



To: Members of the Senate Agriculture and Natural Resources Committee
From: Vince Squillace, Executive Vice President
Re: Proponent Testimony HB 175

Chairman Schaffer and Members of the Senate Agriculture and Natural Resources Committee,

The Ohio Home Builders Association (OHBA) is in full support of HB 175. Representative Hillyer, in his sponsor testimony, thoroughly described HB 175 and its practical application well. Others will also testify to dispel most of the misinformation of possible environmental degradation in Ohio. Moreover, they will help bring clarity to opponents glorified vision of just what an ephemeral stream is. Hopefully you have had the opportunity to review the written testimony submitted by the National Association of Home Builders (NAHB), our national office and others in support of HB 175 and its importance.

OHBA would like to share a few additional points we feel are relevant:

1. It is well known that housing prices in Ohio are rising rapidly with the harshest impact on the ability of many to secure housing.
2. An apparent reason for increase is an acute shortage housing, simple economics of supply and demand at work here.
3. As we have pointed out in testimony and letters to all members of the general assembly in the past, housing starts in Ohio have been classified as near the bottom of states in housing starts per capita.
4. Additionally, a recent NAHB study has shown an acute shortage of developed lots available to build houses on.

These statistics are a double negative for Ohio to build an adequate stock of housing, particularly housing affordable for all.

Land development is heavily regulated, expensive and risky to undertake. The higher the risk either increases the final lot costs, or worse, cause the development to be abandoned altogether. Passage of HB 175 increases the likelihood that badly needed residential lots and homes will continue at a pace to meet the needs Ohioans. OHBA encourages your support and passage of the HB 175.

While there is a whirl of confusing activities in the courts which could impact the regulation of ephemeral streams, a definite statutory declaration of how such streams should be regulated in Ohio is necessary.