

**As Reported by the House Financial Institutions, Housing and  
Urban Development Committee**

**129th General Assembly  
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**H. B. No. 408**

**Representative Terhar**

**Cosponsors: Representatives Grossman, Blessing, Slaby, Thompson,  
Stautberg, Stebelton**

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**A B I L L**

To amend section 3735.27 of the Revised Code to 1  
change the composition of certain metropolitan 2  
housing authorities. 3

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

**Section 1.** That section 3735.27 of the Revised Code be 4  
amended to read as follows: 5

**Sec. 3735.27.** (A) Whenever the director of development has 6  
determined that there is need for a housing authority in any 7  
portion of any county that comprises two or more political 8  
subdivisions or portions of two or more political subdivisions but 9  
is less than all the territory within the county, a metropolitan 10  
housing authority shall be declared to exist, and the territorial 11  
limits of the authority shall be defined, by a letter from the 12  
director. The director shall issue a determination from the 13  
department of development declaring that there is need for a 14  
housing authority within those territorial limits after finding 15  
either of the following: 16

(1) Unsanitary or unsafe inhabited housing accommodations 17

exist in that area; 18

(2) There is a shortage of safe and sanitary housing 19  
accommodations in that area available to persons who lack the 20  
amount of income that is necessary, as determined by the director, 21  
to enable them, without financial assistance, to live in decent, 22  
safe, and sanitary dwellings without congestion. 23

In determining whether dwelling accommodations are unsafe or 24  
unsanitary, the director may take into consideration the degree of 25  
congestion, the percentage of land coverage, the light, air, 26  
space, and access available to the inhabitants of the dwelling 27  
accommodations, the size and arrangement of rooms, the sanitary 28  
facilities, and the extent to which conditions exist in the 29  
dwelling accommodations that endanger life or property by fire or 30  
other causes. 31

The territorial limits of a metropolitan housing authority as 32  
defined by the director under this division shall be fixed for the 33  
authority upon proof of a letter from the director declaring the 34  
need for the authority to function in those territorial limits. 35  
Any such letter from the director, any certificate of 36  
determination issued by the director, and any certificate of 37  
appointment of members of the authority shall be admissible in 38  
evidence in any suit, action, or proceeding. 39

A certified copy of the letter from the director declaring 40  
the existence of a metropolitan housing authority and the 41  
territorial limits of its district shall be immediately forwarded 42  
to each appointing authority. A metropolitan housing authority 43  
shall consist of members who are residents of the territory in 44  
which they serve. 45

(B)(1) Except as otherwise provided in division (C), (D), ~~or~~ 46  
(E), or (F) of this section, the members of a metropolitan housing 47  
authority shall be appointed as follows: 48

(a)(i) In a district in a county in which a charter has been 49  
adopted under Article X, Section 3 of the Ohio Constitution, and 50  
in which the most populous city is not the city with the largest 51  
ratio of housing units owned or managed by the authority to 52  
population, one member shall be appointed by the probate court, 53  
one member shall be appointed by the court of common pleas, one 54  
member shall be appointed by the board of county commissioners, 55  
one member shall be appointed by the chief executive officer of 56  
the city that has the largest ratio of housing units owned or 57  
managed by the authority to population, and two members shall be 58  
appointed by the chief executive officer of the most populous city 59  
in the district. 60

(ii) If, in a district that appoints members pursuant to 61  
division (B)(1)(a) of this section, the most populous city becomes 62  
the city with the largest ratio of housing units owned or managed 63  
by the authority to population, when the term of office of the 64  
member who was appointed by the chief executive officer of the 65  
city with the largest ratio expires, that member shall not be 66  
reappointed, and the membership of the authority shall be as 67  
described in division (B)(1)(b) of this section. 68

(b) In any district other than one described in division 69  
(B)(1)(a) of this section, one member shall be appointed by the 70  
probate court, one member shall be appointed by the court of 71  
common pleas, one member shall be appointed by the board of county 72  
commissioners, and two members shall be appointed by the chief 73  
executive officer of the most populous city in the district. 74

(2) At the time of the initial appointment of the authority, 75  
the member appointed by the probate court shall be appointed for a 76  
period of four years, the member appointed by the court of common 77  
pleas shall be appointed for three years, the member appointed by 78  
the board of county commissioners shall be appointed for two 79  
years, one member appointed by the chief executive officer of the 80

most populous city in the district shall be appointed for one 81  
year, and the other member appointed by the chief executive 82  
officer of the most populous city in the district shall be 83  
appointed for five years. 84

If appointments are made under division (B)(1)(a) of this 85  
section, the member appointed by the chief executive officer of 86  
the city in the district that is not the most populous city, but 87  
that has the largest ratio of housing units owned or managed by 88  
the authority to population, shall be appointed for five years. 89

After the initial appointments, all members of the authority 90  
shall be appointed for five-year terms, and any vacancy occurring 91  
upon the expiration of a term shall be filled by the appointing 92  
authority that made the initial appointment. 93

