



National Church Residences  
EXCELLENCE THAT TRANSFORMS LIVES

**Ohio House Families, Health & Aging Committee  
House Bill 560 (Proponent Testimony)  
Mark Ricketts – National Church Residences  
May 26, 2022**

Chair Manchester, Vice Chair Cutrona, Ranging Member Denson and members of the Families, Health and Aging Committee, my name is Mark Ricketts and I am the President and CEO of National Church Residences. We are a 61-year-old Ohio-based, nonprofit leader in integrating housing, health care and supportive services, serving seniors of all income levels and their families.

In addition to being the nation's largest nonprofit developer and manager of affordable senior housing we are also Ohio's largest nonprofit affordable housing developer. Our model of person-centered care also includes health facilities throughout Ohio providing assisted living, skilled nursing, rehabilitation, outpatient therapy, home health care and hospice. (Attached is a map of our Ohio housing and health care footprint.). We have over 350 senior communities nationwide and here in Ohio have over 100 communities. Each day our approximately 1,500 Ohio employees serve 11,000 of Ohio's seniors. On behalf of National Church Residences and the Ohio Housing Council, thank you for the opportunity to provide testimony on House Bill 560. I am here today to share our experience as a developer, owner and manager of the affordable housing – and discuss the affordability and economic implications of the proposed state low income housing tax credit (State LIHTC).

It is a blessing for me to have spent the last two decades of my life serving Ohio's seniors. Our mission is to serve seniors – seniors at all income levels. Many of



Ohio's 2.5 million seniors are living on fixed incomes – fixed incomes that have notably less spending power as inflation rises, housing costs soar and medication costs increase. If we are committed to treating Ohio's seniors with dignity we must ensure access to quality and safe senior housing. When a senior transitions from substandard housing to quality and safe affordable housing we've seen incredible outcomes – health improvements related to their activities of daily living, seniors able to afford their medications and therefore avoiding unnecessary hospital visits and seniors once again proud of their homes and communities. The backbone of this mission – the backbone of affordable housing for seniors – is the Federal Low-Income Housing Tax Credit (Federal LIHTC) program.

It is worth taking a minute to consider the ramifications of a shortage of affordable senior housing. If there aren't safe, quality and accessible housing options for Ohio's seniors – such as affordable housing developments with elevators, roll-in showers, grab bars and additional support services – many of our seniors will prematurely end up in state-supported (Medicaid) assisted living facilities. Living independently in affordable housing is better for our seniors – and better financially for the State – than additional state-supported (Medicaid) assisted living.

The Federal LIHTC program was created in 1986 under the Reagan administration. The Federal LIHTC program was a bipartisan public policy incentive that has driven outcomes through private sector investment and development. In Ohio, more than 100,000 affordable housing units have been developed through the Federal LIHTC program. Units, that I may add, that are as high quality and appealing as



traditional market rate units. The program has been incredibly successful for over 35 years – leveraging the discipline and underwriting of national and regional institutional banks, private equity and marketplace expertise to provide high quality housing at an obtainable price point for seniors on fixed incomes and working Ohioans.

Although the Federal LIHTC program has been successful, each year many viable developments do not proceed because of the limited availability of the federal LIHTC. At present, 21 other states (and growing) have supplemented the Federal LIHTC with a state LIHTC – recognizing that additional credits will drive additional economic development and job creation while addressing growing housing affordability problems. States that have adopted state LIHTCs have not only accelerated affordable housing production but have also driven economic growth and attracted top talent. You'll hear in a minute more about the workforce impact of this program, but rest assured that this program will be a gamechanger not only for Ohio's senior residents but also for the growth and expansion of Ohio's business community.

National Church Residences, as a national developer, has seen firsthand how the state LIHTC can influence and drive business growth and expansion. We have worked in a number of states that have adopted state LIHTCs – intentionally choosing to grow in those states because of the power of the state LIHTC. In Georgia, an early adopter of the state Credit, National Church Residences opened our first regional development office (Atlanta) and also a satellite office (Savannah) – this was an intentional strategic choice heavily influenced by Georgia's state LIHTC program. Today we own and manage over 1,800 senior affordable units in Georgia and at this



very moment we are undertaking over \$50,000,000 in construction in Georgia – construction activity made possible in large part by the existence of the Georgia state LIHTC. We have recently begun examining the possible of expansion of our mission in Indiana and Pennsylvania, driven in large part by their recent adoption of a state LIHTC program.

