

.....
(Original Signature of Member)

117TH CONGRESS
1ST 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 2021”.

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 (j), 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 U.S.C.
21 4103)) or an agency of an Indian tribe;

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 and other required costs for
7 lots for manufactured homes in such commu-
8 nity either through resident control over in-
9 creases or, if owned by a party other than the
10 residents, as the Secretary considers appro-
11 priate to ensure continued affordability and
12 maintenance of the property, but not in any
13 case annually to exceed the percentage that is
14 equal to the percentage increase for the imme-
15 diately preceding year in the Consumer Price
16 Index for All Urban Consumers (CPI-U) plus
17 7 percent, and such rents will comply with any
18 applicable State laws;

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

22 (E) has not been the primary beneficiary
23 of a grant under this section during the pre-
24 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) \$2,000,000; 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) REPORTS.—

2 (1) IN GENERAL.—The Secretary shall submit
3 a report annually regarding the grant program
4 under this section to Committee on Financial Serv-
5 ices of the House of Representatives and the Com-
6 mittee on Banking, Housing, and Urban Affairs of
7 the Senate, and shall make each such report publicly
8 available on the website of the Department of Hous-
9 ing and Urban Development. The first such report
10 shall be made for the first fiscal year in which any
11 grants are made under this section and a report
12 shall be made for each fiscal year in which a grantee
13 is subject to the requirements under subparagraph
14 (d)(1)(A).

15 (2) CONTENTS.—Each such report shall in-
16 clude, for the fiscal year covered by the report—

17 (A) a description of the grants made under
18 the program, including identification of what
19 type of eligible entity under subsection (b) each
20 grantee is;

21 (B) for each manufactured home commu-
22 nity for which a grant under this section is
23 made, identification of —

1 (i) the number of manufactured home
2 units in the community at the time of the
3 grant;

4 (ii) the lot rents in the community at
5 such time; and

6 (iii) if a manufactured home commu-
7 nity was purchased using grant amounts,
8 the purchase price of the community;

9 (C) summary information identifying the
10 total applications received for grants under this
11 section and total grant funding sought,
12 disaggregated by the types of eligible entities
13 under subsection (b) of the applicants; and

14 (D) an analysis of the effectiveness of the
15 program, including identification of changes to
16 the number of units and lot rents in commu-
17 nities for which a grant was made, any signifi-
18 cant upgrades made to the communities, demo-
19 graphic changes in communities, and, if any
20 community is sold during the period covered
21 under subsection (d), the sale price of the com-
22 munity.

23 (i) DEFINITIONS.—For purposes of this section, the
24 following definitions shall apply:

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

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

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

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

24 Such term shall not include any self-propelled rec-
25 reational vehicle.

1 (2) MANUFACTURED HOUSING COMMUNITY.—

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

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

8 (j) AUTHORIZATION OF APPROPRIATIONS.—There is
9 authorized to be appropriated for grants under this section
10 \$100,000,000 for each of fiscal years 2022 through 2026,
11 of which not more than 5 percent may be used for admin-
12 istration and oversight.

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