

Senate Judiciary, Law Enforcement, and Criminal Justice Committee
02/09/2026

Bill: 1st substitute SB 221 - Housing and Transit Reinvestment Zone Amendments

Sponsor: Senator Harper

Floor Sponsor: Representative Dunnigan

UASD Position: Support

This Bill amends provisions relating to a housing and transit reinvestment zone.

Discussion: The sponsor stated that the Bill is a cleanup measure based on lessons learned from implementing housing incentive programs and explained that the 1st substitute, which the Committee adopted, redefines the term “base year”, creates a new definition for “extraterritorial affordable housing”, and amends several existing terms. The Bill also revises certain requirements and exceptions related to boundary adjustments for specific investment zones, modifies provisions governing the approval of certain investment zone proposals, and amends portions of the law concerning an existing community reinvestment project. Senator Harper added that when multiple transit stations are involved, they may be combined into a single Housing and Transit Reinvestment Zone (“HTRZ”).

There was no public comment, and Representative Cullimore noted that there is an issue he would like to continue working on with the sponsor, though he did not specify the subject.

Yeas: 5

Nays: 1

N/V: 3

Outcome: 1st substitute SB 221 passed out of the Committee with favorable recommendation.