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**Ohio House Families, Aging and Human Services Committee  
Proponent Testimony on House Bill 560  
Michael Deemer, President & CEO, Downtown Cleveland Alliance  
December 1, 2022**

Chair Manchester, Vice Chair Cutrona, Ranking Member Denson, and Members of the House Families, Aging and Human Services Committee:

Thank you for the opportunity to provide proponent testimony on House Bill 560 which would authorize a state tax credit for the development of affordable rental housing.

I am providing testimony on behalf of Downtown Cleveland Alliance, a nonprofit corporation dedicated to attracting residents, jobs, and investment to Cleveland's central district. Our work encompasses improving Downtown Cleveland's sidewalks, skyline, and everything in between. We steward public improvements and private development in Cleveland's center city. In addition, we manage the Downtown Cleveland Improvement District, through which property owners have committed over \$60 million over the last 16 years. This investment creates an environment that is clean, safe, and welcoming; business and resident friendly; and investment ready.

A key component to attracting new business is ensuring the downtown workforce has access to affordable housing. According to a March 2022 report from the National Low Income Housing Coalition, there are only 78 affordable units available for every 100 people earning at or below 50 percent of the Area Median Income (AMI) in the Cleveland area. Furthermore, there are only 41 units available per 100 people for those earning 30 percent or less of the AMI. The Coalition additionally found that a single parent in Ohio would need to work 74 hours per week at minimum wage in order to afford a livable two-bedroom apartment.

With the rising costs of construction materials and financing, ensuring residents have affordable housing options requires public investment and incentives. This tax credit would incentivize developers to reserve affordable rental units for those with low to moderate incomes. By incentivizing a more diverse and affordable housing market, Downtown Cleveland and the state of Ohio will become ripe for outside investment and attractive to the regional workforce.

On behalf of Downtown Cleveland Alliance, thank you for your time and consideration. We respectfully urge passage of House Bill 560.

Sincerely,



Michael Deemer  
President & CEO