

OREIA March Newsletter

(We hope this new format allows chapters to better utilize the information, links, flyers, graphics, and promotional materials and incorporate them into each chapter's newsletters, social media posts, and member emails. If you ever need part of this in a different format, please feel free to ask)



Legislative Update:

SB 192 -Wholesaling: There have been no new hearings on this issue. Our legislative team is working hard to remove the licensure requirements and instead to increase the disclosures required to make sure all parties are aware of and agreeable to the full process of a

wholesale transaction.

HB 388- Federal Renovation, Repair and Painting Rule: Authorizes Ohio Department of Health to work with US EPA for the administration and enforcement of RRP. The RRP Rule establishes requirements regarding lead-based paint hazards associated with renovation, repair, and painting activities. HB388 was introduced in January and is currently assigned to the Public Health Policy Committee. No hearings yet. The OREIA Legislative team, Dan Acton and Ronnie Romito, had meetings prior to the bill being introduced to express concerns over the agency's rule making authority, specifically with regards to their ability to set penalties and making sure limits or caps are outlined in the bill. Changes were made, but not offered for a second critique before being publicly introduced.

HB 277- Pet Friendly Rental Act: This bill tried to establish a tax credit for owners that allowed residents of certain groups to keep their pets. There were a number of concerns with this regarding pet deposits and damages, very few restrictions and the overall cost of such a program. It was pulled from the agenda in February and no amendments of substitute bills have been offered.

Issue 2- Legal Marijuana: No new language has been agreed upon between the Ohio House and Senate. The voted-on language from November stands as law for now. Housing providers are able to prohibit use and growing on their property and are recommended to reiterate these rules with your residents.

Senate Select Committee on Housing completed its hearings with town halls in Cincinnati, Marietta, Lima, Cleveland and Columbus. Senator Reynolds, Chair of the Committee, has stated that during the next several weeks the Committee is compiling its findings with the intent of making a report with recommendations for legislation. The report is expected to be released in March with legislation to follow in April.

The House and Senate have established the **Joint Committee on Property Tax Review** and Reform to solicit information from stakeholders and interested parties regarding the state of Ohio's property tax structure with a goal to make recommendations for legislative reforms on state property tax laws. It has had two hearings so far.



(make sure this is linked with ..) <https://lp.constantcontactpages.com/su/O7Remv1/OREIAupdates>

Ohio Primary Election Day is March 19th! Please encourage all of your members to review the list of endorsements from the OREIA PAC and be sure to vote this spring. Having legislators that respect our work and hold our values is an important part of our legislative work. The list of PAC endorsements is attached and linked [HERE](#).



OREIA Events:

Please begin talking about Day at the Capitol. This is our biggest advocacy event and it is imperative we have a large show of interested members to flex our political muscle. We have kept the price low and the time short to encourage as many as possible to make the trip to Columbus and engage directly with their legislators. Talking points will be provided, but the best policy is to talk about your story. The good you do in your community. The houses you fix up, the renters you house, the sellers you help. Or just show up and be physically present. Print the attached flyer and pass it out at your next two meetings as well as post on your social media and send through email. Thank you for your help in making this a success. (Save as picture for posts, or PDF version attached for printing) ***This is still happening, but we have had to change our dates and event schedule due to the legislative calendar. More info to come.***

Chapter Help:

March 8th is International Women's Day. This is a great moment to highlight the women investors in your organization at your chapter meetings, on your social media, and in your newsletter. We have all heard the stereotype of old, white, male investors- but nothing could be further from the truth in today's diverse investing world.

Did you know April is National Fair Housing Month? Every year there are countless news articles about the importance of fair housing and quotes from all sorts of housing advocates. Let's make it a priority to showcase our belief in fair housing as well. If you host a Fair Housing meeting sometime throughout the year, whether as a main meeting or a focus group topic, send a press release April 1st highlighting your group's dedication to fair housing education.

Feel free to edit and customize the attached example. (Personalize the parts highlighted in yellow)



Do you host a summer picnic? Be sure to invite your city, county and state legislators. This is a great opportunity for a little one on one time to promote your organization as an important stakeholder voice they should listen to. Many legislators fill their summer calendars extremely early, so it's not too early to send the invite if you have the location and date. (Probably best not to charge them a fee, but requesting an RSVP is ok). Feel free to use the following graphic and just fill in your details. Editable PDF version attached.

Don't forget to promote the monthly, online Help Night to your members. Each month has its own topic. Pre-registration is recommended if you have a question to ask. Upcoming topics include:

- March- Rehab and Retailing
- April- Apartment and Commercial Investing
- May- Wholesaling
- June-Entities and Asset Protection
- July- Note Buying
- August- Raising Private Money
- September- Rental Evaluation and Management

A graphic for 'Summit Real Estate Entrepreneurs Online Help Night'. The text reads: 'Summit Real Estate Entrepreneurs Online Help Night 4th Wednesday of Each Month 7:30-9:00 p.m. Eastern'. Below the text is a collage of real estate-related images: a house with a 'RENTAL' sign, a hand holding a pen over a document, a magnifying glass over a bar chart, and a document labeled 'CONTRACT'. At the bottom, the slogan 'Don't Go It Alone.' is written in white on a dark blue background.

