



Dan Acton
House Bill 11 Proponent Testimony
House Finance Committee
June 19, 2019

Chairman Oelslager, Vice Chair Scherer, Ranking Member Cera 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 chapters across Ohio with over 2,000 members consisting of the smaller real estate investors and housing providers who typically own single family housing units. My background has been more than 30 years in the property management and ownership industry. I am providing a brief statement of support on House Bill 11, the House's prenatal healthcare priority bill, specifically the provision that would require mothers of newborns who live in properties built before 1979 to receive information on lead-based paint from professionals that do follow-up home visits after the birth of a child.

Currently, property owners are required to disclose in written form known information on lead-based paint and lead-based paint hazards before leases take effect. Ohio's housing stock is significantly older than many other states, in fact, the *2009-2013 American Community Survey, Physical Housing Characteristics for Occupied Housing Units, 5 Year Estimates for Ohio*, reported the age of housing units in Ohio as follows:

- Approximately 68% (3,094,647) of housing units in Ohio were built before 1980
- 41% (1,868,638) were built before 1960
- About 20% (911,531 units) were built before 1940

Many times, there has been a certain amount of time that has elapsed between when a tenant moves in and when a baby arrives in the household. Having a home visit professional/nurse provide information on lead-based paint during a follow-up visit makes sense as a refresher to a document that may have been put aside when the tenant first moved in because it did not apply to the tenant's situation at that time. The bill directs the Ohio Department of Health to develop educational materials for distribution. The information packet that we use at the time of entering a lease is what could be used for distribution. It is a joint publication of the US EPA, US

Consumer Product Safety Commission and HUD¹. The information contained provides tips on proper cleaning and management of the inside of the unit and may cause proactive conversations between tenants and property owners about the condition of the home and may lead to utilization of programs that are included in the as introduced version of Governor DeWine's budget proposal. A copy was provided along with my testimony.

Allow me to deviate briefly and commend Governor DeWine for the language in HB 166 that authorizes taxpayers to apply to the Ohio Department of Health for nonrefundable income tax credit costs incurred to abate lead hazards in a dwelling unit built before 1978. It limits the amount of each credit to the lesser of actual lead abatement costs incurred, the amount of such costs listed on an application for the credit, or \$10,000 per taxpayer. OREIA supports this effort.

The tax credit allows for costs for a licensed specialist to conduct a lead risk assessment, lead abatement project, or clearance examination (a test conducted to verify that the lead hazard has been abated); and costs to relocate the dwelling's occupants to protect them during the lead abatement process. OREIA supports this as well.

The House must be commended for taking the tax credit program proposal that was allocated \$5 million in total credits over the biennium and amended the program to be not more than a maximum of \$5 million per year. OREIA supports this increase. Thank you to those Yes votes on HB 166.

Information is key for all parties involved and providing a document and direction on minimizing lead-based paint exposure to a new mother is a great first step to arm them with information to protect their child/children. OREIA stands ready to support this effort and applauds the Ohio House for including this critical component in its comprehensive approach to attacking the prenatal/postnatal needs of our most vulnerable citizens.

As a note, OREIA had no objection to the amendment added in the House Health Committee that required the documents on lead-based paint to be culturally and linguistically appropriate. We appreciate the unanimous vote of the Health Committee on House Bill 11. Thank you again for including OREIA in this important endeavor!

¹ https://www.fsa.usda.gov/Internet/FSA_File/pfflinyhbrochure.pdf