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(Original Signature of Member)

116TH CONGRESS  
2D SESSION

**H. R.** \_\_\_\_\_

To provide assistance for the acquisition and preservation of manufactured housing communities, and for other purposes.

\_\_\_\_\_  
IN THE HOUSE OF REPRESENTATIVES

Mrs. AXNE introduced the following bill; which was referred to the Committee  
on \_\_\_\_\_

\_\_\_\_\_  
**A BILL**

To provide assistance for the acquisition and preservation of manufactured housing communities, 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 “Manufactured Housing  
5       Community Preservation Act of 2020”.

1 **SEC. 2. GRANT PROGRAM FOR MANUFACTURED HOUSING**  
2 **PRESERVATION.**

3 (a) **AUTHORITY.**—The Secretary of Housing and  
4 Urban Development shall establish a grant program under  
5 this section and, to the extent amounts are made available  
6 pursuant to subsection (i), make grants under such pro-  
7 gram to eligible entities under subsection (b) for acquiring  
8 and preserving manufactured housing communities.

9 (b) **ELIGIBLE ENTITIES.**—A grant under this section  
10 may be made only to entities that meet such requirements  
11 as the Secretary shall establish to ensure that any entity  
12 receiving a grant has the capacity to acquire and preserve  
13 housing affordability in such communities, including—

14 (1) a nonprofit organization, including land  
15 trusts;

16 (2) a public housing agency or other State or  
17 local government agency;

18 (3) an Indian tribe (as such term is defined in  
19 section 4 of the Native American Housing Assist-  
20 ance and Self-Determination Act of 1996 (25  
21 U.S.C.4103)) or an agency of an Indian tribe; or

22 (4) a resident organization in which home-  
23 owners are members and have open and equal access  
24 to membership; or

1           (5) such other entities as the Secretary deter-  
2       mines will maintain housing affordability in manu-  
3       factured housing communities.

4       (c) USE OF GRANT AMOUNTS.—Amounts from a  
5       grant under this section may be used only for—

6           (1) the acquisition and preservation of manu-  
7       factured housing communities;

8           (2) such acquisition and preservation, together  
9       with costs for making improvements to common  
10      areas and community property for acquired manu-  
11      factured housing communities; or

12          (3) the demolition, removal, and replacement of  
13      dilapidated homes from a manufactured housing  
14      community.

15      (d) PRESERVATION; AFFORDABILITY; OWNERSHIP.—  
16      A grant under this section may be made only if the Sec-  
17      retary determines that the grantee will enter into such  
18      binding agreements as the Secretary considers sufficient  
19      to ensure that—

20          (1) the manufactured housing community ac-  
21      quired using such grant amounts—

22              (A) will be maintained as a manufactured  
23          housing community for a period that begins  
24          upon the making of such grant and has a dura-  
25          tion not shorter than 20 years;

1 (B) will be managed in a manner that ben-  
2 efits the residents and maintains their quality  
3 of life for a period not shorter than 20 years;

4 (C) will, for a period not shorter than 20  
5 years, be subject to limitations on annual in-  
6 creases in rents for lots for manufactured  
7 homes in such community either through resi-  
8 dent control over increases or, if owned by a  
9 party other than the residents, as the Secretary  
10 considers appropriate to ensure continued af-  
11 fordability and maintenance of the property,  
12 but not in any case annually to exceed the per-  
13 centage that is equal to the percentage increase  
14 for the immediately preceding year in the Con-  
15 sumer Price Index for All Urban Consumers  
16 (CPI-U) plus 7 percent, and such rents will  
17 comply with any applicable State laws;

18 (D) will be owned by an entity described in  
19 subsection (b) for a period not shorter than 20  
20 years; and

21 (E) has not been the primary beneficiary  
22 of a grant under this section during the pre-  
23 ceding 5 years; and

1           (2) if in the determination of the Secretary the  
2           provisions of the agreement have not been met, the  
3           grant shall be repaid.

