

HOME MATTERS TO OHIO

A PLAN FOR HOUSING POLICY

December 2024



HOME MATTERS TO OHIO

WHO WE ARE

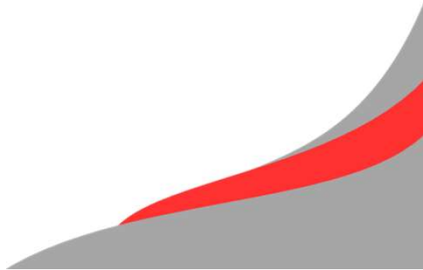
Our coalition is driven by a shared commitment to make a meaningful impact on Ohio's housing landscape.





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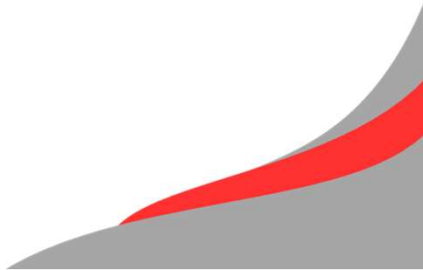
OUR MISSION

- Our mission is to present a clear and actionable platform of state policy priorities.
 - Realistic in scope and implementation.
 - Based on research and grounded in reliable data.
 - By pursuing this mission, we aim to ensure that every Ohioan has access to a safe, decent, and affordable home.
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WHY

- Ohio is facing significant challenges in meeting the demand for affordable and diverse housing options.
 - These challenges are not confined to one area; they impact every region across the state.
 - Addressing this widespread issue is what has united our coalition.
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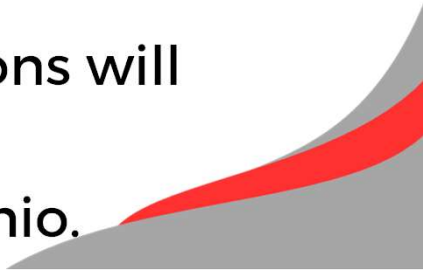
BUSINESS AND WORKFORCE

- Ohio Chamber's Blueprint Identified the need to increase home ownership as part of our Sense of Place Recommendation
 - As new economic development is identified Ohio needs to ensure housing for the workforce is available (Housing Infrastructure Program).
 - Modernization of existing housing stock not only improves available housing but provides construction jobs for communities.
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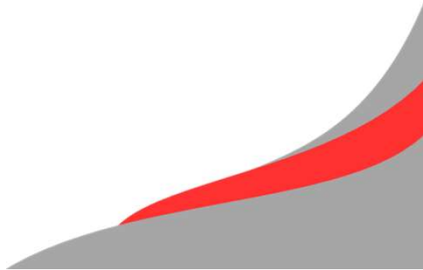
BUSINESS AND WORKFORCE

- Between 35-40% of the cost of a house does not go into the structure. Some of this is attributed to the cost of land, some to fees/permits and other costs that need to be examined to help make housing more affordable.
 - Finding policy solutions to make land development less expensive will allow additional development of housing stock in growing regions of Ohio.
 - Developing regional zoning and planning solutions will also shrink cost factors and make housing more affordable and available for growth regions of Ohio.
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POLICY PLATFORM

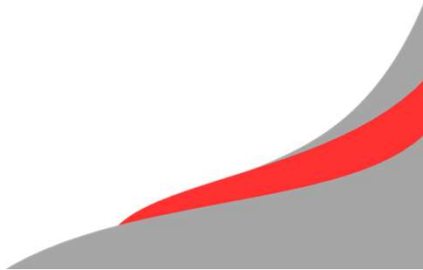
- The platform consists of 11 policy proposals.
 - These proposals are aligned with four overarching policy goals.
 - The purpose of the platform is to:
 - Support communities in meeting the demand for affordable housing.
 - Provide meaningful incentives to drive housing development and preservation throughout Ohio.
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POLICY GOAL

I. The State of Ohio should improve the recently enacted state housing development programs and establish new programs which will make it easier for communities to develop a range of housing options across the state.

