

The SPEAKER pro tempore (Mr. BOST). Members are reminded to refrain from engaging in personalities toward the President.

MARKING 125TH ANNIVERSARY OF SPINDLETOP

(Mr. WEBER of Texas asked and was given permission to address the House for 1 minute and to revise and extend his remarks.)

Mr. WEBER of Texas. Mr. Speaker, January 10 marks the 125th anniversary of Spindletop, located in Texas, 14th District, which I am proud to represent.

In January 1901, the Spindletop gusher produced up to 100,000 barrels of oil per day and flowed for 9 straight days, making it the largest oil discovery in the world at the time and the first major oil field in the Gulf of Mexico. I should say the Gulf Coast, or should I say the Gulf of America?

That discovery launched the modern American oil industry and transformed southeast Texas into a national energy hub. Over the decades, Spindletop helped drive industrial growth, supported national defense, and built a foundation for the energy infrastructure that exists along the Texas Gulf Coast today.

My district is now home to some of the largest refineries in the U.S., three LNG export terminals, major ports, and thousands of energy workers whose labor keeps fuel moving across the country and to our allies.

That impact traces directly back to Spindletop: one discovery, one district, 125 years of American history.

AFFORDABLE HOUSING OVER MANDATING EFFICIENCY STANDARDS ACT

Mr. LATTA. Mr. Speaker, Pursuant to House Resolution 977, I call up the bill (H.R. 5184) to prohibit the Secretary of Energy from enforcing energy efficiency standards applicable to manufactured housing, and for other purposes, and ask for its immediate consideration in the House.

The Clerk read the title of the bill.

The SPEAKER pro tempore. Pursuant to House Resolution 977, the amendment in the nature of a substitute recommended by the Committee on Energy and Commerce, printed in the bill, is adopted and the bill, as amended, is considered read.

The text of the bill, as amended, is as follows:

H.R. 5184

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. SHORT TITLE.

This Act may be cited as the “Affordable Housing Over Mandating Efficiency Standards Act” or the “Affordable HOMES Act”.

SEC. 2. RECOMMENDATIONS FOR REVISIONS TO STANDARDS FOR MANUFACTURED HOUSING.

(a) *RECOMMENDATIONS.—Section 413 of the Energy Independence and Security Act of 2007 (42 U.S.C. 17071) is amended—*

(1) by amending subsection (a) to read as follows:

“(a) RECOMMENDATIONS FOR REVISIONS TO STANDARDS.—The Secretary may transmit to the Secretary of Housing and Urban Development recommendations for revisions to the preemptive energy conservation standards established under section 604(g) of the Housing and Community Development Act of 1974 (42 U.S.C. 5403(g)).”;

(2) by amending subsection (b) to read as follows:

“(b) CRITERIA FOR RECOMMENDATIONS.—Any recommendations for revisions to a preemptive energy conservation standard transmitted under this section shall—

“(1) be based on a determination of the cost-effectiveness of such standard as proposed to be revised, taking into consideration life cycle construction and operating costs;

“(2) include estimates of the impact of such standard as proposed to be revised on the initial purchase price of manufactured homes; and

“(3) be developed taking into consideration—

“(A) factory construction techniques and limitations unique to manufactured homes;

“(B) climate zones established by the Secretary of Housing and Urban Development;

“(C) alternative methods that achieve equivalent or improved energy performance as compared to such standard as proposed to be revised; and

“(D) estimated payback periods for any added costs arising from such standard as proposed to be revised.”;

(3) by striking subsection (c).

(b) NO FORCE OR EFFECT.—The final rule titled “Energy Conservation Program: Energy Conservation Standards for Manufactured Housing” published by the Department of Energy in the Federal Register on May 31, 2022 (87 Fed. Reg. 32728), shall have no force or effect.

The SPEAKER pro tempore. The bill, as amended, shall be debated for 1 hour equally divided and controlled by the chair and ranking minority member of the Committee on Energy and Commerce or their respective designees.

The gentleman from Ohio (Mr. LATTA) and the gentleman from New Jersey (Mr. PALLONE) each will control 30 minutes.

The Chair now recognizes the gentleman from Ohio (Mr. LATTA).

GENERAL LEAVE

Mr. LATTA. Mr. Speaker, I ask unanimous consent that all Members may have 5 legislative days to revise and extend their remarks on the legislation and to insert extraneous material on H.R. 5184.

The SPEAKER pro tempore. Is there objection to the request of the gentleman from Ohio?

There was no objection.

Mr. LATTA. Mr. Speaker, I yield myself such time as I may consume.

Mr. Speaker, since 2020, it is estimated that America’s housing market has climbed 57 percent, sidelining first-time home buyers and impacting communities across the country. In fact, polls show that more than four out of five Americans agree that housing affordability is a problem in the area in which they live, with median-priced homes costing more than 50 percent of a typical household’s income.

There are many contributing factors to the surge in prices, such as a demand shift and material costs. Inappropriate and duplicative regulatory

structures have compounded these issues for the construction of manufacturing housing.

The Energy Independence and Security Act of 2007 required the Department of Energy to set energy efficiency standards for manufactured housing. This duplicates the Department of Housing and Urban Development’s longstanding jurisdiction, first granted in the National Manufactured Housing Construction and Safety Standards Act, over these standards.

The law also required the DOE to base these new standards on the International Energy Conservation Code, the IECC, which is intended for site-built homes. Builders of site-built homes build according to that specific region, and the IECC reflects those unique characteristics. On the other hand, manufactured homes are built without knowledge of the final location of that home.

Manufactured homes play an essential role in meeting our Nation’s demand for affordable housing. In fact, the average income of a manufactured home buyer is \$63,000, while the average income for a site-built home buyer is about \$143,000.

We must ensure regulatory morass does not deteriorate access to these homes. H.R. 5184, bipartisan legislation led by the gentlewoman from Indiana, eliminates DOE’s authority to issue energy efficiency standards for manufacturing housing. Instead, HUD will maintain full regulatory authority, and DOE may provide recommendations throughout the rulemaking process.

This legislation will not diminish the energy efficiency of these homes. Our colleague from the other side of the aisle, the gentleman from Massachusetts’ Fourth Congressional District, issued a Dear Colleague and put it well by saying: This bill in no way diminishes the importance of energy efficiency. It simply ensures HUD, under its affordability mission, is the authoritative voice.

Consumers will continue to be protected by HUD’s existing process, and manufacturers will have a regulatory process that will facilitate the efficient construction of affordable homes in the United States.

Homeownership remains a significant aspect of achieving the American Dream. H.R. 5184 helps bring that dream closer to reality for millions of Americans.

Mr. Speaker, I urge my colleagues to support this legislation, and I reserve the balance of my time.

□ 0920

Mr. PALLONE. Mr. Speaker, I yield myself such time as I may consume.

Mr. Speaker, the affordability crisis has spread to nearly every facet of American lives. Utility bills are skyrocketing across the country. Trump’s disastrous tariffs are being passed on to the American consumer. Grocery prices are up, making it hard for families to put food on the table, and Republicans delivered their latest blow

with failing to extend the Affordable Care Act enhanced premium tax credits which will result in soaring healthcare premiums for more than 20 million Americans. In many cases, Americans are seeing monthly premiums either two, three, or four times higher than they were last year for their healthcare insurance.

To make matters worse, we are in the midst of a housing crisis that is crushing American families' dreams. We are witnessing historically high home prices, coupled with a devastating shortage of housing. The cost of buying a home feels out of reach for too many, while rent is simultaneously ballooning at an unsustainable rate. Manufactured homes, however, are an important component of our affordable housing stock.

We should all be concerned about the cost of buying a new home, but this bill does not solve this crisis. In fact, it only makes housing affordability worse.

First, it revokes the Department of Energy's May 2022 energy conservation standard for manufactured housing, robbing residents of \$5 billion in savings. Manufactured homes are often far less efficient than other homes, costing owners about 70 percent more per square foot in utility bills. Many low-income residents have reported foregoing basic necessities like food or medicine in order to keep their lights on.

To suggest that the Department of Energy standards for manufactured homes negatively impact affordability is entirely false. As I stressed, it is entirely false. When talking about affordability, it is imperative that we also consider the cost of actually living in these homes, and energy use is a big part of that. This is even more important at a time when electricity costs are up 13 percent nationwide.

If my Republican colleagues really want to get at the root cause of the current housing affordability crisis, they should look at Trump's disastrous tariffs on essential building materials and appliances, not energy efficiency standards that actually lower monthly energy bills.

Now, this bill also strips the Department of Energy of its congressionally-directed authority to set efficiency standards for manufactured homes and sends the responsibility to the Department of Housing and Urban Development, or HUD, an agency with a history of failing to protect manufactured housing residents from high energy costs.

