

118TH CONGRESS
1ST SESSION

H. R. 6321

To establish a manufactured housing community improvement grant program,
and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

NOVEMBER 9, 2023

Ms. BONAMICI (for herself and Ms. SALINAS) introduced the following bill;
which was referred to the Committee on Financial Services

A BILL

To establish a manufactured housing community
improvement grant program, 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 “Preservation and Rein-
5 vestment Initiative for Community Enhancement Act” or
6 the “PRICE Act”.

7 **SEC. 2. MANUFACTURED HOUSING COMMUNITY IMPROVE-**
8 **MENT GRANT PROGRAM.**

9 (a) DEFINITIONS.—In this section:

1 (1) COMMUNITY DEVELOPMENT FINANCIAL IN-
2 STITUTION.—The term “community development fi-
3 nancial institution” has the meaning given the term
4 in section 103 of the Community Development
5 Banking and Financial Institutions Act of 1994 (12
6 U.S.C. 4702).

7 (2) ELIGIBLE MANUFACTURED HOME COMMU-
8 NITY.—The term “eligible manufactured home com-
9 munity” means a manufactured home community
10 that—

11 (A) is affordable to low- and moderate-in-
12 come persons; and

13 (B)(i) is owned by the residents of the
14 manufactured home community through a resi-
15 dent-controlled entity such as a resident-owned
16 cooperative, as defined by the Secretary; or

17 (ii) will be maintained as such a commu-
18 nity, and remain affordable for low- and mod-
19 erate-income persons, to the maximum extent
20 practicable and for the longest period feasible.

21 (3) ELIGIBLE RECIPIENT.—The term “eligible
22 recipient” means—

23 (A) an eligible manufactured home commu-
24 nity;

1 (B) a unit of general local government, in-
2 cluding a housing authority;

3 (C) a resident-owned community;

4 (D) a resident-owned cooperative;

5 (E) a nonprofit entity with housing exper-
6 tise or a consortia of such entities;

7 (F) a community development financial in-
8 stitution;

9 (G) an Indian Tribe or tribally designated
10 housing entity; or

11 (H) any other entity approved by the Sec-
12 retary working with an eligible manufactured
13 home community.

14 (4) INDIAN TRIBE.—The term “Indian Tribe”
15 has the meaning given the term “Indian tribe” in
16 section 4 of the Native American Housing Assist-
17 ance and Self-Determination Act of 1996 (25 U.S.C.
18 4103).

19 (5) LOW- AND MODERATE-INCOME PERSONS;
20 UNIT OF GENERAL LOCAL GOVERNMENT.—The
21 terms “low- and moderate-income persons” and
22 “unit of general local government” have the mean-
23 ings given those terms in section 102(a) of the
24 Housing and Community Development Act of 1974
25 (42 U.S.C. 5302(a)).

1 (6) MANUFACTURED HOME COMMUNITY.—The
2 term “manufactured home community” means any
3 community, court, or park equipped to accommodate
4 manufactured homes for which pad sites, with or
5 without existing manufactured homes or other al-
6 lowed homes, or other suitable sites, are used pri-
7 marily for residential purposes, with any additional
8 requirements as determined by the Secretary, includ-
9 ing any manufactured housing community as such
10 term is used for purposes of the program of the
11 Federal National Mortgage Association for multi-
12 family loans for manufactured housing communities
13 and the program of the Federal Home Loan Mort-
14 gage Corporation for loans for manufactured hous-
15 ing communities.

16 (7) RESILIENCY ACTIVITIES.—The term “resil-
17 iency activities” means the reconstruction, repair, or
18 replacement of manufactured housing and manufac-
19 tured home communities to protect the health and
20 safety of manufactured housing residents and to ad-
21 dress weatherization and energy efficiency needs.

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

24 (b) ESTABLISHMENT.—The Secretary shall carry out
25 a competitive grant program to award funds to eligible re-

1 cipients to carry out eligible projects for improvements in
2 eligible manufactured home communities.

3 (c) ELIGIBLE PROJECTS.—

4 (1) IN GENERAL.—Amounts from grants under
5 this section—

6 (A) shall be used to assist in carrying out
7 a project for construction, reconstruction, re-
8 pair, or clearance of housing, facilities and im-
9 provements in or serving a manufactured home
10 community that is necessary to protect the
11 health and safety of the residents of the manu-
12 factured home community and the long-term
13 sustainability of the community; and

14 (B) may be used for infrastructure, plan-
15 ning, resident and community services (includ-
16 ing relocation assistance, eviction prevention,
17 and down payment assistance), resiliency activi-
18 ties, replacement of outdated homes, and assist-
19 ance for manufactured housing land and site
20 acquisition.

21 (2) REPLACEMENT.—For purposes of para-
22 graph (1), with respect to manufactured housing
23 that was built before 1976, amounts from grants
24 under this section may be used only for replacement
25 of that housing.

1 (d) PRIORITY.—In awarding grants under this sec-
2 tion, the Secretary shall prioritize applicants that will
3 carry out activities that primarily benefit low- or mod-
4 erately low-income residents and preserve long-term hous-
5 ing affordability for residents of manufactured home com-
6 munities.

7 (e) WAIVERS.—The Secretary may waive or specify
8 alternative requirements for any provision of law or regu-
9 lation that the Secretary administers in connection with
10 use of amounts made available under this section other
11 than requirements related to fair housing, nondiscrimina-
12 tion, labor standards, and the environment, upon a finding
13 that the waiver or alternative requirement is not incon-
14 sistent with the overall purposes of such Act and that the
15 waiver or alternative requirement is necessary to facilitate
16 the use of amounts made available under this section.

17 (f) IMPLEMENTATION.—

18 (1) IN GENERAL.—The Secretary shall have au-
19 thority to issue such regulations, notices, or other
20 guidance, forms, instructions, and publications to
21 carry out the programs, projects, or activities au-
22 thorized under this section to ensure that such pro-
23 grams, projects, or activities are completed in a
24 timely and effective manner.

1 (2) FUND.—The Secretary may establish a sep-
2 arate fund to award grants under this section to In-
3 dian Tribes.

4 (g) AUTHORIZATION OF APPROPRIATIONS.—There is
5 authorized to be appropriated to the Secretary such sums
6 as may be necessary to carry out this section.

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