

From: [PlanningCommission](#)
To: [Daniel Bursuck](#); [Ian Wan](#); [Carver Struve](#); [Christina Anaya](#); [Nicholas Martell](#)
Subject: FW: Middle Housing Zone - Native Tucsonian request for city to stop code changes
Date: Monday, October 13, 2025 10:41:44 PM

From: michael marcum <nkjrev116@outlook.com>
Sent: Monday, October 13, 2025 10:41:33 PM (UTC-07:00) Arizona
To: PlanningCommission <PlanningCommission@tucsonaz.gov>
Subject: [EXTERNAL] Middle Housing Zone - Native Tucsonian request for city to stop code changes

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

To the Planning Commission of Pima County

We urge you NOT to change the planning code already in place for Pima County. This measure will dangerously change our present code in a completely negative way. This code change will drastically and irreversibly alter the way our neighborhood look for the worse by having no standard to housing effecting historical and non historical mature neighborhoods. The impact on serious safety issues due to over crowding is a documented fact. This measure is reckless and our representatives must listen to the voices of the longtime residence like us who vehemently object and reject this code change. Let's create change to benefit homeowners and not create seriously negative and permanent crisis for us like this Middle Housing Zone. We do not want any of this.

- **Middle Housing Zone:** This proposed zone was stretched far beyond what the state requires. It impacts 49 neighborhoods, many of them Barrios and Federal Historic Districts, as well as some struggling lower-income neighborhoods.
- **Lot Sizes:** Smaller lots, more units. In lots that are zoned R-1, R-2, R-3, MH-1 and MH-2, lot sizes can be reduced by 1000 sq ft. and up to 4 units can be constructed per lot. For example, under middle housing, if a developer bought a home with R-2 zoning and the lot was 12,000 sq ft, they could tear down the house and divide the lot into three parcels and construct a fourplex on each parcel, for a total of 12 housing units.
- **Setbacks:** Most have been reduced to just 5 feet, even if the building is two stories. So - potentially taller buildings looming over your property and resultant loss of privacy.
- **Parking:** One off-street parking space per unit with the potential to waive this requirement. A unit could have more than one bedroom. This parking requirement can be waived if the property is located within a 1/4 mile of a bike lane or bus service. Given that the city has been constructing bike lanes every 1/2 mile, the likelihood that a property will be located within 1/4 mile of these is pretty high, so you may find that all of the parking ends up clogging your neighborhood streets.

- **Manufactured Housing - No Design Standards:** Manufactured housing, which includes cargo containers, can be used for middle housing. Someone wanting to make money on the cheap could stack two cargo containers 5 feet from the property line, and it could pass as a duplex. And since there are NO design standards in this new code, it could end up turning our neighborhoods into cargo container lots amongst site-built homes.
- **Historic Districts:** Little to no protection. Only the 8 neighborhoods that have been designated as either NPZ or HPZ historic will have some bare protections. ALL historic neighborhoods are in danger of losing their historic status, and the property tax reductions that go with it, if more than 50% of the properties fail to meet the required standards for historic designation. Since a number of older residents rely on the property tax reduction to continue to afford their homes, this may have the unintended consequence of increasing displacement
- **Airport Environs Zones:** Violates the provisions of this zone. Known as the AEZ, it is mandated by the state and was put in place years ago to protect areas within the flight path of both Davis Monthan and Tucson International Airport. It is also designed to ensure the continued viability of the base. When the city extended the middle housing boundaries out to Country Club, they impacted the AEZ. In order to avoid this, the proposed middle housing boundary needs to be pulled back to Campbell.

Drachman Report Reveals Urban Renewal Strategy: This report was commissioned by the city to study the state's Middle Housing requirements and make recommendations. They came to the conclusion that:

- **The return on investment for ALL middle housing types was a LOSS. In other words, residents and local "small development" builders cannot make money building and renting these units.**
- Banks view construction loans as one of the most risky investments, so they prefer to lend to those who have a history of completing successful income-generating projects.
- Developing a typical 3-unit project costs around \$1 million; it will likely be deep-pocket developers/investors who will be involved in their construction - not ordinary citizens.

To address this problem, the Drachman Institute recommended that the city eviscerate our zoning code protections. This is the kind of stupidity that corporations love to exploit. Like the urban renewal schemes from the 1960's, driving up the cost of real estate fuels gentrification and displacement. Very little thought has gone into how middle housing can be respectfully integrated

into our community. The proposed code changes are simply about maximizing density, with no consideration given to how we will ensure that trash can be removed, mail can be delivered, potential flooding can be alleviated and the quality of life and the value of a property-owner's investment can be protected. Our city must reduce the proposed Middle Housing Zone to the smallest area allowed by the state and make only the minimum code changes. Our city needs to work out the problems with this ordinance before risking a large area of the city. **Once this zone is in place, our city WILL NOT be able to pull it back.**

Stop the Middle Housing Code changes!

