

COMMITTEE ON COMMERCE  
HOUSE OF REPRESENTATIVES AMENDMENTS TO S.B. 1161  
(Reference to Senate engrossed bill)

1 Strike everything after the enacting clause and insert:

2 "Section 1. Title 9, chapter 4, article 6, Arizona Revised Statutes,  
3 is amended by adding section 9-461.18, to read:

4 9-461.18. Transit-oriented development; standards;  
5 applicability

6 A. NOTWITHSTANDING ANY OTHER LAW, ORDINANCE OR CHARTER PROVISION, ON  
7 OR BEFORE JANUARY 1, 2024, A MUNICIPALITY WITH A POPULATION GREATER THAN  
8 FIVE HUNDRED TWENTY-FIVE THOUSAND PERSONS SHALL ALLOW BY RIGHT, IN ANY  
9 EXISTING COMMERCIAL, MIXED-USE OR MULTIFAMILY RESIDENTIALLY ZONED DISTRICT  
10 WITHIN ONE-HALF MILE OF A LIGHT RAIL OR STREETCAR STOP, THE CONSTRUCTION OF  
11 LOW-INCOME MULTIFAMILY RESIDENTIAL RENTAL PROPERTY AS DEFINED IN SECTION  
12 42-13601 WITH THE FOLLOWING DEVELOPMENT STANDARDS:

- 13 1. THE MAXIMUM HEIGHT LIMIT MAY NOT BE LESS THAN EIGHTY FEET.  
14 2. THE DENSITY LIMIT MUST BE AT LEAST THE GREATEST ALLOWED DENSITY  
15 FOR PREVIOUSLY APPROVED MIXED USE OR RESIDENTIAL USE IN THE MUNICIPALITY.

16 B. THE MUNICIPALITY MAY NOT REQUIRE A GENERAL PLAN AMENDMENT, USE  
17 PERMIT OR REVIEW BY A BOARD OR COMMISSION FOR CONSTRUCTION OF HOUSING  
18 PURSUANT TO THIS SECTION.

19 C. THIS SECTION DOES NOT APPLY TO ANY LAND IN THE IMMEDIATE VICINITY  
20 OF A MUNICIPAL AIRPORT, TO ANY TERRITORY IN THE VICINITY OF A MILITARY  
21 AIRPORT OR ANCILLARY MILITARY FACILITY AS DEFINED IN SECTION 28-8461 OR TO  
22 ANY AREA WHERE AN EXISTING MOBILE HOME PARK AS DEFINED IN SECTION 33-1409  
23 MAY BE DISPLACED.

1           Sec. 2. Title 9, chapter 4, article 6.4, Arizona Revised Statutes,  
2 is amended by adding section 9-469, to read:

3           9-469. Municipal housing needs assessment; annual report;  
4                           applicability

5           A. BEGINNING JANUARY 1, 2024 AND EVERY FIVE YEARS THEREAFTER, A  
6 MUNICIPALITY SHALL PUBLISH A HOUSING NEEDS ASSESSMENT THAT INCLUDES AT  
7 LEAST THE FOLLOWING:

8           1. THE TOTAL POPULATION GROWTH PROJECTED FOR THE SUBSEQUENT  
9 FIVE-YEAR PERIOD.

10           2. THE TOTAL JOB GROWTH PROJECTED FOR THE SUBSEQUENT FIVE-YEAR  
11 PERIOD.

12           3. THE TOTAL NEED FOR ADDITIONAL RESIDENTIAL HOUSING UNITS FOR RENT  
13 AND FOR SALE IN THE MUNICIPALITY TO MEET:

14           (a) ANY DEFICIENCIES IN HOUSING THE EXISTING POPULATION.

15           (b) ANY DEFICIENCIES IN HOUSING THE EXISTING WORKFORCE.

16           (c) THE POPULATION GROWTH PROJECTIONS.

17           (d) THE JOBS GROWTH PROJECTIONS.

