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 adds language to regu-heartburn that they thanked Witten for her Force. retain control over cosmetic standards, square footage requirements, setbacks and lot orientation under HB 160. Additionally, the bill would amendment changes the not allow mobile homes, trailers or traditional manufactured homes ing five-year period and where they're currently addresses foundation prohibited.

"It does not impact Flannery said. HOA rules, deed or or historical preservation areas," Witten between local governadded.

ment authority.

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



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late setbacks and lot ori- had about this bill as entation and addresses some concerns about certain shapes and sizes.

Additionally, the floor dates of qualified manufactured homes to a rollrequirement concerns,

"This amendment developer restrictions, is the product of good faith negotiations ment organizations like To address concerns the (Kentucky Associsome stakeholders have ation of Counties) and with the bill, Witten the (Kentucky League said she worked with of Cities), and attempts Rep. Patrick Flannery, to incorporate some R-Olive Hill, on a floor of their suggestions amendment that further and alleviate some clarifies local govern- of the concerns and

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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,

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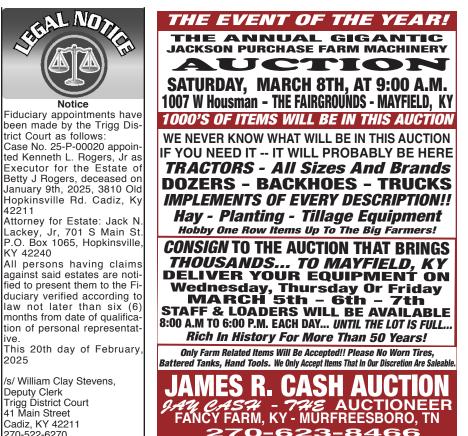
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work on the bill and the Kentucky Housing Task Senate for consideration.

HB 160 now heads to the

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