



**Southern Arizona  
Home Builders  
Association**

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June 25, 2009

Mr. Jim Barry  
Chairman  
City/County Water & Wastewater Study  
P.O. Box 2344  
Tucson, AZ 85701

Dear Chairman Barry:

The Southern Arizona Home Builders Association appreciates having the opportunity to comment on the White Paper “Locations of Growth, Urban Form, and Cost of Infrastructure.” This topic more than any other – even water – dominates the public policy dialogue in Southern Arizona. The discussions are politically charged, contentious and rarely lead to any agreement.

There is no question this White Paper is a comprehensive and thoughtful analysis. It considers and accounts for the demand future growth will place on our water resources. The paper provides four potential growth scenarios. All are supported by research and facts. SAHBA agrees with the basic premise that future growth should not adversely impact current residents.

As the committee weighs the substance of this paper, and considers its impact on future water management decisions, it is important to remember that the four growth scenarios are not “either, or” options. They could be blended or modified. There are undoubtedly other scenarios that could, and should, be considered.

Locations of growth, urban form, and cost of infrastructure are regional issues. Representatives from Oro Valley, Sahuarita and Marana must have an equal seat at the table as this topic moves forward. Any discussions geared towards outcomes or decisions, through this process, or with policy makers in the future, must include a broad set of stakeholders that also includes representatives from the business community, neighborhood organizations and the environmental community.

We also ask committee members, and policy makers, keep in mind the importance of an economically viable region. Without economic stability all of our other priorities, like the arts, culture and environmental protection, suffer. If there were one area we think the report could be improved, it would be to include the role job creation, wealth creation and economic health plays in determining locations growth, urban form and cost of infrastructure. Having TREO provide an economic analysis and forecast would help refine the White Paper’s findings

even further. Ultimately, locations of jobs providers and income levels determine the type of housing products built and where people live.

In conclusion, we would like to commend the authors for their time and dedication to this White Paper. We encourage the authors, and Committee members and policy makers to begin working proactively with organizations like SAHBA to further explore these important issues. Our members can provide expert advice on where consumers want to buy, what types of products they are interested in and how they make their purchasing decisions. This information would prove extremely helpful as this discussion moves forward.

Sincerely,

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

David Godlewski  
Government Liaison, SAHBA