



**Southern Arizona
Home Builders
Association**

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SENT VIA ELECTRONIC MAIL

Feb. 25, 2025

Chris Ortiz y Pino, Chair
Tucson Planning Commission
255 W. Alameda Rd.
Tucson, AZ 85701

RE: February 26 Planning Commission Meeting, Agenda Item #3, Community Corridors Tool

Dear Chair Ortiz y Pino:

On behalf of the Southern Arizona Homebuilders Association, I am writing to reiterate our support for the Tucson Community Corridors Tool (CCT) initiative.

We very much appreciate the amount of effort City Staff has made to communicate with industry stakeholders.

The recent Housing Needs Assessment Study reinforces the fact that our has a critical need for additional housing supply. The only real answer to this problem is to increase the amount and diversity of housing inventory.

The CCT is a good first step towards addressing important zoning related issues. It is another tool in the toolbox to begin to assist builders produce much needed housing inventory on parcels and in areas that currently are being underutilized.

It is our hope that this initiative will spur further reforms and incentives including increasing height allowances in R2 zones. We encourage pro-active dialogue with stakeholders such as SAHBA to accomplish this. We also request an effectiveness review after 12 or 18 months to determine whether the policy has been effective in achieving desired outcomes.

Respectfully,

David M. Godlewski
President & CEO

CC: Koren Manning
Daniel Bursuck