



**Tim Williams, Executive Director
Ohio Manufactured Homes Association
House Finance Committee
House Bill 96 Interested Party Testimony
March 13, 2025**

Chairman Stewart, Vice Chair Dovilla, Ranking Member Sweeney, and members of the House Finance Committee, I am Tim Williams, Executive Director of the Ohio Manufactured Homes Association (OMHA). On behalf of OMHA, thank you for the opportunity to provide interested party testimony on House Bill 96, and discuss some changes in which the state can promote affordable housing and streamline regulation.

Since 1947 the Ohio Manufactured Homes Association (OMHA) has represented all segments of the manufactured homes industry providing affordable housing to over 900,000 Ohioans living in manufactured and modular homes.

OMHA strongly believes manufactured and modular homes are a key component to resolving the housing crisis. During the last budget, the legislature created the Welcome Home Ohio program to provide grants and tax breaks for eligible homebuyers to assist with housing access and affordability. However, while the statute included modular homes in the definition of a qualifying residential property, it excluded manufactured homes from the program.

Today's manufactured homes are built with the same materials as site-built homes. Manufactured homes are built in accordance with the national building code administered by the U.S. Department of Housing and Urban Development and all homes are not only inspected by HUD contractors in the factory but also Ohio officials conduct 3 inspections once the home is sited. Given the incredible potential of manufactured and modular homes in addressing the housing crisis, it is a missed opportunity to exclude manufactured homes from this program. **Therefore, OMHA respectfully requests that the Committee amend HB 96 to specifically include both manufactured and modular homes as a qualifying residential property for the purposes of the Welcome Home Ohio program.**

In addition, the 135th General Assembly passed HB 496, sponsored by Representative Hoops, which revised the law governing property taxes and county auditors. One of the provisions in HB 496 extended the authority of county auditors to complete a damaged/destroyed manufactured home form on behalf of a property owner. This provision improved the regulatory process.

To further streamline the process **OMHA recommends amending the bill to allow a manufactured home community park operator, on behalf of the owner, to complete this form and submit it to the county auditor with photos documenting the damage.** This amendment would relieve the auditor from having to travel to the location to view the damaged/destroyed home, which can be a burden to the auditor and delay processing of the form. I respectfully request the Committee to amend the bill to include this provision.



Thank you, Mr. Chairman and members of the Committee, for the opportunity to provide comments in support of these amendments. OMHA respectfully requests consideration of these two small, but meaningful improvements for Ohioans.