Prior to the passage of a bipartisan bill called the Energy Independence and Security Act in 2007 when George Bush was President, he signed that into law, and HUD was then responsible for setting energy efficiency standards for manufactured homes. However, the agency, HUD, failed to act, leaving residents without an updated energy code since 1994. It is no wonder that 44 percent of manufactured housing residents face a high energy burden.

Now, the Department of Energy in May 2022 set a standard that was long overdue that said that manufactured housing residents had gone without a modern standard for nearly 30 years before the Department of Energy issued a final rule, and they did so. As a result, the standard that exists now, which this bill would repeal, essentially saves about \$475 a year in savings on utility bills; but this bill repeals those savings. It repeals the DOE standards, and that is what is unacceptable about this bill. We should be fighting to raise the standard of living of manufactured housing residents, not lowering it with higher costs.

That is why I strongly oppose the bill. The affordability crisis is quite literally hitting home for millions of Americans, and H.R. 5184 would only saddle residents with even higher utility bills at a time when they can least afford it.

Mr. Speaker, I urge my colleagues to vote "no" on the bill, and I reserve the balance of my time.

Mr. LATTA. Mr. Speaker, I yield my self such time as I may consume.

Mr. Speaker, Republicans have been working to make sure we bring down utility costs and energy costs across this country, and that means making sure that we have that energy that has been given us.

When we look at what we have been able to do, especially in oil and natural gas production, from the days of Jimmy Carter when we were told that we were supposed to shut down our thermostats, make sure you put a sweater on, walk to work, well, Republicans did something about it and put the laws and regulations into place to make sure.

However, people who live in certain States are going to see their prices going up. Looking at this chart, what we see is when you look at California, Hawaii, Maine, Massachusetts, Connecticut, Rhode Island, their prices have gone up. We also know that we had the Governors up in New England this year who stated that they were fearful that their consumers were going to pay 40 percent more for power this winter.

Republicans want to do something about that in this country and make sure we get the permitting laws done that we have been working on in committee.

At this time I yield 1 minute to the gentleman from Georgia (Mr. CARTER).

Mr. CARTER of Georgia. Mr. Speaker, I thank the gentleman for yielding and for hosting us today.

Mr. Speaker, I rise today in support of the Affordable HOMES Act.

Manufactured homes are an essential part of our effort to meet the demand for affordable housing in America. Unfortunately, manufactured homes are currently subject to burdensome and unnecessary Biden-Harris regulations that are raising prices.

This commonsense bill would eliminate the Department of Energy's dupli-

cative authority over manufactured home energy efficiency standards while ensuring the Department of Housing and Urban Development maintains full regulatory authority. This creates less red tape without sacrificing quality and efficiency.

When energy efficiency standards are streamlined, it can lower costs and ensure that more Americans can afford homes.

Congress owes it to the next generation of Americans to make buying a home as affordable and accessible as possible, and this bill helps to do that.

Mr. Speaker, I thank my friend, Representative HOUCHIN, for introducing this bill, and I urge its immediate adoption.

Mr. PALLONE. Mr. Speaker, I yield such time as she may consume to the gentlewoman from Florida (Ms. CASTOR), who is the ranking member of the Subcommittee on Energy.

Ms. CASTOR of Florida. Mr. Speaker, I thank the gentleman from New Jersey for yielding the time.

Mr. Speaker, I rise in opposition to H.R. 5184 because it will lead to higher costs for hardworking American families, especially higher electric bills that are spiking under Republican policies.

Despite President Trump's promise that he was going to lower electric bills, he was going to cut them in half, electricity prices are up by over 13 percent over last year and much higher in many places. Americans have been hammered with about \$86 billion in rate increases. In Florida, the Republican utilities commission just passed along the highest rate increase in the history of our State. Some are characterizing this as the largest rate increase in the history of the country.

The Republican big, ugly bill is also driving prices higher, along with Trump's illegal interference with clean energy projects that were ready to come on line and help lower prices. That is just not smart, and neither is this bill that would gut the Department of Energy's ability to set energy efficiency standards for manufactured homes. These were goals given by Congress in a bipartisan way years ago to help our neighbors save money back home.

Yes, Americans are facing a housing affordability crisis, but they are also facing an energy affordability crisis. Republicans are using this bill to try to prevent a false choice between tackling both of those problems, but Republicans have done nothing to address the economic instability of hardworking American families.

Just ask my neighbors back home in Florida. Florida has more manufactured homes than any State in the country, about 800,000 manufactured homes, so that is 10 percent of all manufactured housing in the United States. What the Republicans will not tell you is that manufactured homes often have very poor insulation. They use about 50 percent more electricity than other types of construction.

Utilities in Florida do not offer any efficiency programs designed for manufactured homes, so there is no help there. As a result, it is incredibly difficult for the people living in these homes to pay their electric bills. It is only getting worse with longer, hotter summers fueled by climate change.

At the end of the year, my hometown newspaper actually took a look at the soaring electric bills for manufactured homes. Mr. Speaker, I include in the RECORD the Tampa Bay Times article of December 30, "For Tampa Bay's mobile home residents, high electric bills can be a crisis."

FOR TAMPA BAY'S MOBILE HOME RESIDENTS,
HIGH ELECTRIC BILLS CAN BE A CRISIS
(By Emily L. Mahoney and Max Chesnes,
Dec. 30, 2025)

Energy efficiency standards for mobile homes haven't been updated in decades, allowing leaky walls to sap budgets.

Rebecca Parris rushes to the bank before it closes.

The power could be shut off soon to her 960-square-foot mobile home in St. Petersburg, she fears, if she doesn't pay Duke Energy her overdue bill. The deep red "Action Required: Bill Past Due" banner on a Dec. 16 email from the company—and the handful that came before it—makes her heart pound.

A neighbor chips in \$95, and she speeds over to Bank OZK to cash the check. This month's crisis is narrowly averted. But she's already thinking about next month.

"I've worked my ass off my whole life," said Parris, 67, still sitting in the driver's seat of her car from her dash to the bank. "But it's been really hard."

Mobile homes have long been an affordable option for people with fixed or lower incomes, when a big down payment and mortgage are out of reach. But beyond the smaller purchase price lurks a hidden danger: Because of outdated manufacturing standards, mobile homes can have much higher electric bills than traditional houses.

For a series of stories on energy affordability, the Tampa Bay Times asked readers to submit information about their electric bills. Hundreds responded, and many said they paid higher bills this year than ever before. Yet even in this climate, mobile home residents stood out—some with bills ranging from \$300 to \$500, roughly comparable to houses twice their size.

Retired and on a fixed income, Parris has struggled this year to keep up.

After Hurricane Helene's storm surge flooded her home last fall, she lost her car, her furniture, a new washer and dryer. The salt water also damaged her air conditioner, which she replaced about a month after the storm.

Then she watched this year as her Duke charges climbed:

\$170.09 in May.

\$258.06 in June, a payment she missed.

\$314.85 in July, which ballooned to more than \$500 counting what she still owed.

"It's so so stressful and daunting," Parris said. "I deal with financial pressures every day like this."

Rebecca Parris, 67, is struggling to keep up with high power bills in her 960-square-foot mobile home in St. Petersburg. "It's so stressful and daunting," she said. "I deal with financial pressures every day like this."

Lowell Ungar, director of federal policy for the American Council for an Energy-Efficient Economy, a national advocacy group, said that while codes for traditional houses have been constantly improving to require builders to make them more efficient, mo-

bile home regulations haven't budged in decades.

"In terms of their energy equipment and components, they're not built very well," he said, referring to the homes' insulation, windows and water heaters, for example. "The federal code hasn't been changed since 1994—and it wasn't very strong then."

Unlike other types of housing, mobile homes are only subject to federal energy standards, not state building codes. In 2007, Congress recognized that these requirements were too weak and passed a law directing the U.S. Department of Energy to update them. That still hasn't happened.

The agency released updated rules in 2022, but delays to their compliance date, bureaucratic back-and-forth and pressure from the manufactured home industry has led to a "long saga" of delays, Ungar said.

A bill in Congress called the Affordable HOMES Act, a Republican-sponsored measure that is advancing with the support of some Democrats, would roll back the Department of Energy's most recent attempt to update the standards and block the agency from setting future ones.

Proponents contend that stricter standards will make new homes cost more for consumers, an argument that Ungar said is outweighed by the larger savings on energy bills, which result in lower monthly costs even with a slightly higher mortgage.

"It is beyond frustrating that this has dragged on now for, depending how you count, 30 years since the energy code was last updated and 18 years since Congress told the Department of Energy to fix the problem," Ungar said. "Every year, there's tens of thousands of new homes that stick their residents with these bills for the decades that people are in those homes."

Parris blames the poor insulation in her 1970s home for leaching cool air in the summer. She'll set her air conditioning to 77 degrees, but the temperature inside rises to around 87.

Duke representatives have told her that her new air conditioning may have been installed improperly, Parris said, and have explained that her kilowatt usage is double what they would expect of a home her size.

