



House State and Local Government Committee
House Bill 315
Proponent Testimony
4/23/2024

Chair John, Vice Chair Dean, Ranking Member Brennan, and member of the House State and Local Government Committee, thank you for considering this written testimony in support of HB 315 on behalf of Ohio REALTORS®. Formed in 1910, Ohio REALTORS® is the state's largest professional trade association with approximately 36,000 members representing both residential and commercial practitioners.

Our testimony today is focused on the \$1.5 million per year for the Housing Technical Assistance Grant program aimed at assisting local governments in modernizing regulations and zoning relating to residential housing development. The housing shortage in Ohio is well documented, with home values nearly doubling in the past 10 years. Median household incomes on the other hand grew by only about 13.5%. There is not a one-size-fits-all solution to address Ohio's housing challenges; however, this funding could assist local governments in reviewing their zoning codes and implementing ways to increase housing supply.

Restrictive zoning requirements contribute to the housing shortage by preventing new housing construction or making new construction cost prohibitive. Unfortunately, many local governments lack the resources to modernize their outdated zoning regulations, which is why this funding is so important. While \$1.5 million per year is a notable start, we believe the local demand for this funding will be much higher and would encourage the legislature to provide more funding under this grant program.

At Ohio REALTORS® we are working with other stakeholders to develop a pattern book of housing designs that could be adopted by local governments. Housing designs meeting these criteria could receive expedited approval and significantly reduce the cost of housing construction. The Housing Technical Assistance Grant Program would provide local governments with the resources needed to incorporate these pattern books into their planning, thus making housing more affordable to their residents.

Thank you for considering our testimony. We urge you to support the creating of the Housing Technical Assistance Grant Program in HB 315.

Sincerely,

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