

I'm Roy Lowenstein, an affordable housing consultant and I've been a lifelong practitioner for the development and financing of housing for many target populations including developmentally disabled adults. I started my career with in the 1970s, right after our laws were changed to allow institutionalized people who were not dangerous to self or others to find community housing. Unfortunately, we never came close to fulfilling the promise of that reform, because about 5 years later, the funding for community housing began to be reduced to a trickle. Now, 50 years later, we remain in the same place, with thousands of people needing an apartment that meets their needs. Even without an increase in capital funding, the changes proposed in this legislation would help. Most of my work since the 1990s has involved use of the Low-Income Housing Tax Credit. Many of the developers who work in that niche would welcome the opportunity to incorporate a percentage of individuals with developmental disabilities into their projects if it allowed access to an appropriate amount of capital funds. Similarly, better use of Ohio Housing Finance Agency's Housing Development Gap Financing program could be made if OHFA's state and national housing trust funds could be merged with the Ohio Department of Developmental Disabilities Community Capital Assistance funds. We need to eliminate unnecessary restrictions to allow the creativity the energy of developers in this field to create some of the integrated housing so desperately needed. Thank you for considering such changes to the law.

Roy Lowenstein, President

Lowenstein Development, LLC