



**Southern Arizona
Home Builders
Association**

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March 11, 2016

The Honorable Sharon Bronson
Chair, Board of Supervisors
Pima County
130 W. Congress St.
Tucson, AZ 85701

RE: Subdivision and Development Street Standards

Dear Chairwoman Bronson:

SAHBA members were extensively engaged throughout the update process of the County's Subdivision and Development Street Standards process. We appreciated the considerations of County staff to industry concerns as well as their flexibility in accommodating schedules and timelines when necessary. A challenging and often contentious process was more successful with Chief Building Official Yves Khawam's oversight of the update process.

SAHBA members are committed to building safe streets as well as safe communities. In addition, our members are committed to sound design practices when designing subdivision streets. However, our housing market continues to slowly recover and we are greatly concerned when County regulatory efforts exceed public health and safety considerations and focus on costly and burdensome design preferences that further hinder new home construction and unnecessarily increase housing costs in an already price sensitive housing market. While concepts of First Flush and Complete Streets which continue to be advanced in the SDSS may be well-intentioned, the fact remains the additional costs associated with compliance only further impede our housing recovery to the detriment of both the County and the building industry.

Although the stakeholder process resulted in a final SDSS update intended to promote flexibility in achieving the street design and planning preferences of Pima County, we would encourage the Board of Supervisors to message that continued County regulatory efforts which increase costs of new home construction are not consistent with the economic goals of Pima County.

As always, we welcome the opportunity to answer any questions you might have.

Sincerely,

Shawn Cote
Southern Arizona Home Builders Association

CC: Honorable Board of Supervisors, Mr. Chuck Huckelberry, Mr. Carmine DeBonis, and Mr. Yves Khawam.