(3) For purposes of this division, population shall be 94  
determined according to the last preceding federal census. 95

(C) For any metropolitan housing authority district that 96  
contained, as of the 1990 federal census, a population of at least 97  
one million, two members of the authority shall be appointed by 98  
the legislative authority of the most populous city in the 99  
district, two members shall be appointed by the chief executive 100  
officer of the most populous city in the district, and one member 101  
shall be appointed by the chief executive officer, with the 102  
approval of the legislative authority, of the city in the district 103  
that has the second highest number of housing units owned or 104  
managed by the authority. 105

At the time of the initial appointment of the authority, one 106  
member appointed by the legislative authority of the most populous 107  
city in the district shall be appointed for three years, and one 108  
such member shall be appointed for one year; the member appointed 109  
by the chief executive officer of the city with the second highest 110  
number of housing units owned or managed by the authority shall be 111

appointed, with the approval of the legislative authority, for 112  
three years; and one member appointed by the chief executive 113  
officer of the most populous city in the district shall be 114  
appointed for three years, and one such member shall be appointed 115  
for one year. Thereafter, all members of the authority shall be 116  
appointed for three-year terms, and any vacancy shall be filled by 117  
the same appointing power that made the initial appointment. At 118  
the expiration of the term of any member appointed by the chief 119  
executive officer of the most populous city in the district before 120  
March 15, 1983, the chief executive officer of the most populous 121  
city in the district shall fill the vacancy by appointment for a 122  
three-year term. At the expiration of the term of any member 123  
appointed by the board of county commissioners before March 15, 124  
1983, the chief executive officer of the city in the district with 125  
the second highest number of housing units owned or managed by the 126  
authority shall, with the approval of the municipal legislative 127  
authority, fill the vacancy by appointment for a three-year term. 128  
At the expiration of the term of any member appointed before March 129  
15, 1983, by the court of common pleas or the probate court, the 130  
legislative authority of the most populous city in the district 131  
shall fill the vacancy by appointment for a three-year term. 132

After March 15, 1983, at least one of the members appointed 133  
by the chief executive officer of the most populous city shall be 134  
a resident of a dwelling unit owned or managed by the authority. 135  
At least one of the initial appointments by the chief executive 136  
officer of the most populous city, after March 15, 1983, shall be 137  
a resident of a dwelling unit owned or managed by the authority. 138  
Thereafter, any member appointed by the chief executive officer of 139  
the most populous city for the term established by this initial 140  
appointment, or for any succeeding term, shall be a person who 141  
resides in a dwelling unit owned or managed by the authority. If 142  
there is an elected, representative body of all residents of the 143  
authority, the chief executive officer of the most populous city 144

shall, whenever there is a vacancy in this resident term, provide 145  
written notice of the vacancy to the representative body. If the 146  
representative body submits to the chief executive officer of the 147  
most populous city, in writing and within sixty days after the 148  
date on which it was notified of the vacancy, the names of at 149  
least five residents of the authority who are willing and 150  
qualified to serve as a member, the chief executive officer of the 151  
most populous city shall appoint to the resident term one of the 152  
residents recommended by the representative body. At no time shall 153  
residents constitute a majority of the members of the authority. 154

(D)(1) For any metropolitan housing authority district that 155  
is located in a county that has, according to the most recent 156  
federal decennial census, a population greater than seven hundred 157  
thousand but less than nine hundred thousand, the members of the 158  
metropolitan housing authority shall be selected as follows: 159

(a) One member shall be appointed by the probate court. 160

(b) One member shall be appointed by the court of common 161  
pleas. 162

(c) One member shall be appointed by the board of county 163  
commissioners. 164

(d) Two members shall be appointed by the mayor of the most 165  
populous city in the district, subject to approval by city 166  
council. At least one of the initial appointments by the mayor 167  
shall be a resident of a dwelling unit owned or managed by the 168  
authority. Thereafter, any member appointed by the mayor of the 169  
most populous city for the term established by the initial 170  
appointment, or for any succeeding term, shall be a person who 171  
resides in a dwelling unit owned or managed by the authority. If 172  
there is an elected, representative body of all residents of the 173  
authority, the mayor of the most populous city shall, whenever 174  
there is a vacancy in the resident term, provide written notice of 175

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the vacancy to the representative body. If the representative body 176  
submits to the mayor of the most populous city, in writing and 177  
within sixty days after the date on which it was notified of the 178  
vacancy, the names of at least five residents of the authority who 179  
are willing and qualified to serve as a member, the mayor of the 180  
most populous city shall appoint to the resident term one of the 181  
residents recommended by the representative body. At no time shall 182  
residents constitute a majority of the members of the authority. 183

(e) One member shall be nominated by the township association 184  
of the county. The board of county commissioners shall accept or 185  
reject the nominee. 186

(f) One member shall be nominated by the municipal league of 187  
the county. The nominee shall not be a resident of the district's 188  
most populous city and shall represent a city that is 189  
substantially impacted as described in division (I) of this 190  
section. The board of county commissioners shall accept or reject 191  
the nominee. 192

