

119TH CONGRESS
1ST SESSION

S. 943

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

IN THE SENATE OF THE UNITED STATES

MARCH 11 (legislative day, MARCH 10), 2025

Ms. CORTEZ MASTO (for herself, Mrs. SHAHEEN, Mr. WYDEN, Mr. HICKENLOOPER, and Ms. SMITH) introduced the following bill; which was read twice and referred to the Committee on Banking, Housing, and Urban Affairs

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”.

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

3 Title I of the Housing and Community Development
 4 Act of 1974 (42 U.S.C. 5301 et seq.) is amended—

5 (1) in section 105(a) (42 U.S.C. 5305(a)), in
 6 the matter preceding paragraph (1), by striking
 7 “Activities” and inserting “Unless otherwise author-
 8 ized under section 123, activities”; and

9 (2) by adding at the end the following:

10 **“SEC. 123. PRESERVATION AND REINVESTMENT FOR COM-**
 11 **MUNITY ENHANCEMENT.**

12 “(a) DEFINITIONS.—In this section:

13 “(1) COMMUNITY DEVELOPMENT FINANCIAL IN-
 14 STITUTION.—The term ‘community development fi-
 15 nancial institution’ means an institution that has
 16 been certified as a community development financial
 17 institution (as defined in section 103 of the Riegle
 18 Community Development and Regulatory Improve-
 19 ment Act of 1994 (12 U.S.C. 4702)) by the Sec-
 20 retary of the Treasury.

21 “(2) ELIGIBLE MANUFACTURED HOUSING COM-
 22 MUNITY.—The term ‘eligible manufactured housing
 23 community’ means a manufactured housing commu-
 24 nity that—

25 “(A) is affordable to low- and moderate-in-
 26 come persons, as determined by the Secretary,

1 but not more than 120 percent of the area me-
 2 dian income; and

3 “(B)(i) is owned by the residents of the
 4 manufactured housing community through a
 5 resident-controlled entity such as a resident-
 6 owned cooperative; or

7 “(ii) will be maintained as such a commu-
 8 nity, and remain affordable for low- and mod-
 9 erate-income persons, to the maximum extent
 10 practicable and for the longest period feasible.

11 “(3) ELIGIBLE RECIPIENT.—The term ‘eligible
 12 recipient’ means—

13 “(A) an eligible manufactured housing
 14 community;

15 “(B) a unit of general local government;

16 “(C) a housing authority;

17 “(D) a resident-owned community;

18 “(E) a resident-owned cooperative;

19 “(F) a nonprofit entity with housing exper-
 20 tise or a consortia of such entities;

21 “(G) a community development financial
 22 institution;

23 “(H) an Indian Tribe;

24 “(I) a tribally designated housing entity;

25 “(J) a State; or

1 “(K) any other entity that is—

2 “(i) an owner-operator of an eligible
3 manufactured housing community; and

4 “(ii) working with an eligible manu-
5 factured housing community.

6 “(4) INDIAN TRIBE.—The term ‘Indian Tribe’
7 has the meaning given the term ‘Indian tribe’ in sec-
8 tion 4 of the Native American Housing Assistance
9 and Self-Determination Act of 1996 (25 U.S.C.
10 4103).

11 “(5) MANUFACTURED HOUSING COMMUNITY.—
12 The term ‘manufactured housing community’
13 means—

14 “(A) any community, court, park, or other
15 land under unified ownership developed and ac-
16 commodating or equipped to accommodate the
17 placement of manufactured homes, where—

18 “(i) spaces within such community are
19 or will be primarily used for residential oc-
20 cupancy;

21 “(ii) all homes within the community
22 are used for permanent occupancy;

23 “(iii) a majority of such occupied
24 spaces within the community are occupied
25 by manufactured homes, which may in-

1 clude homes constructed prior to enact-
2 ment of the Manufactured Home Construc-
3 tion and Safety Standards; or

4 “(B) any community that meets the defini-
5 tion of manufactured housing community used
6 for programs similar to the program under this
7 section.

