

## Levesque, Jennifer

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**From:** Robin DeLugan [REDACTED]  
**Sent:** Thursday, April 15, 2021 3:34 PM  
**To:** cityclerk  
**Subject:** Public comments for 4/19 city council meeting

My name is Robin DeLugan. I am a resident in District 2 and am writing about City Council agenda item K.2-- Report on Affordable Housing Tools including Possible Direction on an Inclusionary Zoning Ordinance.

In recent years, I have seen Merced housing prices rise. I see more and more life-long residents unable to afford to purchase or rent housing here. Merced needs more housing for low and moderate-income individuals and families. I understand that only 5% of low and very low housing have been built in Merced over recent years compared to 77% for moderate and above moderate housing.

Merced will continue to grow, and through planning and development we need to expand the availability of affordable housing. An Inclusionary Zoning Ordinance would ensure that we also create more affordable housing units. Requiring new housing developments to also incorporate units for low and moderate-income households, can provide affordable housing units while also promoting social and economic inclusion.

Inclusionary zoning ordinances can be found in more than 170 cities throughout California, in cities large and small. Eight out of 10 cities with University of California campuses have inclusionary zoning ordinances. I encourage City Council to learn how inclusionary zoning is working in other cities so that we can develop a best practices ordinance that can serve our particular community.

If the argument is that such an ordinance will create a burden for developers or push them away from Merced, examples from other California cities can demonstrate that this is not the case. Any inclusionary zoning ordinance can incorporate incentives for developers to become partners in creating housing options that better serve all Merced residents.

Thank you for your time.

Robin DeLugan  
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