

**As Introduced**

**136th General Assembly  
Regular Session  
2025-2026**

**S. B. No. 184**

**Senator Reynolds**

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To enact sections 122.634 and 122.635 of the  
Revised Code to establish residential economic  
development districts and to create a grant  
program for housing developments within such  
districts.

**BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF OHIO:**

**Section 1.** That sections 122.634 and 122.635 of the  
Revised Code be enacted to read as follows:

**Sec. 122.634.** The housing accelerator fund is created in  
the state treasury. The fund shall consist of money appropriated  
to it by the general assembly and all other money received for  
the purposes of section 122.635 of the Revised Code. All  
investment earnings of the fund shall be credited to the fund.  
The director of development shall use the money in the fund only  
for the purpose of providing grants under section 122.635 of the  
Revised Code.

**Sec. 122.635.** (A) As used in this section:

(1) "Major economic development project" means a project  
in this state that meets both of the following criteria:

(a) The project is reasonably expected to create, retain,  
and attract jobs or otherwise improve the economic well-being of

the area surrounding the project site; 21

(b) At least seven hundred million dollars in private 22  
investments are committed to establish, expand, renovate, or 23  
occupy a facility as part of a single project at a designated 24  
project site, including investment in new buildings, additions 25  
or improvements to existing buildings, machinery, equipment, 26  
furniture, fixtures, and inventory. 27

(2) "Major workforce housing project" means a project that 28  
reserves at least one hundred units, designed for residential 29  
occupancy by at least one hundred individuals or families living 30  
independently from each other. 31

(3) "Pro-housing development policy" may include any of 32  
the following: 33

(a) Having a process in place to increase the rate at 34  
which permits for housing developments are reviewed; 35

(b) Having a pre-approval process in place for an 36  
expedited review of permits for a diverse range of housing 37  
developers; 38

(c) Subsidizing or decreasing costs related to water or 39  
sewer connections and extensions for major workforce housing 40  
projects; 41

(d) Acquiring and readying sites that are ready to be 42  
financed and built upon by developers; 43

(e) Reducing or eliminating impact, inspection, and plan 44  
review fees for housing developers; 45

(f) Adopting a zoning plan that includes promoting higher 46  
density, small lot size, and minimum setback requirements; 47

<u>(g) Developing a comprehensive plan that promotes diverse</u>	48
<u>residential development options;</u>	49
<u>(h) Having no or minimal parking requirements for</u>	50
<u>developments that include residential units;</u>	51
<u>(i) Conducting a traffic study, improving water or sewer</u>	52
<u>infrastructure, improving roads, or permitting both rigid and</u>	53
<u>flexible pavement types;</u>	54
<u>(j) Developing partnerships to expand the provision of</u>	55
<u>sewer and water services to new areas;</u>	56
<u>(k) Promoting the use of non-traditional building</u>	57
<u>structures such as modular or manufactured homes.</u>	58
<u>(4) "Residential economic development district" means all</u>	59
<u>parcels of land within a twenty-mile radius of a major economic</u>	60
<u>development project.</u>	61
<u>(B) A county, township, or municipal corporation that is</u>	62
<u>fully or partially located within a residential economic</u>	63
<u>development district may apply for a grant under this section in</u>	64
<u>the form and manner prescribed by the department of development.</u>	65
<u>The county, township, or municipal corporation may submit the</u>	66
<u>application independently or in collaboration with a housing</u>	67
<u>developer or one or more other counties, townships, or municipal</u>	68
<u>corporations. The application shall, at minimum, include</u>	69
<u>documentation or other evidence that proves, to the satisfaction</u>	70
<u>of the department, that the applicant has done or has imminent</u>	71
<u>plans to do both of the following within the district:</u>	72
<u>(1) Adopt and implement pro-housing development policies;</u>	73
<u>(2) Approve a major workforce housing project.</u>	74
<u>(C) The department shall review applications and award</u>	75

grants under this section on a rolling basis, to the extent that 76  
funds are available. The department shall evaluate applications 77  
and determine the amount of each grant awarded in accordance 78  
with scoring metrics that give preference to counties, 79  
townships, and municipal corporations that: 80

(1) Adopt more pro-housing development policies in terms 81  
of both quantity and impact; 82

(2) Allow for higher density, smaller lot size, smaller or 83  
no side yard setbacks, and minimal open space. 84

(D) If a county, township, or municipal corporation is 85  
approved for a grant under this section based on imminent plans 86  
to adopt and implement pro-housing development policies and 87  
approve a major workforce housing project, the department shall 88  
confirm that the county, township, or municipal corporation 89  
follows through with those plans, as described in the grant 90  
application, before disbursing grant funds. A grant recipient 91  
shall use the funds only for the following purposes: 92

(1) Providing capital for housing development through 93  
grants or loans; 94

(2) Acquiring and readying sites for development; 95

(3) Providing financial assistance for housing-related 96  
infrastructure projects including road improvements and water or 97  
sewer connections; 98

(4) Addressing additional service or public safety needs 99  
due to increases in population; 100

(5) Any other purpose deemed appropriate by the director 101  
of development. 102

(E) The director of development shall adopt rules in 103

accordance with Chapter 119. of the Revised Code to implement 104  
and administer this section. The rules shall address application 105  
procedures, scoring metrics, grant distribution, and state model 106  
zoning plans that include density, lot size, and setback 107  
preferences. 108

(F) The general assembly, in enacting this section, hereby 109  
declares its intent to encourage major workforce housing 110  
projects in areas of the state that otherwise would not attract 111  
such developments and to increase home ownership among Ohioans. 112