With regards,

Michael & Anna Marcum

Sent from my iPhone

From: [PlanningCommission](#)
To: [Daniel Bursuck](#); [Ian Wan](#); [Carver Struve](#); [Christina Anaya](#); [Nicholas Martell](#)
Subject: FW: [EXTERNAL] October 15th Public hearing on the Middle Housing code comments - RillitoBend Neighborhood
Date: Tuesday, October 14, 2025 9:12:11 AM
Attachments: [Middle Housing Code - Comments RBNA 10-14-25.pdf](#)

From: Stephen Brigham <skbrigham@icloud.com>
Sent: Tuesday, October 14, 2025 9:08:30 AM (UTC-07:00) Arizona
To: PlanningCommission <PlanningCommission@tucsonaz.gov>; cityclerk <cityclerk@tucsonaz.gov>
Cc: RillitoBend Neighborhood Association <President@RillitoBendNA.org>
Subject: [EXTERNAL] October 15th Public hearing on the Middle Housing code comments - RillitoBend Neighborhood

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Stephen Brigham, RillitoBend Board Secretary
520-955-2601
skbrigham@icloud.com
3754 N Camino Leamaria, 85716



To: PlanningCommission@tucsonaz.gov; CityClerk@tucsonaz.gov

October 14, 2025

Our RillitoBend Neighborhood Association (RBNA) Board of Directors strongly recommend that the proposed changes to the Middle Housing code be reduced to the smallest area allowed by the State of Arizona and make only the minimum code changes. The City of Tucson needs to work out the problems with this ordinance before risking a large area of the city. The Commission should further articulate that expanding the scope of “Middle Housing” does not solve the issue of housing and would adversely impact existing neighborhoods at a time when the City of Tucson should be exploring opportunities to strengthen and support our City’s neighborhoods.

The Drachman Institute’s report acknowledges that the Middle Housing proposed strategy does not achieve a sound economic model for housing development. It would essentially eviscerate our current zoning code protections. The proposed code changes are simply maximizing density in established neighborhoods, with no consideration given to:

- existing parking needs
- ensuring basic services such as trash removal and mail deliveries can be achieved
- mitigating potential stormwater flooding
- protecting existing backyard privacy for adjacent properties
- safeguarding the quality of life and the value of a property-owner's investment.

The City of Tucson needs to work out the problems with this ordinance before risking a large area of the city.

Once this zone is in place, the City will not be able to pull it back. We deserve the City’s support to protect our investments. Our neighborhoods have enough challenges already—deterioration of our roads and rights-of-way, the un-livability of streets and many other urban challenges. Please do not add another challenge with this poorly considered code change.

On behalf of the RillitoBend Board of Director,
Stephen Brigham, Board Secretary
520-955-2601
skbrigham@icloud.com
3754 N Camino Leamaria, 85716

Copy: RillitoBend Board of Directors

From: [PlanningCommission](#)
To: [Daniel Bursuck](#); [Ian Wan](#); [Carver Struve](#); [Christina Anaya](#); [Nicholas Martell](#)
Subject: FW: Proposed Amendment to Middle Housing Code
Date: Tuesday, October 14, 2025 10:46:52 AM
Attachments: [Parking for Middle Housing units.docx](#)

From: G H <garyahunter@gmail.com>
Sent: Tuesday, October 14, 2025 10:46:29 AM (UTC-07:00) Arizona
To: PlanningCommission <PlanningCommission@tucsonaz.gov>
Subject: Proposed Amendment to Middle Housing Code

You don't often get email from garyahunter@gmail.com. [Learn why this is important](#)

Proposed Amendment to Middle Housing Code

Re: Parking for Middle Housing units

Honorable Members of Tucson's Planning Commission,

The proposed amendment to the Middle Housing Code will create problems for established neighborhoods.

For example, only a single parking spot will be required for each middle housing unit. That requirement can be waived if the unit is within a quarter-mile of bus service or a bike lane.

Questions to consider:

• How many families have two or more cars?

• How many families commute and shop by bike?

• How many families commute and shop by bus?

An inadequate number of parking spots will generate additional on-street parking. This will create several problems, including:

• Congestion will grow on residential streets.

• Potential for accidents will increase, as kids or pets dart from between parked cars.

• Mail carriers' access to curbside mailboxes will be restricted.

• Pickup of curbside recycling and garbage bins will be impacted.

• Fire crews' access to hydrants will be affected.

