



**Tim Williams, Executive Director  
Ohio Manufactured Homes Association  
House Development Committee  
House Bill 307 Interested Party Testimony  
October 8, 2025**

Chairman Hoops, Vice Chair Thomas, Ranking Member Brownlee, and members of the House Development Committee, I am Tim Williams, Executive Director of the Ohio Manufactured Homes Association (OMHA). On behalf of OMHA, thank you for the opportunity to express our concerns with House Bill 307. We appreciate the intent and purpose of the bill to clean up lead lines in Ohio, but the unintended consequences of the government mandating such an expensive undertaking without providing the financial resources to pay for the cleanup would have a detrimental impact on manufactured home communities and the residents who live there.

Since 1947 OMHA has represented all segments of the manufactured homes industry providing affordable housing to over 900,000 Ohioans living in manufactured and modular homes. This includes those living in manufactured home communities (MHC), in which residents are both homeowners who lease the lot as well as tenants who rent both the home and the lot. Manufactured home communities provide essential affordable housing for thousands of Ohioans, including seniors, veterans, and working families.

MHCs are considered public water systems by the state when they provide pass-through water service and billing to the residents who live in the community. The mandates in House Bill 307 to replace all lead lines within the MHC in the next 15 years would be extremely costly. The amount of resources required for such an undertaking could easily force the closure of many of the manufactured home communities in Ohio. While the bill allows public water systems to charge residents for the costs of replacement, the result likely would be too expensive for many residents to afford, forcing them out of their homes.

Clearly, this is not the intent of the sponsors. The bill authorizes the state to make loans to assist public water systems but does not require that loans be provided. Similarly, the bill contemplates that the state and local authorities try to identify grant opportunities but does not guarantee such funding. We believe that it is imperative that any mandates have guaranteed funding directly tied to them. We are asking that the committee include funding to pay for these infrastructure replacement costs before passing this legislation. To do otherwise would likely result in our communities closing and our residents losing their homes.

Thank you, Mr. Chairman and members of the Committee, for the opportunity to provide our concerns with House Bill 307.