21st Century ROAD to Housing Act

Title III, Section 304: *PRICE Act*

Link to Section 304 Text

SUMMARY

Section 304 authorizes HUD's Preservation and Reinvestment for Community Enhancement (PRICE) program, which is a small grant program to support manufactured housing communities. Congress has already allocated millions in funding for PRICE, but there was no PRICE funding included in the FY26 HUD appropriations bill or FY27 proposals. Although it is now officially authorized, Congress will need to provide more funding for PRICE to continue the program. States are still eligible to apply for PRICE grants.

IMPLEMENTATION TIMELINE AND RESPONSIBILITIES

Subsection (b): Application

Grants made under this section shall be carried out using amounts appropriated after the date of enactment of this Act. The PRICE authorization under this section only applies to Fiscal Year 2027 funding and beyond.

PRICE authorization officially "sunsets" after 7 years, which would be July 11, 2033.

STATUTORY AND REGUALTORY CHANGES

Color Coding Key

- Black text is for labeling or for statutory/regulatory text that will stay the same
- **Blue text** is for additions to existing statute/regulations
- ~~Red text~~ is for removals from existing statute/regulations

Subsection (a)

Title I of the Housing and Community Development Act of 1974
42 U.S.C. 5301 et seq. – Community Development

- Section 105(a) | 42 U.S.C. 5305(a)

  (a) Enumeration of eligible activities
  Unless otherwise authorized under section 123, activities ~~Activities~~ under this chapter may include only –

- **Addition of Section 123: Preservation and Reinvestment for Community Enhancement**

42 U.S.C. 5323

(a) Definitions – In this section:

(1) Community Development Financial Institution – The term "community development financial institution" means an institution that has been certified as a community development financial institution (as defined in section 103 of the Riegle Community Development and Regulatory Improvement Act of 1994 (12 U.S.C. 4702)) by the Secretary of the Treasury.

(2) Eligible Manufactured Housing Community – The term "eligible manufactured housing community" means a manufactured housing community that –

(A) is affordable to low- and moderate-income persons, as determined by the Secretary, but not more than 120 percent of the area median income; and

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

(ii) will be maintained as such a community, and remain affordable for low- and moderate-income persons, to the maximum extent practicable and for the longest period feasible.

(3) Eligible Recipient – The term "eligible recipient" means –

(A) an eligible manufactured housing community;

(B) a unit of general local government;

(C) a housing authority;

(D) a resident-owned community;

(E) a resident-owned cooperative;

(F) a nonprofit entity with housing expertise or a consortium of such entities;

(G) a community development financial institution;

(H) an Indian tribe;

(I) a tribally designated housing entity;

(J) the Department of Hawaiian Home Lands;

(K) a State; or

(L) any other entity that is –

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

(ii) working with an eligible manufactured housing community.

(4) Indian Tribe – The term "Indian tribe" has the meaning given the term "Indian tribe" in section 4 of the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4103).

(5) Manufactured Housing Community – The term "manufactured housing community" means –

(A) any community, court, park, or other land under unified ownership developed and accommodating, or equipped to accommodate, the placement of manufactured homes, where –

(i) spaces within such community are or will be primarily used for residential occupancy;

(ii) all homes within the community are used for permanent occupancy; and
(iii) a majority of such occupied spaces within the community are occupied by manufactured homes, which may include homes constructed prior to enactment of the Manufactured Home Construction and Safety Standards; or

(B) any community that meets the definition of manufactured housing community used for programs similar to the program under this section.

(6) Resident Health, Safety, and Accessibility Activities – The term "resident health, safety, and accessibility activities" means the reconstruction, repair, or replacement of manufactured housing and manufactured housing communities to –

(A) protect the health and safety of residents;
(B) address weatherization and reduce utility costs; or
(C) address accessibility needs for residents with disabilities.

(7) Tribally Designated Housing Entity – The term "tribally designated housing entity" has the meaning given the term in section 4 of the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4103).

(b) Establishment – There is authorized a competitive grant program that the Secretary shall, by notice, carry out to make awards utilizing funds appropriated for such purpose to eligible recipients to carry out eligible programs for developments of or improvements to eligible manufactured housing communities.

(c) Eligible Projects –

(1) In General – Amounts from grants under this section may be used for –

(A) community infrastructure, facilities, utilities, and other land improvements in or serving an eligible manufactured housing community;
(B) reconstruction or repair of existing housing within an eligible manufactured housing community;
(C) replacement of homes within an eligible manufactured housing community;
(D) planning;
(E) resident health, safety, and accessibility activities in homes in an eligible manufactured housing community;
(F) land and site acquisition and infrastructure for expansion or construction of an eligible manufactured housing community;
(G) resident and community services, including relocation assistance, prevention, and down payment assistance; and
(H) any other activity that—

(i) is approved by the Secretary consistent with the requirements under this section;
(ii) improves the overall living conditions of an eligible manufactured housing community, which may include the addition or enhancement of shared spaces such as community

centers, recreational areas, or other facilities that support resident well-being and community engagement; and

(iii) is necessary to protect the health and safety of the residents of the eligible manufactured housing community and the long-term affordability and sustainability of the community.

(2) Replacement – For purposes of subparagraphs (B) and (C) of paragraph (1), grants under this section –

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

(B) may only be used for disposition and replacement of units described in subparagraph (A), provided that any replacement housing complies with the Manufactured Home Construction and Safety Standards or is another allowed type of home, as determined by the Secretary.

(d) Priority – In awarding grants under this section, the Secretary shall prioritize applicants that will carry out activities that primarily benefit low- and moderate-income residents and preserve long-term housing affordability for residents of eligible manufactured housing communities.

(e) Waivers —The Secretary may waive or specify alternative requirements for any provision of law or regulation that the Secretary administers in connection with use of amounts made available under this section other than requirements related to fair housing, nondiscrimination, labor standards, and the environment, upon a finding that the waiver or alternative requirement is not inconsistent with the overall purposes of this section and that the waiver or alternative requirement is necessary to facilitate the use of amounts made available under this section.

(f) Implementation –

(1) In General – Any grant made under this section shall be made pursuant to criteria for selection of recipients of such grants that the Secretary shall by regulation establish and public together with any notification of availability of amounts under this section.

(2) Set-Aside of Grant Amounts – The Secretary may set aside amounts provided under this section for grants to Indian tribes, tribally designated housing entities, and the Department of Hawaiian Home Lands.

(g) Sunset – The program established under this section shall terminate on the date that is 7 years after the date of enactment of this section.