Poor insulation exacerbates costs that are already rising because of hikes to base rates and—particularly stark this year—steep hurricane recovery fees from 2024's disastrous season.

Brad Coath paid more when he bought his mobile home to get it upgraded with extra insulation. It's paid off, he said, as he's noticed it holds its temperature well in the summer. Still, Coath, a 66-year-old retired nurse, has seen the bills for his St. Petersburg mobile home swell.

He's enrolled in Duke's budget billing program, which averages out bills across each quarter to make them more predictable. They went from around \$150 to over \$200 this summer, prompting him to cut back on travel and put off bigger expenses.

"I get so tired of the PSC just rubber-stamping everything that comes across their desks," Coath said, referring to the Florida Public Service Commission that approves utility hikes. "Do these people not get bills? How do I get that job?"

Duke Energy has emphasized that the storm cost recovery charge, which is around \$32 monthly for a household using 1,000 kilowatt-hours, will fall off bills in March, which is also when a separate seasonal discount kicks in. Tampa Electric's hurricane fee, which is about \$20 per month for the same energy use, will last longer, until September 2026.

Both companies noted they have programs to help mobile home residents improve their efficiency, like home energy audits that can

lead to discounts. Duke, for example, offers rebates up to \$600 for air conditioner replacements to qualifying mobile homeowners, and smaller rebates for duct repair. They are funded by all Duke customers through a charge on their bills.

Edward Cifelli, 83, moved to Dade City with his wife almost 20 years ago because the rolling pastureland reminded them of their longtime New Jersey home.

Electric bills for their double-wide usually hover around \$200, an amount they can manage even as the rent for the lot their home sits on continues to creep upward.

But in August, their Duke bill hit \$300 for the first time Cifelli can remember. He doesn't understand why utilities charge residents for hurricanes when those should be an expected part of doing business in Florida.

"It doesn't seem right to me that we pay a certain amount of money, and when it gets a little expensive for them, they make us pay extra," he said. "Old people are always concerned about outliving their savings, and that's where we are."

Ms. CASTOR of Florida. Mr. Speaker, it says: "Energy efficiency standards for mobile homes haven't been updated in decades, allowing leaky walls to sap budgets."

They profile an older woman, a retiree on a fixed income in St. Petersburg, who lives in a 960-square-foot manufactured home. After Hurricane Helene, she has really been struggling. She lost her car. She lost her furniture, her washer and dryer, and her air-conditioning.

□ 0930

Now, her electric bills are soaring because of the costs of hurricane recovery and these longer, hotter summers. Her electric bills this year went from \$170 in May to \$258 in June to \$314 in July. That is not affordable. Energy efficiency standards are needed for future residents so they can save money over the long term.

In this story—and I will recommend it to everyone that is concerned about this issue—there is one expert that goes into this and says that in terms of their energy equipment and components, manufactured homes are not built very well. "The Federal code hasn't been changed since 1994—and it wasn't very strong then."

It goes on and says: "Unlike other types of housing, mobile homes are only subject to Federal energy standards, not State building codes. In 2007, Congress recognized that these requirements were way too weak and passed a law directing the U.S. Department of Energy to update them. That still hasn't happened." And it needs to happen.

This expert says that people are saying we need more affordable housing, but if you let folks off the hook for future improvements to manufactured homes, you are simply going to weigh down the people who live in them over time. You are not doing them any favors.

This expert says that every year there's tens of thousands of new homes that stick their residents with these bills for decades. That is not right. We can do better than that.

This bill also would move the authority to set these standards from the Department of Energy to the Department of Housing and Urban Development. Well, HUD hasn't set energy standards for manufactured homes since 1994, and it was a bipartisan Congress that moved it back to DOE where they have the expertise to do it.

If these standards were to take effect, the DOE standard would save residents an estimated \$475 a year on their electric bill. That is not peanuts, especially for that retiree in St. Petersburg who could use every cent right now.

If anything, Congress should be pressing DOE to strengthen standards. Energy efficiency standards are not the barrier to building affordable manufactured homes. Mr. Speaker, more than 58,000 homes already have been built to higher DOE Zero Energy Ready Homes criteria, most in 2025, because many want to do better for their residents. The technology is there and the building materials are there.

These are the people also mostly being hurt primarily by the Republican policies raising the cost of living, whether it is arbitrary tariffs—and maybe the Supreme Court will give us a little relief from these arbitrary tariffs. People are paying, according to one analysis, up to \$1,200 to \$1,600 more because of arbitrary tariffs every time they go to the grocery store or for construction materials, canceled energy projects, and the big, ugly bill and cuts to healthcare.

While speaking of healthcare, thanks to the American people speaking out, along with hospitals, doctors, and nurses, every House Democrat and 17 Republicans yesterday voted to extend the ACA tax credits and lower costs. I hope this is catching. I hope this would catch on with our Republican colleagues because people are feeling very insecure when it comes to their family budgets.

You add on something like this where there is no hope for the future to help save money if you are going to live in a manufactured home, your arbitrary tariffs, all this is weighing down on people. If Republicans actually wanted to lower household costs, they would restore tax credits, as well, related to residential clean energy that they gutted as part of the big, ugly bill. They were working to help people save on the high cost of electricity, saving them thousands of dollars on appliances like their AC and heating systems and helping them install solar and batteries or helping them make other home efficiency improvements.

But the Republicans have rejected all of that. They said that is not important. It is more important to give a pass or do a favor for Big Oil companies or the Big Utility companies. Well, we are on the side of the people because they deserve so much better.

Unfortunately, we know the tone the Republicans set last year. I just hoped at the beginning of the year the Republicans would turn the page. Mr. Speak-

er, 17 did yesterday on healthcare tax credits. I would hope on energy bills they would also look to partner with us to help lower the cost of living. That may be too much to ask for, otherwise they wouldn't be offering bills like these that heap more costs and pain onto our neighbors back home.

Mr. Speaker, American families deserve so much better. This bill needs to be rejected. You need to stand on the side of the people and their pocketbooks for a change.

Mr. LATTA. Mr. Speaker, I yield 2 minutes to the gentleman from Georgia (Mr. ALLEN). He represents Georgia's 12th District.

Mr. ALLEN. I thank my friend from Ohio for yielding. Mr. Speaker, I rise today in support of H.R. 5184, the Affordable HOMES Act.

Mr. Speaker, for many years, including when I first got started in my career in the construction industry, buying and owning a home was reachable and a significant achievement for American workers. In fact, just 6 years ago it was achievable, but unfortunately, in today's economic conditions, many young Americans are realizing that the dream of homeownership has become just that: a dream.

This all happened in the 4 years of the Biden-Harris administration. In fact, if you were born after 1982 in this country, you had never seen inflation before. It created high interest rates. Simply, these people don't know what they are talking about.

Like I said, I come from the business world. I lived through these last 4 years, and it has been devastating to this country.

What we are trying to do here is turn the tide. For example, in the State of Georgia, the average home is valued at over \$320,000. Just 6 years ago, you could buy that home for \$250,000. It is just simply out of reach for countless young families.

Under current law, the Department of Housing and Urban Development and the Department of Energy have the authority to set energy efficiency standards for manufactured homes.

Authorizing two Federal agencies to accomplish the same goal only serves to create conflicting standards and confusion, overcomplicating the regulatory process for builders, and making it more difficult to construct and ultimately purchase affordable homes.

We are listening to the housing industry.

Mr. Speaker, with my over 40 years of experience in the construction industry, I can tell you firsthand just how overbearing and expensive and burdensome Federal regulations can be. Let's listen to the American people. Let's listen to the people that build these homes.

The SPEAKER pro tempore. The time of the gentleman has expired.

Mr. LATTA. Mr. Speaker, I yield an additional 30 seconds to the gentleman from Georgia.

Mr. ALLEN. Mr. Speaker, the Affordable HOMES Act, offered by my friend

Representative HOUCHIN, is a common-sense bill that removes duplicative housing regulations and will decrease housing costs in America.

Specifically, it eliminates DOE's authority to issue energy standards for manufactured houses while maintaining HUD's full regulatory authority. In doing so, we will streamline the standard-setting process, which will lower the cost of manufactured housing.

We should be able to agree in Congress that we need to take this action to address rising costs. I strongly urge a "yes" vote on H.R. 5184.

Mr. PALLONE. Mr. Speaker, I yield 2 minutes to the gentlewoman from Oregon (Ms. BONAMICI).

Ms. BONAMICI. Mr. Speaker, I rise in opposition to H.R. 5184, the Affordable HOMES Act. This bill does not make housing more affordable. Instead, it will lock in higher utility bills.

We know and we understand there is an affordable housing crisis, and that is true in the district I represent in the State of Oregon and across the country. Too many people cannot afford homes, but here is the truth: Low-cost homes with expensive utility bills aren't affordable.

