

117TH CONGRESS
1ST SESSION

S. 3188

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

IN THE SENATE OF THE UNITED STATES

NOVEMBER 4, 2021

Ms. CORTEZ MASTO 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 “Manufactured Housing
5 Community Improvement Grant Program Act”.

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

8 (a) **DEFINITIONS.**—In this section:

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

4 (A) is affordable to low- and moderate-in-
5 come persons (as such term is defined in sec-
6 tion 102(a) of the Housing and Community De-
7 velopment Act of 1974 (42 U.S.C. 5302(a));
8 and

9 (B)(i) is owned by the residents of the
10 manufactured housing community through a
11 resident-controlled entity, as defined by the Sec-
12 retary, in which at least two-thirds of residents
13 are member-owners of the land-owning entity;
14 or

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

19 (2) ELIGIBLE RECIPIENT.—The term “eligible
20 recipient” means a partnership of—

21 (A) a grantee under paragraph (2) or (4)
22 of section 106(a) of the Housing and Commu-
23 nity Development Act of 1974 (42 U.S.C.
24 5306(a)); and

1 (B) an eligible manufactured home com-
2 munity, a nonprofit entity, or a consortia of
3 nonprofit entities working with an eligible man-
4 ufactured home community.

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

20 (4) SECRETARY.—The term “Secretary” means
21 the Secretary of Housing and Urban Development.

22 (b) ESTABLISHMENT.—The Secretary shall carry out
23 a competitive grant program to award funds to eligible re-
24 cipients to carry out eligible projects for improvements in
25 eligible manufactured home communities.

1 (c) ELIGIBLE PROJECTS.—Amounts from grants
2 under this section shall be used to assist in carrying out
3 a project for construction, reconstruction, repair, or clear-
4 ance of housing, facilities and improvements in or serving
5 a manufactured housing community that is necessary to
6 protect the health and safety of the residents of the manu-
7 factured housing community and the long-term sustain-
8 ability of the community.

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

19 (e) IMPLEMENTATION.—The Secretary shall have au-
20 thority to issue such regulations, notices, or other guid-
21 ance, forms, instructions, and publications to carry out the
22 programs, projects, or activities authorized under this sec-
23 tion to ensure that such programs, projects, or activities
24 are completed in a timely and effective manner.

1 (f) AUTHORIZATION OF APPROPRIATIONS.—There is
2 authorized to be appropriated to the Secretary such sums
3 as may be necessary to carry out this section.

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