

Monsignor Joseph M. Hendricks
198 E. Broad Street
Columbus OH 43215
Testimony on HB3
March 21, 2023

Chairman Swearingen, Vice Chairman Santucci, Ranking Member Upchurch, and members of the House Workforce and Economic Development Committee, thank you for the opportunity to provide proponent testimony on House Bill 3 which would create an Ohio Workforce Housing Tax Credit.

My name is Monsignor Joseph Hendricks. I am the Chief Operating Officer and Vice President of Seton Square Housing. Seton Square Housing was established in 1976 and is sponsored by the Roman Catholic Diocese of Columbus and funded by a H.U.D. Loan. While the Diocese serves 23 counties throughout central and southern Ohio, Seton Square Housing currently serves nine (9) counties in central Ohio. We are in Columbus, Lancaster, Washington Court House, Marion, Kenton, Dover, Coshocton, Wellston, and a new project developing in Portsmouth, Ohio.

Today we have 13 apartment communities, all of which are for senior citizens. Our residents are all 62 years or older, and each resident pays rent commensurate with their income based on federal guidelines. On average, our residents pay anywhere from \$500 to \$800 per month.

We have developed more than 1,000 units in Central Ohio and plan to develop hundreds more throughout the diocese's footprint of service. For example, we are planning a 57-unit development in Portsmouth, a new 50-60-unit community in Marietta, and are now working on a 75-unit facility in Plain City.

If HB 3 passes, it would help us develop more affordable housing options in these areas and many more. As the population of Ohio ages, the demand for high quality, clean, and affordable senior housing will only increase.

Our financing of these facilities goes hand-in-hand with the Department of Housing and Urban Development, with the Ohio Housing Finance Council and receive a 4% tax credits for the projects' refinancing.

This bill, if passed would allow us both Federal and State tax credits to expand not only our footprint but to help thousands of elderly people as they age in place.

The residents of Seton Square Housing live independently for as long as possible and thus, stay out of more expensive long-term nursing facilities. In our programs, we provide ancillary services, which allow our residents to live in dignity and in settings that most align with their needs.

Thank you, Chairman Swearingen, Vice Chairman Santucci, Ranking Member Upchurch, and members of the committee for the opportunity to provide testimony on House Bill 3 and I urge you to swiftly pass this important piece of legislation for senior citizens in the State of Ohio.

I will be happy to answer any questions you have.