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Cheryl Subler, Executive Director

TO: SENATE WAYS AND MEANS COMMITTEE
FROM: JON HONECK, SENIOR POLICY ANALYST
RE: SB 212 – CCAO NEUTRAL WITH ADDITIONAL REQUESTS
DATE: FEBRUARY 25, 2020

On behalf of the County Commissioners Association of Ohio (CCAO), I am writing to update the Committee on the Association's position on SB 212, given the additional work that the sponsor, Senator Kirk Schuring, has done on the bill to address some of the items CCAO raised earlier. Specifically, CCAO is neutral on the bill though we would like to see two additional items addressed which I will outline below.

First, CCAO would like to thank Senator Schuring for the items that he has addressed through a substitute bill and amendments. These include:

- a requirement that the township or municipality hold three hearings before creating a Neighborhood Development Area (NDA) and provide advance notice of the hearings by certified mail to affected taxing districts;
- a requirement that the resolution or ordinance include findings that the designation of the NDA will encourage the construction of new single-family dwellings or the improvement of such dwellings that in either case would be unlikely to occur in the absence of the designation;
- a requirement that the resolution or ordinance creating the Neighborhood Development Area include a finding that there is a lack of adequate, affordable housing in the area and that the NDA will enhance property values and lead to growth in property tax revenue;
- a 300-acre limit on the amount of territory within each jurisdiction that can be included within the NDA.

We appreciate the sponsor's time and effort in working with CCAO to amend the bill to this point. We also plan to continue to work with him and the General Assembly to define the term "affordable housing." Senator Schuring has expressed a willingness to continue to work with us in exploring this concept, and we appreciate that.

In addition, CCAO is requesting that a board of county commissioners have sign-off before the creation of a Neighborhood Development Area because the bill does not create any financial compensation mechanism for county levies during the term of the abatement.

Again, CCAO is neutral on SB 212 in light of the continued evolution of the bill as we have worked with Senator Schuring, and we thank him for his willingness to work through these issues with our Association.



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