

PROPOSED  
HOUSE OF REPRESENTATIVES AMENDMENTS TO H.B. 2518  
(Reference to printed bill)

1 Page 1, between lines 1 and 2, 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. Affordable housing; density; height; applicability;  
5 definitions

6 A. NOTWITHSTANDING ANY OTHER LAW OR ORDINANCE, ON OR BEFORE JANUARY  
7 1, 2025, A MUNICIPALITY SHALL OFFER, IN ANY MIXED USE OR MULTIFAMILY  
8 RESIDENTIALLY ZONED DISTRICT WITHIN ONE-HALF MILE OF A LIGHT RAIL OR  
9 STREETCAR STOP, A HEIGHT OR DENSITY BONUS OF TEN PERCENT ADDITIONAL  
10 DWELLING UNITS FOR EITHER OF THE FOLLOWING:

11 1. A PROPOSED MULTIFAMILY RESIDENTIAL HOUSING DEVELOPMENT THAT  
12 DEDICATES AT LEAST TWENTY PERCENT OF THE UNITS TO PERMANENT AFFORDABLE  
13 HOUSING.

14 2. A PROPOSED RESIDENTIAL HOUSING DEVELOPMENT THAT QUALIFIES FOR THE  
15 LOW-INCOME HOUSING TAX CREDIT PROGRAM AS DEFINED IN SECTION 42-13601,  
16 SUBJECT TO ALL OTHER DEVELOPMENT STANDARDS OF THE MUNICIPALITY.

17 B. THIS SECTION DOES NOT APPLY TO ANY OF THE FOLLOWING:

18 1. ANY LAND IN THE IMMEDIATE VICINITY OF A MUNICIPAL AIRPORT, A  
19 FEDERAL AVIATION ADMINISTRATION COMMERCIALY LICENSED AIRPORT OR A GENERAL  
20 AVIATION AIRPORT.

21 2. ANY TERRITORY IN THE VICINITY OF A MILITARY AIRPORT OR ANCILLARY  
22 MILITARY FACILITY AS DEFINED IN SECTION 28-8461.

1           3. ANY AREA THAT IS DESIGNATED AS A DISTRICT OF HISTORICAL  
2 SIGNIFICANCE PURSUANT TO SECTION 9-462.01, SUBSECTION A, PARAGRAPH 10.

3           4. ANY AREA THAT IS DESIGNATED AS HISTORIC ON THE NATIONAL REGISTER  
4 OF HISTORIC PLACES.

5           5. TRIBAL LAND.

6           6. ANY AREA WHERE AN EXISTING MOBILE HOME PARK AS DEFINED IN SECTION  
7 33-1409 MAY BE DISPLACED.

8           C. FOR THE PURPOSES OF THIS SECTION:

9           1. "DEDICATED" OR "DEDICATES" MEANS TO RECORD IN THE FORM AND  
10 MANNER REQUIRED BY A MUNICIPALITY A LEGALLY BINDING DOCUMENT ON THE  
11 PROPERTY THAT LIMITS THE PRICE AT WHICH THE PROPERTY MAY BE SOLD OR LEASED  
12 FOR A PERIOD OF AT LEAST TWENTY-FIVE YEARS.

13           2. "MULTIFAMILY RESIDENTIAL DEVELOPMENT" MEANS A BUILDING OR  
14 BUILDINGS THAT ARE DESIGNED AND USED FOR RESIDENTIAL PURPOSES AND THAT  
15 CONTAIN MORE THAN ONE APARTMENT OR DWELLING UNIT.

16           3. "PERMANENT AFFORDABLE HOUSING" MEANS UNITS THAT ARE DEDICATED TO  
17 EITHER OF THE FOLLOWING:

18           (a) OWNER-OCCUPIED HOUSING FOR WHICH THE TOTAL ANNUAL COST OF  
19 OWNERSHIP, INCLUDING PRINCIPAL, INTEREST, TAXES, INSURANCE AND HOMEOWNERS'  
20 ASSOCIATION FEES, DOES NOT EXCEED THIRTY PERCENT OF THE GROSS ANNUAL INCOME  
21 OF A HOUSEHOLD THAT IS AT EIGHTY PERCENT OF THE AREA MEDIAN INCOME.

22           (b) RENTAL HOUSING FOR WHICH THE TOTAL ANNUAL RENT COST DOES NOT  
23 EXCEED THIRTY PERCENT OF THE GROSS ANNUAL INCOME OF A HOUSEHOLD THAT IS AT  
24 EIGHTY PERCENT OF THE AREA MEDIAN INCOME."

25 Renumber to conform

26 Page 1, line 11, strike "~~shall be published at least once in a newspaper of~~"

27 Strike line 12

28 Line 13, strike "~~there is none, it~~" insert "shall be published at least once  
29 in a newspaper of general circulation published or circulated in the  
30 municipality, or if there is none, it"

31 Page 4, strike lines 17 through 45

32 Strike page 5

1 Page 6, strike lines 1 through 21

2 Renumber to conform

3 Page 8, between lines 5 and 6, insert:

4           "D. THE ARIZONA DEPARTMENT OF HOUSING SHALL COMPILE THE REPORTS  
5 RECEIVED PURSUANT TO SUBSECTION B OF THIS SECTION AND SUBMIT THE REPORTS TO  
6 THE GOVERNOR, THE PRESIDENT OF THE SENATE AND THE SPEAKER OF THE HOUSE OF  
7 REPRESENTATIVES."

8 Reletter to conform

9 Amend title to conform

MATT GRESS

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02/02/2024  
08:33 AM  
C: LAT