



**Tim Williams, Executive Director
Ohio Manufactured Homes Association
Senate Ways and Means Committee
Senate Bill 118 proponent testimony
May 24, 2023**

Chairman Blessing, Vice Chair Roegner, Ranking Member Smith, and members of the Senate Ways and Means Committee, 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. On behalf of the Ohio Manufactured Homes Association, I am providing a proponent statement on Senate Bill 118.

Our read of the bill is that manufactured housing is applicable for the consideration of both of the intended results created for single family homes in the bill, replacement of rental homes and placement of newly built homes. Our members include manufacturers that build manufactured homes to federal housing code specifications in a matter of days in a weather-protected factory and delivered to a home site. I welcome any of you to take a tour this summer of a manufactured home factory in Sugarcreek, Ohio. Below is an excerpt on stats about the manufactured homes industry from a recent *Wall Street Journal* editorial:

“Some 22 million Americans live in manufactured homes, often called mobile homes, and their median household income is \$35,000 a year. The average cost of a manufactured home ranges from \$72,000 to \$132,000, compared to \$365,000 for a traditional house. Manufactured homes were about 9% of new single-family home starts in 2021, providing more than 100,000 affordable homes.”

Again, we believe that OMHA members can easily meet the definition of new home builders of single family homes in the bill and should qualify for the tax credits. Some of our challenges are prohibitive zoning restrictions in communities around the state regarding the placement of our member’s homes in their communities. We realize that zoning is not what Senate Bill 118 is about, but I



need to bring the issue to your attention because it is a critical factor in making more readily available a well-built home available at a competitive price.

However, we also have association members that operate manufactured home park communities. The common model is for a community operator to own the land and have a resident either rent the home on a lot or own the home and rent the lot. It is becoming more common for manufactured home communities to change ownership and replace older rental units with new manufactured home stock. Again, depending on the business model of that particular community, if this bill were law, it may make sense to replace it with a new unit and post it for sale instead of renting out the home. In this instance, we are seeking clarification to ensure that our community operators that execute the placement of a new home in their community may be able to qualify for the tax credit, even though the eventual home owner would be renting the land underneath the owner-occupied home.

I believe firmly that my members can be partners with the state in solving the home ownership and overall housing challenges in Ohio. OMHA stands ready to assist and get building.

Thank you, Mr. Chairman and members of the Committee, for the opportunity to provide comments on Senate Bill 118.