

1 A CONCURRENT RESOLUTION directing the establishment of the Kentucky
2 Housing Task Force.

3 WHEREAS, the Commonwealth of Kentucky continues to be a desired location for
4 individuals and families to live, but the lack of housing places a severe strain on many
5 Kentucky individuals and families making it difficult for individuals and families to
6 thrive, and threatens the survival of our most vulnerable; and

7 WHEREAS, access to housing provides security and enhanced opportunities for a
8 strong economy, job creation, and is an essential element to ensure current residents and
9 generations to come are able to live, work, and stay in Kentucky communities; and

10 WHEREAS, the ability to achieve the American dream of homeownership and
11 permanent housing allows individuals and families the opportunity to build equity,
12 accumulate wealth, foster community relationships, and access health and educational
13 services that elevate the well-being of individuals, communities, businesses, and the
14 economy at large; and

15 WHEREAS, the demand for housing is increasing and outpaces the available
16 supply of housing in Kentucky, shown by the fact that the average number of housing
17 units sold has decreased in recent by over 16 percent annually, while the median sales
18 price continues to increase by over four percent annually according to the Kentucky
19 Association of Realtors. As prices rise and the supply decreases, Kentuckians are without
20 options for home ownership and must rely on rental options or living farther away from
21 their employment, family, or desired communities; and

22 WHEREAS, the increased demand for housing has widened gaps in disparity as
23 demonstrated by the shortage of over 78,000 rental homes for extremely low-income
24 renters in Kentucky as reported by the National Low-Income Housing Coalition; and

25 WHEREAS, affordable housing is often defined as that for which a resident is
26 utilizing 30 percent of available income on total housing costs, and this benchmark that
27 has become increasingly difficult for individuals and families to achieve while facing

1 multiple economic pressures outside of their control; and

2 WHEREAS, affordable housing is only one component of obtaining permanent
3 housing. The shortage of housing represents a continuum of unmet demand for all
4 persons and impacts many Kentuckians, including individuals experiencing
5 homelessness, those seeking stable rental housing, individuals seeking first-time
6 homeownership, and aging populations with changing needs; and

7 WHEREAS, the housing needs of Kentucky are not singular and encompass
8 providing accessibility to work, school, and healthcare; adequate and safe living
9 conditions, appropriate for the needs of the community; and an available supply to meet
10 the diverse socioeconomic needs of individuals and families; and

11 WHEREAS, the ecosystem of housing is complex and relies on many pillars that
12 operate interdependently. The housing crisis does not have one simple solution, but
13 provides the Commonwealth a complex problem that requires a multifaceted approach to
14 identify actions available to work toward a solution;

15 NOW, THEREFORE,

16 ***Be it resolved by the House of Representatives of the General Assembly of the***
17 ***Commonwealth of Kentucky, the Senate concurring therein:***

18 ➔Section 1. (1) The Legislative Research Commission shall establish the
19 Kentucky Housing Task Force. The task force shall study, review, and make
20 recommendations regarding the current and future policy needs of the state to address
21 access and availability of housing to the citizens of the Commonwealth, including but not
22 limited to:

23 (a) A demographic analysis of housing costs, population, and employment
24 opportunities statewide and regionally in Kentucky;

25 (b) A comprehensive review of state and local laws, regulations, policies, and
26 procedures that affect housing;

27 (c) Analysis of the availability and accessibility of housing to include

1 examination of the costs of housing, utilities, and access to healthcare;

2 (d) Evaluate land use, zoning, infrastructure, and community planning to identify
3 barriers that impede the development and availability of accessible, adequate, and
4 affordable housing; and

5 (e) Examine efforts and policy changes in other states and municipalities to
6 address increasing housing supply and encourage homeownership.

7 (2) In development of policy recommendations and strategies, the task force shall
8 seek input from organizations and associations whose members are impacted by housing
9 policy, advisory groups, researchers, and appropriate stakeholders as determined by the
10 task force; and

11 ➔Section 2. The task force shall be composed of the following 10 members, with
12 final membership of the task force being subject to the consideration and approval of the
13 Legislative Research Commission:

14 (1) Four members of the Senate to be appointed by the President of the Senate,
15 one of whom shall be designated as a co-chair of the task force by the President of the
16 Senate;

17 (2) One member of the Senate, to be appointed by the Minority Floor Leader of
18 the Senate;

19 (3) Four members of the House of Representatives to be appointed by the Speaker
20 of the House of Representatives, one of whom shall be designated as a co-chair of the
21 task force by the Speaker of the House; and

22 (4) One member of the House of Representatives to be appointed by the Minority
23 Floor Leader of the House of Representatives.

24 ➔Section 3. The Kentucky Housing Task Force shall meet at least monthly
25 during the 2024 Interim of the General Assembly. The task force shall submit findings
26 and recommendations to the Legislative Research Commission for referral to the
27 appropriate committee or subcommittee thereof by December 1, 2024.

1 ➔Section 4. Provisions of this Resolution to the contrary notwithstanding, the
2 Legislative Research Commission shall have the authority to alternatively assign the
3 issues identified herein to an interim joint committee or subcommittee thereof, and to
4 designate a study completion date.