



**Tim Williams, Executive Director
Ohio Manufactured Homes Association
Senate Housing Committee
Senate Bill 250 Proponent Testimony
November 4, 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 250 and recommending one meaningful change.

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 250 is a step in the right direction. The bill is an innovative solution to create more affordable housing by giving nonprofits the tools necessary to take advantage of the untapped resources they currently hold. By creating a tax credit for eligible nonprofit organizations, the bill will facilitate the development of housing on land that is currently unable to be utilized. One way to improve upon the bill is to ensure that innovative housing options, like modular and manufactured homes, are eligible for use with the tax credit.

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 recommends that the bill be amended to specify that manufactured and modular homes are included in the program as we feel strongly that these homes are an important part of the housing-crisis solution that is often overlooked and undervalued. The speed, low-cost, and high-quality characteristics of today's manufactured and modular homes make them an ideal element for establishing more affordable housing throughout Ohio.

Thank you, Madam Chair and members of the Committee, for the opportunity to provide comments in support of Senate Bill 250. OMHA respectfully requests amending the bill as discussed above and urges passage of the amended legislation.