



**Tim Williams, Executive Director
Ohio Manufactured Homes Association
House Ways and Means Committee
House Bill 1 proponent testimony
March 7, 2023**

Chairman Roemer, Vice Chair Merrin, Ranking Member Troy, and members of the House Ways and Means Committee, I am Tim Williams, Executive Director of the Ohio Manufactured Homes Association. On behalf of the Ohio Manufactured Homes Association, I am providing a proponent statement on House Bill 1. Since 1947 the Ohio Manufactured Homes Association (OMHA) has represented all segments of the manufactured housing industry providing affordable housing to over 900,000 Ohioans living in manufactured homes.

As an association dedicated to constructing well-built and affordable homes in many price ranges, but most frequently in the entry level range for home buyers, OMHA applauds the effort to make the overall cost of homeownership more attainable by reducing property tax burdens on homeowners. Because manufactured homes are taxed differently than what most people think of when referring to residential home properties, we are appreciative that the sponsor has recognized the difference and has accounted for it in House Bill 1. The bill's changes to the assessment rate calculation also apply to manufactured homes that are taxed as real property.

House Bill 1 achieves its income tax changes through property tax rollbacks. According to the bill as introduced, the repeal and modification of the rollbacks begin to apply in tax year 2024 or, for the manufactured home tax, 2025. The difference in application is due to the fact that the manufactured home tax is payable on a current-year basis, whereas real property tax is payable in arrears.



House Bill 1 also establishes a third enhanced homestead exemption of \$50,000 for long-term homeowners. To qualify, a person must satisfy the criteria for the general homestead exemption, including meeting the income limit, and also have continuously owned and occupied the homestead or manufactured home for twenty or more consecutive years. This enhanced exemption also extends to the homeowner's surviving spouse until the spouse remarries, provided the spouse meets the income limit for the general homestead exemption.

Manufactured homes are increasingly recognized as exceptionally built homes for communities needing affordable home ownership. In fact, OHFA is doing a demonstration project in Zanesville with manufactured homes. Communities are beginning to revise and lift zoning restrictions against manufactured home "in-fill" placements. Coupled with the property tax changes in House Bill 1 and a better understanding of the high level of craftsmanship and affordability, manufactured homes will continue to be a viable option for communities throughout Ohio.

Thank you, Mr. Chairman and members of the Committee, for the opportunity to provide comments on House Bill 1, we urge passage.