

119TH CONGRESS  
1ST SESSION

# H. R. 4969

To direct the Secretary of Housing and Urban Development to investigate and report on the prices for pad sites in manufactured home communities, and for other purposes.

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## IN THE HOUSE OF REPRESENTATIVES

AUGUST 12, 2025

Mr. VASQUEZ (for himself and Mr. RUIZ) introduced the following bill; which was referred to the Committee on Financial Services

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## A BILL

To direct the Secretary of Housing and Urban Development to investigate and report on the prices for pad sites in manufactured home communities, 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 “Keep Mobile Homes  
5 Affordable Act”.

1 **SEC. 2. HUD INVESTIGATION AND REPORT ON PRICES FOR**  
2 **PAD SITES IN MANUFACTURED HOME COM-**  
3 **MUNITIES.**

4 (a) INVESTIGATION.—The Secretary of Housing and  
5 Urban Development (hereafter referred to as the “Sec-  
6 retary”) shall conduct an investigation to determine if the  
7 prices for pad sites in manufactured home communities  
8 are—

9 (1) being manipulated by any form of market  
10 manipulation; or

11 (2) artificially increased through price gouging  
12 practices.

13 (b) REPORT.—

14 (1) IN GENERAL.—Not later than 270 days  
15 after the date of the enactment of this Act, the Sec-  
16 retary shall submit to the Congress and make avail-  
17 able on a public website of the Department of Hous-  
18 ing and Urban Development a report on the inves-  
19 tigation conducted under subsection (a).

20 (2) CONTENTS.—The report shall include—

21 (A) a long-term strategy for the Depart-  
22 ment of Housing and Urban Development and  
23 the Congress to address manipulation of prices  
24 for pad sites in manufactured home commu-  
25 nities, and in preparing the strategy the Sec-

1           retary shall utilize data on race, gender, and so-  
2           cioeconomic status; and

3                   (B) a description and analysis of how insti-  
4           tutional investors in manufactured home com-  
5           munities impact seniors and underserved com-  
6           munities.

7           (c) EXEMPTION FROM PAPERWORK REDUCTION  
8   ACT.—Chapter 35 of title 44, United States Code, shall  
9   not apply to the collection of information under subsection  
10 (a).

11 **SEC. 3. INVESTIGATIONS OF EXCESSIVE MANUFACTURED**  
12 **HOME PURCHASES.**

13           (a) IN GENERAL.—The Secretary shall monitor pur-  
14 chases of manufactured homes and pad sites for manufac-  
15 tured homes in each housing market area in the United  
16 States, as determined by the Secretary, to determine  
17 whether any single purchaser of such homes or pad sites,  
18 including any purchaser that is an institutional investor,  
19 is purchasing an excessive amount of such homes or pad  
20 sites made available for sale in any such market area. If  
21 the Secretary determines that, beginning on January 1,  
22 2015, any single purchaser has purchased more than  
23 2,500 manufactured homes or pad sites for manufactured  
24 homes made available for sale in any market area, the Sec-

1   retary shall conduct an investigation to determine if such  
 2   purchaser has engaged in—

3           (1) price gouging;

4           (2) rental increases that are significantly above  
 5   the area’s median rent price increase; or

6           (3) failure to provide utilities.

7       (b) REPORT.—Not later than 1 year after the conclu-  
 8   sion of an investigation conducted pursuant to subsection  
 9   (a), the Secretary shall submit to the Congress and make  
 10   available on a public website of the Department of Hous-  
 11   ing and Urban Development a report of such investigation.

12   **SEC. 4. DEFINITIONS.**

13       In this Act:

14           (1) MANUFACTURED HOME.—The term “manu-  
 15   factured home”—

16               (A) has the meaning given the term in sec-  
 17               tion 603 of the National Manufactured Housing  
 18               Construction Safety and Standards Act of 1976  
 19               (42 U.S.C. 5402); and

20               (B) includes any structure described in  
 21               such section 603 without regard to—

22                   (i) whether the structure complies  
 23                   with any standards under such Act; and

24                   (ii) the date of the manufacture of the  
 25                   structure.

1           (2) MANUFACTURED HOME COMMUNITY.—The  
2       term “manufactured home community” means any  
3       community, court, or park equipped to accommodate  
4       manufactured homes for which pad sites or pad sites  
5       and the manufactured homes, or both, are leased to  
6       residents to be used primarily for residential pur-  
7       poses.

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