



**Southern Arizona
Home Builders
Association**

2840 N. Country Club Rd.
Tucson, AZ 85716
P: 520.795.5114
www.sahba.org

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January 13, 2023

Pima County Development Services
201 N. Stone Ave
Tucson, AZ 85701

RE: Proposed Text Code Amendment – Residential Development adjacent to the Chuck Huckelberry Loop Trail

Dear Anita McNamara,

With the urgent need for additional housing supply, it is crucial that local government entities collaborate with the building industry to find solutions. We, on behalf of the residential development industry, appreciate the County for including us in decisions that could impact the economic vitality of our communities and expand housing opportunities for our residents.

We are in support of the proposed ordinance to amend regulations by adding standards for residential development adjacent to the Chuck Huckelberry Loop. It is a good initial step towards addressing the chronic undersupply of housing affecting Southern Arizona. The ordinance identifies an area (along the Loop) that is highly conducive for infill housing. While we the number of parcels that may be available for development are uncertain, the proposed incentives have the potential to encourage private investment in areas that are currently underutilized. The resulting housing will also help advance the goals of the Affordable Housing Task Force.

We do have a few questions, comments, and suggestions we request be taken into consideration:

- Has the County analyzed how many undeveloped parcels may benefit from this policy change? If so, could you share that information with us?
- In our research, we noticed on PimaMaps that many of the parcels adjacent to the Loop which would be beneficial for infill are owned by the County, reducing the potential increased housing that could result of this ordinance. Has Pima County considered selling parcels along the Loop?
- 18.07.030, #2, b. Location details residential development may only occur east of N. Silverbell Rd. Again, based on our research, it would be advantageous to also be able to utilize parcels **west of N. Silverbell Rd** (adjacent to N. Silverbell Rd. or within a few hundred feet).
- 18.07.030, #2:, b. Location in terms of residential development details that any parcel within 1,500 feet of the Chuck Huckelberry Loop Trail may be utilized. We would like to suggest the County consider extending this distance to **2,500ft.**

On behalf of the Building Industry, we believe that this amendment could be the start of an ongoing effort to identify code changes that facilitate housing in our community, which is welcomed and greatly appreciated. We would like to thank you and the other Pima County staff for their effort and for the opportunity to offer comments. We look forward to working together as this moves forward to adoption and on future amendments.

Sincerely,

Jennifer Barroso, *Government Liaison*
Southern Arizona Home Builders Association
2840 N. Country Club Rd. Tucson, AZ 85716
520.795.5114 | jennifer@sahba.org