

116TH CONGRESS
1ST SESSION

S. 1804

To require the Secretary of Housing and Urban Development to issue guidelines relating to the appropriate inclusion of residential manufactured homes in Consolidated Plans, and for other purposes.

IN THE SENATE OF THE UNITED STATES

JUNE 12, 2019

Ms. CORTEZ MASTO (for herself, Mr. SCOTT of South Carolina, Ms. SMITH, Mr. CRAMER, and Mr. YOUNG) introduced the following bill; which was read twice and referred to the Committee on Banking, Housing, and Urban Affairs

A BILL

To require the Secretary of Housing and Urban Development to issue guidelines relating to the appropriate inclusion of residential manufactured homes in Consolidated Plans, 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 a significant
2 source of unsubsidized affordable housing in the
3 United States.

4 (2) Nearly 22,000,000 people in the United
5 States live in manufactured housing, which opens
6 the door to homeownership for families who, in
7 many housing markets, cannot afford to buy a site-
8 built home.

9 (3) Manufactured housing is the only form of
10 housing regulated by a Federal building code, which
11 includes standards for health, safety, energy effi-
12 ciency, and durability, and is found on land owned
13 by the homeowner and land leased by the home-
14 owner in communities owned and operated by pri-
15 vate entities, nonprofit organizations, or resident-
16 owned communities.

17 (4) Manufactured homes can open the door to
18 homeownership for millions of families; they can ap-
19 preciate in value and be an effective long-term af-
20 fordable housing solution for some families and com-
21 munities across the United States.

22 **SEC. 3. DEFINITIONS.**

23 In this Act:

24 (1) CONSOLIDATED PLAN.—The term “Consoli-
25 dated Plan” means a comprehensive housing afford-

1 ability strategy and community development plan re-
2 quired under part 91 of title 24, Code of Federal
3 Regulations, or any successor regulation.

4 (2) RESIDENTIAL MANUFACTURED HOME.—The
5 term “residential manufactured home” means a
6 manufactured home, as defined in section 603 of the
7 Housing and Community Development Act of 1974
8 (42 U.S.C. 5402), that is used as a dwelling.

9 **SEC. 4. ISSUANCE OF GUIDELINES RELATING TO RESIDEN-**
10 **TIAL MANUFACTURED HOMES.**

11 The Secretary of Housing and Urban Development
12 shall issue guidelines for jurisdictions relating to the ap-
13 propriate inclusion of residential manufactured homes in
14 a Consolidated Plan of the jurisdiction.

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