



Greater Cincinnati Northern Kentucky Apartment Association  
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Subject: HB 282 Proponent Testimony

Thank you Chairman Dever, Vice Chair Sprague, Ranking Member Smith, and members of the House Financial Institutions, Housing, and Urban Development Committee for the opportunity to offer testimony in **support of House Bill 282**.

While I am the Chief Operating Officer for the National Real Estate Investor Association, representing over 40,000 members nationally, and several chapters here in Ohio, I am here today representing the Greater Cincinnati Northern Kentucky Apartment Association whose membership owns and manages over 93,000 rental units, the majority of which are in Ohio. I personally own approximately 200 apartment units and have dealt with the issue of damaged properties numerous times. Additionally, over the past 20 years I have worked with members who have endured a wide variety of intentional damage to their property: quick-set concrete poured down a toilet being one of the most expensive, short of plugging the drains and leaving the water running, in winter.

Having said that, I am not aware of any successful criminal damaging cases. Getting a prosecutor's attention on this type of crime is difficult at best. Even during a hostile month-long eviction process where the resident damages the property, and calls in Building or Health Inspectors to "report" a code violation, even those inspectors who have been around for a while do not recommend pursuing criminal cases because it won't go anywhere. The only option a property owner has is to ride out the risk of more damage being done, and wait for the process to wind through the court system. Then comes the expense of the repairs...

By adding the language in HB 282 of "residential rental property" to existing law, I believe it will have a subtle impact on the overall housing market. Please don't confuse the word subtle with minimal. The impact will be to increase the deterrent, and thereby decrease the damage to property and the risk of investing in and fixing up rental properties. As you well know, people do not like to place their capital at risk. By passing HB 282 and increasing the deterrent to damaging rental property, the Legislature is saying yes to capital reinvestment in Ohio housing. The long-term effect of that risk avoidance and capital friendliness will greatly benefit all communities. And as Council Member from the City of Deer Park, we appreciate increased investment in the housing stock!

Thank you for the opportunity to testify today, we would appreciate your support of HB 282. I will be happy to answer any questions the committee may have on this.

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