

SUBJECT: Permitting HUD manufactured homes in certain zoning classifications

COMMITTEE: Land & Resource Management — favorable, without amendment

VOTE: 9 ayes — Burns, Rogers, C. Bell, K. Bell, Buckley, Ortega, Reynolds, Schofield, Sherman

0 nays

WITNESSES: For — DJ Pendleton, Texas Manufactured Housing Association
(*Registered, but did not testify*: J.D. Hale, Ned Muñoz, Texas Association of Builders)

Against — (*Registered, but did not testify*: Monty Wynn, Texas Municipal League)

DIGEST: HB 2970 would require municipalities to allow the placement of Housing and Urban Development (HUD) code manufactured homes in all zoning classifications that permitted detached single-family or duplex dwellings if the owner wished for the home to be treated as real property. The municipality could adopt certain regulations to require HUD-code manufactured homes to:

- have a value equal to or greater than the median taxable value of single family dwellings within 500 feet of the lot, as determined by the most recent tax appraisal;
- have siding, foundation fascia, roofing, and windows compatible with the single family dwellings located within 500 feet of the HUD-code manufactured home; or
- comply with the municipality’s aesthetic, square footage, and other site requirements that would apply to single family dwelling constructed on site.

The value of a HUD-code manufactured home would be determined by its taxable or initial sales value and the value of the lot after the home was placed on the lot. Municipalities would be prohibited from enforcing

measures that would impose requirements on HUD-code manufactured homes more stringent than those for other single-family dwellings constructed on site. This provision would not affect deed restrictions or limit municipalities' authority to adopt measures relating to protected historic properties and districts.

This bill would take effect on September 1, 2023.

**SUPPORTERS
SAY:**

HB 2970 would increase the much needed supply of housing in Texas while balancing local control and market competition. The bill would give consumers a greater variety of home options and provide municipalities with the power to ensure that the home fit the architectural style, aesthetic, and value of the homes around it. This would help neighborhoods to maintain their character and value while creating more options for homeowners and greater competition within the market. HB 2970 could help to address the housing shortage in Texas by increasing supply and lowering costs.

**CRITICS
SAY:**

HB 2970 would restrict municipalities' ability to categorize residential land use to reflect the community's needs. Zoning classifications are necessary to maintain a neighborhood's character and uses, and are often created with the help of local community leaders, ensuring public scrutiny. Allowing HUD-code manufactured homes to be built in any zoning classification with single-family dwellings could disrupt these zoning plans and take the zoning process out of the hands of the community.