

116TH CONGRESS  
1ST SESSION

# H. R. 926

To require the Secretary of Housing and Urban Development to consider the appropriate inclusion of residential manufactured homes in certain programs, and for other purposes.

---

## IN THE HOUSE OF REPRESENTATIVES

JANUARY 30, 2019

Mrs. TORRES of California introduced the following bill; which was referred to the Committee on Financial Services

---

## A BILL

To require the Secretary of Housing and Urban Development to consider the appropriate inclusion of residential manufactured homes in certain programs, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*  
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “HUD Manufactured  
5 Housing Modernization Act of 2019”.

6 **SEC. 2. FINDINGS.**

7 Congress finds the following:

1           (1) Manufactured housing is the largest source  
2 of unsubsidized affordable housing in the country.

3           (2) Nearly 18,000,000 Americans live in manu-  
4 factured housing, which opens the door to homeown-  
5 ership for families who, in many housing markets,  
6 cannot afford to buy a site-built home.

7           (3) A manufactured home qualified under the  
8 Energy Star program established by section 324A of  
9 the Energy Policy and Conservation Act (42 U.S.C.  
10 6294a) can save homeowners an average of 24 to 29  
11 percent on total heating and cooling costs, compared  
12 to a typical manufactured home.

13           (4) Over 40 percent of manufactured homes are  
14 found in land lease communities or “parks”, but  
15 new ownership structures, such as resident-owned  
16 cooperatives or communities owned by nonprofits or  
17 public housing authorities, can provide homeowners  
18 greater land tenure security and stability that en-  
19 hances the value of their homes.

20           (5) These advances position manufactured  
21 homes to appreciate in value and open the door to  
22 homeownership for millions of families, and have  
23 proven to be an effective long-term affordable hous-  
24 ing preservation strategy for communities across the  
25 United States.

1 **SEC. 3. ISSUANCE OF GUIDELINES RELATING TO RESIDEN-**  
2 **TIAL MANUFACTURED HOMES.**

3 (a) IN GENERAL.—Any new rule or regulation, or  
4 any revision of a rule or regulation, issued by the Sec-  
5 retary of Housing and Urban Development shall include,  
6 as appropriate, guidelines that assess the impact of the  
7 rule or regulation on owners of residential manufactured  
8 homes and the production and sale of residential manufac-  
9 tured homes.

10 (b) CONSOLIDATED PLAN.—The Secretary shall issue  
11 guidelines for jurisdictions relating to the appropriate in-  
12 clusion of residential manufactured homes in a Consoli-  
13 dated Plan of the jurisdiction.

14 **SEC. 4. DEFINITIONS.**

15 In this Act:

16 (1) RESIDENTIAL MANUFACTURED HOME.—The  
17 term “residential manufactured home” means a  
18 manufactured home (as defined in section 603(6) of  
19 the Housing and Community Development Act of  
20 1974 (42 U.S.C. 5402(6))) which is used as a resi-  
21 dence.

22 (2) CONSOLIDATED PLAN.—The term “Consoli-  
23 dated Plan” means a comprehensive housing afford-  
24 ability strategy and community development plan re-

1        quired under part 91 of title 24, Code of Federal  
2        Regulations.

○