



S.B. 184 PROPONENT TESTIMONY
BY AFFORDABLE HOUSING ALLIANCE OF CENTRAL OHIO
EXECUTIVE DIRECTOR CARLIE J. BOOS

Chair Reynolds, Vice Chair Timken, Ranking Member Craig, and Members of the Senate Housing Committee:

Thank you for allowing the Affordable Housing Alliance of Central Ohio (AHACO) to provide proponent testimony on Senate Bill 184, which incentivizes local communities to create the housing needed to sustain Ohio’s economic growth.

AHACO is a nonprofit, nonpartisan research and advocacy organization dedicated to closing the region’s housing gaps. Our work is guided by the experience of forty member organizations representing the full continuum of housing experts, including service providers, builders, operators, counselors, lenders, lawyers, and more.

We are proud to support Senate Bill 184. These red-zone grants will help our communities keep pace with private workforce investments, stimulate localities to address supply and demand shortages, grow our skilled workforce, and protect Ohio’s affordable quality of life. This bill also helps secure our economic future by strategically linking job growth with housing sufficiency. When people can live affordably near their work, the result is a stronger labor market, reduced traffic congestion, and a lower cost of living—all of which help Ohio attract and incubate new businesses.

The Housing Accelerator Fund is particularly compelling in its ability to accommodate diverse local needs, allowing communities of all sizes to choose from a menu of pro-housing policies that best fit their unique circumstances. This DIY approach encourages both localized solutions and cross-jurisdictional collaboration.

Moreover, the policies advanced in this bill already carry widespread support among Central Ohio residents. For example, AHACO’s recent [Overwhelming](#) survey found that:

- 78% of residents want to allow duplexes, triplexes, and small townhomes on residential lots;
- 85% believe the government should be required to provide quick and clear permitting; and
- 70% think that property owners—not governments—should make parking decisions.

To further promote workforce housing, the Committee may wish to consider adding the following provisions to the definition of “pro-housing development” policies:

- A policy to award Ohio Community Reinvestment Area incentives to housing developments with a portion of units priced at levels the local workforce can afford (rental units priced at or below 80% AMI; homeownership units priced at or below 120% AMI); and
- A policy that allows Accessory Dwelling Units on residential parcels without additional parking requirements.

We also suggest that sections concerning “acquiring and readying sites” be expanded to read “acquiring, readying, and *entitling* sites,” which would allow grantees to clear encumbrances and offer clean title for housing development.

Thank you for your efforts to address Ohio’s rising housing costs and for allowing AHACO to share our reflections with the Committee. We are available to provide any additional information that may assist you in this important work.