

## GUIDING PRINCIPALS

The Mission of the Arizona Multihousing Association (AMA) To represent, advocate and educate Arizona's rental housing community. The AMA is committed to supporting policies that advance the Mission, enhance the regulatory environment for the apartment industry and provide quality and affordable housing opportunities throughout the state.

### **1 PROTECT AND PRESERVE THE ARIZONA LANDLORD AND TENANT ACT (ALTA)**

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- Preserve the statewide prohibition on rent control.
- Oppose any efforts to upend the balance of the ALTA.
- Oppose any efforts that would lengthen the eviction process or create unnecessary or costly regulation to the process.

### **2 PROTECT AND PRESERVE PRIVATE PROPERTY AND CONTRACT RIGHTS**

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- Oppose any efforts to create statewide eviction moratoriums.
- Oppose any efforts to diminish private property rights in the state.

### **3 SUPPORT LONG-TERM SOLUTIONS TO INCREASE THE SUPPLY OF HOUSING**

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- Support statewide zoning and land use reform such as increased density and less parking.
- Support efforts to streamline the housing development process, remove unnecessary barriers.

### **4 PROTECT EXISTING ECONOMIC DEVELOPMENT TOOLS**

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- Oppose efforts to eliminate or diminish the value of the Government Property Lease Excise Tax (GPLET) program or current Tax Increment Financing Districts.
- Encourage incentives for density and affordable housing.

### **5 OPPOSE ANY NEW TAXES, FEES OR EXCESSIVE REGULATION ON THE INDUSTRY**

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- Oppose measures that shift the property tax burden to rental properties.
- Oppose any new regulation that would unnecessarily increase the cost to develop or manage apartments in the state Arizona.
- Support the elimination of Sales Tax on Residential Rent.

## **6** LONG-TERM STRATEGIES AND GOALS

### **SUPPORT EFFORTS TO REFORM ARIZONA'S COMPLICATED SALES TAX STRUCTURE**

- Support the transition of the state's prime contracting tax system to a system that taxes construction materials at the point of sale.
- Support the repeal of speculative builders' tax.
- Support any efforts to streamline the administration the state's taxes system.

### **ADVANCE THE INTERESTS OF THE APARTMENT INDUSTRY**

- Support policies that limit patchwork regulation at the municipal level of government.

### **ARIZONA APARTMENT INDUSTRY BY THE NUMBERS**

37% of households are renters

763.8k apartment residents

926k rental homes

559.1k apartment homes

\$13.1b economic contribution

131.7k jobs supported

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### **ACCORDING TO THE ARIZONA DEPARTMENT OF HOUSING ARIZONA NEEDS 260K NEW HOMES TO MEET DEMAND AND CONTROL THE COST OF HOUSING**

Meeting the state's demand for apartments will take courageous steps at the federal, state and local levels of government.