

# House passes bill on manufactured homes

**BY LEGISLATIVE RESEARCH COMMISSION**  
**FRANKFORT** — Kentucky has a housing shortage. House Bill 160 could help, according to supporters.

Sponsored by Rep. Susan Witten, R-Louisville, HB 160 would ensure qualified manufactured homes that meet strict standards for size, age and permanent foundation are treated the same as site-built homes in single family residential zones.

The bill is the result of the work done by the Kentucky Housing Task Force in which Witten served as a co-chair. The goal of last year's task force was to study and review the current and future policy needs of the state to address access and availability of housing to the citizens of the commonwealth.

Witten said the task force determined the state needs around 200,000 housing units.

"These gaps hit all 120 counties. They affect urban, rural and suburban communities, and the shortages are across all price points," Witten said. "It was clear from the testimony that the demand for housing has far outpaced the production of new supply in Kentucky."

Manufactured homes could be one of the housing gap solutions, Witten added.

Witten said local gov-

ernments would still retain control over cosmetic standards, square footage requirements, setbacks and lot orientation under HB 160. Additionally, the bill would not allow mobile homes, trailers or traditional manufactured homes where they're currently prohibited.

"It does not impact HOA rules, deed or developer restrictions, or historical preservation areas," Witten added.

To address concerns some stakeholders have with the bill, Witten said she worked with Rep. Patrick Flannery, R-Olive Hill, on a floor amendment that further clarifies local government authority.

Flannery said the amendment confirms local governments can protect property values, restores the right to regulate square footage,

adds language to regulate setbacks and lot orientation and addresses some concerns about certain shapes and sizes.

Additionally, the floor amendment changes the dates of qualified manufactured homes to a rolling five-year period and addresses foundation requirement concerns, Flannery said.

"This amendment is the product of good faith negotiations between local government organizations like the (Kentucky Association of Counties) and the (Kentucky League of Cities), and attempts to incorporate some of their suggestions and alleviate some of the concerns and

heartburn that they had about this bill as it passed committee," Flannery said.

The amendment was adopted, and the Kentucky House of Representatives passed HB 160 by a 90-5 vote.

"If we truly want to prioritize home ownership for working class Kentuckians, while at the same time addressing our housing shortage, ensuring that qualified manufactured homes are treated equally to cycled homes is an important step," Witten said.

In explaining her "yes" vote, Rep. Sarah Stalker, D-Louisville,

thanked Witten for her Force.

work on the bill and the HB 160 now heads to the Kentucky Housing Task Senate for consideration.



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