SAHBA-PAC
The Political Action Committee of the Southern Arizona Home Builders Association

CANDIDATE QUESTIONNAIRE

Your response to these important questions will be reviewed by SAHBA's Political Action Committee and help us evaluate whether we engage in the race through an endorsement and/or PAC contribution. Please note, after reviewing your completed questionnaire, you may be asked to meet with the PAC. Thank you for your interest in seeking public office and taking the time to answer our questionnaire.

Candidate Name:

Campaign Contact Person (If different from candidate):

1. What are your top three policy priorities?

Reducing crime, vastly diminishing the influx of fentanyl crisis, and rebuilding the city's failing infrastructure (roads, streets, bridges, and water systems) are paramount to Tucson's prosperity and if not dealt with head-on will result in the city's economic demise. Crime reduction and defeating the fentanyl surge are achieved by enforcing our laws equally and creating employment opportunities via economic development and trade/skill development programs.

I will ensure the appropriate allocation of funds to increase law enforcement staffing, provide specialized tactical and conflict resolution training, and acquire much needed equipment, vehicles, and facility improvements. I will also partner with local business owners, educational, healthcare institutions, and charitable and community organizations to develop programs that provide employment opportunities to alleviate homelessness and reduce crime.

Tucson's infrastructure deficiencies are easily corrected by adequately funding the City transportation department, focusing on one street at a time to make meaningful improvements. Ensuring Tucson's neighborhood streets get repaved and the RTA-Next is negotiated favorably for Tucson drivers will be critical to the future of our infrastructure.

2. What would be your approach to evaluating policy and regulatory issues and how will you determine your position on an issue?

During my employment with the City of Tucson's City Manager's Office, I quickly learned how city policy and regulations sometimes created issues for the Tucson constituency and business community. As Mayor, I will adopt a three-pronged approach to evaluating city policy and regulatory requirements: 1) conduct an independent review of the city charter, ordinances, department policies, 2) meet with the responsible regulatory department management, staff and the city attorney, 3) host information sessions and invite the business community and Tucson's constituency to provide their input. When appropriate and permitted to the fullest extent of the law, recommended revisions will be presented at the City Mayor and Council meetings for adoption or placed on the ballot for vote.

3. What are your ideas for how the City can better encourage infill projects and what areas of your Ward would you like to see infill and/or redevelopment? What kind of infill and redevelopment will have the greatest impact to your residents?

Encouraging infill projects and/or redevelopment begins with streamlining the city's permitting and zoning processes, tiered impact fees, focused infrastructure and park improvements and tree placement in distressed neighborhoods. I am open to flexible zoning and code requirements when life safety is not compromised, appropriate, and acceptable to both the community and builders.

In Ward 3, has some wonderful large lots in the areas of Prince Road between Campbell Ave and First Ave as well as Stone Ave. Infill and redevelopment of these areas would do much to improve the quality of life for the community and add to the housing inventory thereby having a positive effect on home prices.

4. What are your ideas for encouraging suburban development especially facilitating State land coming to market?

While I'm not a fan of the term and idea of "15-minute cities," I'm fully supportive of smart and innovative growth that encourages suburban development with a thoughtful and balanced approach that considers comprehensive land-use planning. This also means considering the housing needs across the market spectrum not just affordable housing but market-rate, first time, and luxury homes as well, and incentive programs for developers. Collaboration between government agencies, private developers, and the community is key to successful suburban development initiatives. When we show that we are looking at the needs of Tucsonans and Arizonans beyond our term in office and looking to build in ways that make life better for everyone, and when we all come together on this shared goal, we can encourage growth and collaboration needed to achieve it.

5. Do you think we have an affordable housing crisis in Tucson? What ideas do you have to encourage new home construction and promote homeownership in the City of Tucson?

Housing costs in Tucson have increased exponentially in the last few years and have placed a strain on the elderly, lower economic communities and the "everyday" Tucsonan. Tucson housing costs also have an indirect effect on economic development. The "affordable housing crisis" is a factor of low inventory, out-of-state migration, corporate acquisition, and the cost of building new homes as a result of city processes and regulations. Infilling and redevelopment projects aided by improved city processes and policies will offer relief from unaffordable housing in Tucson.

6. Are there any regulations, fees or processes that you see as an impediment to housing that you would like to see eliminated? If so, which ones?

In Tucson we have the unique pleasure of having some of the worst zoning and permitting processes in the country. While there are many individual or specific things that need fixing, the most important is properly staffing the Planning and Development Services office. Throughout my campaign I've heard numerous stories about how slow and arduous it can be to get permitting or planning approval in Tucson and properly staffing this department would be my first step. Looking to similar, moderate-sized, cities for inspiration and guidance on improving these processes would create a wave of changes to regulations, fees and processes that would encourage smart growth and reduce costs rather than restricting and suffocating it.

7. Builders/developers often struggle with neighborhood groups when seeking a rezoning. Describe your approach to how you'd balance the perspectives of neighborhood groups with those of builders/developers seeking a rezoning in order to achieve a win/win resolution.

Responsible growth, fair zoning laws, while protecting private property rights involve compromise and having a Mayor that is willing and able to broker deals amongst developers, the public, and the various government agencies that overlap across much of Tucson will be instrumental in building a better Tucson.

8. What is the biggest challenge facing the City of Tucson at this time? In your opinion, what are the greatest opportunities?

Substance abuse and crime are the biggest challenge facing the City of Tucson today. As Mayor, I will actively work to reduce the influx of fentanyl in our community by refusing Federal funding that helps facilitate illegal migration. I will end "Fare Free Transit" and will direct the city attorney to revise city ordinances regarding panhandling, homeless encampments and trespassing. I will task the TPD with enforcement laws against smuggling, dealing, distribution and using fentanyl and hold our city judges accountable for prosecution of these criminal offices. Our greatest opportunities rest with our community. Tucsonan benevolence and sense of community is our greatest asset and as such are greatest opportunity to change the downward trajectory. Their generosity coupled with a desire for a cleaner, safer Tucson will serve as the ultimate model for getting people the help they need to end the vicious cycle of substance abuse.

9. Would you accept a SAHBA endorsement if given? Of course, I would be honored to receive SAHBA's endorsement.

***Please complete and return this survey by September 8th. Surveys may be returned to*: bbg@theriver.com (520) 241-9557**

ABOUT SAHBA:

The Southern Arizona Home Builders Association (SAHBA) is a non-profit trade association representing 300 member companies within the home building industry. Collectively, we estimate those member companies employ over 5,000 employees. One of our core priorities is to advocate for home builders and related professionals to ensure a favorable regulatory, policy and business environment that will enable our members to succeed in meeting the housing needs for our growing region. As such, we actively engage in government and political affairs including political campaigns and candidate endorsements.