



June 18, 2024

The Honorable Jay Edwards  
Member, Ohio House of Representatives  
Chair, House Finance Committee  
77 South High Street, 13th Floor  
Columbus, OH 43215

*RE: Opposition to SB 94 and the erosion of state investment in the Ohio Housing Trust Fund*

The undersigned organizations share a mutual understanding that decent, affordable housing is the foundation for self-sufficiency, improved health outcomes, vitality in distressed communities, and economic growth. Therefore, we respectfully stand in opposition to Senate Bill 94 (“SB 94”). SB 94 unnecessarily excludes the historical fee revenue share in the proposed County Recorder technology fee. This proposed erosion of revenue into the Ohio Housing Trust Fund comes at a time when Ohio is poised for economic growth, while a record number of Ohioans face housing insecurity, and communities lack sufficient affordable homes for working Ohioans and seniors. **We respectfully ask that the Housing Finance Committee amend SB 94 to honor the 50/50 fee split that has been in place since 2003.**

**The Senate’s proposal is in direct contradiction to the State’s prior precedent.**

The Ohio Housing Trust Fund (“OHTF”) is Ohio’s only stable and consistent source of state funding for housing and local homelessness programs throughout Ohio. In 1991, Ohio voters passed a constitutional amendment making housing a public purpose. This led to the establishment of the OHTF – the state’s primary vehicle to invest in affordable housing needs and assistance to homeless individuals and families. It took 12 years and 3 legislative study committees to ultimately formulate the County Recorder/OHTF Fee Split model, which is considered a best practice amongst states investing in housing. Since the OHTF fee was enacted in 2003, all fee revenue collected by recorders has been divided 50-50 between counties and the OHTF.

Fee revenue into the OHTF supports critical housing programs in communities across the state, including homeless services, affordable housing development, housing preservation, home repair for seniors, community development, and more. Stabilizing the OHTF will reduce housing instability for vulnerable Ohioans – homeless families, women at risk of infant mortality, people with disabilities, and seniors who want to remain in their own homes.



**All fee revenue collected by recorders should continue to be split 50-50 between counties and the Housing Trust Fund.**

The OHTF revenues are based on the number of pages filed with County Recorder's office, which are tied to real estate transactions. By its nature, OHTF's revenues are highest when there is significant real estate activity. As the real estate market reacts to interest rate increases and counties move to online document recording systems, future OHTF revenues are less certain. From 2022-2024, there was a 35% decrease in OHTF revenue. Both county recorders' offices and the Ohio Housing Trust Fund are seeing the impact of less revenue collection. While Senate Bill 94 offers a cure for the County Recorders offices to recover some or all the lost revenue, **unfortunately, the Ohio Housing Trust Fund has been left out of this legislation and will suffer significant revenue losses just as more Ohioans need assistance to cope with high housing prices.**

Ohio has had a serious and growing affordable housing shortage for years, as the cost of rent has increased much faster than incomes for people working in low-wage jobs. Nearly 708,000 Ohioans spend over half their income on rent. Ohio currently has a shortage of about 267,000 affordable units available to extremely low-income renters. And that shortage of affordable units is much higher when you factor seniors and many Ohio workers. The need has never been greater.

**We respectfully request that Senate Bill 94 be amended to include a 50/50 split in the proposed fee, to ensure the Ohio Housing Trust Fund is not eroded.** We can do BOTH: We can modernize County recorders offices AND support the Ohio Housing Trust Fund. Please support an amendment that would modernize county recording fees while maintaining the traditional 50%-50% split between counties and the OHTF.

