

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.

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## 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

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## 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-  
19preciate in value and be an effective long-term af-  
20fordable housing solution for some families and com-  
21munities 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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