



**Tim Williams, Executive Director
Ohio Manufactured Homes Association
House Energy Committee
House Bill 173 Proponent Testimony
October 8, 2025**

Chairman Homes, Vice Chair Mathews, Ranking Member Rader, and members of the House Energy 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 support for House Bill 173.

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.

Many MHCs provide pass-through water service and billing to the residents who live in the community. The bill rightly does not consider MHCs as public utilities and codifying that determination will provide much needed clarity. In addition, we applaud the sponsor for protecting market competition and promoting consumer protections. This is an area of the legal system that has needed clarity for the last few years, and we appreciate the sponsor's effort to positively address the situation. We strongly urge the Committee to pass House Bill 173.

Thank you, Mr. Chairman and members of the Committee, for the opportunity to provide comments in support of House Bill 173.