

118TH CONGRESS
1ST SESSION

S. 3264

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

IN THE SENATE OF THE UNITED STATES

NOVEMBER 9, 2023

Ms. CORTEZ MASTO (for herself, Ms. SMITH, Mrs. SHAHEEN, and Mr. TESTER) 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”.

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;

10 (H) a tribally designated housing entity; or

11 (I) 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 (9) TRIBALLY DESIGNATED HOUSING ENTI-
25 TY.—The term “tribally designated housing entity”

1 has the meaning given the term in section 4 of the
2 Native American Housing Assistance and Self-De-
3 termination Act of 1996 (25 U.S.C. 4103).

4 (b) ESTABLISHMENT.—The Secretary shall carry out
5 a competitive grant program to award funds to eligible re-
6 cipients to carry out eligible projects for improvements in
7 eligible manufactured home communities.

8 (c) ELIGIBLE PROJECTS.—

9 (1) IN GENERAL.—Amounts from grants under
10 this section—

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

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23 ties, replacement of outdated homes, and assist-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

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

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

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

22 (f) IMPLEMENTATION.—

23 (1) IN GENERAL.—The Secretary shall have au-
24 thority to issue such regulations, notices, or other
25 guidance, forms, instructions, and publications to

1 carry out the programs, projects, or activities au-
2 thorized under this section to ensure that such pro-
3 grams, projects, or activities are completed in a
4 timely and effective manner.

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

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

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