



**Tim Williams, Executive Director**

**Ohio Manufactured Homes Association**

**Proponent Testimony – SB 212**

**Senate Ways and Means Committee**

**December 17, 2019**

Chair Roegner, Vice Chairman Blessing, and Ranking Member Williams, my name is Tim Williams and I am the Executive Director of the Ohio Manufactured Homes Association (OMHA). On behalf of OMHA, I am providing support for Senate Bill 212, sponsored by Senator Schuring. Since 1947 the Ohio Manufactured Homes Association (OMHA) has represented all segments of the manufactured housing industry including manufactured home communities (MHC) that provide affordable housing. Over 900,000 Ohioans live in manufactured homes.

The Ohio Manufactured Homes Association (OMHA) applauds the efforts of Senator Schuring and the Ohio Senate to improve the neighborhoods in Ohio's communities continuing to struggle to rebound from the Great Recession. A family who attains home ownership, especially of a new build or significant renovation, has pride in their investment and wants to ensure that the investment continues to grow by living in an area of similar properties and likeminded owners. The purchasers of manufactured homes (built to federal building standards) and modular homes (built to state building standards) are no different than owners of site built homes. Our clients are thankful to be in units that are built in a factory to the highest standards and are a fraction of the cost associated with site built homes. Due to the lower purchase price point our clients are able to attain home ownership due to the affordable nature of our members' products. Customers who would otherwise be renters are given the opportunity to



build equity and the satisfaction of a new home and the ownership pride that accompanies it.

As OMHA reads and interprets Senate Bill 212, there are specific references to single family dwellings that are newly constructed or have sustained at least \$10,000 in remodeling, as the focus of the bill; however, it could be left up to the interpretation of the legislative authority of a municipal corporation or board of trustees of a township to determine if they would accept manufactured or modular homes as a type of single family structure to be placed in the Neighborhood Development Area (NDA). Therefore, OMHA is seeking to add clarifying language that specifically allows for the placement of manufactured and modular homes in the proposed NDA and with the intent that this program does not sunset that these properties also be eligible for the remodeling exemption at a point further in the future.

Madam Chair and members of the committee, OMHA is not seeking special treatment, just equal treatment of housing options for Ohio residents. We appreciate the consideration of Senator Schuring and the committee of this request.