8 “(6) RESIDENT HEALTH, SAFETY, AND ACCES-
9 SIBILITY ACTIVITIES.—The term ‘resident health,
10 safety, and accessibility activities’ means the recon-
11 struction, repair, or replacement of manufactured
12 housing and manufactured housing communities
13 to—

14 “(A) protect the health and safety of resi-
15 dents;

16 “(B) address weatherization and reduce
17 utility costs; or

18 “(C) address accessibility needs for resi-
19 dents with disabilities.

20 “(7) TRIBALLY DESIGNATED HOUSING ENTI-
21 TY.—The term ‘tribally designated housing entity’
22 has the meaning given the term in section 4 of the
23 Native American Housing Assistance and Self-De-
24 termination Act of 1996 (25 U.S.C. 4103).

1 “(b) ESTABLISHMENT.—The Secretary shall, by no-
 2 tice, carry out a competitive grant program to award
 3 funds to eligible recipients to carry out eligible projects
 4 for development of or improvements in eligible manufac-
 5 tured housing communities.

6 “(c) ELIGIBLE PROJECTS.—

7 “(1) IN GENERAL.—Amounts from grants
 8 under this section may be used for—

9 “(A) community infrastructure, facilities,
 10 utilities, and other land improvements in or
 11 serving an eligible manufactured housing com-
 12 munity;

13 “(B) reconstruction or repair existing
 14 housing within an eligible manufactured hous-
 15 ing community;

16 “(C) replacement of homes within an eligi-
 17 ble manufactured housing community;

18 “(D) planning;

19 “(E) resident health, safety, and accessi-
 20 bility activities in homes in an eligible manufac-
 21 tured housing community;

22 “(F) land and site acquisition and infra-
 23 structure for expansion or construction of an el-
 24 igible manufactured housing community;

1 “(G) resident and community services, in-
2 cluding relocation assistance, eviction preven-
3 tion, and down payment assistance; and

4 “(H) any other activity that—

5 “(i) is approved by the Secretary con-
6 sistent with the requirements under this
7 section;

8 “(ii) improves the overall living condi-
9 tions of an eligible manufactured housing
10 community, which may include the addi-
11 tion or enhancement of shared spaces such
12 as community centers, recreational areas,
13 or other facilities that support resident
14 well-being and community engagement;
15 and

16 “(iii) is necessary to protect the
17 health and safety of the residents of the el-
18 igible manufactured housing community
19 and the long-term affordability and sus-
20 tainability of the community.

21 “(2) REPLACEMENT.—For purposes of sub-
22 paragraphs (B) and (C) of paragraph (1), grants
23 under this section—

1 “(A) may not be used for rehabilitation or
2 modernization of units that were built before
3 June 15, 1976; and

4 “(B) may only be used for disposition and
5 replacement of units described in subparagraph
6 (A), provided that any replacement housing
7 complies with the Manufactured Home Con-
8 struction and Safety Standards or is another al-
9 lowed home, as determined by the Secretary.

10 “(d) PRIORITY.—In awarding grants under this sec-
11 tion, the Secretary shall prioritize applicants that will
12 carry out activities that primarily benefit low- and mod-
13 erate-income residents and preserve long-term housing af-
14 fordability for residents of eligible manufactured housing
15 communities.

16 “(e) WAIVERS.—The Secretary may waive or specify
17 alternative requirements for any provision of law or regu-
18 lation that the Secretary administers in connection with
19 use of amounts made available under this section other
20 than requirements related to fair housing, nondiscrimina-
21 tion, labor standards, and the environment, upon a finding
22 that the waiver or alternative requirement is not incon-
23 sistent with the overall purposes of this section and that
24 the waiver or alternative requirement is necessary to facili-
25 tate the use of amounts made available under this section.

1 “(f) IMPLEMENTATION.—

2 “(1) IN GENERAL.—Any grant made under this
3 section shall be made pursuant to criteria for selec-
4 tion of recipients of such grants that the Secretary
5 shall by regulation establish and publish together
6 with any notification of availability of amounts
7 under this section.

8 “(2) SET ASIDE OF GRANT AMOUNTS.—The
9 Secretary may set aside amounts provided under
10 this section for grants to Indian Tribes and tribally
11 designated housing entities.

12 “(g) AUTHORIZATION OF APPROPRIATIONS.—There
13 is authorized to be appropriated to the Secretary such
14 sums as may be necessary to carry out this section, which
15 shall be in addition to any other funds appropriated to
16 pursuant to this title.”.

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