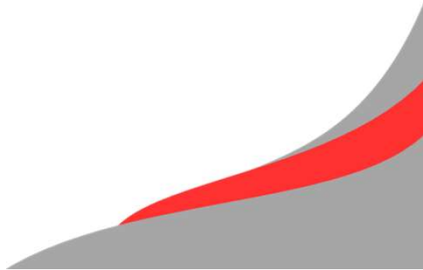




I. HOUSING DEVELOPMENT PROGRAMS

POLICY PROPOSAL

1. Increase the number of credits available through the Ohio Low Income Housing Tax Credit Program (OLIHTC).

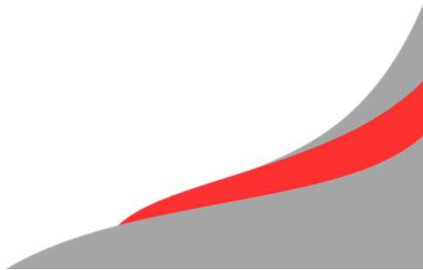
- Expand Ohio Low-Income Housing Tax Credit (OLIHTC) from \$100M to \$500M annually
 - Extend program through FY2031
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I. HOUSING DEVELOPMENT PROGRAMS

POLICY PROPOSAL

2. Improve the Welcome Home Ohio Program, created by the previous budget bill.

- Focuses on affordable residential property development
 - Could be layered with other programs and incentives
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I. HOUSING DEVELOPMENT PROGRAMS

POLICY PROPOSAL

3. Improve and optimize the Single-Family Housing Tax Credit Program.

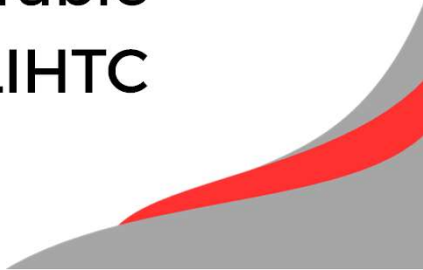
- Implement technical updates to improve program impact and ease of use.
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I. HOUSING DEVELOPMENT PROGRAMS

POLICY PROPOSAL

4. Safeguard the Future of the Ohio Housing Trust Fund.

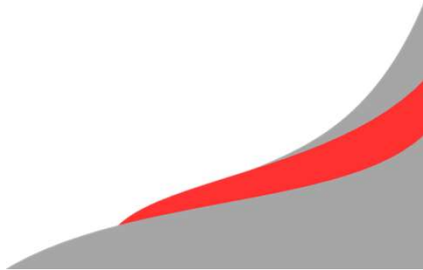
- Address funding instability from digital transitions
 - Ensure steady resources for vulnerable citizens and gap funding sources for LIHTC development.
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I. HOUSING DEVELOPMENT PROGRAMS

POLICY PROPOSAL

5. Enact a Housing Infrastructure Program.

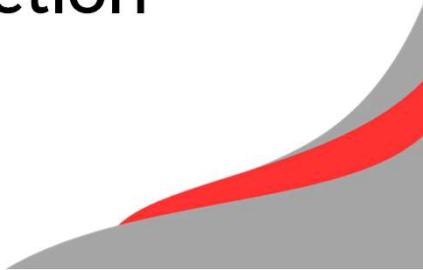
- Support housing-related infrastructure (utilities, transit, etc.)
 - Expand All Ohio Future Fund
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I. HOUSING DEVELOPMENT PROGRAMS

POLICY PROPOSAL

6. Establish a Home Improvement/Workforce Development Program.

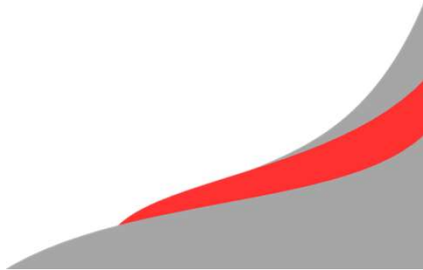
- Support habitability improvements and weatherization
 - Combine repairs with construction workforce training
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POLICY GOAL


II. The State of Ohio should unleash market potential by helping communities modernize and correct outdated zoning regulations.





