

1 **SEC. 304. PRICE ACT.**

2 (a) IN GENERAL.—Title I of the Housing and Com-
3 munity Development Act of 1974 (42 U.S.C. 5301 et seq.)
4 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 consortium of such entities;

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

23 “(H) an Indian tribe;

24 “(I) a tribally designated housing entity;

1 “(J) the Department of Hawaiian Home
2 Lands;

3 “(K) a State; or

4 “(L) any other entity that is—

5 “(i) an owner-operator of an eligible
6 manufactured housing community; and

7 “(ii) working with an eligible manu-
8 factured housing community.

9 “(4) INDIAN TRIBE.—The term ‘Indian tribe’
10 has the meaning given the term ‘Indian tribe’ in sec-
11 tion 4 of the Native American Housing Assistance
12 and Self-Determination Act of 1996 (25 U.S.C.
13 4103).

14 “(5) MANUFACTURED HOUSING COMMUNITY.—
15 The term ‘manufactured housing community’
16 means—

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

21 “(i) spaces within such community are
22 or will be primarily used for residential oc-
23 cupancy;

24 “(ii) all homes within the community
25 are used for permanent occupancy; and

1 “(iii) a majority of such occupied
2 spaces within the community are occupied
3 by manufactured homes, which may in-
4 clude homes constructed prior to enact-
5 ment of the Manufactured Home Construc-
6 tion and Safety Standards; or

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

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

17 “(A) protect the health and safety of resi-
18 dents;

19 “(B) address weatherization and reduce
20 utility costs; or

21 “(C) address accessibility needs for resi-
22 dents with disabilities.

23 “(7) TRIBALLY DESIGNATED HOUSING ENTI-
24 TY.—The term ‘tribally designated housing entity’
25 has the meaning given the term in section 4 of the

1 Native American Housing Assistance and Self-De-
2 termination Act of 1996 (25 U.S.C. 4103).

3 “(b) ESTABLISHMENT.—There is authorized a com-
4 petitive grant program that the Secretary shall, by notice,
5 carry out to make awards utilizing funds appropriated for
6 such purpose to eligible recipients to carry out eligible
7 projects for development of or improvements to eligible
8 manufactured housing communities.

9 “(c) ELIGIBLE PROJECTS.—

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

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

16 “(B) reconstruction or repair of existing
17 housing within an eligible manufactured hous-
18 ing community;

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

21 “(D) planning;

22 “(E) resident health, safety, and accessi-
23 bility activities in homes in an eligible manufac-
24 tured housing community;

1 “(F) land and site acquisition and infra-
2 structure for expansion or construction of an el-
3 ible manufactured housing community;

4 “(G) resident and community services, in-
5 cluding relocation assistance, eviction preven-
6 tion, and down payment assistance; and

7 “(H) any other activity that—

8 “(i) is approved by the Secretary con-
9 sistent with the requirements under this
10 section;

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

19 “(iii) is necessary to protect the
20 health and safety of the residents of the el-
21 ible manufactured housing community
22 and the long-term affordability and sus-
23 tainability of the community.

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

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

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

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

20 “(e) WAIVERS.—The Secretary may waive or specify
21 alternative requirements for any provision of law or regu-
22 lation that the Secretary administers in connection with
23 use of amounts made available under this section other
24 than requirements related to fair housing, nondiscrimina-
25 tion, labor standards, and the environment, upon a finding

1 that the waiver or alternative requirement is not incon-
2 sistent with the overall purposes of this section and that
3 the waiver or alternative requirement is necessary to facili-
4 tate the use of amounts made available under this section.

5 “(f) IMPLEMENTATION.—

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

12 “(2) SET-ASIDE OF GRANT AMOUNTS.—The
13 Secretary may set aside amounts provided under
14 this section for grants to Indian tribes, tribally des-
15 ignated housing entities, and the Department of Ha-
16 waiian Home Lands.

17 “(g) SUNSET.—The program established under this
18 section shall terminate on the date that is 7 years after
19 the date of enactment of this section.”.

20 (b) APPLICATION.—Grants made under section 123
21 of the Housing and Community Development Act of 1974,
22 as added by subsection (a), after the date of enactment
23 of this Act shall be carried out using amounts appro-
24 priated after the date of enactment of this Act.