

**Senate Housing Committee
Proponent Testimony
SB 145
May 13th, 2025**

Chair Reynolds, Vice Chair Timken, Ranking Member Craig, and members of the Senate Housing Committee, thank you for the opportunity to provide testimony today on behalf of Ohio REALTORS®.

Formed in 1910, Ohio REALTORS® is the state's largest professional trade association with approximately 35,000 members representing both residential and commercial practitioners, as well as auctioneers and appraisers.

We support Senate Bill (SB) 145 because it recognizes housing as a key driver of economic growth and realigns the Department of Development to reflect that mission. Our members have seen firsthand how a lack of housing inventory, inconsistent zoning policies, and affordability barriers impact Ohioans every day. SB 145 addresses these issues directly by creating a statewide Ohio Housing Dashboard and the Ohio Housing Toolkit that will offer the data and best practices that local leaders need in making informed, evidence-based decisions. These tools will additionally benefit Ohio residents by providing them with greater insights into housing trends so that they can better understand local challenges and advocate for the needs of their communities.

Ohio REALTORS® recognized the importance of provide local governments with resources to address the state's housing supply needs, which is why earlier this year Ohio REALTORS® and the Greater Ohio Policy Center developed a guidebook that offers voluntary tools that local governments, developers, and others can use to overcome barriers to housing development ([Housing Ohio: Tools for Development](#)). We believe this guidebook for local governments could be included in the Ohio Housing Toolkit and could be expanded as the state and other stakeholders coordinate efforts on how to best remove barriers to new housing construction.

We are also encouraged by this legislation's enhancements to the Welcome Home Ohio Program. This program was created during last session's operating budget and has been successful in helping landbanks turn vacant or blighted properties into affordable, owner-occupied homes for income-eligible Ohioans. By lowering square footage requirements, including mixed-use and manufactured housing, and increasing the amount of the tax

credit, SB 145 expands the reach of housing solutions, which will be especially impactful for rural and economically challenged areas.

Ohio REALTORS® lastly supports the revised mission of TourismOhio and the proposed campaign to promote Ohio as a “pro-housing state.” Promoting housing innovation and economic growth is key to building strong communities and attracting long-term investment, and this campaign has the potential to spark meaningful discussion around housing needs and solutions.

SB 145 is a smart, forward-looking approach to strengthening Ohio’s housing market, modernizing our housing development programs, and increasing opportunities across the state. We appreciate the work of the sponsors and this committee in advancing this important legislation.

Sincerely,

A handwritten signature in black ink, reading "Scott Williams".

Scott Williams

Chief Executive Officer

Ohio REALTORS®