Gary Hunter

Resident of Midtown Tucson

See attached document

From: [PlanningCommission](#)
To: [Daniel Bursuck](#); [Ian Wan](#); [Carver Struve](#); [Christina Anaya](#); [Nicholas Martell](#)
Subject: FW: Amendment to Middle Housing Code
Date: Tuesday, October 14, 2025 10:56:51 AM
Attachments: [Neighborhood Preservation Zones.docx](#)

From: G H <garyahunter@gmail.com>
Sent: Tuesday, October 14, 2025 10:56:29 AM (UTC-07:00) Arizona
To: PlanningCommission <PlanningCommission@tucsonaz.gov>
Subject: Amendment to Middle Housing Code

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Amendment to Middle Housing Code

Re: Neighborhood Preservation Zones

Honorable Members of Tucson's Planning Commission,

Some of Tucson's neighborhoods have been designated as Historic Preservation Zones (HPZ) or as Neighborhood Preservation Zones (NPZ).

Tucson Unified Development Code states the purpose of the Historic Preservation Zones and Neighborhood Preservation Zones.

5.8.1. The purpose of the HPZ and HL designation is to promote the educational, cultural, economic, and general welfare of the community and to ensure the harmonious growth and development of the municipality by encouraging the preservation and rehabilitation of significant historic districts, neighborhoods, buildings, structures, sites, objects, and archaeological resources.

The proposed amendment to the Middle Housing Code would vitiate the preservation designations. It would risk damaging or destroying the historic nature of the neighborhoods—and the heritage of Tucson.

When built in historic neighborhoods, new high-density units will clash with the traditional architecture and appearance of historic structures. This will violate, for example, subsection 5.10.2 C. c. (2) of the Tucson Unified Development Code.

Many aspects of the proposed amendment contravene the requirements of HPZs and NPZs. Just one example: The reduction of setbacks will violate subsection 5.10.2 C. c. (3) of the Tucson Unified Development Code.

We cannot forget the lessons we learned—or should have learned—when the City of Tucson razed most of the historic Barrio Viejo neighborhood, in order to build TCC and its acres of parking lots.

Gary Hunter
Resident of Midtown Tucson

See attached document

From: [PlanningCommission](#)
To: [Daniel Bursuck](#); [Ian Wan](#); [Carver Struve](#); [Christina Anaya](#); [Nicholas Martell](#)
Subject: FW: Amendment to Middle Housing Code
Date: Tuesday, October 14, 2025 10:50:24 AM
Attachments: [Existing Regulations and Ordinances.docx](#)

From: G H <garyahunter@gmail.com>
Sent: Tuesday, October 14, 2025 10:50:06 AM (UTC-07:00) Arizona
To: PlanningCommission <PlanningCommission@tucsonaz.gov>
Subject: Amendment to Middle Housing Code

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Amendment to Middle Housing Code

Re: Existing Regulations and Ordinances

Honorable Members of Tucson's Planning Commission,

Tucson's current zoning regulations and overlays are the result of years of thoughtful discussions among the city's residents, Tucson's elected representatives, and city staff.

The amendment to the Middle Housing Code will crush the successes of these discussions.

The Planning Commission should not reject the community's collective wisdom.

Gary Hunter
Resident of Midtown Tucson

See attached document

From: [PlanningCommission](#)
To: [Daniel Bursuck](#); [Ian Wan](#); [Carver Struve](#); [Christina Anaya](#); [Nicholas Martell](#)
Subject: FW: Amendment to Middle Housing Code
Date: Tuesday, October 14, 2025 10:53:28 AM
Attachments: [Density in Established Neighborhoods.docx](#)

From: G H <garyahunter@gmail.com>
Sent: Tuesday, October 14, 2025 10:53:06 AM (UTC-07:00) Arizona
To: PlanningCommission <PlanningCommission@tucsonaz.gov>
Subject: Amendment to Middle Housing Code

You don't often get email from garyahunter@gmail.com. [Learn why this is important](#)

Amendment to Middle Housing Code

Re: Infrastructure in Established Neighborhoods

Honorable Members of Tucson's Planning Commission,

The proposed amendment to the Middle Housing Code will create problems for established neighborhoods.

In Tucson's existing neighborhoods, the water and sewer lines are at or near capacity. They cannot handle the demands that new high-density units will require.

The capacity of water and sewer lines will have to be increased, at a cost of hundreds of millions of dollars.

Who will pay the hundreds of millions of dollars? Will we Tucsonans see our property taxes rise significantly? Will we see our water bills rise significantly?

Equally concerning to us Tucsonans is the cost of increasing the capacity of electrical distribution system to accommodate the needs of new high-density units. Will we see our electrical bills rise substantially?

