

Evaluating Arizona Leadership Records on Evictions, Housing Math, and Child Displacement

An evidence based review of official executive actions, legislative roll call votes, and stated platforms affecting homeless families in Maricopa County.

IRS Section 501(c)(3) Educational Notice: *AZ Hugs does not endorse, support, or oppose any candidate or political party. This analysis is prepared solely for public education to examine the recorded votes, filed lawsuits, official budgets, and stated public platforms of candidates seeking statewide office, assessing their direct mathematical and human impact on family displacement.*

As frontline organizers assisting families across Phoenix, Mesa, and Tempe, AZ Hugs has regularly and publicly challenged current state leaders. We have organized outside executive offices and demanded faster, more comprehensive action from Governor Katie Hobbs and Attorney General Kris Mayes. We do not offer unconditional praise to any official. However, when we evaluate public policy, we are bound by the empirical realities of our daily outreach: wages, median rents, and eviction court dockets.

In Maricopa County, eviction filings have exceeded 80,000 cases annually. Behind these filings are working families who earn an average of \$16 to \$20 per hour in a market where entry level two bedroom apartments demand over \$1,500 monthly. The arithmetic of this crisis is unforgiving: when families are hit by an unexpected car repair, medical bill, or hour reduction, there is zero cushion left before an eviction judgment is issued.

The Calculated Impact on Unhoused Children

Public policy is not abstract. When leaders remove mediation channels and emergency aid, families do not vanish; they are pushed into vehicles, washes, and emergency rooms. If policy turns away from economic math toward punitive enforcement, the resulting rise in child homelessness will place strains on our schools, healthcare systems, and neighborhoods that will take generations to reverse.

1. Gubernatorial Record and Platform: Katie Hobbs vs. Andy Biggs

EXECUTIVE ACTION VS. CONGRESSIONAL AND LEGISLATIVE VOTING RECORD

EVICTIION PREVENTION AND ASSISTANCE

Katie Hobbs

Incumbent Governor

ActionsTaken: Allocated state Housing Trust Fund dollars toward local emergency rental aid and justice court eviction diversion pilot programs to keep families housed during disputes.

Source: Arizona Dept. of Housing Budget Allocations (2023 to 2025).

Andy Biggs

U.S.Rep. / Challenger

Legislative Record: Voted against federal pandemic rental assistance packages (CARES Act extensions, American Rescue Plan). Platform emphasizes strict contract compliance without taxpayer funded tenant mediation.

Source: U.S. House Roll Call Votes; Official Campaign Platform.

AFFORDABLE HOUSING SUPPLY

Katie Hobbs

Incumbent Governor

Actions Taken: Invested state capital into Low Income Housing Tax Credit (LIHTC) multi family developments restricted to households earning 30% to 60% of Area Median Income (AMI).

Source: Governor's Office Executive Budget Summaries.

Andy Biggs

U.S.Rep. / Challenger

PublishedPlatform: Proposes eliminating federal and municipal development regulations, impact fees, and zoning restrictions to spur private sector construction of market rate inventory.

Source: Congressional Record; Published Policy Statements.

FAMILY HOMELESSNESS RESPONSE

Katie Hobbs

Incumbent Governor

Actions Taken: Paired emergency shelter funding with Department of Child Safety (DCS) family preservation programs and behavioral health wrap around services.

Source: AZ Dept. of Economic Security Strategic Plans.

Andy Biggs

U.S.Rep. / Challenger

Published Platform: Advocates public order enforcement, opposing unconditional shelter models in favor of strict requirements, recovery mandates, and public camping prohibitions.

Source: House Freedom Caucus Position Papers; Public Statements.

2. Attorney General Record: Kris Mayes vs. Warren Petersen

ANTITRUST AND CONSUMER PROTECTION VS. LEGISLATIVE LEADERSHIP

CORPORATE RENT SETTING AND ANTITRUST

Kris Mayes

Incumbent Attorney General

Actions Taken: Initiated state antitrust litigation against RealPage and major corporate landlords, alleging unlawful price fixing algorithms and coordinated vacancy management.

Source: State of Arizona v. RealPage, Inc. et al. (Maricopa Superior Court).

Warren Petersen

StateSenatePres. / Challenger

Published Position: Opposes state regulatory interference in commercial pricing structures, arguing that market forces and private enterprise must determine lease rates without state litigation.

Source: Senate Majority Policy Briefings; Campaign Announcements.

TENANT PROTECTIONS AND COURT RULES

Kris Mayes

Incumbent Attorney General

Actions Taken: Deployed consumer protection enforcement against deceptive lease fees, retaliatory lockouts, and landlord violations under the Arizona Consumer Fraud Act.

Source: AZ Attorney General Consumer Protection Reports.

Warren Petersen

StateSenatePres. / Challenger

Legislative Record: Authored and supported legislation expediting summary eviction proceedings in justice courts to protect property owner revenues from prolonged nonpayment.

Source: Arizona State Legislature Bill History (SB 1168 et seq.).

PUBLIC ENCAMPMENTS AND MUNICIPAL LAW

Kris Mayes

Incumbent Attorney General

Actions Taken: Issued guidance prioritizing service coordination and shelter alternatives prior to municipal sweeps to avoid criminalizing indigent residents.

Source: Office of the Attorney General Advisory Opinions.

Warren Petersen

StateSenatePres. / Challenger

Legislative Record: Championed bills penalizing public camping, restricting municipalities from allowing long term encampments, and supporting commercial property claims against sweeps delays.

Source: Senate Floor Votes; Sponsor Records (2023 to 2025).

3. Analytical Conclusion & Community Stability

ECONOMIC ARITHMETIC VS. PUNITIVE ENFORCEMENT MODELS

84,000+

Annual Eviction Filings
Maricopa County Justice Courts
(2023 to 2025; Peak 87,197 in 2024 vs
45,000 pre 2020 average)

50%+

Severely Rent Burdened
Income Spenton Rentby Low Income
Families
(HUD Benchmark; Leaving \$0 Buffer for
Emergencies)

The Interconnection of Community Stability

Data demonstrates that economic math dictates housing stability. Without tenant diversion, emergency buffers, and corporate oversight, rapid evictions feed directly into public encampments and overwhelmed school districts.

When reviewing published platforms and historical records, our analysis identifies a fundamental divergence. The current administration has maintained direct dialogue with service providers, funded eviction diversion, and used antitrust powers against algorithmic rent setting. Conversely, legislative records and platform proposals from their challengers prioritize contract enforcement, deregulation, and encampment penalties, while defunding diversion mechanisms.

Our calculated assessment shows that eliminating mediation buffers and emergency rental funds without adding affordable units creates compounding displacement that our safety net cannot absorb.

Civic Responsibility Notice: AZ Hugs encourages every community member to examine official voting records, evaluate how each platform addresses the root economics of poverty, and actively participate in civic life. If one family falls, our entire community carries that weight.

No Matter the Outcome: Community Support is Vital

No matter the outcome of these elections, AZHugs will need our community's direct donations and volunteer support to continue providing shelter, meals, and emergency resources to families and individuals who fall completely outside traditional systems.

Please continue to stand with our vulnerable neighbors and support our frontline outreach at azhugs.org