



June 11, 2025

To: Chairwoman King and Members of the House Local Government Committee

Re: *Opposition Testimony HB 113*

Chairwoman King, Vice Chair Kishman, Ranking Member Sims and Members of the Local Government Committee,

My name is Robi Simms and I am currently the Vice President of Charles Simms Development. I am a Past President of the HBA of Dayton, and the currently serve as an Area VP of the Ohio Home Builders Association. HB 113 makes unnecessary changes to both the Annexation and Community Reinvestment Area (CRA) laws, and will have a negative impact on efforts to meet the critical shortage of available housing in all areas of Ohio. The impact will be harshest in areas where certain funding mechanisms are curtailed. There are many benefits to CRA's, particularly in areas where price points are most sensitive. This housing tool is used regularly throughout Ohio and many of those projects are based on the availability of CRA's. Charles Simms Development just recently had a ribbon cutting for a townhome development in the Downtown Dayton Wright-Dunbar district which utilized a residential CRA. Without the benefit of the full CRA to the end customer, it would not have been viable in reaching the necessary price points in these markets.

Further, HB 113 also extends school board approval requirements to residential improvements in community reinvestment areas. Timing is a key component in the ability to make a project viable. If school board approval is required, this additional step will absolutely hinder the timing in getting these projects to move ahead, and in many cases may result in the project not moving forward at all. The current residential CRA law is crucial to encourage housing to help fill the need at the most affordable level, reaching price points to make the projects viable.

I understand HB 113 also proposes to make changes to Type II Annexations, which OHBA was part of negotiating years ago. The annexation process the sponsors seek to change was a product of negotiations between townships and municipalities to allow for a nimbler process, and it allows the state to be competitive in the residential development arena. It is often used to negotiate terms, and requires an agreement of 100% the property owners. I urge the committee to reconsider the changes made in HB 113 given the potential impacts mentioned in the testimony today and the critical level of need for more affordable housing units.

I am happy to try to answer any questions you may have.

