March 17, 2025

Honorable Members of the Tucson City Council
City of Tucson
255 W. Alameda St.
Tucson, AZ 85701

Dear Mayor Romero and Honorable Council Members,

The Tucson Association of REALTORS® appreciates the effort invested over the past two years in developing the Community Corridors Tool (CCT) to support higher-density, mixed-use development in Tucson. However, given the urgent housing needs outlined in the city's own *Housing Needs Assessment*, we are concerned that the current draft of the ordinance does not fully leverage the potential of this zoning tool.

In particular, we must address the ongoing resistance to height—especially along designated community corridors. Without embracing appropriate height increases in these areas, regardless of zoning classification, how can we realistically meet the housing production demands outlined in the *Housing Needs Assessment*? Height is essential to achieving the density needed, and without it, we risk falling further behind in tackling Tucson's housing shortage. By concentrating as much growth as possible along these well-established corridors, we can ensure sound planning that maximizes the utility of available land, improves project viability, and fulfills our responsibility to develop efficiently and sustainably while minimizing sprawl and protecting the character of existing neighborhoods.

While we support the staff's commitment to reviewing the tool's effectiveness in two years, Tucson's housing crisis demands more immediate action. We urge the inclusion of a shorter review period to assess progress and ensure the tool is meeting its intended goals. Additionally, we strongly caution against adding any further barriers to the ordinance at this time, as doing so would undermine its potential to alleviate the housing shortage and address the continued and growing demand for affordable, attainable homes.

Thank you for your attention to this matter.

Sincerely,

Shawn Cote

cc: Tucson City Council, Ms. Koren Manning, Mr. Dan Bursuck, Tucson City Clerk