

Testimony of David Bohardt  
Executive Vice President  
St. Mary Development Corporation  
Before the Information Policy, Census and National Archives  
Subcommittee  
Oversight and Government Reform Committee  
United States House of Representatives  
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Good morning, Mr. Chairman.

My name is David Bohardt. I am Executive Vice President of St. Mary Development Corporation, a 501(c)(3) non-profit corporation that develops and manages high-quality housing for low-income seniors and working families.

Since 1989, our organization has brought forward nearly 30 projects serving these populations, with total economic impact of more than \$200 million.

During the years 1993-2006, I also had the privilege of serving as the Executive Director of the Home Builders Association of Dayton.

During that period, thanks primarily to the leadership of then Mayor and now Congressman Mike Turner, the Association partnered with the City of Dayton to sponsor 10 Rehabarama and Citirama events. These events, directly and indirectly, have generated more than \$50 million in private sector investment and, through stabilization of the city's close-in historic districts, permitted the \$100 million+ economic resurgence of the city's downtown.

In every instance, the availability, reliability, use and analysis of U.S. Census data have been critically important.

In the case of the Rehabarama and Citirama events, these data allowed us to understand the current social, economic, cultural and other demographic characteristics of neighborhoods targeted for reinvestment, permitting us further to (a) understand how much investment was required by the public sector before the private sector could be expected to do most of the heavy lifting on project

development and finance and (b) enable us to project long-term impacts on local governments' tax-revenue streams.

I understand that you had the opportunity this morning to visit the homes of Rehabarama in South Park.

These homes are a perfect case in point.

When the first Rehabarama was conducted there in 2001, approximately \$1 million of City subsidy was provided. In the homes you toured, and in 30 others completely rehabilitated or underway, 100% of the cost, more than \$3 million, will be shouldered by the private sector.

Taken together, the two Rehabarama events in South Park, and the additional investments they have encouraged, have added more than \$5 million of appraised values to Montgomery County's property tax rolls and approximately \$3 million of additional annual household income to the city's income tax rolls.

In South Park and the other neighborhoods served by Rehabarama and Citirama, the availability and accuracy of census data is the very first, and absolutely essential, tool of community redevelopment.

At St. Mary Development, each of our housing projects is financed primarily by low-income housing tax credits (LIHTCs) under Section 42 of the Internal Revenue Service Code.

Again, the availability and accuracy of census data are critically important to these projects and literally drive the feasibility – and location – of low-income housing tax credit projects.

They enable us to identify, census tract by census tract, those low-income communities with the highest level of need for housing for low-income seniors and working families. The designation of Qualified Census Tracts (QCTs) under Section 42(d) of the IRS Code brings into sharper relief those communities with the highest needs.

Since proposed low-income housing tax credit projects seldom go

forward unless they are located within the boundaries of Qualified Census Tracts, the accuracy and reliability of the data that underlie them is absolutely essential.

Mr. Chairman, we are very pleased that you have come to our great city today and very much appreciate the opportunity to submit this testimony.

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