



Senate Bill 118 – Proponent Testimony
Senate Ways and Means Committee
May 17, 2023

Chair Blessing, Vice Chair Roegner, Ranking Member Smith and members of the Ways and Means Committee, thank you for the opportunity to provide proponent testimony on Senate Bill 118.

On behalf of the Ohio Land Bank Association (OLBA), we are writing to express our support for the Senate Bill 118. This bill will provide important tax incentives to promote the development of affordable housing in Ohio. While Supportive, we do see the eligibility requirement of 50% renters compared to homeowners as a hurdle to many communities still in need of affordable housing. We would ask that this be amended to making it available to any community with a lower owner-occupied percentage than the statewide average of 67%.

The state of affordable housing in Ohio is troubling, especially in comparison to other states in the country. Recent studies show that Ohio is among the top ten states with the highest rate of housing insecurity amongst low-income households. As of 2021, an estimated 24.1% (or 2.7 million) of Ohio's estimated 11.2 million residents live in housing that is considered unaffordable or substandard due to rising rents and stagnant incomes. This statistics has continued to increase to today.

Despite steady economic growth over the past decade, affordable housing has not kept pace and continues to be in short supply. The need for additional affordable housing increases each year due to a growing population, growing inequality, and high housing costs, but Ohio is not meeting the demand. According to the Ohio Housing Needs Assessment (HNA), the state needs to build or renovate 49,500 affordable housing units over the next 10 years to meet current and future housing demand.

The OLBA believes that providing single family tax incentives, among other efforts, is an important step towards promoting the development of affordable housing. This bill will provide meaningful incentives for several entities to build and renovate homes that are affordable to low-income families. By making these tax credits available to both for-profit and nonprofit developers, the bill will encourage a broad range of entities to take on much needed affordable housing projects.



The OLBA fully supports any bill, including Senate Bill 118, that aims to address the critical need for affordable housing throughout the State. We believe that this bill will make an important contribution to that end.

Chair Blessing, Vice Chair Roegner, Ranking Member Smith and members of the Ways and Means Committee, thank you for the opportunity to provide proponent testimony and your attention to this important matter.

Sincerely,

A handwritten signature in black ink that reads "Shawn Carvin". The signature is fluid and cursive, with a long horizontal stroke at the end.

Shawn Carvin
Executive Director,
Ohio Land Bank Association