Manufactured homes are a critical source of affordable housing, and that is especially true for seniors, veterans, and working families.

□ 0940

These homes might cost less upfront, but monthly utility bills can determine whether families can afford to stay in them.

Before I came to Congress, I served in the Oregon legislature, and I chaired the Senate Consumer Protection Committee. I had in the district I represent, and still have in my congressional district, the largest manufactured home park in Oregon, with more than 450 homesites. Back then, and it is still true today, the largest complaint was about utility costs. Once people get in their homes, they can't afford rising utility costs.

In Oregon, demand for energy is rising. We have colder winters and hotter summers. Sometimes, wildfire smoke can trap families indoors, forcing air systems to run longer and harder. Oregonians may need more energy, but they certainly don't need higher costs.

When homes are energy inefficient, families pay more. However, energy efficient homes mean lower costs and homes that are safer, healthier, and more resilient.

This legislation will increase costs, reduce protections, and shift responsibilities away from manufacturers and onto families who are already struggling with high costs for groceries, healthcare, and housing.

I understand the concern about HUD because they have had the responsibility since 1994. Finally, DOE enacted some standards. Giving that responsibility to HUD is not reassuring.

Mr. Speaker, let's defeat this bill.

The SPEAKER pro tempore. The time of the gentlewoman has expired.

Mr. PALLONE. Mr. Speaker, I yield an additional 1 minute to the gentleman from Oregon.

Ms. BONAMICI. Mr. Speaker, let's work together. Let's defeat this bill today. Instead, let's consider legislation that will really lower costs, not raise them. Let's ensure that the standards are enacted before we start passing these costs on to consumers.

Mr. Speaker, I urge a "no" vote today.

Mr. LATTA. Mr. Speaker, I yield 2 minutes to the gentleman from Massachusetts (Mr. AUCHINCLOSS).

Mr. AUCHINCLOSS. Mr. Speaker, I thank the chairman for yielding.

Housing affordability is the number one issue in the United States economy right now, and manufactured housing is part of the solution. It is housing in the range of \$100,000 to \$200,000. New manufactured homes are HUD energy code compliant, and some of them even are meeting Energy Star certification standards.

However, we have a challenge. In 2022, under the Biden administration, with the Department of Energy and the Department of Housing and Urban Development sharing enforcement authority for energy efficiency standards for manufactured housing, the Department of Energy put forward energy efficiency standards that the Biden-era HUD said they could not enforce.

I want to reiterate that for my Democratic colleagues. The Biden-era HUD said they could not enforce because of what they would do to housing affordability with manufactured housing.

It was projected that at least 25,000 fewer homes would be constructed over the next 10 years, and one Biden-era Office of Management and Budget official said it could add \$5,000 to \$10,000 of additional costs per key for manufactured housing, all to save what could be a teaspoon of greenhouse gas emissions, about what one Ford F-150 would emit on one visit to a construction worksite.

This is not a workable scenario because when you have shared enforcement between two agencies that disagree, nothing happens. What this bill does is it puts accountability for housing affordability with the Department of Housing and Urban Development.

The Department of Housing and Urban Development still needs to incorporate the expertise of the Department of Energy. I want to be clear about this. This does not necessarily lower energy efficiency standards. In fact, HUD could very well decide that they want to raise energy efficiency standards, but they are going to make that decision holistically. They are going to look at the costs.

The SPEAKER pro tempore. The time of the gentleman has expired.

Mr. LATTA. Mr. Speaker, I yield an additional 1 minute to the gentleman from Massachusetts.

Mr. AUCHINCLOSS. They are going to look at the total cost of ownership,

including the initial purchase price plus the cost of utilities over long-term usage, understanding that many purchasers of manufactured housing don't live there for the 30 years that the Department of Energy was using to amortize the energy costs.

This bill streamlines bureaucracy, and it clarifies accountability. It does not lower energy efficiency standards, but it does lower prices. This is why the National Housing Conference, which is a continuum of affordable housing stakeholders, has endorsed this legislation. I encourage my Democratic colleagues to do so, as well.

Mr. PALLONE. Mr. Speaker, I yield myself such time as I may consume.

Mr. Speaker, while I appreciate that my colleague from Massachusetts offered an amendment to improve the bill during the subcommittee markup, unfortunately, his amendment fell short of addressing the fatal flaws in this underlying bill.

The amendment allows the Department of Energy to make efficiency recommendations to the Department of Housing and Urban Development on energy conservation standards. While this change is better than completely writing the Department of Energy out of the process like the original bill did, the fact of the matter is that this bill still nullifies the Department of Energy's manufactured housing rule standard for energy efficiency and, therefore, jeopardizes billions in savings for American families.

Additionally, the bill, as amended, does not specify what HUD should do with the recommendations from the Department of Energy. Even if the Department of Energy submitted recommendations, HUD is likely to ignore them. Let us not forget that when HUD had sole authority to issue energy codes for manufactured housing prior to 2007, the agency failed to act.

Again, it is important to ask: Why should we entrust HUD to act differently now?

This bill undermines the Department of Energy's authority to set efficiency standards and will rob much-needed and long-overdue savings from manufactured housing residents. I still strongly oppose the bill, as amended. Families who live in manufactured housing deserve to have efficient and safe homes. Let's fight to raise their standard of living, not lower it.

My colleague from Massachusetts mentioned support from the housing group. Mr. Speaker, I include in the RECORD a letter from five major organizations that deal with manufactured homes: Americans for Financial Reform, Grounded Solutions Network, National Association for State Community Service Programs, Next Step Network, and ROC USA.

Hon. JOHN THUNE,
*Majority Leader, U.S. Senate,
Washington, DC.*

Hon. CHUCK SCHUMER,
*Minority Leader, U.S. Senate,
Washington, DC.*

Hon. MIKE JOHNSON,
*Speaker, House of Representatives,
Washington, DC.*

Hon. HAKEEM JEFFRIES,
*Minority Leader, House of Representatives,
Washington, DC.*

DEAR LEADER THUNE, LEADER SCHUMER, SPEAKER JOHNSON, AND LEADER JEFFRIES: We write to you as representatives of organizations that advocate for and support the production of affordable homes for lower-income families, urging you to oppose H.R. 5184, the Affordable HOMES Act. This bill would result in high energy costs for families who live in new manufactured homes, undermining their affordability at a time when those families are having trouble paying their bills.

Manufactured homes have long been—and must remain—a key source of housing for many limited-income residents. Yet some of these homes are built with poor insulation, air sealing, and windows, leaving residents with unaffordable monthly energy bills. These costs are a burden for the residents, who have a median household income of roughly \$40,000.

The Department of Housing and Urban Development (HUD) last updated energy requirements for manufactured homes more than three decades ago in 1994. Unfortunately, those outdated rules have allowed the continued construction—up to the present day—of homes that are poorly insulated and sealed. In response to HUD's inaction, Congress stepped up in 2007 by directing the Department of Energy (DOE) to set energy efficiency standards for the homes. Standards finalized by DOE in 2022 would significantly improve affordability, with energy bill savings that far exceed the modest added construction costs.

While DOE and its national labs have much greater building energy expertise, HUD already has an active compliance program for its manufactured home standards, and cooperative use of that infrastructure would improve compliance with the DOE standards and ease the compliance burden for manufacturers by creating one enforcement mechanism. Unfortunately, the timely and effective implementation of the cost-saving standards has faced opposition, including litigation, from segments of the industry.

H.R. 5184 would revoke the 2022 DOE standards, and it would go further, eliminating DOE's authority to set standards for manufactured homes altogether. This would leave only HUD's three-decade-old code in place, along with the unlikely prospect that HUD and the Manufactured Housing Consensus Committee would suddenly update energy efficiency standards after decades of inaction. While many manufactured homes already are built well above the DOE standard, many others are still built to the baseline HUD Code level.

Congress can and must take steps to improve housing affordability, including expanding production of homes in which families can afford their energy bills and be safe and comfortable during extreme weather. H.R. 5184 would have the opposite effect, locking in the unaffordable and harmful status quo for too many families who live in manufactured homes.

For these reasons, we urge you to vote against H.R. 5184.

Sincerely,
AMERICANS FOR FINANCIAL
REFORM.
GROUNDED SOLUTIONS

NETWORK.
NATIONAL ASSOCIATION FOR
STATE COMMUNITY
SERVICES PROGRAMS.
NEXT STEP NETWORK.
ROC USA.

Mr. PALLONE. I don't want to read the whole thing, but this was addressed to the House bipartisan leadership.

It says: "We write to you as representatives of organizations that advocate for and support the production of affordable homes for lower income families, urging you to oppose H.R. 5184, the Affordable HOMES Act. This bill would result in high energy costs for families who live in new manufactured homes, undermining their affordability at a time when those families are having trouble paying their bills."

