

Levesque, Jennifer

From: Robert Dylina <rdylina@envoymortgage.com>
Sent: Monday, April 19, 2021 10:09 AM
To: cityclerk
Subject: Item K.2 - Housing Policies and Inclusionary Zoning - PUBLIC COMMENT

Good morning Mayor and City Council,

I am writing on behalf of myself with great concern about item K.2 as it relates to an inclusionary zoning ordinance. While I support affordable housing, I cannot support any of the mandatory provisions we commonly see in inclusionary zoning practices. Merced is still a small community struggling to grow and develop, and we are already meeting our Regional Housing Needs Allocation numbers according to the mandatory state reporting. Adding additional barriers and requirements to developments will only distort the markets further than they already are due to limited supply. I urge you to set aside inclusionary zoning and work to find ways to create more **SUPPLY** of homes through reduced red-tape, a more housing development friendly zoning code, and expedited review processes for developers. **Supply** is the cure to affordable housing. Not increasing the cost to develop.

Further related to this topic, please consider lowering the barriers to development and revise the zoning code to encourage small format starter homes. This is the housing area most large communities failed to address early in their township and later regretted. There is a significant need for starter homes with small footprints on small easy to maintain lots. I can tell you that from my professional experience serving homeowners in Merced City there are hundreds, if not thousands of individuals/seniors, couples, and families who would jump at the chance to acquire even a 1200 square foot 3/2 on 3500 or smaller lot, or a 800 square foot studio/1 bedroom for the individual/senior on a 2500 or smaller square foot lot (think tiny-ish home but not mobile). We also have not seen a condo project built in recent

history, which often meet these types of need while allowing for homeownership instead of renting. Navigating our zoning code to set up small format housing like this incredibly difficult. Please consider the people who are just looking to get started on their housing journey and do not or do not want to fit the traditional “big home with a big back yard” model right now in their life.

Robert J. Dylina



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Merced Boosters; 2013-Present

Merced's 20 under 40 Award Recipient; 2017

Dignity Health Mercy Medical; Member, Board of Directors 2019-Present

Merced Theatre Foundation; Member, Board of Directors; 2012-Present

City of Merced Planning Commission; Past-chairman, Commissioner; 2015-Present

Greater Merced Chamber of Commerce; