



OHIO REAL ESTATE INVESTORS ASSOCIATION

Dan Acton
House Bill 50 Proponent Testimony
Senate Community Revitalization Committee
October 11, 2023

Chairman Johnson, Vice Chairman Hoagland, Ranking Member Sykes 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 15 local associations with over 4,000 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 House Bill 50.

Our legislative committee members reviewed the bill and debated the merits of the legislation. The prevailing decision was that the court system reviews the individual's application for the certificate of qualification for housing (CQH) and in doing so, the court takes a significant amount of information and data into consideration when deciding to issue a CQH. If approved by the court, the individual is given the certificate. In the bill housing providers are identified and labeled as "decision-makers" and further states a decision-maker is to consider on a case-by-case basis to offer housing, notwithstanding the individual's possession of the CQH. We appreciate this ultimate decision-making step for the housing provider as it caused the greatest amount of discussion within our membership.

OREIA members summarized their position with the following thoughts. A person must go through a lot of effort to apply for and receive the CQH, which shows they are serious about their reintroduction into society. If a CQH holder wants to rent from an OREIA member, we have the choice to rent to them or not. However, if the potential tenant has that certificate it does, in fact, give us some encouragement that they may be a good candidate to whom a lease can be extended. While overall supportive of the bill, our membership wants to be clear to the sponsors and to the General Assembly, that we are hopeful that our support does not turn into further legislative efforts requiring housing providers to accept any future resident that applies to live in a property. Our properties are not like emergency rooms where

those institutions are required to treat any patient that crosses their doorway; a practice established by (federal) law. OREIA will not support any effort that requires our membership to be required to accept any future resident for any reason.

In conclusion, people that made a mistake and have really turned from their ways need anything that can help them get reintroduced into society. Otherwise, those people fall into a never-ending trap. They made the decision and must bear the consequences. They have paid their time and we are happy to be a part of the process to get them back on their feet.

Mr. Chairman, thank you and members of this committee for the opportunity to provide comments on House Bill 50. OREIA asks you to support House Bill 50.