



**Tim Williams, Executive Director  
Ohio Manufactured Homes Association  
Senate Housing Committee  
Senate Bill 184 Proponent Testimony  
May 13, 2025**

Chair Reynolds, Vice Chair Timken, Ranking Member Craig, and members of the Senate Housing Committee, I am Tim Williams, Executive Director of the Ohio Manufactured Homes Association (OMHA). On behalf of OMHA, I am providing a proponent statement on Senate Bill 184.

Since 1947 the Ohio Manufactured Homes Association has represented all segments of the manufactured housing industry providing affordable housing to over 900,000 Ohioans living in manufactured homes. Whether it is 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.

OMHA appreciates the ongoing efforts of the sponsor and Committee to address Ohio's housing crisis and believes that SB 184 is a significant step in the right direction. The bill's emphasis on supporting "non-traditional building structures such as modular or manufactured homes" is a key component to addressing the crisis. The speed, low-cost, and high-quality characteristics of today's manufactured homes make it an ideal element for establishing more affordable housing throughout Ohio.

When it comes to affordability, manufactured homes represent a significant opportunity for the State. Manufactured homes provide high quality homes built with the same construction materials as any type of housing as well as unmatched affordability and the most rigorous construction, safety, and inspection process of any form of housing in Ohio. OMHA appreciates the bill's inclusion of manufactured homes as an example of "pro-housing development policies" and feels strongly that manufactured homes are an important part of the housing-crisis solution that is often overlooked and undervalued.

OMHA supports SB 184 and applauds the legislation recognizing the value of manufactured homes in addressing the housing crisis. I also encourage the Committee to support and expand opportunities to legislatively bolster manufactured housing throughout the state.

Thank you, Madam Chair and members of the Committee, for the opportunity to provide comments in support of Senate Bill 184.