Sincerely,

**Adams County Shelter for the Homeless, Inc.  
Affordable Housing Alliance of Central Ohio  
A.L.I.V.E., Inc.  
Alliance Area Habitat for Humanity  
Alliance for Children and Families Inc.  
Appalachian Center for Economic Networks, Inc.  
Apex Fund for Economic Opportunities  
Area Agency on Aging, Region 9  
Artemis Center  
Asha Ray of Hope  
Ohio Association of Foodbanks  
Athens-Hocking-Vinton Alcohol, Drug Addiction and Mental Health Services Board  
Auglaize County Crisis Center**

# HOME MATTERS TO OHIO

**Aurora Project Inc.**  
**Avondale Development Corporation**  
**Barbara Poppe & Associates**  
**Battered Women's Shelter and Rape Crisis Center of Summit and Medina Counties**  
**Beatitude House**  
**Bellwether Enterprise Real Estate Capital, LLC**  
**Benjamin Rose**  
**Bethany House**  
**Bowling Green Save Our Neighborhoods Group (BG SONG)**  
**Bridges Community Action Partnership**  
**Buckeye Community Hope Foundation**  
**Buckeye Ridge Habitat for Humanity, Inc.**  
**Catholic Charities Diocese of Toledo**  
**Central Community House**  
**CHN Housing Partners**  
**Cincinnati-Hamilton County Community Action Agency**  
**Coalition on Homelessness and Housing in Ohio (COHHIO)**  
**City of Dayton**  
**CityWide Development Corporation**  
**Cleveland Mediation Center**  
**Cleveland Neighborhood Progress**  
**Cleveland Owns**  
**Cleveland State University Community Advocacy Law Clinic**  
**Columbus Coalition for the Homeless**  
**Columbus Compact dba Columbus Empowerment**  
**Community Action Agency of Columbiana County, Inc.**  
**Community Action Commission of Fayette County**  
**Community Development for All People**  
**Community Foundation of the Mahoning Valley**  
**Community Housing Network**  
**Community Shelter Board**  
**ConnecToledo**  
**Co-op Dayton**  
**Corporation for Ohio Appalachian Development**  
**Corporation for Supportive Housing**  
**County Corp.**  
**Crossroads Crisis Center**  
**DeafPhoenix**  
**Direction Home of Eastern Ohio**  
**Domestic Violence Project, Inc.**  
**Downing Community Advisors**



**DPR Group, LLC**  
**East Akron Neighborhood Development Corporation**  
**Eastway Corporation**  
**ECDI**  
**Economic and Community Development Institute**  
**EDEN Inc.**  
**Elevate Northland**  
**Emerald Development and Economic Network, Inc.**  
**Enterprise Community Partners**  
**Euclid Development Corporation**  
**Extended Housing**  
**Fair Housing Center for Rights & Research**  
**Fairfax Renaissance Development Corporation**  
**Famicos Foundation**  
**Family Abuse Shelter of Miami County**  
**Family Promise of Delaware County**  
**Finance Fund**  
**Findlay Hope House for the Homeless, Inc.**  
**Firelands Habitat for Humanity**  
**First Step Domestic Violence Services**  
**Gem City-Hill Top CDC**  
**Gertrude Wood Community Foundation**  
**Great Lakes Community Action Partnership**  
**Greater Cleveland Habitat for Humanity**  
**Greater Ohio Policy Center**  
**Habitat for Humanity East Central Ohio**  
**Habitat for Humanity in Wayne County, Inc.**  
**Habitat for Humanity Lima Area**  
**Habitat for Humanity of Delaware & Union Counties**  
**Habitat for Humanity of Findlay Hancock County**  
**Habitat for Humanity of Findlay/Hancock County**  
**Habitat for Humanity of Fulton County, Ohio**  
**Habitat for Humanity of Greater Cincinnati**  
**Habitat for Humanity of Greater Dayton, Inc.**  
**Habitat for Humanity of Knox County, Ohio**  
**Habitat for Humanity of Logan Co.**  
**Habitat for Humanity of Mahoning Valley**  
**Habitat for Humanity of Medina County**  
**Habitat for Humanity of Miami and Shelby Counties**  
**Habitat for Humanity - MidOhio**  
**Habitat for Humanity of Ohio**

