



**Representative Dani Isaacsohn**  
24<sup>th</sup> House District

**Representative Adam Mathews**  
56<sup>th</sup> House District

**House Government Oversight Committee**  
**Sponsor Testimony – HB 499**  
**May 7, 2024**

Thank you, Representative, and I am grateful to be working alongside you as we tackle this pressing issue. If we want Ohio to be a place where we can grow a business and raise a family, there needs to be a place for our workers and kids to rest their heads.

Here are some sobering statistics:

In 2022, Ohio's homeownership rate fell below the national average for the first time since our founding.

In June of 2023, Cincinnati saw the highest year over -year rent increases of any city in the country. Our largest cities continue to be on the list of the hottest housing markets in the US, while our suburbs also cannot meet demand. In my home of Warren County, with a quarter million people, there are fewer than 100 homes for sale under \$300,000.

In the five years from 2016 to 2021, there was a 38% decline in the number of units available for sale or rent. As is often the case, the problem is exacerbated for those who can least afford it. In 2023 there were 445k extremely low-income households, but only 178k available units. That means that for families in Ohio who are on the brink of homelessness, there is a 267k gap in needed housing units.

We see other states, especially California, dealing with an exploding rate of homelessness. If we want to avoid California-style homelessness, we need to avoid California-style housing policies.

To empower the American dream, we need to build more housing. The first foothold in building a community is in building a home and the memories within it. We need to examine our zoning codes, empower tenants, and expand new construction across the board. We need to unlock opportunities for homeownership and rental units that people can afford and can then build from. We must give our young people somewhere to move to when they graduate and our seniors somewhere to downsize to when they are ready.

To achieve those goals, we need our local governments to cut red tape and barriers to new construction and to increase their housing supply at every level - especially for those just getting started - to grow opportunities for homeownership, to support the renovation of dilapidated housing units, and to modernize their approach to housing policy.

Within these goals, we know that community leaders have the best insight into their areas. Our bill gives flexibility to our local governments to pick and choose as they see fit to ensure that growth and character can both be maintained according to the needs of their citizens.

We are here to do the hard work of finding solutions for all Ohioans.

This is not a partisan issue but a generational one, and we are proud to have a broad range of support, from major housing developers to affordable housing advocates and local government leaders and housing non-profits.

Rep. Isaacsohn and I are younger members of this General Assembly, and we want to build a future where people can find their own piece of the American dream right here in Ohio. This bill would mark a huge step forward in making Ohio both the heart and home of it all.

We welcome any questions you have.