

United States Senate

WASHINGTON, DC 20510

February 4, 2020

The Honorable Ben Carson
Secretary
U.S. Department of Housing and Urban Development
451 7th Street S.W.
Washington, D.C. 20410

Dear Secretary Carson:

We write to encourage quick implementation of the requirement in the Further Consolidated Appropriations Act of 2020, Public Law No. 116-94 (H.R. 1865)ⁱ which directs the U.S. Department of Housing and Urban Development (HUD) to issue guidance for the inclusion of manufactured housing in states' and local governments' Consolidated Plans. We supported the HUD Manufactured Housing Modernization Act (S. 1804) which included similar language as this provision and we are pleased to see it included in the government funding package.

The Joint Explanatory Statement to the government funding package states:

The [2020 appropriations] agreement directs the Department to issue guidelines to jurisdictions on how to assess the potential inclusion of manufactured homes in a community's comprehensive housing and affordability strategy and community development plans required under part 91 of title 24, Code of Federal Regulations.ⁱⁱ

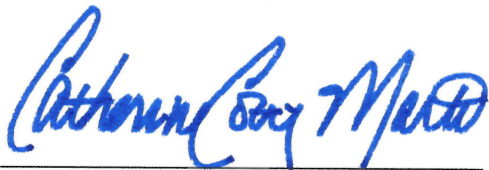
Manufactured housing is a significant source of affordable housing across the nation and should be considered as a viable option when jurisdictions develop their housing plans and prepare to apply for HUD grant funds. Manufactured housing is often the most readily available and affordable housing in a community. Where appropriate, local jurisdictions should consider all elements of manufactured housing in their Consolidated Plans to ensure that existing housing stock is properly maintained and that opportunities to add manufactured housing are identified. These considerations should include zoning for new manufactured housing to address the affordability crisis and homelessness and to ensure that community development activities such as public transportation, parks, and business incentives take place near manufactured housing. We must also ensure that families in manufactured homes have access to high-performing schools and low-crime neighborhoods and that community revitalization efforts target older manufactured housing stock so that high-quality affordable housing remains in the community.

If manufactured housing became a more mainstream housing option, it could reduce the cost of developing affordable housing units and thereby reduce rental and homeownership costs for families. In some communities where land is inexpensive, the cost reductions could be

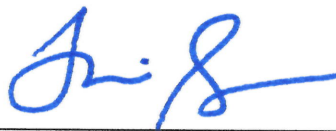
significant. Manufactured housing can be quicker to build and place. There are examples where it has been used to rapidly address homelessness and housing instability for certain populations, such as veterans. Moreover, it is particularly important that communities understand the role that manufactured homes serve for many families and to ensure communities secure a responsive safeguard against displacement when a manufactured-home community is sold.

As HUD begins to implement this law, we encourage you to keep us engaged to ensure implementation reflects the intent of Congress to help owners of manufactured homes find affordable and sustainable homes. We welcome a briefing by HUD staff to learn about HUD's timeline and plan for implementation. We look forward to hearing back from you by March 30, 2020. For more information, please contact Carol Wayman at 202.224.3150 or at Carol_Wayman@cortezmasto.senate.gov.

Sincerely,



Catherine Cortez Masto
United States Senator



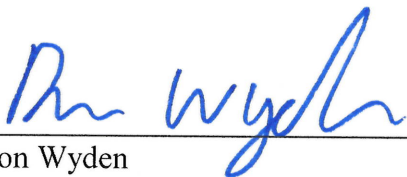
Tim Scott
United States Senator



Tina Smith
United States Senator



Kevin Cramer
United States Senator



Ron Wyden
United States Senator



Todd Young
United States Senator

ⁱ Further Consolidated Appropriations Act of 2020, PUB. L. NO. 116-94 [H.R. 1865], 133 Stat. 2534 (Dec. 20, 2019).

ⁱⁱ U.S. HOUSE COMMITTEE ON RULES, *Joint Explanatory Statement: Division H—Transportation, Housing and Urban Development, and Related Agencies Appropriations Act, 2020* 45-46 (December 17, 2019). Available at: <https://docs.house.gov/bills20191216/BILLS-116HR1865SA-JES-DIVISION-H.pdf>.