



MHI Statement on the 21st Century ROAD to Housing Act
March 7, 2026

The Manufactured Housing Institute commends the Senate for taking up bipartisan legislation to address the nation's housing supply challenges. We are thankful for and greatly encouraged by the strong bipartisan statement this bill makes regarding the critical role that manufactured housing can play in helping to address the nation's housing supply and affordability challenges. The inclusion of an entire title—Title III: Manufactured Housing for America—dedicated to manufactured housing reflects growing bipartisan recognition of manufactured housing as an essential segment of the housing market with tremendous potential to deliver more safe, affordable, efficient, and desirable home ownership opportunities for American families with the right policies in place. We thank Chairmen Scott and Hill, and Ranking Members Warren and Waters for their leadership and putting manufactured housing at the heart of both chambers' approaches to advancing housing affordability. We would also like to thank bipartisan, bicameral Congressional leadership and other champions for their continued support for our industry and the 16.6 million people that choose to live in manufactured housing nationwide.

Section 301, the Housing Supply Expansion Act, is a forward-looking provision that, by removing outdated requirements that units be built on a permanent chassis will help unlock innovative new design possibilities, allowing American manufacturers to produce a broader range of attractive and affordable housing options at scale to meet the needs of American families. We believe this is key to addressing our nation's housing supply and affordability challenges—delivering high-quality, attainable homes to more communities across the country.

The manufactured housing industry also greatly appreciates the inclusion of bi-partisan provisions reaffirming HUD's primary and final authority over the HUD code. Clarifying HUD's primacy and ultimate discretion with respect to regulations impacting manufactured housing is the best way to ensure the timely adoption of improved energy efficiency and other code updates that benefit homeowners while also supporting the efficient production and availability of affordable manufactured homes American families want and can afford. Consistent with this intent, MHI would also support the inclusion of provisions to clarify the Department of Energy's role to provide recommendations and technical expertise as needed, appropriately tailored to the unique construction techniques and characteristics of manufactured homes, as recently passed by the House on a bi-partisan basis. MHI looks forward to continuing our work with lawmakers of both parties to see these provisions enacted into law.

MHI also supports efforts to preserve affordable manufactured housing communities and thus appreciates the intention behind the inclusion of the PRICE program authorization in Section 304. However, to avoid unintended adverse consequences for residents, we reiterate our recommendation that the statute and any implementing regulations should ensure that where promoting "resident ownership" models, policy should ensure that residents gain a direct and beneficial ownership interest in the land, which is critical to protecting residents from predatory models that have emerged across several states in recent years. We remain eager to work with lawmakers to ensure that preservation efforts are effective, efficient, equitable, and protect residents from misleading and predatory behavior.

Finally, MHI also supports clarifying language that bankruptcy protections afforded to the owners of real property are also available to the owners of manufactured housing, which is important to protect existing homeowners' equity in their homes and the availability of affordable credit for purchase.

In sum, we once again thank the Senate, the Congress, and the administration for elevating manufactured housing as a national priority. MHI and our member companies support Senate passage of this bipartisan legislation and look forward to continuing our work with lawmakers of both parties and the administration to ensure it delivers on its full promise to expand affordable housing and homeownership opportunities for American households.