II. MODERNIZE ZONING REGULATIONS *POLICY PROPOSAL*

7. Provide Financial and Technical Assistance to Local Governments to Correct Outdated Zoning Codes.

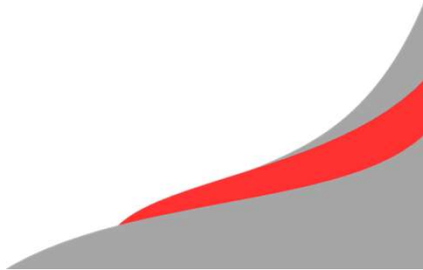
- Provide financial and technical assistance to update outdated zoning codes
 - Encourage housing supply and affordability
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POLICY GOAL

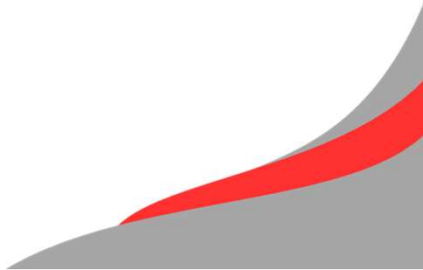
III. The State of Ohio needs to adopt laws that recognize housing as the foundation for family stability, effective workforce development, and increased wealth for individuals, families, and the community at large





III. RECOGNIZE HOUSING AS A FOUNDATION *POLICY PROPOSAL*

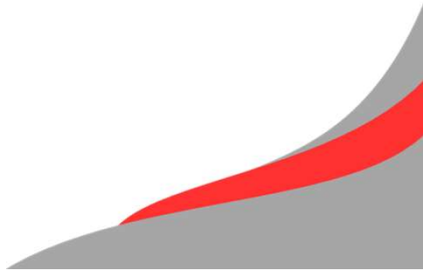
8. Act to Reform Property Tax Regulations to Help Protect Homeowners.

- Protect vulnerable homeowners from rapid tax increases
 - Maintain neighborhood stability and generational wealth creation
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III. RECOGNIZE HOUSING AS A FOUNDATION *POLICY PROPOSAL*

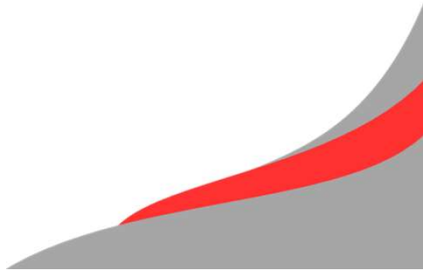
9. Address Issues Arising from the Increased Role of Institutional Real Estate Investors.

- Increase transparency and accountability for property management
 - Designate local agents for institutional landlords
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III. RECOGNIZE HOUSING AS A FOUNDATION *POLICY PROPOSAL*

10. Provide Legal Assistance to Qualified Renters Facing Eviction.

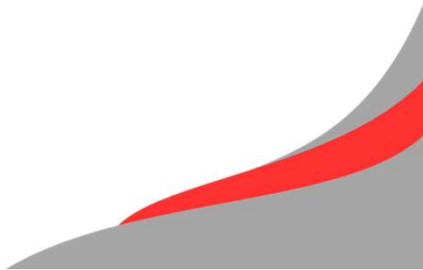
- Ensure legal support for renters facing eviction
 - Introduce eviction record sealing procedures
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POLICY GOAL

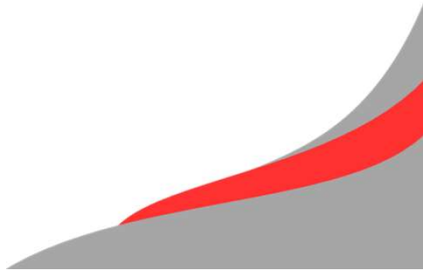
IV. The State of Ohio needs to encourage and support efforts to diversify the supply of housing in communities across the state





IV. DIVERSIFY HOUSING SUPPLY ***POLICY PROPOSAL***

11. Support Innovative Solutions for Housing.

- Encourage diverse housing types and markets
 - Adopt an 'all of the above' approach
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HOME MATTERS TO OHIO

WHAT CAN YOU DO TO HELP DRIVE THESE POLICIES?

1. Sign-on and endorse the platform:
www.homemattersohio.com
2. Recruit like-minded organizations to sign-on.....**STRENGTH IN NUMBERS!**
3. Advocate! Call / email /meet with your General Assembly members.
4. Stay in touch! We will send out updates and calls to action as the budget process plays out.