



STATE OF ARIZONA
OFFICE OF THE GOVERNOR

KATIE HOBBS
GOVERNOR

EXECUTIVE OFFICE

March 18, 2024

The Honorable Ben Toma
Speaker of the House
Arizona State House
1700 W. Washington Street
Phoenix, AZ 85007

RE: House Bill 2570: planning; home design; restrictions; prohibition

Speaker Toma,

Today, I have vetoed HB 2570. I was elected on a promise to bring thoughtful leadership to the Governor's Office and always do the right thing for the people of this state, even when it's hard. Unfortunately, this expansive bill is a step too far and I know we can strike a better balance. This is unprecedented legislation that would put Arizonans at the center of a housing reform experiment with unclear outcomes. It lacks the nuance necessary for statewide reform, and I do not believe it is in the best interest of the people in this state.

The bill has unexplored, unintended consequences that are of great concern. For instance, the Department of Defense contacted my office while this bill was on my desk to state their opposition. They expressed very serious concerns that the increased density near military installations would put military operations and homeowners at risk, putting dense development within Accident Potential Zones. Firefighters shared significant public safety concerns highlighting that increased density without corresponding improvements to roads and public infrastructure could lead to traffic congestion during evacuations or delays in emergency response times. These are the examples that demonstrate the potential risks that come with the kind of sweeping reforms in this proposal.

In addition, hundreds of Arizonans and community leaders from across the state have contacted my office about this legislation, with over 90% requesting a veto. Over forty mayors and city council members – Democrats and Republicans from Nogales to Superior to Tucson to Yuma, and every other corner of our state – have expressed concerns about the impacts on infrastructure, water consumption, land use planning, lack of affordability guarantees, and potential legal consequences.

While this expansive proposal is not the right step for our state, I believe there is great promise in other legislative efforts to build more attainable housing. I am supportive of ongoing efforts in the legislature to reach a more balanced solution on other reforms that are still moving through the process including proposals related to accessory dwelling units (ADUs, also known as casitas), missing middle housing options, commercial repurpose and reuse, and streamlining local approval processes. And I ask that interested stakeholders engage productively in those conversations.

As Governor, I have worked relentlessly to address Arizona's housing affordability challenges. From securing a historic \$150 million to build housing for working-class Arizonans, to maximizing our state's leverage of federal tax credits to build more affordable rental units, to developing the Arizona is Home mortgage assistance program, my administration is serious about producing the housing affordability that our state needs. Regretfully, this bill is not the compromise Arizonans are looking for.

Our constituents want us to take action to make housing more affordable for hard working Arizonans, because the status quo is not acceptable. Building that housing is an important piece of the solution. I am committed to working with stakeholders and members of the legislature to deliver that in more targeted ways. I will continue to champion policies and programs to bring down housing costs for Arizonans and I look forward to working to make that happen.

Sincerely,

A handwritten signature in black ink, appearing to read 'Katie Hobbs', with a long, sweeping horizontal line extending to the right.

Katie Hobbs
Governor
State of Arizona

cc:

The Honorable Warren Petersen
The Honorable Leo Biasiucci
The Honorable Adrian Fontes