



# HOUSING ALERT

June 22, 2026

## Senate Passage Moves Housing Package Near the Finish Line, Manufactured Housing Priorities One Step Closer to Enactment

Today, by a vote of [85-5](#), the Senate passed an amended version of the 21st Century ROAD to Housing Act, moving comprehensive housing legislation one step closer to enactment for the first time in more than a decade. The House is expected to take up the bill tomorrow under suspension of the rules, reflecting strong bipartisan and bicameral support for this housing package. If approved, the bill is expected to move quickly to the President's desk for signature, likely later this week.

For manufactured housing, the legislation reflects significant progress and includes several key priorities long championed by MHI.

Key wins for manufactured housing include:

- Expanding What Can Be Built Under the HUD Code: Allows for homes to be built to the HUD Code with or without a permanent chassis, opening the door to a broader range of home designs that can be built to the federal residential building code (HUD Code).
- Preserving Regulatory Efficiency: Clarifies HUD's role in overseeing construction and safety standards for manufactured homes to ensure the factory-built process remains efficient and scalable. Specific language is

included to end the issue with Department of Energy establishing energy efficiency standards that are in conflict with the HUD Code.

- Exemption from Institutional Investor Provision: Ensures manufactured housing is not inadvertently captured by restrictions aimed at large institutional investors.
- Expanded Financing Opportunities: Advances improvements to FHA lending for home-only financing (Title I).
- Zoning and Land-Use Progress: Includes tools to begin addressing discriminatory local barriers that restrict the placement of manufactured homes.
- Community Preservation Program: Establishes a program to support the preservation of manufactured housing communities.

MHI's CEO, Dr. Lesli Gooch, issued the following statement:

“Today’s Senate passage is another important step toward enactment of this landmark housing package. Notably, Congress has dedicated an entire section of the package titled ‘Manufactured Housing for America.’ This is a clear recognition that manufactured housing is essential to addressing the nation’s housing supply and affordability challenges. Building on the industry’s successful 50-year federal partnership with HUD, Congress is reinforcing a proven model that delivers quality homes built to federal requirements at scale. We appreciate the strong bipartisan and bicameral leadership behind this effort and are encouraged by the momentum as the bill moves to the House. We look forward to working with policymakers to see these final steps through to enactment.”

Once signed into law, MHI will shift immediately to implementation, working with HUD and other federal partners to ensure these provisions translate into real-world outcomes for manufacturers, lenders, community operators, and homebuyers as expeditiously as possible.