

Chair Reynolds, Vice Chair Timken, Ranking Member Craig, and members of the Senate Housing Committee, thank you for the opportunity to provide testimony on our proposed housing initiatives in Central Ohio.

Nuveen a TIAA company is working closely with the City of Columbus and Franklin County to expand access to quality housing. Through three major co-investments, we aim to develop or preserve nearly 1,300 housing units and invest approximately \$400 million across the Central Ohio region.

Additionally, we are currently completing work on a project in Canton, Ohio, leveraging our expertise in transforming underperforming and distressed properties into revitalized community assets.

We are eager to bring our experience and investment capabilities to communities across Ohio and respectfully seek partnership with the State to advance these critical housing initiatives.