Members of the planning commission must consider the aesthetics of additional overhead wires—additional wires for the distribution system, and additional high-voltage lines (with their massive poles) that will be required to link the new substations that necessarily will be built.

Gas lines in established neighborhoods are near their capacity. The gas lines will have to be replaced, to meet the demands of new high-density units. Who will pay for this? Will our gas bills increase substantially?

Replacing water lines, sewer lines, and gas lines will be a years-long project. That's a long time to suffer torn-up streets.

The amendment to the Middle Housing Code includes requirements for high-density units in new developments. That's good. When they're installed for the new developments, water, sewer, and gas lines can be properly sized to meet the demands of high-density units.

That's sensible.

It's senseless to place high-density units in established neighborhoods, and then rip out the utilities in order to install larger-diameter pipes.

Gary Hunter
Resident of Midtown Tucson

See attached document

From: [PlanningCommission](#)
To: [Daniel Bursuck](#); [Ian Wan](#); [Carver Struve](#); [Christina Anaya](#); [Nicholas Martell](#)
Subject: FW: Middle Housing ordinance
Date: Tuesday, October 14, 2025 11:46:27 AM

From: Leigh Anne Thrasher <lathrasher123@gmail.com>
Sent: Tuesday, October 14, 2025 11:46:07 AM (UTC-07:00) Arizona
To: PlanningCommission <PlanningCommission@tucsonaz.gov>
Subject: Middle Housing ordinance

You don't often get email from lathrasher123@gmail.com. [Learn why this is important](#)

10-14-2025 To Whom it Concerns:

Our neighbor helped us write this letter. We could not have said it any better as we believed he hit the nail on the head. Here is our letter to you.

We are writing to urge you to send the Middle Housing ordinance back to PDS staff, as there are many concerns the staff has not considered. As the name of your Commission implies, you are about Planning. The current draft of the Middle Housing ordinance leaves much to be desired in that department. No plans have been made for how trash will be picked up, mail will be delivered and emergency services will access properties when narrow streets are over-parked. Many neighborhoods near the University already have problems due to student parking. Now we want to add vehicles from high concentrations of middle housing units and hope that nothing goes wrong. This can hardly be called "planning". As we are all aware, Proposition 207 restricts our ability to go back and fix mistakes in our zoning. Even today, the city continues to be impacted by ongoing litigation from one of the more notorious mini-dorm developers due to this proposition. If Tucson's actions lead to issues for any current property owner who suddenly finds themselves unable to rent or sell their property due to an overflow of trash and parking, will that create a new round of litigation, as this will be viewed as a "taking" that is covered by Proposition 207? The stakes are too high to be turning a large swath of our city into a legal "experiment" that we simply cannot afford.

A second issue is the Country Club boundary. This puts portions of the middle housing under the Airport Environs Zone, which the state required our city to adopt in order to protect both residents and the long-term viability of Davis Monthan (DM). DM is considered Tucson's largest employer, and contributes \$3 billion to the Tucson economy. Can Tucson really afford to jeopardize one of our main economic drivers? The eastern boundary needs to be restored to Campbell, which is the boundary for the smallest area that the state will allow us to use. We need to stay within that smallest boundary, maintain our current code requirements and work out the bugs in this ordinance. Please look at the map of how Phoenix is honoring the 1 mile radius and has not place the overlay over the AEZ for Phoenix's Sky Harbor International Airport.

As the Drachman Report has made abundantly clear, middle housing is not economically feasible at this time. There is no need to rush in and create an expanded area. We should be approaching this with the care it deserves. Pushing for expanded areas, allowing manufactured housing and cargo containers to be crammed onto lots in some of our oldest neighborhoods with no design standards, encouraging insufficient parking and no way to address trash removal and emergency services, all while deliberately targeting our Barrios and historic neighborhoods, sends a clear message to any company considering a move to Tucson. This government does not value its neighborhoods and residents, and Tucson is

a backwater that future employers should avoid.

Thank you.

Sincerely,

Dennis and Leigh Anne Thrasher

3150 E. Arroyo Chico Tucson, AZ 85716



SENT VIA ELECTRONIC MAIL

October 14, 2025

Chris Ortiz Y Pino, Chair
Tucson Planning Commission
255 W. Alameda Rd.
Tucson, AZ 85701

Subject: Middle Housing Code Amendment, Item # 3

Dear Chair Ortiz y Pino and Members of the Planning Commission,

Thank you for the commission's creative policy recommendations to help solve the housing affordability challenges in our region. The purpose of this letter is to address the main sticking point that Southern Arizona Land Trust Inc has with Tucson's Middle Housing Code Amendment. As an affordable housing provider, SALT feels very strongly that this amendment should encompass the boundaries of **all of the City of Tucson**.

