



May 13, 2025

Chairwoman Reynolds, Vice Chair Timkin, Ranking Member Craig and Members of the Senate Housing Committee, OHBA is a trade association representing 4,000 builders, remodelers, and land developers across the state. The vast majority of home construction and development in Ohio is undertaken by our members. In addition to single family homes, our members develop land for and build apartments, condos and other multi-family dwellings.

OHBA is submitting this testimony in support of SB 145 and SB 184, as our interest in both proposals is similar.

It is refreshing to know housing, particularly newly built housing, is recognized as such a concern. As we have stated many times, housing starts in Ohio have been consistently near the bottom in the Country in starts per capita. This statistic does not surprise us. Years ago, housing starts in Ohio were so low an economist had to take a new look, and his response at such a low number for a state so large was, in his words, “PATHETIC”.

Yet housing starts in some states (and cities) are three to four times greater than the entire State of Ohio. OHBA points this out in hopes state government takes the lead and focuses on new home construction and the impact it can have on both the lives of Ohioans, and economic developments interests, as well.

As was pointed out in a house hearing last week, housing is a commodity and the laws of housing demand prove true when the supply goes down and demand picks up, prices rise further, aggravating the affordability equation.

While encouraging incentives, we can only tell you the list is too long to enumerate and can include anything from architectural standards to water and sewer fees. The list of issues which can artificially move the price of a home beyond the reach of most is very lengthy. Thus, OHBA hopes the newly termed Housing and Development Department will be tasked with developing a compendium of the many issues which will be encountered in assessing whether the possibility of bringing a product on line (at whatever the desired point may be) is achievable.

The list of crucial incentives in SB 184 and proposals in SB 145 may enable the Housing and Development Department to become a reality.

OHBA understands this is no simple matter, but the acknowledged shortage of housing is apparent and needs to be addressed. We feel the intent of these two pieces of legislation are a first step in making headway towards solving the current housing crisis we now face.