

September 10, 2025



Tucson Planning Commission
255 W. Alameda St.
Tucson, AZ 85701

Re: Support for Citywide Missing Middle Housing Ordinance

Dear Commissioners,

On behalf of the Tucson Association of REALTORS®, I am writing to express our strong support for the adoption of a citywide *Missing Middle Housing* ordinance. Tucson faces an undeniable housing supply and affordability challenge, and this ordinance offers a practical, market-based solution.

- **Citywide implementation:** To make a meaningful impact on supply and affordability, missing middle reforms must be applied across the entire city. A piecemeal approach will not generate enough new units to meet Tucson's housing needs.
- **Market-based solution:** Missing middle housing should expand supply and relieve pressure on rents and home prices without raising taxes or requiring new subsidies.
- **Housing choice:** Tucson needs a broader range of housing types. Missing middle options create attainable price points between single-family homes and large apartment complexes, giving families, young professionals, and seniors more options.
- **Opportunities for small builders:** Missing middle housing unlocks opportunity for small and mid-sized builders. Local contractors are nimble and uniquely positioned to transform scattered infill lots into quality homes that strengthen our neighborhoods and expand housing choice.
- **Economic competitiveness:** Employers are struggling to recruit and retain workers due to housing costs. Without more attainable homes near job centers, Tucson risks losing out on new jobs and economic development opportunities.

Tucson is fortunate to have a large number of vacant and underutilized lots that can be activated by this ordinance. With thoughtful implementation, these reforms will translate quickly into real homes for our residents, built by local contractors and serving a full spectrum of household needs.

We urge you to advance this ordinance with citywide application to help ensure Tucson is a community where families, workers, and seniors can afford to live and thrive.

Sincerely,

cc: Ms. Koren Manning, Mr. Dan Bursuck, Mr. Nick Martell

