Fifty-sixth Legislature  
First Regular Session  

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:  

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

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

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

1. THE MAXIMUM HEIGHT LIMIT MAY NOT BE LESS THAN EIGHTY FEET.  

2. THE DENSITY LIMIT MUST BE AT LEAST THE GREATEST ALLOWED DENSITY FOR PREVIOUSLY APPROVED MIXED USE OR RESIDENTIAL USE IN THE MUNICIPALITY.  

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

C. THIS SECTION DOES NOT APPLY TO ANY LAND IN THE IMMEDIATE VICINITY OF A MUNICIPAL AIRPORT, TO ANY TERRITORY IN THE VICINITY OF A MILITARY AIRPORT OR ANCILLARY MILITARY FACILITY AS DEFINED IN SECTION 28-8461 OR TO ANY AREA WHERE AN EXISTING MOBILE HOME PARK AS DEFINED IN SECTION 33-1409 MAY BE DISPLACED."
Sec. 2. Title 9, chapter 4, article 6.4, Arizona Revised Statutes, is amended by adding section 9-469, to read:

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

A. Beginning January 1, 2024 and every five years thereafter, a municipality shall publish a housing needs assessment that includes at least the following:

1. The total population growth projected for the subsequent five-year period.

2. The total job growth projected for the subsequent five-year period.

3. The total need for additional residential housing units for rent and for sale in the municipality to meet:
   (a) Any deficiencies in housing the existing population.
   (b) Any deficiencies in housing the existing workforce.
   (c) The population growth projections.
   (d) The jobs growth projections.
   (e) The housing needs across all various income levels.

B. Beginning January 1, 2025 and every year thereafter, each municipality shall submit an annual report accounting for the total number of proposed residential housing units submitted to the municipality, the total number of net new residential housing units submitted to the municipality and the total number of new residential housing units that are entitled, have been platted, have been issued a building permit and have received a certificate of occupancy by the municipality. The report shall be submitted to the Arizona Department of Housing. The annual report shall also include the following:

1. The number of housing development applications received in the prior year.

2. The number of lots and multifamily units included in all development applications in the prior year.
3. The number of lots and multifamily units approved and disapproved or otherwise not approved in the prior year.

4. The total amount of vacant area zoned for single-family, commercial and multifamily residential as a percentage of the municipality’s total area at the time of the housing needs assessment.

5. The status and progress in meeting the municipality’s housing needs.

6. A plan that specifies how the municipality intends to satisfy the identified need for additional housing units within the municipality.

C. This section does not require a municipality to meet or otherwise fulfill the projections in the housing needs assessment required by subsection A of this section.

D. This section does not apply to a municipality that is located on tribal land or a municipality with a population of less than thirty thousand persons.

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

36-1426. Housing assistance; state residents; preference

Every political subdivision of this state shall give preference to residents of this state for any available low-income housing assistance payments or tenant-based assistance pursuant to the United States Housing Act of 1937 (42 United States Code Section 1437f)."

Amend title to conform
And, as so amended, it do pass

JUSTIN WILMETH
CHAIRMAN