



**Tim Williams, Executive Director  
Ohio Manufactured Homes Association  
House Finance Committee  
House Bill 96 Proponent Testimony  
April 3, 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 proponent testimony on Substitute House Bill 96, and for your inclusion of several changes in the substitute version of the bill that promote affordable housing and streamline regulation in Ohio.

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. The substitute version of the bill included language to remedy this issue.

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. OMHA thanks the committee for specifically including both manufactured and modular homes as a qualifying residential property for the purposes of the Welcome Home Ohio program.

In addition, the 135<sup>th</sup> 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 thanks the committee for adding language 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.



Lastly, Ohio's Abandoned Manufactured Home laws need several revisions to provide uniformity in the application of these laws across the state. These revisions will help streamline the process of cleaning up abandoned homes in manufactured home communities, which will help revitalize neighborhoods and increase housing supply.

Currently, there are more than three hundred different applications of the Abandoned Manufactured Home laws in Ohio courts due to the vagueness of the current statute. The proposed revisions provide uniform court orders and procedures to be used by Ohio's Municipal Courts that specifically address the categories of abandoned manufactured homes. The current procedures would stay the same in that the evidence presented to the Court would remain the same, but the law would be updated with regulatory improvements to reflect today's reality. OMHA thanks the committee for including these much-needed revisions in the substitute bill.

Thank you, Mr. Chairman and members of the Committee, for the opportunity to provide comments in support of these amendments. OMHA appreciates the committee's inclusion of these meaningful improvements for Ohioans into Substitute House Bill 96.