I won't get into the rest of it, but I just wanted to point out that many more organizations that deal with manufactured homes, than what was cited by my colleague from Massachusetts, oppose this bill.

Mr. Speaker, I reserve the balance of my time.

Mr. LATTA. Mr. Speaker, I yield 2 minutes to the gentleman from the 10th District of Michigan (Mr. JAMES).

Mr. JAMES. Mr. Speaker, right now, the median cost of a new home in Michigan is over \$430,000, and more than 78 percent of households cannot afford it. Nearly 8 in 10 Michiganders are losing their shot at homeownership. They are locked out, priced out, and pushed away from the American Dream.

Now, after 4 years of Bidenflation, which saw home costs double, Michigan Democrats are pushing new building codes, expecting to add another \$15,000 to the cost of a new home. Regulatory costs already add \$93,870 per home, and for every \$1,000 increase, Mr. Speaker, 3,393 households are already priced out of the market.

That is why I am very pleased that my colleagues and I on the Energy and Commerce Committee are taking this issue seriously and advancing real, practical solutions.

Through efforts like my Path to Affordable Homes Act and the important legislation that Congresswoman HOUCIN introduced today, we are working to cut unnecessary regulatory barriers, expand housing affordability, and ensure families, seniors, and future generations have a fair shot at homeownership and building generational wealth.

Mr. Speaker, this is how we restore common sense. This is how we restore affordability. This is how we give the American people a chance to get ahead, stay ahead, and have an ownership stake in their future.

Mr. Speaker, I urge my colleagues to support H.R. 5184.

□ 0950

Mr. PALLONE. Mr. Speaker, may I inquire as to how much time remains on both sides?

The SPEAKER pro tempore. The gentleman from New Jersey has 11½ min-

utes remaining, and the gentleman from Ohio has 18½ minutes remaining.

Mr. PALLONE. Mr. Speaker, I continue to reserve the balance of my time.

Mr. LATTA. Mr. Speaker, I yield 2 minutes to the gentlewoman from Indiana (Mrs. HOUCIN), the bill's sponsor, who represents Indiana's Ninth District.

Mrs. HOUCIN. Mr. Speaker, the American Dream starts with owning a home, but today families are being priced out by unnecessary Federal regulations.

The Affordable HOMES Act fixes a simple but costly mistake in Washington: two Federal agencies regulating the same homes in different ways.

The Department of Housing and Urban Development has regulated manufactured housing for decades. It knows the market, and it understands how these homes are built and the families who live in them.

However, in 2022, the Biden administration layered on a new Department of Energy rule that raised costs on manufactured housing without regard for any of these factors.

The rule raised costs by \$5,000 to \$10,000 per door, with little to no environmental benefit. It simply made homes harder to afford. I ask my Democratic colleagues: What difference does it make if a home is more energy efficient if you can't afford to buy it?

For families looking to buy a manufactured home, affordability comes down to one thing: whether the monthly payment fits their budget and whether they can actually qualify for a loan. Even a few thousand dollars in added up-front costs can be the difference between owning a home or being shut out entirely.

When a policy raises costs and locks families out of homeownership without improving outcomes, it is a failure. The Cicero Institute said it well in a 2021 article critical of the Biden-era rule. It stated: "The government isn't magically providing consumers 'savings'; it is merely forcing them to buy more expensive things."

The bill restores clarity and common sense. HUD sets the standards as Congress intended while the Department of Energy maintains and continues to provide technical expertise.

The bill eliminates overlapping mandates that drive up prices and slow construction, which is why it passed the Energy and Commerce Committee with strong bipartisan support. We aren't aiming to weaken standards. We are ensuring as standards are enacted they work for the people they are meant to serve.

When regulations price families out of homeownership, Congress has a duty to step in.

The SPEAKER pro tempore. The time of the gentlewoman has expired.

Mr. LATTA. Mr. Speaker, I yield an additional 30 seconds to the gentlewoman from Indiana.

Mrs. HOUCIN. Mr. Speaker, the Affordable HOMES Act does exactly that by cutting red tape, restoring clarity, and helping builders build and families buy.

Despite claims made by my Democratic colleagues about the Affordable HOMES Act, it does not raise existing rates for homeowners.

Mr. Speaker, I urge my colleagues to vote in favor of H.R. 5184.

Mr. PALLONE. Mr. Speaker, I continue to reserve the balance of my time.

Mr. LATTA. Mr. Speaker, I yield 1 minute to the gentleman from Colorado (Mr. EVANS), who represents Colorado's Eighth District.

Mr. EVANS of Colorado. Mr. Speaker, today I rise in strong support of the Affordable HOMES Act. Housing affordability is top of mind for my constituents, and this bill helps deliver.

It cuts red tape by streamlining duplicative regulations for manufactured homes, which improves housing affordability for millions of Americans.

This commonsense approach is the exact opposite of what Colorado Democrats have done. Last year, Colorado adopted the Model Low Energy and Carbon Code, which forces home-builders into electricity-only for residential energy, along with demand response controls.

What is demand response control? Literally, the government requiring utilities have the power to lock you out of your thermostat, freeze your water heater, and turn off your lights in response to energy efficiency mandates.

Mr. Speaker, that is government overreach my constituents cannot afford. Bills like the Affordable HOMES Act help fix the problem by cutting red tape, lowering costs, and increasing the inventory of affordable homes.

I urge my colleagues to join me in voting "yes."

Mr. PALLONE. Mr. Speaker, I yield myself such time as I may consume.

I listened to the gentleman from Colorado, but I just want to stress that this bill isn't about resolving conflicting standards or regulatory confusion on the part of the Federal Government.

This is about the fact that the Department of Housing and Urban Development failed to act for decades on energy efficiency, leaving a 1994 energy code untouched for over 30 years.

Now, when the Department of Energy is seeking to put in place a standard, well, what happens? First of all, when it was supposed to go into effect, President Trump this summer basically postponed it.

Now, they are trying to remove the standard entirely, but removing the Department of Energy's authority to set efficiency standards will only leave residents unprotected from high energy costs.

The Department of Energy is required by statute to consult with HUD in setting efficiency standards, and

DOE has worked extensively with HUD on this for years.

Technically, HUD can still update the energy code for manufactured homes, but they have been severely delinquent in doing so. Just as I mentioned, HUD has had over 30 years to set a stronger standard, and they just choose not to.

H.R. 5184 does not magically rewrite history. Giving HUD sole authority now does not take away the fact that the agency left manufactured housing residents with energy bills that are 70 percent more per square foot compared to site-built homes for decades.

DOE's energy sector experts are best positioned to set efficiency standards for manufactured homes, and it is the only agency that has successfully produced modernized standards. Those standards would save \$475 a year on utility bills and have a real impact on Americans' wallets, safety, and security. Of course, though, President Trump doesn't want that, so he set aside the standard, and now they want to eliminate it completely. All that is going to do is raise utility bills tremendously for people who live in manufactured homes.

Mr. Speaker, I reserve the balance of my time.

Mr. LATTA. Mr. Speaker, I yield 1 minute to the gentlewoman from California (Mrs. KIM), who represents the 40th District.

Mrs. KIM. Mr. Speaker, I am proud to stand in support of H.R. 5184, the Affordable HOMES Act.

This bill fixes a broken Federal process that has stalled sensible updates to housing standards for years. While the issue is clear in manufactured housing energy standards, the lesson applies across the housing market: Overlapping regulations increase costs without delivering better outcomes for families.

As a champion of the One Big Beautiful Bill Act, I fought to deliver real relief for hardworking families by raising the State and local tax deduction cap to \$40,000 so families can keep more of what they earn and finally afford to buy a home.

We must also bring the Housing for the 21st Century Act to the House floor as soon as possible to help working-class American families get ahead.

The Affordable HOMES Act is a practical step forward that helps families without sacrificing safety or efficiency.

Mr. Speaker, I urge my colleagues to support this bill.

Mr. PALLONE. Mr. Speaker, I continue to reserve the balance of my time.

Mr. LATTA. Mr. Speaker, I yield 3 minutes to the gentleman from Nebraska (Mr. FLOOD), who represents the First District.

Mr. FLOOD. Mr. Speaker, first I thank the gentlewoman from Indiana (Mrs. HOUCHIN), my friend, for her leadership on this very important issue. It has been an absolute pleasure working with her on this bill, which makes

manufactured housing less expensive and more accessible to Americans.

I also serve as the Housing and Insurance Subcommittee chairman with the Financial Services Committee. Our Committee has jurisdiction over the Department of Housing and Urban Development, which is responsible and should be solely responsible for manufactured housing codes.

Manufactured homes are more affordable than site-built and even modular homes, in part because they are built to one single Federal code. Regulatory streamlining isn't just a bonus for manufactured housing; it is at the core of what makes these homes cost effective.

