

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.