

# H.R. 5184, AFFORDABLE HOMES OVER MANDATING EFFICIENCY STANDARDS (AFFORDABLE HOMES) ACT

## ***MAKING HOUSING AFFORDABLE TO RESTORE THE AMERICAN DREAM***

**Topline:** H.R. 5184, the Affordable HOMES Act, led by Rep. Houchin (IN-09) removes duplicative manufactured housing regulations to help restore the American Dream of home ownership for millions of families.

### **Background:**

- Manufactured homes play an important role in meeting our nation's demand for affordable housing. In 2023, approximately 16.6 million Americans resided in manufactured homes.
  - The average income of manufactured homebuyers is \$63,000, while the average income for a site-built home buyer is about \$143,000.
- Under current law, the Department of Energy (DOE) has the authority to establish energy efficiency standards for manufactured housing.
- This authority is duplicative of the Department of Housing and Urban Development's (HUD) long-standing, exclusive authority over these energy codes.
  - Authorizing a second agency to set standards creates redundant regulations, unnecessary bottlenecks, and conflicting standards for manufactured housing builders.
- Additionally, the Energy Independence and Security Act (EISA) of 2007 required the DOE to set its standards for manufactured housing based on the most recent International Energy Conservation Code (IECC), which is intended for site-built homes and, therefore, is incompatible with manufactured homes.
- Conflicting standards create a confusing—and detrimental—regulatory process for builders, making it more difficult to construct, and ultimately purchase, affordable homes in the U.S.

### **The Solution:**

- By amending section 413 of EISA, H.R. 5184 eliminates DOE's duplicative authority to issue energy efficiency standards for manufactured housing, while maintaining HUD's full regulatory authority. Under this legislation, DOE could provide recommendations to HUD as it develops standards, and consumers will continue to be protected by HUD's existing process.
- H.R. 5184 will streamline the standard setting process, help lower the cost of manufactured housing, and increase housing affordability for American home buyers.