Southern Arizona Land Trust Inc. (SALT) is a local affordable housing non-profit organization that has been serving the families of Tucson since 2008. The majority of SALT's affordable housing properties are three & four bedrooms detached single family homes on larger than current lot sizes that are located in the south and southwest areas of Tucson. For existing properties that qualify and future subdivisions that we develop, SALT would take advantage and utilize the Middle Housing Code Amendment to add affordable housing stock to deserving families in these areas with the great need of affordable housing.

Therefore, please consider making this change to include **all of the City of Tucson** when finalizing this recommendation to the City Council.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Gregg Sasse", is written over a faint circular stamp.

Gregg Sasse
Executive Director

From: [PlanningCommission](#)
To: [Daniel Bursuck](#); [Ian Wan](#); [Carver Struve](#); [Christina Anaya](#); [Nicholas Martell](#)
Subject: FW: Middle Housing Ordinance
Date: Tuesday, October 14, 2025 12:09:27 PM

From: Bill Du Pont <cshamailbox@cox.net>
Sent: Tuesday, October 14, 2025 12:09:03 PM (UTC-07:00) Arizona
To: cityclerk <cityclerk@tucsonaz.gov>; PlanningCommission <PlanningCommission@tucsonaz.gov>
Subject: Middle Housing Ordinance

You don't often get email from cshamailbox@cox.net. [Learn why this is important](#)

Members of the Planning Commissions,

I am writing to urge you to send the Middle Housing ordinance back to PDSD staff, as there are many concerns the staff has not considered.

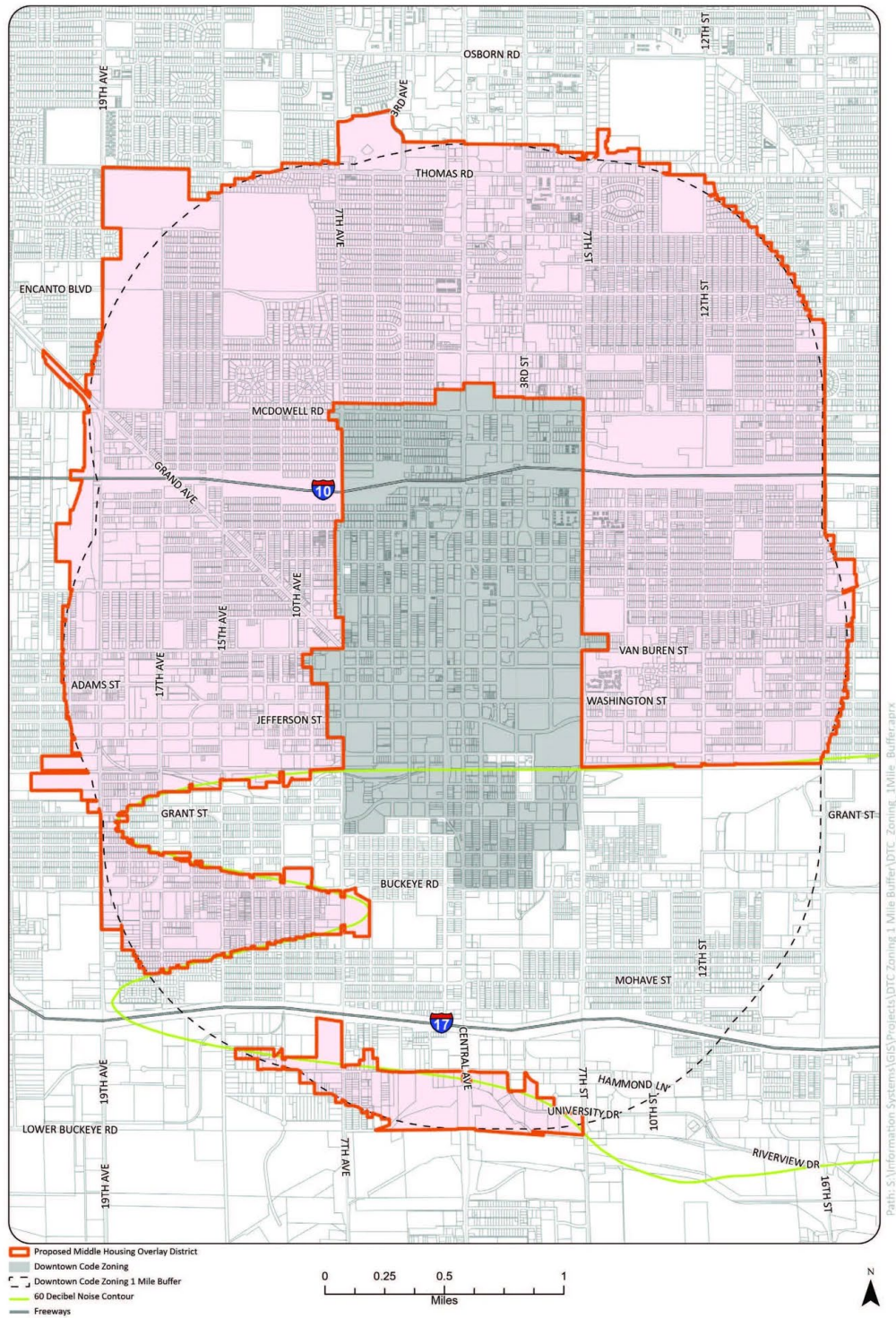
.

