



December 12, 2025

Mayor Regina Romero and Honorable Members of the Tucson City Council  
255 W. Alameda St.  
Tucson, AZ 85701

**RE: Support for Citywide Adoption of Middle Housing Code Amendment**

Mayor Romero and Councilmembers,

On behalf of the Tucson Association of REALTORS® (TAR), thank you for your continued support in addressing Tucson's housing crisis and for advancing the Middle Housing code amendment. We strongly encourage you to adopt this amendment and implement it citywide, as the data clearly shows this is the scale at which meaningful progress must occur.

Tucson is facing a severe and well-documented housing shortage. The City's own *2023 Housing Affordability Strategy for Tucson (HAST)* identifies that **Tucson is tens of thousands of housing units short** of what is needed to meet current demand, let alone future growth. Housing supply has simply not kept pace with population, and that shortage pushes prices higher for renters, buyers, and families across every income level.

The City's *Drachman Institute Report* further reinforces why a citywide strategy is essential. The report makes clear that Tucson's exclusionary zoning patterns, particularly large areas reserved only for single-family detached homes, are a core barrier to meeting housing needs. Allowing modest, neighborhood compatible housing types like duplexes, triplexes, and fourplexes in more neighborhoods is not only consistent with Tucson's historic development pattern, but is one of the most effective, incremental tools for adding housing options without changing neighborhood character.

We also want to directly address concerns raised regarding historic neighborhoods. Tucson's historic districts are a treasured part of our community identity, and nothing in this ordinance undermines their existing protections. Historic overlay requirements, review processes, and design guidelines remain fully intact. Middle housing has existed in these neighborhoods for decades, such as casitas and duplexes, and they coexist harmoniously with single-family homes. This ordinance simply restores the ability to build the same types of modest, neighborhood compatible homes that shaped Tucson's most beloved historic areas in the first place.

As REALTORS®, we hear daily from families who want to stay in Tucson but cannot find a home that fits their needs or budget. We also hear from employers struggling to recruit workers because housing options are scarce. By allowing a broader range of housing types citywide, the



City will reduce pressure on rents, help stabilize home prices, expand attainable options for local residents, and support a more economically balanced community.

We commend the City for taking an intentional, data-driven approach to this issue. Tucson cannot meet a tens-of-thousands-unit shortfall through isolated pilot areas or limited infill zones. A citywide strategy, strongly supported by the city's own research, is the responsible and necessary next step.

The Tucson Association of REALTORS® respectfully urges the Mayor and Council to adopt the Middle Housing code amendment and adopt it on a citywide basis. This is the kind of thoughtful, incremental reform that supports affordability, economic mobility, and the long-term health of our housing market.

Thank you in advance for your support.

Sincerely,

A handwritten signature in cursive script that reads "Shawn Cote".

Shawn Cote

cc: Mr. Timothy Thomure, Ms. Koren Manning, City Clerk