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: Paul Cunningham

Campaign Contact Person (If different from candidate):

1. What are your top three policy priorities?

1. Addressing Housing Shortage
2. Enhancing Economic Opportunities
3. Improving Community Safety and Wellness

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

Research and Collaboration are the best approaches to finding new solutions. Meeting and discussing with muliple parties and multiple interests on a specific issue ensures an optimal outcome. Ideally, regulatory issues should be easy to navigate, that just isn't the reality. in the past, we have tried build policies that work universally. What I fhave ound in recent years, is that no matter the policy and how well written it is, very large projects necessistate exceptions and interpretation to the code. I think there has to be built in regulatory-lattitude on those projects.

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?

While Universal Amendments to the UDC encouraging Flex-Lot development and vertical building incentives with relaxed setback and parking requirements are "low hanging fruit", they don't solve every. The should absolutely be applied, but there is more. Incentive overlays and corridor designs are essential in developing visions into this work. I stand by record on housing developments in Ward 2, Houghton Reserve, The Wrightown, The School Yard, Harrison Hills, Halcyon, Tanque Verde Casitas, Magee Wash, and others, Approximately 25 new home developments have been rezoned and built in Ward 2 since I took office.

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

I think Master Planning the development ahead of time with the total package will save us questions, changes and contraversy in the long run. In this specific case on the SouthEast part of Tucson, the process should include SAHBA and other stakeholders as collaborators as we move forward. This can maximize our resources as we build the public amenities associated to this development and work to have to most repsonible and attractive housing expansion in Tucson's history.

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?

The housing crunch is real, being able to seemless convert C-1, C-2, I-1 and I-2 to RX-1 and R-2 zoning is something we should have done a long time ago. Allowing Flex lot design is also important. On the finance side, a community banking model that applies to new and first time home buyers can offer some relief on the rising interest rates. Finally, to address supply chain issues, the allowance to repurpose existing buildings for adaptive re-use should not only be allowed but encouraged.

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?

Please see above, specifically about flex lots and I-1, I-2, C-1 and C-2 transitioning. Height, setbacks and parking need to be more flexible. We have brought stakeholder groups together to "streamline" this or "adjust" that. Allowing for flexible interpretation of regulations and in lieu fee schedules against impact fees are definitley avenues worth pursuiting. .

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.

In the past, I have met with Neighbors personally in attempts to build consensus and find common ground. The important message in working with Neighbors is to be truthful and honest with what your core values are. We facilitated such a meeting for the Houghton Reserve Project, The Schoolyard and the Mesquite Project phases i and II, just to name a few.

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

Challenge: Housing Crunch and Unsheltered. It is an issue facing the entire nation, the issue complicated and no specific solution is universal. The solutions do just fall to the City, but to the County, State and Federal Government.

Opportunity: The emerging Aerospace market in the next 20 years and the conservation of Water and developnment of that technology are issues the Tucson is ahead of the curve on and can emerge as a National and International leader in the next decade.

9. Would you accept a SAHBA endorsement if given?

yes

***Please complete and return this survey by May 19th. 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.