

The Economic Impact of the Federal Low Income Housing Tax Credit Program in Ohio

The Federal Low Income Housing Tax Credit program has been the largest driver of the production of new affordable housing in Ohio and the nation for more than twenty five years. Since 1987, the Ohio Housing Finance Agency (OHFA) has used the program to facilitate the development of over 100,000 affordable rental housing units in Ohio including single family homes, garden style apartments, townhomes, high-rises, historic buildings, and permanent supportive housing for the homeless.

The National Association of Home Builders (NAHB) was commissioned to estimate the short and long-term direct, indirect, induced, and total economic effects of the Housing Tax Credit program in terms of employment, tax revenue, and the value added to Ohio's state and local economy. In particular, OHFA asked NAHB to estimate the impacts of 4,608 units of new construction and rehabilitation of existing structures that were cost certified in 2011 and 2012. The NAHB model captures the effect of the construction activity itself and the ripple impact that occurs when income earned from construction activity is spent and recycled in the state.

One-time impacts are generally confined to the year construction takes place, and include both the direct and indirect impact of the construction activity itself, as well as the impact of Ohio residents who earn money from the construction activity spending part of it within the state. The figure for taxes includes revenue from all sources, such as permit and impact fees, for the state government and all local jurisdictions within the state combined. The ongoing, annual local impacts include increased property taxes, and (for new construction) the effect of the new units being occupied and the occupants paying taxes and otherwise participating in the state economy year after year.

For more information and the complete report: <http://www.ohiohome.org/research/multifamily.aspx>

ONE-TIME IMPACTS

- ▶ 5,348 Jobs in Ohio*
- ▶ \$386.8 million in income for Ohio residents
- ▶ \$82.6 million in taxes and other revenue for the state and local governments in the state

ONGOING IMPACTS

- ▶ 595 Jobs in Ohio*
- ▶ \$40.2 million in income for Ohio residents
- ▶ \$12.2 million in taxes and other revenue for the state and local governments in the state

**The jobs are full time equivalents—i.e., enough work to keep one worker employed full-time for a year.*