

119TH CONGRESS
2^D SESSION

H. R. 8047

To amend the Housing and Community Development Act of 1974 to direct the Secretary of Housing and Urban Development to establish a grant program under the Community Development Block Grant program to incentivize State laws that enable residents to purchase manufactured housing communities.

IN THE HOUSE OF REPRESENTATIVES

MARCH 24, 2026

Mr. FROST introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To amend the Housing and Community Development Act of 1974 to direct the Secretary of Housing and Urban Development to establish a grant program under the Community Development Block Grant program to incentivize State laws that enable residents to purchase manufactured housing communities.

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 “Promoting Resident
5 Ownership of Manufactured Home Communities Act”.

1 **SEC. 2. STATE POLICIES ENABLING RESIDENT OPPOR-**
2 **TUNITY TO PURCHASE MANUFACTURED**
3 **HOUSING COMMUNITIES.**

4 Title I of the Housing and Community Development
5 Act of 1974 (42 U.S.C. 5301 et seq.) is amended by add-
6 ing at the end the following:

7 **“SEC. 123 STATE POLICIES ENABLING RESIDENT OPPOR-**
8 **TUNITY TO PURCHASE MANUFACTURED**
9 **HOUSING COMMUNITIES.**

10 “(a) **ESTABLISHMENT.**—Not later than 1 year after
11 the date of the enactment of this section, the Secretary
12 shall carry out a competitive grant program to award
13 amounts to eligible entities as described in this section.

14 “(b) **ELIGIBILITY.**—

15 “(1) **IN GENERAL.**—To be eligible for a grant
16 under this section, an entity shall—

17 “(A) be a recipient of assistance under this
18 title;

19 “(B) be located within a State or be a
20 State, Indian tribe, or insular area that has—

21 “(i) adopted the model laws described
22 in subsection (e), submitted to the Sec-
23 retary by the entity for review; or

24 “(ii) submitted to the Secretary data
25 demonstrating an effective purchase oppor-
26 tunity.

1 “(2) DETERMINATION.—In determining eligi-
2 bility, the Secretary shall make a determination
3 whether the submissions described in subparagraph
4 (B) meet the requirements of this section.

5 “(3) PERIOD OF ELIGIBILITY.—Following a de-
6 termination that an entity is eligible for a grant
7 under this section, that entity shall retain its eligi-
8 bility for a 3-year period after such determination.

9 “(c) ELIGIBLE ACTIVITIES.—An eligible entity that
10 is awarded a grant under this section shall use—

11 “(1) not less than 25 percent of such grant
12 amounts for land and site acquisition and infrastruc-
13 ture for a manufactured housing community owned
14 by an eligible owner; and

15 “(2) the remaining grant amounts to carry out
16 any of the eligible activities described in section 105.

17 “(d) WAIVERS.—The Secretary may waive or specify
18 alternative requirements for any provision of law or regu-
19 lation that the Secretary administers in connection with
20 use of amounts made available under this section other
21 than requirements related to fair housing, nondiscrimina-
22 tion, labor standards, the environment, and requirements
23 that activities benefit persons of low- and moderate-in-
24 come, upon a finding that the waiver or alternative re-
25 quirement is not inconsistent with the overall purposes of

1 this section and that the waiver or alternative requirement
2 is necessary to facilitate the use of amounts made avail-
3 able under this section.

4 “(e) MODEL LAW CRITERIA.—The model law criteria
5 for a State, insular area, and Indian tribe are as follows:

6 “(1) Not later than 60 days before making a
7 final, unconditional acceptance of an offer to sell,
8 lease, or transfer a manufactured housing commu-
9 nity, the owner of such community shall provide a
10 written notice to—

11 “(A) the residents of the manufactured
12 housing community; and

13 “(B) the housing finance agency of the rel-
14 evant State, insular area, or Indian tribe.

15 “(2) The notice described in paragraph (1)
16 shall—

17 “(A) include the price, terms, and condi-
18 tions of the offer the manufactured housing
19 community owner has conditionally accepted or
20 plans to accept;

21 “(B) in the case of a sale of more than 1
22 manufactured housing community, or a manu-
23 factured housing community and 1 or more
24 other non-related properties in a single trans-
25 action, state both the aggregate price and the

1 price of the manufactured housing community
2 in which the residents receiving the notice re-
3 side; and

4 “(C) describe the residents’ opportunity to
5 purchase the community and the relevant dead-
6 lines described in this subsection.

7 “(3) If within 60 days of the date of the notice
8 described in paragraph (1), a formal or informal
9 group of resident homeowners that is governed by
10 and open to all resident homeowners in the commu-
11 nity, or its designee, presents a proposed agreement
12 to the manufactured housing community owner to
13 purchase the community, along with a statement
14 that the owners of more than 50 percent of the
15 owner-occupied homes in the community have indi-
16 cated their support for submission of the offer by
17 signing a petition or other document that so states,
18 then—

19 “(A) if the proposed agreement matches
20 the price and substantially the same terms and
21 conditions as the offer the manufactured hous-
22 ing community owner has conditionally accepted
23 or plans to accept, the community owner must
24 sell the community to the homeowners on those
25 prices, terms, and conditions; or

1 “(B) if the proposed agreement differs
2 from the price or substantially differs from the
3 terms and conditions of the offer the commu-
4 nity owner has conditionally accepted or plans
5 to accept, the community owner shall consider
6 the group’s proposed agreement and negotiate
7 with the group in good faith to determine
8 whether a mutual agreement can be reached to
9 enable the group to purchase the community.

