

1 AN ACT relating to affordable housing.

2 *Be it enacted by the General Assembly of the Commonwealth of Kentucky:*

3 ➔SECTION 1. A NEW SECTION OF KRS CHAPTER 100 IS CREATED TO
4 READ AS FOLLOWS:

5 (1) As used in this section:

6 (a) "Affordable housing" means a residential dwelling unit reserved for a
7 household whose income does not exceed eighty percent (80%) of the
8 median income for the area as set out by the United States Department of
9 Housing and Urban Development;

10 (b) "Local legislative body" means the chief governing body of a city, county,
11 consolidated local government, urban-county government, charter county
12 government, or unified local government;

13 (c) "Religious developer" means a religious institution or any property
14 developer working on behalf of a religious institution; and

15 (d) "Religious institution" means a bona fide church, religious denomination,
16 or religious organization, determined by the Internal Revenue Service to be
17 tax exempt pursuant to Section 501(c)(3) of the Internal Revenue Code.

18 (2) In an area that has adopted planning and zoning, residential housing developed
19 by a religious developer shall be considered a permitted use in all residential or
20 commercial zones and shall not be subject to any permitting or review pursuant to
21 this chapter by a planning unit, if the following conditions are met:

22 (a) The development is located on property owned by the religious institution;

23 (b) The property where the development is to be located was purchased by the
24 religious institution prior to January 1, 2025;

25 (c) The development has been approved by the local legislative body having
26 immediate jurisdiction over the property where the development is to be
27 located;

- 1 *(d) The development exclusively contains affordable housing; and*
- 2 *(e) The religious developer has obtained all other permits, including building*
- 3 *permits, as required by law.*