18           (e) THE HOUSING NEEDS ACROSS ALL VARIOUS INCOME LEVELS.

19           B. BEGINNING JANUARY 1, 2025 AND EVERY YEAR THEREAFTER, EACH  
20 MUNICIPALITY SHALL SUBMIT AN ANNUAL REPORT ACCOUNTING FOR THE TOTAL NUMBER  
21 OF PROPOSED RESIDENTIAL HOUSING UNITS SUBMITTED TO THE MUNICIPALITY, THE  
22 TOTAL NUMBER OF NET NEW RESIDENTIAL HOUSING UNITS SUBMITTED TO THE  
23 MUNICIPALITY AND THE TOTAL NUMBER OF NEW RESIDENTIAL HOUSING UNITS THAT ARE  
24 ENTITLED, HAVE BEEN PLATTED, HAVE BEEN ISSUED A BUILDING PERMIT AND HAVE  
25 RECEIVED A CERTIFICATE OF OCCUPANCY BY THE MUNICIPALITY. THE REPORT SHALL  
26 BE SUBMITTED TO THE ARIZONA DEPARTMENT OF HOUSING. THE ANNUAL REPORT SHALL  
27 ALSO INCLUDE THE FOLLOWING:

28           1. THE NUMBER OF HOUSING DEVELOPMENT APPLICATIONS RECEIVED IN THE  
29 PRIOR YEAR.

30           2. THE NUMBER OF LOTS AND MULTIFAMILY UNITS INCLUDED IN ALL  
31 DEVELOPMENT APPLICATIONS IN THE PRIOR YEAR.

1           3. THE NUMBER OF LOTS AND MULTIFAMILY UNITS APPROVED AND DISAPPROVED  
2 OR OTHERWISE NOT APPROVED IN THE PRIOR YEAR.

3           4. THE TOTAL AMOUNT OF VACANT AREA ZONED FOR SINGLE-FAMILY,  
4 COMMERCIAL AND MULTIFAMILY RESIDENTIAL AS A PERCENTAGE OF THE  
5 MUNICIPALITY'S TOTAL AREA AT THE TIME OF THE HOUSING NEEDS ASSESSMENT.

6           5. THE STATUS AND PROGRESS IN MEETING THE MUNICIPALITY'S HOUSING  
7 NEEDS.

8           6. A PLAN THAT SPECIFIES HOW THE MUNICIPALITY INTENDS TO SATISFY THE  
9 IDENTIFIED NEED FOR ADDITIONAL HOUSING UNITS WITHIN THE MUNICIPALITY.

10          C. THIS SECTION DOES NOT REQUIRE A MUNICIPALITY TO MEET OR OTHERWISE  
11 FULFILL THE PROJECTIONS IN THE HOUSING NEEDS ASSESSMENT REQUIRED BY  
12 SUBSECTION A OF THIS SECTION.

13          D. THIS SECTION DOES NOT APPLY TO A MUNICIPALITY THAT IS LOCATED ON  
14 TRIBAL LAND OR A MUNICIPALITY WITH A POPULATION OF LESS THAN THIRTY  
15 THOUSAND PERSONS.

16          Sec. 3. Title 36, chapter 12, article 1, Arizona Revised Statutes,  
17 is amended by adding section 36-1426, to read:

18           36-1426. Housing assistance; state residents; preference

19           EVERY POLITICAL SUBDIVISION OF THIS STATE SHALL GIVE PREFERENCE TO  
20 RESIDENTS OF THIS STATE FOR ANY AVAILABLE LOW-INCOME HOUSING ASSISTANCE  
21 PAYMENTS OR TENANT-BASED ASSISTANCE PURSUANT TO THE UNITED STATES HOUSING  
22 ACT OF 1937 (42 UNITED STATES CODE SECTION 1437f)."

23 Amend title to conform

And, as so amended, it do pass

JUSTIN WILMETH  
CHAIRMAN

1161COMMERCE.docx  
03/28/2023  
05:16 PM  
C: LAT