



August 29, 2022

Dear Gov. DeWine, President Huffman, Speaker Cupp, and Members of the Ohio General Assembly:

Home values and the cost of rent have increased at near record levels over the past two years, disproportionately impacting low-income Ohioans and people with disabilities. Fortunately, State Fiscal Recovery Funds from the American Rescue Plan Act (ARPA) provide our State an unprecedented opportunity to dramatically increase the supply of housing that is affordable to the most vulnerable Ohioans.

The U.S. Department of Treasury [recently issued guidance](#) that eliminates all remaining barriers to investing ARPA funds in affordable housing development and rehabilitation by:

- Clarifying that ARPA funds can be used to finance, develop, repair or operate any rental unit that provides affordability of 20 years or more to households at or below 65% of local median income;
- Expanding presumptively eligible uses for affordable housing, and;
- Increasing flexibility to use ARPA funds to fully finance long-term affordable housing loans.

This means affordable housing developers can now utilize these funds in full compliance with the proposal to invest \$308 million in ARPA funding that was submitted to your office earlier this year by the Coalition on Homelessness and Housing in Ohio (COHHIO) and over 225 other Ohio-based companies and organizations.

We urge you to take action immediately on housing development components of the proposal because time is running out.

Affordable and supportive housing development deals involve many complex funding sources and partners and often require years to close. The current state and federal tools available for affordable housing production are effective, but are not sufficient to respond to dramatically increased demand.

ARPA funds are required to be fully obligated by September 30, 2025. If the State intends to strengthen Ohio's workforce and respond to the growing affordable housing crisis, these funds should be made available by the beginning of 2023 at the latest.

Sincerely,

The Ohio Housing Council
The Ohio Chamber of Commerce
Ohio REALTORS
The Ohio Bankers' League
The Ohio Apartment Association