out if we can provide any additional information or support.

Sincerely,



Ryan Gleason
Executive Director