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OHIO LEGISLATIVE SERVICE COMMISSION

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Office

H.B. 910
136th General Assembly

Bill Analysis

Version: As Introduced

Primary Sponsors: Reps. Upchurch and Abdullahi

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SUMMARY

- Creates the Save the Dream Ohio program within the Ohio Housing Finance Agency (OHFA) to provide grants to homeowners who are delinquent on mortgage payments.
- Authorizes OHFA to use up to \$10 million made available to the agency to administer the Save the Dream Ohio program.
- Specifies that a homeowner qualifies for a grant under the program if their adjusted gross income for the most recent concluded tax year does not exceed \$75,000 and the homeowner lived in the housing for at least five years.
- Allows homeowners to apply for and receive multiple grants under the program but caps assistance at \$3,000 in a calendar year.
- Names the bill the “Mortgage Stability Act.”

DETAILED ANALYSIS

Save the Dream Ohio program

The bill creates the Save the Dream Ohio program within the Ohio Housing Finance Agency (OHFA) for the purpose of providing grants to homeowners to help pay their delinquent mortgage payments. Under the bill, homeowners are defined as individuals who, jointly or severally, hold legal or equitable title to owner-occupied housing in Ohio together with the right to control or possess the housing, and includes a purchaser under a land installment contract if the purchaser is contractually vested with possession and maintenance responsibilities, or a

person who has care or control of housing as an executor, administrator, assignee, trustee, or guardian of the owner's estate.¹

Funding

The bill specifies that OHFA may use up to \$10 million of funding made available to the agency to administer the program. It specifies that the program is not subject to the existing OHFA income limits established for low- and moderate-income persons.² In determining income limits, OHFA normally considers the amount of income available for housing, family size, the cost and condition of available housing, ability to pay the amounts the private market charges for decent, safe, and sanitary housing without federal subsidy or state assistance, and the income eligibility standards of federal programs.³

Eligibility

The bill specifies that a homeowner is eligible for a grant under the program if the homeowner's adjusted gross income for the most recently concluded tax year does not exceed \$75,000 and the homeowner has resided in the housing for at least five total years at the time of the application. The homeowner may also apply for more than one grant but cannot receive more than \$3,000 in grants in a calendar year.⁴

Adoption of rules

The bill requires OHFA to adopt rules pursuant to R.C. Chapter 119 to administer the grant program and at minimum, specify the form and manner in which applications are submitted and establish the criteria for determining whether an applicant is disabled or is the caretaker of a person who is disabled.⁵

Naming the bill

The bill is named the "Mortgage Stability Act."⁶

HISTORY

Action	Date
Introduced	05-13-26

ANHB0910IN-136/sb

¹ R.C. 175.50(A) and (B)(1).

² R.C. 175.50(B)(2).

³ R.C. 175.05(B)(1), not in the bill.

⁴ R.C. 175.50(C) and (D).

⁵ R.C. 175.50(E).

⁶ Section 2.