That is why this legislation is so important. Inviting a second regulator into the business of manufactured housing codes really undermines a key value proposition for manufactured housing.

Since legislation passed in 2007 mandating the Department of Energy establish energy efficiency standards for manufactured homes, the Department of Energy has struggled to effectively craft and implement these standards.

They released an Advance Notice of Proposed Rulemaking in 2010, and it took them 6 years to propose draft standards in 2016. The final standards were released 15 years after enactment in 2022, but then the Department of Energy delayed implementation of the rule because they were unsure of how they would even enforce the rule. We are now approaching 19 years since enactment, and the Department of Energy is still behind schedule.

Unfortunately, the actual content of the final rule is also problematic. The Department of Energy has been sued for this rulemaking for both failing to coordinate with HUD, which was mandated in the statute, and failing to adequately consider costs.

□ 1000

The Department of Energy even admitted in their final rule that their analysis has not "included any potential associated costs of testing, compliance, or enforcement" of the mandate.

That is downright embarrassing from an agency tasked with taking cost into account when implementing these standards.

Suffice it to say, the Department of Energy's entry into manufactured housing standards has not gone very well. Their standards are a decade behind schedule, and their rulemaking would significantly increase the costs of these homes. This bill fixes the problem. It puts HUD back in charge of manufactured housing standards, including those related to energy efficiency while still giving the opportunity for HUD to look into this.

Mr. Speaker, I urge my colleagues to support this bill.

Mr. PALLONE. Mr. Speaker, I reserve the balance of my time.

Mr. LATTA. Mr. Speaker, I yield 1 minute to the gentleman from Indiana (Mr. YAKYM).

Mr. YAKYM. Mr. Speaker, I thank the chairman for the time this morning.

Mr. Speaker, Indiana is proud to have manufactured housing facilities across the State that build hundreds of thousands of homes for Americans.

Manufactured housing is critical to giving Hoosier families affordable housing. It gives options and supports our domestic manufacturing economy. It makes homeownership attainable, particularly in rural areas.

Democrats have allowed the Department of Energy and the Department of Housing and Urban Development to regulate these homes. This has led to unnecessary and sometimes conflicting regulations, which drive up costs for homeowners and creates confusion for manufacturers.

The Affordable HOMES Act, led by my friend and Hoosier colleague, ERIN HOUCHIN, eliminates this redundant regulation and allows HUD to be the sole regulator of manufactured housing.

Homeownership is the cornerstone of the American Dream. We need to get the government out of the way so that housing is more affordable and more Americans can achieve that dream. This is a commonsense bill that will lower housing costs.

Mr. Speaker, I look forward to voting in favor of the bill, and I urge my colleagues to do the same.

Mr. PALLONE. Mr. Speaker, I yield myself such time as I may consume.

Mr. Speaker, I think we can all agree that we need to do a lot more to address housing affordability, but let me assure everyone that this bill is not the solution because it doesn't do anything to bring down costs. In fact, it only raises costs on hardworking American families, particularly hurting low-income, rural, and senior households.

I think there is a misunderstanding on the other side of the aisle about the Department of Energy's process in setting efficiency standards for manufactured homes, so let me just clear a few things up.

The Department of Energy would not issue an energy conservation standard if the benefits of the rule did not far outweigh the costs. DOE is required by statute to consult with the Department of Housing and Urban Development. It is also specifically required to ensure that the standards are cost effective based on the impact on the purchase price of the home as well as the total life cycle construction and operating costs.

Affordability is really at the core of the statute that directs the Department of Energy to set efficiency standards for manufactured homes, and as such, affordability is a guiding principle in the Department's May 2022 final rule that set the efficiency standards.

In fact, in order to accommodate price-sensitive, low-income purchasers, DOE adopted a tiered approach in the

final rule based on the size of the manufactured home. This standard is projected, as I have said, to save manufactured housing residents \$5 billion, even when you include the upfront costs.

In fact, in the first year of home ownership, energy savings greatly exceed the marginal increase that might come from the initial purchase. The bottom line is that the benefits in energy savings to the consumer immediately offset any increase in purchase price. I think it is important to reiterate that affordability is about more than just the purchase price.

A lower purchase price doesn't mean anything if you are spending 70 percent more per square foot on energy bills like manufactured housing residents currently are. Over 40 percent of manufactured housing residents face a high energy burden, meaning that more than 6 percent of their income is going toward energy costs.

Given the recent trends in energy costs, it is more important now than ever that we maintain the Department of Energy's standard to protect these residents from even higher energy bills.

I think if my Republican colleagues really wanted to address housing affordability, they would be speaking out against Trump's tariffs. These are tariffs that the President has put on essential building materials. That is the problem right now. Hopefully, today, the Supreme Court eliminates these tariffs, but right now the increased costs of manufactured housing is primarily based on the tariffs. That is what is driving up the costs.

Mr. Speaker, I reserve the balance of my time.

Mr. LATTA. Mr. Speaker, I yield 1 minute to the gentlewoman from Wyoming (Ms. HAGEMAN).

Ms. HAGEMAN. Mr. Speaker, I rise in support of H.R. 5184, the Affordable HOMES Act.

H.R. 5184 would eliminate the Department of Energy's authority to impose redundant energy efficiency standards for manufactured housing that are already undertaken by other Federal agencies. The cost of living is on everyone's minds right now, which makes this bill especially timely.

Let's be clear, overburdensome and duplicative Federal regulations make life more unaffordable for all Americans whether it is housing, energy costs, or everyday necessities. Meanwhile, demands for affordable housing persist across the country, particularly in rural communities in Wyoming where my State continues to attract new industries and our reliable energy sector expands.

Manufactured housing is one of the many innovative solutions that can help bridge the gap and provide hard-working families and growing communities with access to quality housing.

Mr. Speaker, I thank Representative HOUCHEIN and Chairman GUTHRIE for their steadfast leadership on this legislation, and I urge all of my colleagues to support the Affordable HOMES Act.

Mr. LATTA. Mr. Speaker, I yield 1 minute to the gentleman from Indiana (Mr. SHREVE).

Mr. SHREVE. Mr. Speaker, I rise today in support of the Affordable HOMES Act. Indiana ranks fourth in the Nation in manufactured home production and in Indiana's Sixth District, 7,000 manufactured homes provide key housing to our citizens.

For Hoosier families, the dream of owning a home has slipped out of reach. To right this ship, we need less Washington red tape in our own backyards and the freedom for families to choose the type of housing that works for each of them.

That is what this bill does. It cuts unnecessary Federal regulation. It streamlines the rules. It lowers the cost of manufactured housing, thereby making the American Dream a little more attainable for more families.

I thank my colleague, Congresswoman ERIN HOUCHEIN, for leading on this legislation. She and I know Hoosiers want common sense coming out of Washington.

Mr. Speaker, I urge my colleagues to support this.

Mr. PALLONE. Mr. Speaker, I yield myself such time as I may consume.

Mr. Speaker, my colleagues on the other side keep talking about efficiency standards driving up costs but, in fact, it is not the case. The costs that are driving up manufactured home prices is because of Trump's disastrous tariffs.

President Trump has issued tariffs on essential building materials on inputs, like lumber, gypsum, steel, and even appliances and cabinets. These tariffs are driving up the costs of new construction, renovations, and affordable housing development.

Tariffs are raising construction and renovation costs and disrupting supply chains, placing upward pressure on home prices. Trump's tariff policies are not only undercutting the supposed goal of reducing the cost of living for Americans but they are also exacerbating the housing crisis by slowing the production of housing and adding exorbitant costs to the process.

The ever-changing tariff landscape, because we don't even know what it is from one day to the next with him, is creating uncertainty for homebuilders and putting the dream of buying a new home out of touch for perspective home buyers. Even the National Association of Home Builders has criticized Trump's tariffs as harming housing affordability and driving up costs. American consumers are feeling the pinch and paying the price for Trump's tariffs.

Mr. Speaker, I think it is time for my Republican colleagues to look in the mirror because what is really contributing to the housing crisis in a major way is Trump's tariffs, not energy conservation standards that save American consumers money. Stop demonizing efficiency standards, not only in this bill but on so many occasions, and

start addressing the root of the problem.

□ 1010

Mr. Speaker, that is President's Trump's bad policies. I don't know if anything has come forward yet. Hopefully, today the Supreme Court is going to throw these tariffs out, and maybe we will have some relief. That is the problem here.

Mr. Speaker, I reserve the balance of my time.

Mr. LATTA. Mr. Speaker, I yield 1 minute to the gentleman from North Carolina (Mr. MOORE).

Mr. MOORE of North Carolina. Mr. Speaker, I rise today in support of H.R. 5184, the Affordable HOMES Act. America is facing a substantial housing shortage. Right now, we are short more than 8 million homes nationwide. In North Carolina alone, that gap is projected to exceed 750,000 homes.

