



**Ohio Senate**  
Senate Building  
1 Capitol Square  
Columbus, Ohio 43215  
Phone: (614) 466-0626  
Fax: (614) 466-8261  
SD29@ohiosenate.gov

**Committees:**  
General Government and Agency Review-  
Chair  
Finance  
Health, Human Services and Medicaid  
Ways and Means  
Ohio Retirement Study Council-Chair

**Kirk Schuring**  
State Senator  
29th District

Chairman Merrin, Vice Chairman LaRe, Ranking Member Rogers and members of the Committee.

Thank you for the opportunity to give sponsor testimony on Sub. SB 212

Sub. SB 212 is intended to provide a tool for municipalities and townships to improve existing neighborhoods and also in some instances build new ones.

Under the bill, townships and municipalities are given the permissive authority to establish a Neighborhood Development Area also known as a NDA within their boundaries.

To establish a NDA the municipality or township must first state that the NDA serves the public purpose of encouraging the development of adequate affordable housing.

They also are required to issue a finding of fact showing that there is a lack of adequate housing. Additionally, they must issue projections that the NDA will actually enhance property values and ultimately increase property tax revenues.

The property tax exemption within the Neighborhood Development Area is 70% for existing owner occupied dwellings for a period of 5 years for home improvements of \$10,000 or more. It also provides 70% property tax exemption for new home construction for the homebuilder and subsequently, after it is sold, to the new homeowner for a period of 10 years.

Under the legislation the township or municipality can request that the school district within the Neighborhood Development Area approve a 100% property tax exemption. If the township or municipality choose to exercise that option, they must negotiate in good faith with the school board and find a mutually acceptable agreement within 60 days. If an agreement cannot be reached the exemption reverts back to 70%.

In closing Mr. Chairman, Members of the Committee, Sub. SB 212 will improve many existing neighborhoods that have fallen into disrepair and are in need of refurbishment. It also will incentivize new home construction in areas that need new housing opportunities and population growth. The end result of all this will be a more vibrant community and a higher quality of life for all.

The bill passed by a 10-1 margin in the Senate Ways and Means Committee and by a 29-1 margin on the Senate floor.

Thank you again Mr. Chairman and members of the Committee for the opportunity to give sponsor testimony. I'd be glad to entertain any questions you may have at this time.