Articles to Use:

<https://ohioconstitution.org/ohio-cities-cannot-gut-search-warrant-requirement/>

City of North Canton to obtain boilerplate search warrants green-lighting forced search of local homes.

The action is brought on behalf of Canton-area landlords Eric and Lila Wohlwend and their tenants. The City brought suit against the Wohlwends to obtain a search warrant covering the entirety of their property after they simply declined to consent to such an inspection.

Through its Motion for Judgment on the Pleadings, the 1851 Center explains that the Ohio Constitution requires true “probable cause” of a significant threat to others before courts may issue a search warrant to conduct a sweeping inspection of Ohioans’ homes.

“Ohioans maintain a fundamental right to use their own property in ways that don’t inflict harm others. This right includes the right to exclude public officials from intruding into their homes and rifling through every square foot of their kitchens, bathrooms, and bedrooms for no reason other than ‘just to check things out,’” explained 1851 Center Executive Director Maurice Thompson. “Tenants aren’t second-class citizens without rights: they’re entitled to the same privacy and security from government overreach as those who own their homes, and sham warrants cannot be used to violate their rights any more than entirely warrantless searches.”

The 1851 Center for Constitutional Law protected Ohioans’ privacy and property rights by stopping *warrantless* rental and point-of-sale inspections of homes across Ohio through victories in *Baker v. Portsmouth*, *Pund v. Bedford*, and *Thompson v. Oakwood*.

“A finding of ‘probable cause’ to issue a warrant to rifle through Ohioans’ homes and issue arbitrary punch lists to homeowners, solely because a homeowner does not consent to that search, would entirely undermine the protections provided by the warrant requirement: a fortification against arbitrary, invasive, and harassing government intrusions onto their property, and especially into their homes,” added Thompson.

The case is pending before Judge Farmer in the Court of Common Pleas for Stark County, Ohio.

The 1851 Center for Constitutional Law is a nonprofit, nonpartisan legal center dedicated to protecting the constitutional rights of Ohioans from government abuse. The 1851 Center litigates constitutional issues related to property rights, regulation, taxation, and searches and seizures

As a housing provider for over 20 years, I am closely watching the many proposals coming out of Cincinnati City Hall. Some are reasonable requirements for safe and healthy housing. Some are redundant to existing law. And some would be downright harmful to the Cincinnati housing market. Pushing too many, one-sided ordinances will continue the trend we are seeing; a mass sell off of rental properties by independent housing providers within city limits.

One such misguided idea is a proposal addressing “Source of income discrimination”. This phrase is such a good headline and yet so misleading. The idea that housing providers somehow hate guaranteed, regular income for their residents is ludicrous. It makes no sense. That would be the best possible situation for an independent housing provider.

An informal survey of 453 housing providers in the spring of 2023, showed that over 95% of housing providers readily accept social security income, VA benefits, disability income, retirement and pension income. The numbers only dropped when specifically asked about the Housing Choice Voucher program. And they went back up when participants were hypothetically promised program flaws would be fixed. Income sources are not the problem, broken programs are.

When asked the logical follow up question of “why don’t you participate in the program?”, the overwhelming response was about inefficiencies, delays, and administrative burdens within the program, not about problems with the applicants or the payments themselves. This aligned with the results of a 2018 HUD study that found “Most nonparticipants rejected the program not because of a lack of market fit, but because of negative experiences with the program.” And recommended even back then to “streamline these tasks so that landlords are not financially penalized for participating”.

These issues are well known by HUD, the state of Ohio, Hamilton County, Cincinnati City Council and CMHA themselves, yet no changes have been demanded or agencies held accountable. Instead, they have simply decided to put the burden on the shoulders of housing providers.

The Housing Choice Voucher program could be the nation’s most effective affordable housing and community development tool. However, it is plagued with inefficiencies, onerous regulatory requirements, and a flawed funding system. Lawmakers should first address these issues to attract private housing providers’ participation in the voluntary program.

The SNAP food assistance program has the right idea. The award money automatically goes on a debit card for the family to use wherever they see fit. They can buy the highest quality organic food at Whole Foods or choose a better value at Aldi. But SNAP doesn’t tell Meijer how much they can charge for bread or muffins. SNAP doesn’t come inspect the bananas at Kroger or the chicken at Walmart. They trust parents not to buy expired meat or moldy produce. Can we not extend that trust to housing? That no one would voluntarily choose housing with water leaks and broken windows? That if there was an abundance of housing options, voucher holders would choose the highest quality housing they could?