The reality is simple. The only solution is to build our way out of the problem. Building new housing right now is slower and more expensive than it should be, largely because of regulatory costs and outdated Federal requirements.

Regulations now, Mr. Speaker, add over \$93,000 to the cost of building a single new home. The Affordable HOMES Act takes a step to address this problem by eliminating the duplicative Department of Energy regulations that drive up costs for manufactured housing.

Affordability requires more homes to be built faster at a lower cost. I am proud to support the Affordable HOMES Act because I believe it makes it easier for Americans to achieve the dream of homeownership.

Mr. PALLONE. Mr. Speaker, I yield 2 minutes to the gentlewoman from New Mexico (Ms. STANSBURY).

Ms. STANSBURY. Mr. Speaker, I wasn't planning on speaking on this bill this morning, but I have to say that I cannot stand when politicians come into the Chambers of these hallowed Halls to represent the people of this country, pretending to represent the hardworking poor and working families of this country, and actually are doing the bidding of corporations and industries that are asking them to do things to cut cheap deals for them.

This is not about poor people. This is not about working people. This is not about making manufactured homes and trailers better for people that live in them. This is about doing the bidding of corporations that ask them to carry this bill.

As a low-income person who actually grew up in a trailer, let me tell you that efficiency standards and efficiency programs and support programs that make it possible for low-income people to actually have high-quality utilities and to be able to afford their utility bills is what actually helps working people.

We are tired of your hypocritical and cheap bills that you are running on the floor.

I just want to say this, Mr. Speaker. Yesterday was a good day for the American people. What it looks like when you work for working people is you get shit done. Yesterday we passed for the first time this Congress an extension of Affordable Care Act subsidies so that hardworking Americans can actually—actually afford healthcare.

The SPEAKER pro tempore. Members are reminded the use of profanity on the floor is not within the rules.

Mr. LATTA. Mr. Speaker, I reserve the balance of my time.

Mr. PALLONE. Mr. Speaker, I yield myself the balance of my time.

Mr. Speaker, I want to stress again the nature of this bill is totally the opposite of what the Republicans say. It should be titled the unaffordable homes act because electricity prices are rising across the country. Americans are going into debt to heat their homes this winter.

President Trump has failed on his day one promise to bring down prices for American families. Instead, his big, ugly bill is projected to increase electricity prices by an additional 61 percent.

How are American families supposed to shoulder the financial burden as they struggle to afford the cost of their daily necessities that have been inflated by his senseless tariff policies?

I hear from my constituents every day that affordability is their top concern, and we should be focused on advancing bipartisan legislation to end this affordability crisis. Instead, my Republican colleagues are trying to repeal the Department of Energy's energy efficiency standards for manufactured housing through this bill.

Mr. Speaker, these standards were thoughtfully developed in consultation with HUD to balance upfront costs and long-term affordability. These standards are sorely needed as energy efficiency standards for manufactured housing haven't been updated for over 30 years.

As a result, electricity bills for manufactured homes are 70 percent higher than site-built homes. It is cruel and senseless to try to overturn energy efficiency standards for manufactured housing as families are facing unprecedented increases in their electricity bills.

The Department of Energy's manufactured home efficiency standards are estimated to save homeowners \$475 per year on their utility bills. Collectively, these standards would save 17 million Americans \$10 billion over 30 years.

These efficiency standards are good for our wallets, and they are good for the economy. It is really unconscionable for Congress to consider overturning these standards amid this affordability crisis.

Mr. Speaker, I ask my colleagues to oppose this legislation, and I yield back the balance of my time.

Mr. LATTA. Mr. Speaker, I yield myself the balance of my time.

Mr. Speaker, one of the things that Energy and Commerce has been working on for years is to make sure that we have more power out here for the American people. Just this week in the Energy Subcommittee, we had another hearing on nuclear power to make sure that we are bringing nuclear power back online in this country.

We have got to make sure we have energy out there for the American people so they can go out there and make sure that when they turn on that switch, it is not too expensive.

Once again, let's look at this map of the United States. It is kind of interesting, Mr. Speaker. If I live in California or Michigan or from Maryland up to Maine, why is it that their kilowatt hours are more expensive than the rest of the country?

It needs to be talked about, Mr. Speaker. They need to talk to their State Governors, and they need to talk to their legislators and regulators. They are raising the prices for their citizens in those States. We have to make sure we understand what is happening here.

We have to do our part this Congress, but let's look at these States. We are making sure we are working hard in the Energy and Commerce Committee to ensure those rates are low for Americans.

As we have heard from both sides of the aisle today, H.R. 5184 is a common-sense reform to unlock the construction of manufactured housing and increasing housing affordability for all Americans.

Mr. Speaker, I urge my colleagues to support H.R. 5148, the Affordable HOMES Act, and I yield back the balance of my time.

The SPEAKER pro tempore. All time for debate has expired.

Pursuant to House Resolution 977, the previous question is ordered on the bill, as amended.

The question is on the engrossment and third reading of the bill.

The bill was ordered to be engrossed and read a third time, and was read the third time.

The SPEAKER pro tempore. The question is on passage of the bill.

The question was taken; and the Speaker pro tempore announced that the ayes appeared to have it.

Mr. PALLONE. Mr. Speaker, on that I demand the yeas and nays.

The yeas and nays were ordered.

The vote was taken by electronic device, and there were—yeas 263, nays 147, not voting 21, as follows:

[Roll No. 12]

YEAS—263

Aderholt	Barrett	Boebert	Carbajal	Himes	Panetta
Alford	Baumgartner	Bost	Carey	Hinson	Pappas
Allen	Bean (FL)	Brecheen	Carter (GA)	Horsford	Patronis
Amo	Begich	Bresnahan	Carter (TX)	Houchin	Perez
Amodei (NV)	Bentz	Buchanan	Ciscomani	Houlahan	Perry
Arrington	Bera	Budzinski	Cline	Hoyer	Peters
Auchincloss	Bergman	Burchett	Cloud	Hoyle (OR)	Pfluger
Babin	Bice	Burlison	Cole	Hudson	Pou
Bacon	Biggs (AZ)	Bynum	Collins	Huizenga	Quigley
Balderson	Biggs (SC)	Calvert	Comer	Hurd (CO)	Reschenthaler
Barr	Bilirakis	Cammack	Correa	Issa	Riley (NY)
			Costa	Jack	Rogers (AL)
			Crane	Jackson (TX)	Rogers (KY)
			Crank	James	Rose
			Crawford	Johnson (LA)	Rouzer
			Crenshaw	Johnson (SD)	Roy
			Cuellar	Jordan	Rulli
			Davidson (KS)	Joyce (OH)	Ryan
			Davidson	Joyce (PA)	Salazar
			Davis (NC)	Kean	Salinas
			De La Cruz	Kelly (MS)	Scalise
			DesJarlais	Kelly (PA)	Schmidt
			Diaz-Balart	Kennedy (UT)	Schweikert
			Donalds	Kiggans (VA)	Scott, Austin
			Downing	Kiley (CA)	Self
			Dunn (FL)	Kim	Sessions
			Edwards	Knott	Sewell
			Ellzey	Kustoff	Shreve
			Emmer	LaHood	Simpson
			Estes	Landsman	Smith (MO)
			Evans (CO)	Larson (CT)	Smith (NE)
			Ezell	Latta	Smith (NJ)
			Fallon	Lawler	Smucker
			Fedorchak	Lee (FL)	Sorensen
			Feenstra	Letlow	Soto
			Figures	Loudermilk	Spartz
			Fine	Lucas	Stanton
			Finstad	Luna	Stauber
			Fischbach	Luttrell	Stefanik
			Fitzgerald	Mace	Strickland
			Fitzpatrick	Mackenzie	Strong
			Fleischmann	Magaziner	Stutzman
			Flood	Malliotakis	Suozzi
			Foster	Maloy	Sykes
			Fox	Mann	Taylor
			Franklin, Scott	Mast	Tenney
			Fry	McClain	Thompson (PA)
			Fulcher	McClintock	Tiffany
			Garbarino	McCormick	Timmons
			Gill (TX)	McDowell	Titus
			Gillen	McGuire	Torres (CA)
			Gimenez	Meeks	Torres (NY)
			Golden (ME)	Messmer	Trahan
			Goldman (TX)	Meuser	Turner (OH)
			Gomez	Miller (IL)	Valadao
			Gonzales, Tony	Miller (OH)	Van Drew
			Gonzalez, V.	Miller (WV)	Van Duyne
			Gooden	Miller-Meeks	Van Epps
			Goodlander	Mills	Van Orden
			Gosar	Moolenaar	Vasquez
			Graves	Moore (AL)	Vindman
			Gray	Moore (NC)	Wagner
			Griffith	Moore (UT)	Walberg
			Grothman	Moore (WV)	Wasserman
			Guest	Moran	Schultz
			Guthrie	Moskowitz	Weber (TX)
			Hageman	Mrvan	Webster (FL)
			Hamadeh (AZ)	Nehls	Westerman
			Harder (CA)	Newhouse	Whitesides
			Haridopolos	Nunn (IA)	Wied
			Harrigan	Obernolte	Williams (TX)
			Harris (MD)	Ogles	Wilson (SC)
			Harris (NC)	Onder	Wittman
			Harshbarger	Owens	Yakym
			Hern (OK)	Hill (AR)	Zinke

