

Good morning. I would like to start by saying thank you for allowing us within the affordable housing industry to speak on behalf of our communities, residents, and owners.

My name is Tonya Froehlich and I am the Vice President of Management Operations with The Barcus Company. The Barcus Company is a third-party property management company located in Columbus, Ohio. We manage 35 affordable properties throughout Ohio. I have had the pleasure of being in the affordable housing industry for about 20 years and held many positions from the site level to the executive level in my career.

I have seen the tears of relief when a new resident receives the keys to their new apartment home affording them housing stability for themselves and/or their children. I have seen tears of fear when a resident faces housing instability and have personally helped my residents navigate through any and all available community resources in an effort to help save their housing.

Rental assistance is key. For residents who qualify for subsidized housing, rental assistance is available. For residents who do not qualify for subsidized housing but do qualify for income restricted housing (such as a Low-Income Housing Tax Credit properties), rental assistance is not always available. From my personal experience managing income restricted housing, 50% of residents living in an income restricted property face housing instability.

Due to the income restrictions that qualify a household, one medical event, one celebration of a child's birthday, one holiday, one unpaid sick day...just to name a few life events...can cause a household to experience the unfortunate circumstance of eviction. An eviction will follow that resident for the next five to seven years and will significantly contribute to their inability to secure stable housing in the future.

The Barcus Company has the good fortune to partner with the North Columbus Jaycee Housing Foundation. We currently manage five of their affordable housing properties in Columbus, Martins Ferry, and Hillsboro, Ohio. Most recently, we have worked closely together as they embarked on their journey to provide additional affordable housing to Franklin County residents through a LIHTC development, The Downtown Campus.

I have expressed my concern (and possible solution) regarding housing instability for residents, especially during the first year after lease-up, and they listened. The North Columbus Jaycee Housing Foundation has pledged rental assistance to help prevent housing instability for their residents. I am confident, in combination with the significant supportive services they are putting into place, the rental assistance pledge will afford our residents of The Downtown Campus the opportunity to maintain their housing and work towards financial stability for themselves and their families.

My appreciation again for allowing us all the opportunity to speak with you all today. I truly believe we have the right people working towards a solution for the residents of Ohio who are in desperate need of housing stability. Thank you.