# HOME MATTERS TO OHIO

**Habitat for Humanity of Ottawa County**  
**Habitat for Humanity of Portage County**  
**Habitat for Humanity of Southeast Ohio**  
**Habitat for Humanity of Summit County**  
**Habitat for Humanity of the Mid-Ohio Valley**  
**Habitat for Humanity of the Tri-State**  
**Habitat for Humanity of Wood County Ohio**  
**Harvard Community CDC**  
**Haven House of Pickaway County**  
**Haven of Portage County**  
**Hocking Athens Perry Community Action**  
**HOLLY House Inc**  
**Home is the Foundation**  
**Homes for Families**  
**Home Ownership Center of Greater Cincinnati**  
**Home Repair Resource Center**  
**Homes on the Hill, CDC**  
**HomeBase Cincinnati**  
**Homeport**  
**Homesafe, Inc.**  
**Housing and Emergency Support Services**  
**Housing Emergency Support Services**  
**Huckleberry House**  
**Humility of Mary Housing**  
**IMPACT Community Action**  
**Impact Station Marysville**  
**Integrated Services for Behavioral Health**  
**Ironton Lawrence County Community Action Organization**  
**Jarret Consulting Services**  
**Joseph & Mary's Home**  
**Journey Center for Safety and Healing**  
**Lake-Geauga Habitat for Humanity**  
**LeadingAge Ohio**  
**LEADS Inc**  
**Learn to Earn Dayton**  
**Liberty Center of Sandusky County**  
**Licking County Coalition for Housing**  
**LISC Greater Cincinnati**  
**LISC Cleveland**  
**LISC Toledo**  
**Livable/Equitable/Age Friendly Yellow Springs**

# HOME MATTERS TO OHIO

**Lutheran Social Services of Central Ohio**  
**Maple Heights City Council District 2**  
**Maumee Valley Habitat for Humanity**  
**Metro West Community Development Organization**  
**Miami Valley Community Action Partnership**  
**McKinley Hall**  
**MORTAR Cincinnati**  
**National Church Residences**  
**Near West Community Land Trust**  
**Neighborhood Development Services, Inc.**  
**Neighborhood Housing Partnership of Greater Springfield**  
**NeighborWorks Collaborative of Ohio**  
**NeighborWorks Toledo Region**  
**Northeast Ohio Coalition for the Homeless**  
**Northwest Neighborhoods**  
**Northwestern Ohio Community Action Commission**  
**Ohio Association of Community Action Agencies**  
**Ohio Capital Corporation for Housing**  
**Ohio Chamber of Commerce**  
**Ohio Community Development Corporation Association**  
**Ohio Domestic Violence Network**  
**Ohio Housing Authorities Conference**  
**Ohio Poverty Law Center**  
**Old Brooklyn Community Development Corporation**  
**Ottawa Residential Services, Inc.**  
**Pathway, Inc.**  
**PCI Design Group, Inc.**  
**People Working Cooperatively**  
**Policy Matters Ohio**  
**Preble County Habitat for Humanity**  
**Project Woman of Ohio**  
**Promise House Delaware**  
**Putnam County Habitat for Humanity**  
**Residential Administrators**  
**Ross County Community Action Commission**  
**Saint Luke's Foundation**  
**Sandusky County Habitat for Humanity**  
**Seven Hills Neighborhood Houses**  
**Sheltered, Inc**  
**Someplace Safe and Safer Futures programs of Axxess Family Services**  
**St. Mary Development Corporation**



**St Mary's SVDP**  
**St. Paul's Community Center**  
**StarkFresh**  
**Strategies to End Homelessness**  
**THE ABCD, Inc.**  
**The Center for Child and Family Advocacy, Inc.**  
**The Journey Center for Safety and Healing**  
**The Vessel Life Project**  
**Toledo Lucas County Homelessness Board**  
**Tri-County Help Center, Inc.**  
**Turning Point**  
**United Way of Greater Cleveland**  
**Vacant and Abandoned Property Action Council**  
**Village Capital Corporation**  
**Washington-Morgan Counties Community Action**  
**West Park Kamm's Neighborhood Development**  
**Woda Cooper Companies, Inc.**  
**Wyandot County Commissioners**  
**Yellow Springs Home, Inc.**  
**Young Latino Network**  
**Youngstown Neighborhood Development Corporation**  
**YWCA Hamilton**  
**YWCA of Van Wert County**

CC: House Finance Committee Members