

119TH CONGRESS
1ST SESSION

S. 120

To amend the Robert T. Stafford Disaster Relief and Emergency Assistance Act to establish a pilot program for the construction of temporary disaster assistance housing, and for other purposes.

IN THE SENATE OF THE UNITED STATES

JANUARY 16, 2025

Mr. CASSIDY (for himself and Mr. PADILLA) introduced the following bill; which was read twice and referred to the Committee on Homeland Security and Governmental Affairs

A BILL

To amend the Robert T. Stafford Disaster Relief and Emergency Assistance Act to establish a pilot program for the construction of temporary disaster assistance housing, 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 “Disaster Housing Re-
5 form for American Families Act”.

1 **SEC. 2. DISASTER ASSISTANCE HOUSING PILOT PROGRAM.**

2 Section 408(c) of the Robert T. Stafford Disaster Re-
 3 lief and Emergency Assistance Act (42 U.S.C. 5174(c))
 4 is amended by adding at the end the following:

5 “(5) PILOT PROGRAM.—

6 “(A) DEFINITIONS.—In this paragraph:

7 “(i) DISTRIBUTOR; MANUFACTURED
 8 HOME; MANUFACTURER; RETAILER.—The
 9 terms ‘distributor’, ‘manufactured home’,
 10 ‘manufacturer’, and ‘retailer’ have the
 11 meanings given those terms in section 603
 12 of the National Manufactured Housing
 13 Construction and Safety Standards Act of
 14 1974 (42 U.S.C. 5402).

15 “(ii) ELIGIBLE ENTITY.—The term
 16 ‘eligible entity’ means—

17 “(I) a manufacturer, distributor,
 18 or retailer of a manufactured home or
 19 a modular home; and

20 “(II) a producer of modular
 21 housing.

22 “(iii) SECRETARY.—The term ‘Sec-
 23 retary’ means the Secretary of Housing
 24 and Urban Development, in coordination
 25 with the Administrator of the Federal
 26 Emergency Management Agency.

1 “(B) ESTABLISHMENT.—The President
2 shall establish a pilot program under which the
3 President enters into a contract with an eligible
4 entity for the purpose of constructing tem-
5 porary housing to serve as a type of housing
6 available to individuals and households under
7 subsection (b)(1).

8 “(C) REQUIREMENTS.—Housing con-
9 structed pursuant to subparagraph (B) shall—

10 “(i) be in the form of a manufactured
11 or modular housing structure with not
12 more than 4 units;

13 “(ii) be available to individuals and
14 households not later than 90 days (or 120
15 days, upon extension by the Secretary)
16 after the date on which the President de-
17 clares a major disaster;

18 “(iii) subject to subparagraph (D)(ii),
19 conform with, as applicable—

20 “(I) construction standards of
21 the National Flood Insurance Pro-
22 gram;

23 “(II) standards for new construc-
24 tion under the National Manufactured
25 Housing Construction and Safety

1 Standards Act of 1974 (42 U.S.C.
2 5401 et seq.);

3 “(III) standards under the most
4 recent or second most recent edition
5 of the International Residential Code;

6 “(IV) applicable building codes in
7 the State, local, or Tribal jurisdiction
8 in which the housing is located;

9 “(V) requirements of the Federal
10 Flood Risk Management Standard of
11 the Federal Emergency Management
12 Agency;

13 “(VI) local zoning ordinances;

14 “(VII) the national technical
15 standard for flood resistant design
16 and construction (ASCE/SEI 24–14);
17 or

18 “(VIII) the manufactured home
19 and construction safety standards
20 under part 3280 of title 24, Code of
21 Regulations, or any successor regula-
22 tion;

23 “(iv) reflect the needs of the commu-
24 nity in which the housing is constructed

1 according to the type of major disaster ex-
2 perience by the community; and

3 “(v) provide a minimum level of pro-
4 tection against natural hazards for the
5 purpose of protecting the health, safety,
6 and general welfare of the users of the
7 housing against disasters.

8 “(D) PERMANENCE; WAIVER.—Housing
9 constructed pursuant to subparagraph (B)
10 may—

11 “(i) have the capacity to become per-
12 manent housing after the date on which a
13 major disaster declaration terminates; and

14 “(ii) receive a waiver for a require-
15 ment described in subparagraph (C)(iii)
16 from the Secretary.

17 “(E) TRANSFER GUIDELINES.—The Presi-
18 dent, in coordination with the Secretary, shall
19 establish guidelines for the transfer of housing
20 constructed under subparagraph (B) to an es-
21 tablished affordable housing program adminis-
22 tered by a locality, public housing authority,
23 nonprofit organization, or affordable housing
24 developer after the date on which the disaster

1 declaration for the major disaster for which the
2 housing is constructed terminates.

3 “(F) TERMINATION.—The program estab-
4 lished pursuant to subparagraph (B) shall ter-
5 minate on the date that is 5 years after the
6 date of enactment of the Disaster Housing Re-
7 form for American Families Act.

8 “(6) CLOSING COSTS.—The President may pro-
9 vide financial assistance to individuals or households
10 affected by a major disaster and purchasing a resi-
11 dential property for closing costs associated with ob-
12 taining a mortgage from a Federal program that
13 provides affordable financing options.”.

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