NAYS—147

Adams	Cherif	Dingell
Aguilar	McCormick	Doggett
Ansari	Chu	Elfreth
Balint	Cisneros	Escarob
Barragán	Clark (MA)	Espaillet
Beatty	Clarke (NY)	Fields
Bell	Cleaver	Fletcher
Beyer	Clyburn	Foushee
Bishop	Cohen	Frankel, Lois
Boebert	Conaway	Friedman
Bonamici	Courtney	Frost
Boyle (PA)	Craig	Garamendi
Bost	Crockett	Garcia (CA)
Brecheen	Brown	Garcia (IL)
Bresnahan	Brownley	Garcia (TX)
Buchanan	Carson	Goldman (NY)
Budzinski	Brownley	Green, Al (TX)
Buchanan	Carter (LA)	Grijalva
Burchett	Case	Hayes
Burgman	Carter (LA)	Huffman
Burlison	Casten	
Busey	Castor (FL)	
Bynum	Castro (TX)	
Calvert	Castro (TX)	
Bilirakis	Cammack	

Ivey	McDonald Rivet	Sánchez
Jackson (IL)	McGarvey	Scanlon
Jacobs	McGovern	Schakowsky
Jayapal	McIver	Schneider
Jeffries	Menendez	Scholten
Johnson (GA)	Meng	Schrirer
Johnson (TX)	Min	Scott (VA)
Kamlager-Dove	Moore (WI)	Scott, David
Kaptur	Morelle	Sherman
Keating	Morrison	Simon
Kelly (IL)	Mullin	Smith (WA)
Kennedy (NY)	Nadler	Stansbury
Khanna	Neal	Stevens
Krishnamoorthi	Neguse	Subramanyam
Larsen (WA)	Norcross	Takano
Latimer	Ocasio-Cortez	Thanedar
Lee (NV)	Olszewski	Thompson (CA)
Lee (PA)	Omar	Thompson (MS)
Leger Fernandez	Pallone	Thompson (MS)
Levin	Pelosi	Tlaib
Liccardo	Pettersen	Tokuda
Lieu	Pingree	Tonko
Lofgren	Pocan	Underwood
Lynch	Pressley	Vargas
Matsui	Ramirez	Velázquez
McBath	Randall	Walkinshaw
McBride	Raskin	Waters
McClain Delaney	Rivas	Watson Coleman
McClellan	Ross	Williams (GA)
McCollum	Ruiz	Wilson (FL)

NOT VOTING—21

Baird	Higgins (LA)	Murphy
Casar	Hunt	Norman
DeLauro	LaLota	Rutherford
Dexter	Langworthy	Steube
Evans (PA)	McCaull	Swalwell
Fong	Mfume	Veasey
Gottheimer	Moulton	Womack

□ 1041

Messrs. MIN, SUBRAMANYAM, Mrs. McCRAIN DELANEY, and Ms. OCASIO-CORTEZ changed their vote from “yea” to “nay.”

Ms. BOEBERT changed her vote from “nay” to “yea.”

So the bill was passed.

The result of the vote was announced as above recorded.

The title of the bill was amended so as to read: “A bill to authorize the Secretary of Energy to transmit to the Secretary of Housing and Urban Development recommendations for changes to preemptive energy conservation standards applicable to manufactured homes.”

A motion to reconsider was laid on the table.

Stated for:

Mr. LANGWORTHY. Mr. Speaker, I was not recorded due to unforeseen personal circumstances. Had I been present, I would have voted YEA on Roll Call No. 12.

Mr. WOMACK. Mr. Speaker, I was unavoidably absent and unable to vote. Had I been present, I would have voted YEA on Roll Call No. 12.

Ms. LEE of Nevada. Mr. Speaker, during Roll Call No. 12 on H.R. 5184, my vote was incorrectly recorded as NAY. Had it been recorded correctly, I would have voted YEA on Roll Call No. 12.

Stated against:

Ms. DELAUR. Mr. Speaker, had I been present, I would have voted NAY on Roll Call No. 12.

ADJOURNMENT FROM FRIDAY, JANUARY 9, 2026, TO MONDAY, JANUARY 12, 2026

Mr. WILSON of South Carolina. Mr. Speaker, I ask unanimous consent that when the House adjourns today, it ad-

journ to meet at noon on Monday next for morning-hour debate and 2 p.m. for legislative business.

The SPEAKER pro tempore. Is there objection to the request of the gentleman from South Carolina?

There was no objection.

RECOGNIZING THE LIFE OF DONALD “CHIP” STUCKEY

(Mr. STUTZMAN asked and was given permission to address the House for 1 minute and to revise and extend his remarks.)

Mr. STUTZMAN. Mr. Speaker, today I rise to recognize the life of Donald “Chip” Stuckey from my hometown of Howe, Indiana. Chip was a beloved member of our community, who was known for his warm, outgoing, and generous nature.

Chip worked at the Howe Military School and Bobilya Ford in LaGrange, Indiana. I will always remember him as one of the salesmen who sold me my first new truck.

In his later years, he owned Happiness is Ice Cream, a summertime favorite of many families in our hometown.

In all that he did, his commitment to excellence and his care for others left a lasting impact on everyone that he met.

Chip was a dear friend and the first person to get me involved in politics back in 2001. He led a life dedicated to what is truly important: family, community, and finding joy in the simple things. He never met a stranger and was the kind of friend you could always rely on for an encouraging word.

Chip’s legacy is one of compassion for his fellow man, which inspired all who were fortunate enough to know him. We will miss Chip dearly. Rest in peace.

RECOGNIZING FRANK BANALES

(Mr. CORREA asked and was given permission to address the House for 1 minute.)

Mr. CORREA. Mr. Speaker, I rise today to recognize Frank Banales who has been a longtime community leader and organizer in the interfaith partnerships and the Chicano culture.

Through his career, he has worked with both Chicano and Muslim community activists who have been committed to preserving their cultures and helping improve their neighborhoods to make them a better place.

As chairman of the Hispanic Business Council of Santa Barbara, he helped local businesses adapt to modern technology, plan for the future, and succeed.

In 2001, he became a member of the Islamic Society of Santa Barbara, where he eventually became key to the development and construction of a local mosque.

Today, Frank sits on the board of the Interfaith Initiative of Santa Barbara County, and Frank continues to give and give and give to make his community much, much better.

I thank Frank for a lifetime of commitment.

HONORING LIFE AND LEGACY OF HONORABLE CONGRESSMAN DOUG LaMALFA

(Mr. LUTTRELL asked and was given permission to address the House for 1 minute and to revise and extend his remarks.)

Mr. LUTTRELL. Mr. Speaker, I rise today to honor the life and legacy of my friend Congressman Doug LaMalfa, whose impact touched our Nation, his community in northern California, and this very Chamber.

Doug filled every room he entered with life, passion, and personality. Above all else, he was authentic and unapologetically himself. That is exactly what made him such an effective leader and beloved colleague. He gave me guidance when I first arrived in Congress and reminded me to never forget where I came from and who sent me here to lead.

Whether he was conversing with constituents, passionately defending farmers from this very podium, or getting to work on complex legislation, Doug brought a genuineness to Congress. Everyone felt heard and valued by him.

Doug’s big heart matched his personality. Not only did he lift up farmers across America, but he treated everyone with the same respect and dignity, regardless of politics. My colleague, ZOE LOFGREN, said yesterday he was someone you could disagree with but he was not disagreeable. That is certainly the mark of a true leader and a good man.

To his wife, Jill, and their four children, I am terribly sorry for your loss. We all mourn his death. May you find peace in his memory and strength in our words. We are here for you just as Doug was here for all of us. May God bless Doug and his family.

SALUTING THE DANNY FUND

(Mr. LATIMER asked and was given permission to address the House for 1 minute and to revise and extend his remarks.)

Mr. LATIMER. Mr. Speaker, I rise today to salute the charitable work and the great generosity of those in the Pelham community that are the leaders and volunteers for The Danny Fund.

The Danny Fund was formed over 30 years ago initially to raise needed funds to help a young boy, Danny Potocki, suffering from a rare form of leukemia that was at the time considered fatal. Danny’s family could not manage the mounting medical bills, the need for donated blood, and so much more to protect the young life of their son.

Pelham came together on an ad hoc basis to help Danny with fundraisers and emotional support. Years later, that young boy survived and grew up as a man to have a family of his own.