



**Tim Williams, Executive Director  
Ohio Manufactured Homes Association  
Senate Community Revitalization Committee  
House Bill 50 proponent testimony  
October 11, 2023**

Chairman Johnson, Vice Chairman Hoagland, Ranking Member Sykes, and members of the Senate Community Revitalization 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 50. 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.

Our mission is to help people experience the lifestyle associated with home ownership in the most economical way. Whether it's in a planned community or on the land of their choice, manufactured homes exist to provide comfort, safety and convenience, in the most economical and desirable way. One of the challenges that we know exists in our society is the ability to even find a rental property to rent let alone a home to buy after a person has served their time in the criminal justice system. Typically, our homes for rent are in manufactured home communities and provide options for people to save and build credit and eventually “move-up” to home ownership. Having a stable home is the first step to ensuring that a person can then move on to secure a job to begin to earn income and rebuild their life.

Manufactured home community operators do not take lightly the responsibility of screening tenants for a lease. Renting to the wrong tenant can be disruptive to the entire community and cause many complaints and unnecessary issues among the other residents. Additionally, the process to evict a resident is not one that is easy or that does not have its own complications for the park operator. Therefore, with House Bill 50 creating the process of a certificate of qualification for housing (CQH) with judicial supervision and oversight in objectively looking at the CQH applicant’s emotional, mental, and physical condition, the Ohio Manufactured Homes Association has reached a revised position on House Bill 50.

Through review of the bill and written communication with the sponsors, and the previous addition of AM 135-0202-1 in the House and a further clarifying



amendment that protect landlords from liability by prohibiting private rights of action stemming from renting to a resident who commits an additional act of violence, whether it is a felony or a misdemeanor offense of violence, OMHA supports House Bill 50. We appreciate the diligence of Representatives Seitz and Humphrey in working to address our concerns. Our members look forward to being a part of the solution of stable housing to assist people beginning their lives anew after incarceration or criminal histories.

Thank you, Mr. Chairman and members of the Committee, for the opportunity to provide comments on House Bill 50, we urge passage.