



OHIO REAL ESTATE INVESTORS ASSOCIATION

Dan Acton
Senate Bill 10 Proponent Testimony
House Ways and Means Committee
February 28, 2023

Chairman Roemer, Vice Chairman Merrin, Ranking Member Troy and members of the committee, my name is Dan Acton and I am the Government Affairs Director of the Ohio Real Estate Investors Association (OREIA). OREIA represents 13 local associations with over 3,000 members across Ohio. My background includes more than 40 years in the property management and ownership industry. I am providing a brief statement of support to Senate Bill 10.

The COVID-19 pandemic has been particularly hard on real estate investors. From property owners shouldering rent on behalf of tenants that were unable to make payments through no fault of their own, to a federally imposed eviction moratorium, there are numerous examples of policies enacted under the pandemic that hampered the ability of investors to continue their role in providing services to Ohio residents.

Evictions are dramatic for all parties involved, and housing providers do not engage in them lightly. There are circumstances when an eviction is warranted, especially in situations of the presence of violence in the household. However, our members attempted to use those tools as sparingly as possible during the pandemic. Our members have shared many stories over the past three years of working with their residents to keep them under roof with utilities.

We appreciate the Ohio Senate and the bill's sponsor, Senator Blessing, for adding this language to Senate Bill 10 to allow for the use of ARPA dollars to assist with the payments of rent and utilities for our residents. These dollars will provide great relief to those struggling to pay their bills.

Mr. Chairman, thank you and members of this committee for the opportunity to provide comments on Senate Bill 10. OREIA asks you to support Senate Bill 10.