As the name of your Commission implies, you are about Planning. The current draft of the Middle Housing ordinance leaves much to be desired in that department. No plans have been made for how trash will be picked up, mail will be delivered and emergency services will access properties when narrow streets are over-parked. Many neighborhoods near the University already have problems due to student parking. Now we want to add vehicles from high concentrations of middle housing units and hope that nothing goes wrong. I was just at a meeting where a staff member from Department of Transportation and Mobility stated the city had done a study and found the average numbers of vehicles per household was 2.5. If this is a known fact why would you only require one parking space per household. This can hardly be called "planning".

As we are all aware, Proposition 207 restricts our ability to go back and fix mistakes in our zoning. Even today, the city continues to be impacted by ongoing litigation from one of the more notorious mini-dorm developers due to this proposition. If Tucson's actions lead to issues for any current property owner who suddenly finds themselves unable to rent or sell their property due to an overflow of trash and parking, will that create a new round of litigation, as this will be viewed as a "taking" that is covered by Proposition 207? The stakes are too high to be turning a large swath of our city into a legal "experiment" that we simply cannot afford.

A second issue is the Country Club boundary. This puts portions of the middle housing under the Airport Environs Zone, which the state required our city to adopt in order to protect both residents and the long-term viability of Davis Monthan (DM). DM is considered Tucson's largest employer, and contributes \$3 billion to the Tucson economy. Can Tucson really afford to jeopardize one of our main economic drivers? The eastern boundary needs to be restored to Campbell, which is the boundary for the smallest area that the state will allow us to use. We need to stay within that smallest boundary, maintain our current code requirements and work out the bugs in this ordinance. Please look at the map of how Phoenix is honoring the 1 mile radius and has not place the overlay over the AEZ for Phoenix's Sky Harbor International Airport. Are you going to consider the AEZ for Tucson International Airport as well?

Proposed Middle Housing Overlay District



As the Drachman Report has stated, middle housing is not

economically feasible at this time, Especially with all the tariffs being place on construction material at this time. There is no need to rush in and create an expanded area. We should be approaching this with the care it deserves. Pushing for expanded areas, allowing manufactured housing and cargo containers to be crammed onto lots in some of our oldest neighborhoods with no design standards, encouraging insufficient parking and no way to address trash removal and emergency services, all while deliberately targeting our Barrios and historic neighborhoods, sends a clear message to any company considering a move to Tucson. My neighbor just informed me that he cannot live in the central city any more and is moving to the county where there is still respect for the quality of life one chooses when they purchase the biggest investment for most people.

Thank you for your time,
Bill Du Pont

To: Chair Ortiz y Pino, Vice Chair Kinney, Commissioners Lampo, Lane, Makansi, Silva, Small, Walzak, Wellott, Young, & Zeeger
City of Tucson Planning Commission

October 14, 2025

RE: Support for Missing Middle UDC Code Amendment - October 15, 2025
Public Hearing

Dear Commissioners,

Tucson for Everyone is excited to support the proposed Missing Middle UDC Code Amendment and adjacent amendments to parking requirements and code designations for 3-4 units that will be in consideration at the October 15th Public Hearing before the Planning Commission. We believe these proposed code amendments will work to address our region-wide housing shortage, and especially our need for a variety of housing options such as starter homes and duplexes, while focusing on encouraging housing near already existing transit and employment centers. There are currently 3,700 Tucson for Everyone supporters in Pima County.

We know that the housing needs of Tucson citizens are not being met by the existing housing supply. The city's own commissioned study estimates that over 8,000 new homes are needed just to meet current needs, and over 30,000 are needed to account for future population over the next 10 years.

Our current zoning codes prioritize large, car dependent, suburban style housing at the expense of more affordable units such as duplexes and starter homes. While townhouses use around 1,500 sq. ft., the minimum lot size for a single unit of housing in single-family (R1) zoned areas of Tucson is 7,000 sq. ft.

