



March 11, 2013

City of Tucson-Planning Commission Members:

On behalf of the Tucson Metropolitan Housing Commission (TMHC), we are pleased to offer the following letter of support for the Department of Housing and Community Development's "Plan Tucson" Housing Component. Several of our members attended workshops and contributed comments to staff during their community outreach effort and we look forward to working with City to see that policies that are adopted within the plan are implemented in order to improve Tucson's Housing stock.

We believe it is very important for the city and its department's to evaluate the social, physical, and spatial needs relating to housing program design and location including neighborhood conditions, proximity to employment and schools and access to basic goods and services". We support more emphasis on infill housing. We believe being close to employment and schools makes affordable housing much better (especially for single parents), by reducing transportation costs and time spent in traffic. We also strongly support housing that supports aging in place. This will have the impact of adding affordable units for the elderly baby boomers and single echo boomers who cannot afford homes. Tucson has an aging housing stock so we need to do a better job of developing policies and programs to address the challenges associated with housing that needs substantial rehabilitation.

The TMHC believes it's important for the City to complete more detailed planning and related community participation for the Opportunities Areas Map building blocks, including the boundaries of specific development areas, types and mixes of uses, needed infrastructure and facilities, and design features. Desired neighborhood land use changes need should be determined in advance. That's the main purpose of a general plan. More active Neighborhood Associations and historic districts have created Specific Plans to describe their visions for the future but often poorer, less active neighborhoods, and commercial/transitional areas on the border of neighborhoods are subjected changing market forces without much consideration of what neighbors would like to see built there. This contributes greatly to the adversarial process we often see between proposed developers and neighborhoods. The City needs to do what we can to have the dialog regarding neighborhood preferences in advance of specific proposals in order to address this problem.

Thanks for giving our members the opportunity to review the plan and participate in its creation.

Sincerely,

A handwritten signature in black ink, appearing to read "Pete Chalupsky".

Pete Chalupsky, Chair  
Tucson Metropolitan Housing Commission