It is anticipated that in Ohio the State LIHTC could as much as double affordable housing production – providing more homes for our frail seniors and more workforce housing for our growing economy. The State LIHTC is projected to yield approximately 2,300 new units annually and 13,800 new units over 6 years. In addition, over 2 billion in wages and 33,000 jobs will be created over 6 years – and 11.4 billion of economic activity over the course of construction and 30 years of operations - creating a cascading and longstanding economic effect through Ohio's local communities.

Our seniors deserve safe and affordable housing and are all too often left behind. The adoption of a State LIHTC program will allow Ohio to double production – while providing quality jobs to contractors, property managers and service providers throughout the State. Given this, I urge you to pass a budget that includes the State LIHTC program.

Thank you for your time today and I welcome any questions.

Mark Ricketts  
President and CEO  
National Church Residences

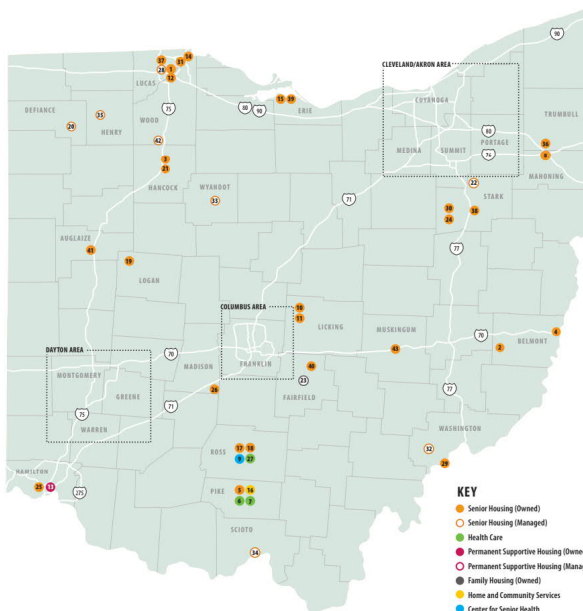
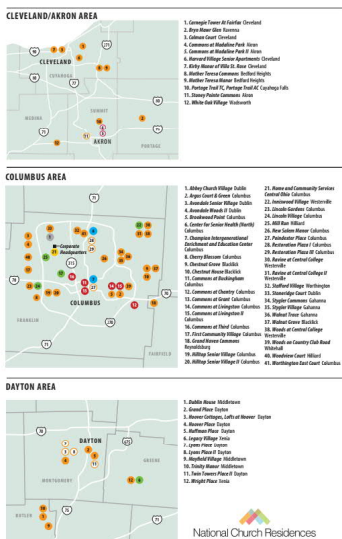




# By the Numbers

11,000 lives touched in Ohio

By the Numbers are based on FY21 for both owned and managed properties.



Ohio

104 Communities  
7,747 Total Units

19 Managed Communities  
7 Independent Living

8 Permanent Supportive Housing

3,200 Lives Touched  
Skilled Nursing, Hospice, Home Care, Private Duty

18 Under Construction/Pre Development  
• 1,193 units

## National Stats

By the Numbers are based on FY21 for both owned and managed properties.

46,307 lives touched

The nation's largest not-for-profit provider of affordable senior housing and a national leader in senior HUD housing, with 369 communities in 24 states.

200 Affordable Housing-HUD  
10,738 lives touched

127 Affordable Housing-Tax Credit  
11,879 lives touched

14 Permanent Supportive Housing (PSH)  
1,002 lives touched

2 Adult Day Centers  
1,009 lives touched

8 Independent Living  
1,309 lives touched

9 Assisted Living  
640 lives touched

4 Affordable Assisted Living  
206 lives touched

3 Skilled Nursing  
808 lives touched

2 Home Care / Rehab  
1,200 lives touched

2 Hospice  
633 lives touched

2 Private Duty  
587 lives touched

280 Service Coordinators  
210 in buildings  
70 in agencies

2335 North Bank Drive Columbus, Ohio 43220 Phone: 800.388.2151 Fax: 614.451.0351 www.nationalchurchresidences.org



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