These policies don't just encourage sprawl further away from employment centers and social or cultural resources; they actively contribute to rising housing costs. For example, land is currently around 20% the cost of a new single-family home, and Tucson requires that houses use more land than necessary. A single parking spot can contribute anywhere from \$4,000 to \$35,000 in costs, depending on whether it is uncovered or covered.

We appreciate that Commissioners and Staff have done significant due diligence, listening to the input of the public and incorporating appropriate edits into the proposal. While we understand that there has been some concern by other members of the community, we believe that it is imperative that the area for missing middle housing is not reduced in size. If the area where missing middle housing is allowed is shrunk, it will likely impede the ability of the city to meet its housing needs by effectively capping the number of possible homes. Missing middle policies work best when new housing and infill can take place across a larger area, whereas shrinking the zone would concentrate new construction all in one neighborhood rather than making use of vacant lots across the city. We also recommend that a citywide applicability of the missing middle amendments and support that the commission revisit a citywide approach for an approval vote in one year. Previous rounds of public feedback in May indicate a strong preference from the community for applying the amendments to the largest area possible.

It's clear that people losing access to housing is a persistent issue in our region. When we look at Tucson, we are worried to see that individuals working full-time are struggling to afford basic housing. To address this problem, we advocate for greater amounts of affordable housing in our city, and believe that the proposed Missing Middle UDC Code Amendment will provide more accessible avenues to build small-scale infill development that will contribute to our housing supply. As affordable housing supply decreases, the cost of housing increases, and people, particularly lower income renters, are much more likely to become unhoused.

This proposed code amendment works to prioritize walkable development near existing bus routes, bike lanes, and resources like parks, schools, grocery stores, and jobs instead of increasing greenfield development over pristine Sonoran desert lands far away from key job centers in Tucson. Our group believes that the current proposal will allow for a broader range of housing options to help meet the needs of those, such as first time homebuyers, and those seeking to utilize multi-modal transportation. Housing and transportation are two of the three largest household expenditures in the US, and they are deeply connected to each other. We believe that denying or delaying this decision to adopt the proposed UDC Code Amendment will unnecessarily hinder our region's progress toward addressing the housing crisis.

We have found that the issue of housing is a uniquely cross-partisan one. Our supporters include progressives concerned with housing affordability on low-income people, liberals wishing to systematically address climate change with infill and dense development, conservatives wishing to spur economic development by meeting the housing needs of workers, and libertarians who criticize the government's approval process for housing projects as an artificial wedge preventing supply from meeting demand.

At the end of the day, please remember that as you make your decision that the nature of this process is one-sided: you are hearing only from the community members who are able to attend and not hearing from the hundreds of renters excluded from these conversations or the working class people who could be able to one day call this city home. The vision our group has for the Tucson region is a city with new housing of various types to meet the diverse needs of the community. This serves as an important step towards a larger project to provide stable, decent, and affordable housing for all.

Thank you,

Artemis-June Torre, Tucson for Everyone Co-Lead

Kyle Snowden, Tucson for Everyone Co-Lead

Miranda Schubert, Tucson for Everyone Co-Lead

From: [PlanningCommission](#)
To: [Daniel Bursuck](#); [Jan Wan](#); [Carver Struve](#); [Christina Anaya](#); [Nicholas Martell](#)
Subject: FW: Middle Housing, Planning Commission Public Hearing 10/15/2025
Date: Tuesday, October 14, 2025 1:13:49 PM
Attachments: [Screenshot 2025-09-26 at 07-18-10 3644 F Glenn St - Google Maps 800W.png](#)

From: fran garcia <cabrini85716@cox.net>
Sent: Tuesday, October 14, 2025 1:13:32 PM (UTC-07:00) Arizona
To: PlanningCommission@tucsonaz.gov
Cc: Mayor.Romero@tucsonaz.gov; Ward1@tucsonaz.gov; Ward2@tucsonaz.gov; ward3@tucsonaz.gov; Ward4@tucsonaz.gov; Ward5@tucsonaz.gov; Ward6@tucsonaz.gov; cityclerk@tucsonaz.gov
Subject: Middle Housing, Planning Commission Public Hearing 10/15/2025

Good Day, Planning Commissioners:

I was surprised to learn there was an extension for submitting remarks regarding Middle Housing. On September 16, I already provided a very long, detailed email on why I believe Middle Housing needs to stay to a small area at this time with possible, well designed and thought out specific areas becoming zoned for middle-housing at a later time. One of the main reasons for this is there simply isn't infrastructure nor plans readied or in place for so much of what that kind of added density can bring with it. I still left a lot out so I've got another opportunity now.