(2) At the time of the initial appointment of the authority 193  
described in division (D)(1) of this section, the member appointed 194  
by the probate court shall be appointed for a period of four 195  
years; the member appointed by the court of common pleas shall be 196  
appointed for three years; the member appointed by the board of 197  
county commissioners shall be appointed for two years; one member 198  
appointed by the mayor of the most populous city in the district 199  
shall be appointed for one year, and the other member appointed by 200  
the mayor of the most populous city in the district shall be 201  
appointed for five years; the member nominated by the township 202  
association of the county shall be appointed for the same number 203  
of years as the nonresident member of the authority appointed by 204  
the mayor of the most populous city in the district; and the 205  
member nominated by the municipal league of the county shall be 206  
appointed for the same number of years as the resident member of 207

the authority appointed by the mayor of the most populous city in 208  
the district. 209

After the initial appointments, all members of the authority 210  
shall be appointed for five-year terms, and any vacancy occurring 211  
upon the expiration of a term shall be filled by the authority 212  
that made the initial appointment or nomination. 213

(E)(1) For any metropolitan housing authority district 214  
located in a county that had, as of the 2000 federal census, a 215  
population of at least four hundred thousand and no city with a 216  
population greater than thirty per cent of the total population of 217  
the county, one member of the authority shall be appointed by the 218  
probate court, one member shall be appointed by the court of 219  
common pleas, one member shall be appointed by the chief executive 220  
officer of the most populous city in the district, and two members 221  
shall be appointed by the board of county commissioners. 222

(2) At the time of the initial appointment of a metropolitan 223  
housing authority pursuant to this division, the member appointed 224  
by the probate court shall be appointed for a period of four 225  
years, the member appointed by the court of common pleas shall be 226  
appointed for three years, the member appointed by the chief 227  
executive officer of the most populous city shall be appointed for 228  
two years, one member appointed by the board of county 229  
commissioners shall be appointed for one year, and the other 230  
member appointed by the board of county commissioners shall be 231  
appointed for five years. Thereafter, all members of the authority 232  
shall be appointed for five-year terms, with each term ending on 233  
the same day of the same month as the term that it succeeds. 234  
Vacancies shall be filled in the manner provided in the original 235  
appointments. Any member appointed to fill a vacancy occurring 236  
prior to the expiration of the term shall hold office as a member 237  
for the remainder of that term. 238

~~(E)~~(F)(1) One resident member shall be appointed to a 239



metropolitan housing authority when required by federal law. The 240  
chief executive officer of the most populous city in the district 241  
shall appoint that resident member for a term of five years. 242  
Subsequent terms of that resident member also shall be for five 243  
years, and any vacancy in the position of the resident member 244  
shall be filled by the chief executive officer of the most 245  
populous city in the district. Any member appointed to fill such a 246  
vacancy shall hold office as a resident member for the remainder 247  
of that term. If, at any time, a resident member no longer 248  
qualifies as a resident, another resident member shall be 249  
appointed by the appointing authority who originally appointed the 250  
resident member to serve for the unexpired portion of that term. 251

(2) On and after ~~the effective date of this amendment~~ 252  
September 29, 2005, any metropolitan housing authority to which 253  
two additional members were appointed pursuant to former division 254  
(E)(1) of this section as enacted by Amended Substitute House Bill 255  
No. 95 of the 125th general assembly shall continue to have those 256  
additional members. Their terms shall be for five years, and 257  
vacancies in their positions shall be filled in the manner 258  
provided for their original appointment under former division 259  
(E)(1) of this section as so enacted. 260

~~(F)~~(G) Public officials, other than the officers having the 261  
appointing power under this section, shall be eligible to serve as 262  
members, officers, or employees of a metropolitan housing 263  
authority notwithstanding any statute, charter, or law to the 264  
contrary. Not more than two such public officials shall be members 265  
of the authority at any one time. 266

All members of an authority shall serve without compensation 267  
but shall be entitled to be reimbursed for all necessary expenses 268  
incurred. 269

After a metropolitan housing authority district is formed, 270  
the director may enlarge the territory within the district to 271

include other political subdivisions, or portions of other 272  
political subdivisions, but the territorial limits of the district 273  
shall be less than that of the county. 274

~~(G)~~(H)(1) Any vote taken by a metropolitan housing authority 275  
shall require a majority affirmative vote to pass. A tie vote 276  
shall constitute a defeat of any measure receiving equal numbers 277  
of votes for and against it. 278

(2) The members of a metropolitan housing authority shall act 279  
in the best interest of the district and shall not act solely as 280  
representatives of their respective appointing authorities. 281

(I) "Substantially impacted" as used in division (D)(1)(f) of 282  
this section means a city within a metropolitan housing authority 283  
that, based on the percentage of housing units that are subsidized 284  
housing, is in the top one-third of cities within the county. 285

**Section 2.** That existing section 3735.27 of the Revised Code 286  
is hereby repealed. 287