

February 12, 2019

Mr. Jamie Callender
State Representative – House District 61
9853 Johnnycake Ridge
Suite 107
Concord Township, OH 44077

Subject: Impact of Increasing Property Taxes on Seniors

Dear Representative Callender:

Lobbyists for Citizens is a 501 c (4) non-profit registered with the State of Ohio. We focus on all issues that use property taxes for funding.

We have done a great deal of research on the use of property tax for public school funding. We have come to the conclusion that if we continue on our current path of ever-increasing property taxes, we will price seniors and those living on fixed incomes out of their homes that they have worked all their lives to achieve.

The use of property taxes as a source of public-school funding is simply unsustainable.

In our research, we discovered the 'Housing Affordability Threshold'. It is generally accepted that if a household pays more than 30% of their annual income on their mortgage, utilities and property taxes then the home is deemed unaffordable for the taxpayer. For those that rent, the same threshold is used for their monthly rent plus utilities.

As of 2017, the average Ohio renter is paying ~29% of their annual income for housing, while the average homeowner is paying ~21%.

When we consider just those 65 years and older, the numbers become even more alarming. Using the raw data provided by the U.S. Census and the Center for Community Solutions, we have projected that the total number of Ohio seniors that will exceed their Housing Affordability Threshold by 2030 will be ~833,000. This represents ~32% of Ohio seniors and ~7.0% of the total population. All of these statistics assume that property taxes will NOT increase through 2030! It will only get much worse.

We would appreciate the opportunity to discuss this 'Silver Tsunami' that is about to engulf the State of Ohio, and consider the possibility of changes in school funding and/or possible legislation to address this problem.

Sincerely,

Brian Massie
Lobbyists for Citizens