I don't know how far, wide or how much our water system needs re-habbing but I do know that it is being worked on in La Madera neighborhood for some time. I live in the Cabrini neighborhood and our incredibly deteriorated roads being repaved are on hold until La Madera gets their pipes replaced so our roads can be paved at the same time. What kind of haphazard mess can this bring if developers purchase and want to build with a water system that can't hold up. What a horror this could bring to COT, Tucson Water, developers and builders, the neighborhoods, businesses and on and on.

Everyone seems to disregard parking and pooh-pooh it. Just because there are dreams of beautiful bicycle routes and loads of safe and clean public transportation these things are not anywhere near in place yet. Again, I mention my neighborhood of Cabrini, the Blacklidge Bike Blvd and the Palo Verde Bike Blvd are both supposed to go through here and we're looking very forward to that but that has been going on for at least FIVE years and there is nothing moving forward on these and lets not get into any discussion on our bus system at the moment.

We also live in a city that is getting hotter and it is not even gradual anymore. Many people of all ages are well and healthy and biking and that's terrific but every single one of you knows and loves plenty of folks who could not tolerate biking because of health or age. A half-mile may not seem to be very much to reach a bus stop but for someone with young kids, physically suffering with a wide assortment of health problems, the elderly and more, it might as well be hundred miles. It could be far too much for these folks in 110 degrees, monsoon weather or dark of night. Let's not forget we're sorely lacking safe sidewalks to walk on too and an extraordinary number of our streetlights are not functioning.

Bus stops and biking are not the be-all and end-all to encourage less vehicular traffic so that needs to be better thought through and put in place before simply deciding that this city can handle one-space or NO-space parking. The overflow will wind up in our streets blocking garbage trucks and mail delivery and more. Is the city planning on buying up small lots and dotting parking lots everywhere? Again, there is no thought to put into what will be a serious problem and small parking lots on every block could be a viable solution but we don't have a single one yet nor am I aware of any proposed ideas how to deal with that. Studies spun to favor that are not actually living in those neighborhoods who will suffer.

The last thing I'm going to touch on now is garbage and recycling. I have been hugging trees for many years and our environment is suffering terribly and I can't emphasize enough that we must keep on recycling and not phase it out because of bad planning. Currently, it is NOT included in apartment complexes. You probably knew that but many people do not. That's tons and tons of plastics, aluminum and more going straight to our landfills creating more need for more costly landfills while not doing anything to help the environment.

I am of the belief, many of these middle-housing builds might not be able to handle recycling or it is waived by the city for a larger build so that's part of my concerns.

The next is just where and how are garbage and recycling bins going to go and be handled. Throughout the Middle-Housing it is incorporating and suggesting dividing lots and so often this is going to mean long, skinny driveways to access. Part of the problem with long, skinny driveways is garbage trucks can't access the back due to their size, weight limits on the driveway and/or backing out so dumpsters are not available and issued garbage bins are brought to the street. When it's one or two units, it is what it is but when that multiplies and especially if there's just an eight unit property built, that can be SIXTEEN bins in total and don't forget they're all vying for space with the parked cars and the mailboxes and the frontage residential property too. Then we have nothing in place to get them pulled back so they can remain curbside and some are like fallen soldiers with their lids open and in the street causing problems for all but for bikers too while we have no ES patrols or fines or anything in place to control this.

As it happens, I sent a photo of a particular property with eight bins permanently curbside to ES not long ago. Every time I drove past, there they stood and one day recently I had the opportunity to pull over and take a photo. Then I looked it up on Google Street view and there they were back in March (jpegs below). Again, nothing in place to stop this behavior and the way it presents our city to others that it's no wonder we have the nickname "Trashy Tucson". Let's not forget the curbside dumping that goes on and on and what will we do when Brush and Bulky can't access legitimate debris piles and that happens fairly frequently.

All these questions are rhetorical but legitimate questions that need to be analyzed and figured out with plans in place before a green light is given to a large expanse of Tucson and have the kinks figured out prior to even thinking expanding more or going city-wide.

I'm sorry I'm so passionate about this stuff but I live here and I want to see a Tucson that I love grow with care and creativity and thrive. I do not see that by barreling into yet another massive re-zoning that has blinders on to very foreseeable serious problems and overcrowding and out and out slum areas. We already have enough problem neighborhoods and areas with crime and neglect and all I see here is developers and builders making money, the city thinking generating revenue from this will somehow make up for an ever-expanding budget and if done so, without laying the important groundwork first.

Thank you for your time and consideration,

Fran Garcia
Cabrini Neighborhood

This was taken on September 26:



Google Street View March of 2025:



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