

Ohio House of Representatives-Finance Subcommittee on State Government and Agency Review

James Demitrus, Member of the HUD Manufactured Housing Consensus Committee and Vice President of the Association of Manufactured Home Resident of Ohio, former Commissioner on the Ohio Manufactured Homes Commission

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HB 49 MAINTAIN OHIO MANUFACTURED HOMES COMMISSION EXISTING LAW

My name is James Demitrus. I formerly served nine years on the Ohio Manufactured Homes Commission (OMHC) appointed by Governor Bob Taft in 2006. Currently, I serve on the HUD Manufactured Housing Consensus Committee (MHCC).

In 2002, I purchased a manufactured home in a community in Portage County. With the assistance of the Association of Manufactured Home Residents of Ohio (AMHRO) we formed a successful homeowners association and have a good relationship with our community owners. AMHRO supports the Commission because manufactured home residents have been able to call on the OMHC for help.

July 1, 2007, the OMHC initiated comprehensive home installation standards and required installer training as a qualification before licensing. A final inspection of every installed home, by a certified professional inspector, has reduced consumer complaints from several hundred annually to just one in the past three years.

In 2010, the Ohio Bureau of Motor Vehicles transferred the licensing of manufactured home salespersons to the OMHC. Then in 2012, the Ohio Health Department also transferred the annual inspection and licensing of manufactured home parks, from its 128 local health departments, to the OMHC. Each health department set their own park inspection rules and fees. It is common, in this industry, for one business to own several parks, and each because of its location, would be subject to different departments, again different rules and fees. It is also common, for a home sales dealership, to own a manufactured home community/park and an installation company. In the past, it required dealing with three state agencies. Now business benefits by having one fee structure, one park inspection standard and all licensing for the manufactured home businesses in one office.

As with any business, the product, in this case housing and the needs of the consumer are always in flux, over the last ten years the OMHC has proven to have the knowledge and expertise to serve the 1600+ manufactured home communities and the industry in general.

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