Representative Mike Odioso
30th District

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House Community Revitalization Committee
Rep. Mike Odioso Sponsor Testimony – House Bill 585
Tuesday, November 18th, 2025

Chair Click, Vice Chair Mullins, Ranking Member Brewer, and members of the committee, thank you for the opportunity to provide sponsor testimony in support of House Bill 585, which seeks to modernize the state's Community Capital Assistance (CCA) program and expand inclusive, affordable housing options for Ohioans with developmental disabilities.

For decades, the CCA program has been instrumental in helping county boards of developmental disabilities acquire and develop housing for individuals who rely on supported living services. However, as Ohio's housing market evolves, the program's administrative rules have not kept pace. These outdated rules limit innovation, slow development, and restrict local partners' ability to create housing options that reflect modern best practices in affordability, accessibility, and community integration.

House Bill 585 changes the Ohio Law to ensure the Department of Developmental Disabilities (DODD) has clear authority to adopt flexible, forward-looking rules that align with today's housing landscape. These updates were developed through extensive dialogue with county boards, nonprofit housing partners, statewide advocates, and community-based partners. Their messages were consistent: Ohio needs more tools, not more mandates, to expand inclusive housing options.

This legislation provides five key improvements: **First, funding flexibility –** Permit community capital assistance funds to be combined with other financing sources for the acquisition or construction of housing. **Second, blend compatibility–** Permits County boards to combine CCA funds with other existing programs, including the low-income housing tax credit. **Third**, **greater**

individual choice and independence – Requiring meaningful involvement from Ohioans with developmental disabilities who will live in these homes. **Fourth, modernizing allowable housing types –** Removing outdated barriers and explicitly permitting innovative options, including a duplex, a quadplex, a permanently sited manufactured home, a condominium, newly constructed housing, accessory dwelling units (ADUs), multi-structure dwellings, or other housing models. **Fifth, innovation through waiver authority –** Allowing the DODD director to waive certain rules to support pilot projects and emerging housing models that reflect best practices.