10 “(4) The community owner may not reject a
11 proposed purchase agreement solely on the basis of
12 its inclusion of a financing contingency.

13 “(5) If a resident homeowner group and the
14 community owner enter into a purchase agreement
15 for the community, the resident homeowner group
16 shall have 120 days from the date of the agreement
17 to form an appropriate homeowner-governed cor-
18 poration or co-operative to take title to the commu-
19 nity and arrange all necessary financing, and a com-
20 mercially reasonable time to close on the sale.

21 “(6) The community owner shall afford the
22 purchase opportunity required by this section sepa-
23 rately to each substantially different offer to sell or
24 purchase a manufactured housing community.

1 “(7) The manufactured housing community
2 owner may not accept or conditionally accept an
3 offer for the sale, lease, or transfer of the commu-
4 nity unless its price, terms, and conditions are uni-
5 versal and applicable to all potential buyers, nor
6 shall such owner accept or conditionally accept an
7 offer that contains any provision penalizing the
8 owner for entering into a purchase agreement with
9 a resident homeowner group.

10 “(8) The residents of a manufactured housing
11 community shall have the right to meet, form a resi-
12 dents association, use common areas for meetings on
13 the same terms as allowed for other uses, and cir-
14 culate flyers, petitions, or other documents, and may
15 not be retaliated against for asserting such rights.

16 “(9) The requirements listed in this subsection
17 apply to all sales, leases, or other transfers of manu-
18 factured housing communities, except a State, insu-
19 lar area, and Indian tribe may exempt any of the
20 following:

21 “(A) A sale, lease or transfer to a family
22 member of the community owner or to a trust,
23 the beneficiaries of which are family members
24 of the community owner.

1 “(B) A transfer by gift, devise or operation
2 of law.

3 “(C) A sale, lease or transfer by a partner-
4 ship or a limited liability company to 1 or more
5 of its partners or members, between joint ten-
6 ants or tenants in common, or by a business en-
7 tity to a subsidiary or affiliate of such entity.

8 “(D) A lease of a lot within the manufac-
9 tured housing community to a person who will
10 live in a manufactured home on such lot.

11 “(E) A conveyance of an interest in the
12 community that is incidental to the financing of
13 such community.

14 “(F) A sale or transfer pursuant to emi-
15 nent domain.

16 “(f) IMPLEMENTATION.—

17 “(1) ALLOCATION OF CDBG AMOUNTS.—Grants
18 awarded under this section shall not adversely affect
19 the amount of any formula assistance received by a
20 jurisdiction under section 106.

21 “(2) DEFINITION OF DATA DEMONSTRATING AN
22 EFFECTIVE PURCHASE OPPORTUNITY.—The Sec-
23 retary may adjust the definition of ‘data dem-
24 onstrating an effective purchase opportunity’ as nec-
25 essary to respond to market conditions related to

1 resident purchase and operation of manufactured
2 housing communities.

3 “(g) DEFINITIONS.—In this section:

4 “(1) DATA DEMONSTRATING AN EFFECTIVE
5 PURCHASE OPPORTUNITY.—The term ‘data dem-
6 onstrating an effective purchase opportunity’ means
7 data showing that, over a 1- to 5-year period, includ-
8 ing the most recent year for which data is available,
9 that—

10 “(A) residents were given a notice of sale
11 and opportunity to purchase in at least 80 per-
12 cent of manufactured housing community sales
13 that were completed; and

14 “(B) residents, or a nonprofit organization
15 designated by the residents, successfully pur-
16 chased the community in at least 1 out of 20
17 manufactured housing community sales.

18 “(2) ELIGIBLE OWNER.—The term ‘eligible
19 owner’ means—

20 “(A) a unit of general local government;

21 “(B) a housing authority;

22 “(C) a resident-owned community;

23 “(D) a resident-owned cooperative;

24 “(E) a nonprofit entity with housing exper-
25 tise or a consortia of such entities;

1 “(F) a community development financial
2 institution;

3 “(G) an Indian tribe;

4 “(H) a tribally designated housing entity;

5 or

6 “(I) a State.

7 “(3) MANUFACTURED HOUSING COMMUNITY.—

8 The term ‘manufactured housing community’
9 means—

10 “(A) any community, court, park, or other
11 land under unified ownership developed and ac-
12 commodating, or equipped to accommodate, the
13 placement of manufactured homes, where—

14 “(i) spaces within such community are
15 or will be primarily used for residential oc-
16 cupancy; or

17 “(ii) a majority of such occupied
18 spaces within the community are occupied
19 by manufactured homes, which may in-
20 clude homes constructed prior to the Man-
21 ufactured Home Construction and Safety
22 Standards established by the Secretary; or

23 “(B) any community that meets the defini-
24 tion of manufactured housing community used
25 for programs carried out by the Secretary.

1 “(h) AUTHORIZATION OF APPROPRIATIONS.—There
2 is authorized to be appropriated to the Secretary such
3 sums as may be necessary to carry out this section, which
4 shall be in addition to any other funds appropriated pursu-
5 ant to this title.”.

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