One of the harsher realities with the current voucher system is that it often leads to unnecessary moves. We are told of the damage to children when forced to move from an eviction; changing schools, losing friends, loss of community. But this happens with vouchers as well. What if we could unburden the family right where they are currently living? Most families don’t want a new place, they just want help affording their current one.

Cincinnati could be a pioneer in this field if it was willing to take a risk. I challenge the city to put together a pilot program. Pick 1000 people off the CMHA waiting list, send them through the regular approval process and load their voucher award onto a debit card. With the right language and explanation to their housing provider, I bet we could get 90% of those applicants housed or unburdened in 30 days. Is anyone in the city administration willing to take that bet? You have my number, give me a call.

Business Insider Mapping the Future by: Adam Rodgers February 21, 2024

Depending on who's doing the estimating, America is short anywhere from 2 million to 6 million homes. If you've tried to buy or rent a place in the past year, or you know anyone who has, then you didn't need me to tell you that. Hardly anything's on the market, and none of us can afford what is. The question is: Why?

That simple question, oddly, has been impossible to answer with any real precision. The housing shortage may be national, but the problem is *local*. Where homes get built, how many, what type, how big the lot has to be, how many meetings it takes to build something new — those things are all governed by zoning rules. And every town and village and city zones itself. Which means there are more than 30,000 different sets of zoning rules in America. When it comes to housing, we're a nation of islands, governed by no central authority.

To make matters worse, each of those 30,000 islands has its very own language for those rules. Many maps favor the suburban ideal of single-family homes on expansive lots, while essentially disallowing every other form of housing. One place might call a two-family home a duplex (and allow it), where another code might call it a "townhome" or just "multifamily" (and nix it). In some places, "mixed-use" means a neighborhood that combines homes and shops (nope!); in others it means a combination of offices and industry (sure, why not?). Some cities have maps digitally coded into a standard geospatial data format; other towns still use paper. In city after city, the rules are woefully outdated, head-scratchingly obscure, or outright racist.

If you could decipher all those rules, and make comparisons between different cities and states, you might be able to figure out which rules let more homes get built, and which ones don't. But no one has ever assembled America's zoning regulations in one place, let alone force them to use the same words to mean the same things — until now.

For the first time, a team of researchers is compiling every city's zoning rules into a National Zoning Atlas. That means everyone from policymakers to homeowners will be able to look at their local zoning maps and understand their town's hidden architecture. And maybe, armed with that information, we'll finally be able to remodel America's fixer-upper of zoning policies into a tasteful showcase for starter homes and cheap apartments.

"Zoning is hugely influential on all of our lives, and people don't know enough about it," says Sara Bronin, an architect and attorney at Cornell University who founded the atlas. "Our project really aims to demystify these hidden rules, and encourage policymakers, researchers, and advocates to mine that information."

The atlas also aims to translate the nation's multitude of local zoning rules into what Bronin calls a "common set of definitions and practices" — a rationality that will enable analysts, at long last, to make "apples-to-apples comparisons." In other words, we'll finally be able to say, with certainty, which policies build more homes and bring prices down, and which policies don't.

It's still early — so far the atlas includes only 2,000 jurisdictions populated by 35 million Americans. That's because it's more than just a massive data project, crunching code into computers. "It's a legal research project," Bronin says, "one of the biggest legal research projects on local government law that has ever existed. We are effectively reading hundreds of thousands of pages of local ordinances and regulations."

It's hard to underestimate how powerful a tool the atlas will be. Bronin says people are already using it to effect policy changes — like the woman in Milford, Connecticut, who printed out screenshots from the atlas to persuade her town to change its policy prohibiting residents from building guest-house-type units in their backyards. Milford's official zoning map was an incomprehensible mosaic of microscale neighborhood rules — but the easier-to-read atlas enabled the Milfordites to prove their case, and demand change.

Or look at the even bigger changes that were enacted in Montana, where housing prices spiked sharply during the pandemic as more people moved to Big Sky Country from out of state. Armed with the apples-to-apples zoning maps contained in the atlas, advocates for zoning reform were able to compare the rules in Montana with those of California. Cities and towns in both states, they could see, penalize or outright prohibit duplexes and other forms of housing that bring down prices and help prevent urban sprawl.

"We were able to come into legislative hearings and say: Here's a map of Missoula's zoning, here's where you can build duplexes, and here's where you can't. And then we'd put a map next to it of Los Angeles' zoning, and they looked identical," says Kendall Cotton, a prime mover behind the push for zoning reform. "We said: Look, if Missoula zones like LA, it's going to grow like LA. And in 25 years, it's going to look a lot like LA."**...cont.**

For the complete article, visit: [https://www.businessinsider.com/national-zoning-map-home-prices-down-real-estate-new-houses-2024-2?=
=](https://www.businessinsider.com/national-zoning-map-home-prices-down-real-estate-new-houses-2024-2?=)