4           (e) AMOUNT.—The amount of any grant under this  
5           section may not exceed the lesser of—

6           (1) \$1,000,000; or

7           (2) the amount that is equal to \$20,000 multi-  
8           plied by the number of manufactured home lots in  
9           the manufactured housing community for which the  
10          grant is made.

11          (f) MATCHING FUNDS.—The Secretary shall require  
12          a grantee of grant under this section to provide non-Fed-  
13          eral matching funds for use only for the same purposes  
14          for which the grant is used in an amount equal or exceed-  
15          ing the amount of the grant provided to the grantee. Such  
16          non-Federal matching funds may be provided by State,  
17          tribal, local, or private resources and may be a grant or  
18          loan, in cash or in-kind.

19          (g) APPLICATIONS; SELECTION.—

20               (1) APPLICATIONS.—The Secretary shall pro-  
21               vide for eligible entities under subsection (b) to  
22               apply for grants under this section, and shall require  
23               such applications to contain such assurances as the  
24               Secretary may require regarding the availability of  
25               matching funds sufficient to comply with subsection

1 (f) and any organizational documents regarding the  
2 manufactured housing community for which the  
3 grant is made, as may be required by the State in  
4 which such community is located. The Secretary  
5 shall accept applications on a rolling basis and ap-  
6 prove or deny each application within 20 business  
7 days of receipt in order to facilitate market-based  
8 transactions by an applicant.

9 (2) SELECTION.—The Secretary shall establish  
10 criteria for selection of applicants to receive grants  
11 under this section, which criteria shall—

12 (A) give priority to grantees who would use  
13 such grant amounts to carry out activities  
14 under subsection (c) within areas having a high  
15 concentration of low-, very low-, or extremely  
16 low-income families (as such terms are defined  
17 in section 3(b) of the United States Housing  
18 Act of 1937 (42 U.S.C. 1437a(b));

19 (B) give priority to grants for the benefit  
20 of communities that have not received a grant  
21 under this section during the preceding 10  
22 years; and

23 (C) ensure that not more than 40 percent  
24 of grant funds for any fiscal year are awarded  
25 to entities identified in subsection (b)(5).

1 (h) DEFINITIONS.—For purposes of this section, the  
2 following definitions shall apply:

3 (1) MANUFACTURED HOME.—The term “manu-  
4 factured home” means a structure, transportable in  
5 one or more sections, that—

6 (A) in the traveling mode, is 8 body feet  
7 or more in width and 40 body feet or more in  
8 length, or when erected on site is 320 square  
9 feet or more;

10 (B) is built on a permanent chassis and  
11 designed to be used as a dwelling (with or with-  
12 out a permanent foundation when connected to  
13 required utilities) and includes plumbing, heat-  
14 ing, air conditioning, and electrical systems;  
15 and

16 (C) in the case of a structure manufac-  
17 tured after June 15, 1976, is certified as meet-  
18 ing the Manufactured Home Construction and  
19 Safety Standards issued under the National  
20 Manufactured Housing Construction and Safety  
21 Standards Act of 1974 (42 U.S.C. 5401 et  
22 seq.) by the Department of Housing and Urban  
23 Development and displays a label of such cer-  
24 tification on the exterior of each transportable  
25 section..

1       Such term shall not include any self-propelled rec-  
2       reational vehicle.

3           (2) MANUFACTURED HOUSING COMMUNITY.—

4       The term “manufactured housing community”  
5       means a community comprised primarily of manu-  
6       factured homes used primarily for residential pur-  
7       poses.

8           (3) SECRETARY.—The term “Secretary” means  
9       the Secretary of Housing and Urban Development.

10       (i) AUTHORIZATION OF APPROPRIATIONS.—There is  
11       authorized to be appropriated for grants under this section  
12       \$100,000,000 for each of fiscal years 2021 through 2025.

13       (j) REGULATIONS.—The Secretary shall issue any  
14       regulations necessary to carry out this section.