

David Godlewski

From: Brendan Lyons
Sent: Wednesday, March 5, 2025 5:03 PM
To: Simms, Milini
Cc: David Godlewski
Subject: Oro Valley 10-Year Plan – Housing & Development Stakeholder Process

Hi Milini,

Thank you for including SAHBA in the stakeholder process for Oro Valley's 10-year plan. We appreciate the Town's commitment to engaging a broad range of perspectives, and we appreciate the opportunity to contribute to the discussions on housing and development.

Below are answers to your questions that are reflective and representative on behalf of the industry. We look forward to further discussions and engagement.

Have you been involved in residential or commercial development in Oro Valley?

Yes, on behalf of our membership, the Southern Arizona Home Builders Association actively represents home builders, developers, and industry professionals engaged in supporting responsible growth and economic development in Oro Valley.

What are some reasons why you or your clients choose to develop in Oro Valley? (Please select all that apply)

Oro Valley offers a high quality of life, a safe community, and access to a skilled workforce. The town's desirable location, excellent schools, and growing economic opportunities make it an attractive place to live and work. However, continued success depends on ensuring housing is attainable for working families and that businesses can thrive in a balanced regulatory environment.

What are some barriers to developing in Oro Valley? (Please select all that apply)

The limited availability of vacant land, restrictive zoning regulations, and high development costs—such as permitting fees and impact fees—create significant challenges. Additionally, lengthy review processes and unpredictable public decision-making can deter investment and slow project completion.

If you could change one thing about developing in Oro Valley, what would it be?

Oro Valley should take a stronger approach to housing. By proactively approving rezonings would allow for a greater variety of housing options. Streamlining the permitting and approval process would make development more predictable and cost-effective. Additionally, the Town should work with the State Land Department to annex more land, ensuring there is room for responsible growth that supports both housing and job creation.

Over the past year, residents have prioritized the need for more affordable housing in Oro Valley. How can the Town encourage the development of affordable housing?

The Town can collaborate with private sector partners to create incentives that support attainable housing for working professionals. This includes reducing impact fees, expediting approvals for housing projects, and integrating a range of housing types into zoning plans. Ensuring economic feasibility for development projects is crucial to delivering housing solutions that meet community needs.

Over the past year, residents have prioritized the need for more housing options, such as townhomes, patio homes, and duplexes in Oro Valley. How can the Town encourage development of these low-rise, higher-density housing types?

By modernizing zoning codes to support mixed-use and higher-density developments, Oro Valley can expand housing options while maintaining community character. Incentivizing these housing types through reduced fees, density bonuses, and clear approval pathways will make it more viable for builders to meet demand.

Are there noteworthy areas or other potential development opportunities Oro Valley should explore in the future?

Future development should focus on areas where infrastructure can support growth while minimizing costs to residents and businesses. The Town should work collaboratively with the private sector to identify strategic locations for mixed-use and workforce housing projects, ensuring a sustainable balance between economic vitality and community needs.

It is our sincere hope that before advancing or recommending any policy position, the Town of Oro Valley will ensure thorough consideration and evaluation of economically sound strategies that provide balanced benefits to both private and public stakeholders.

Thank you once again!!

BT Lyons

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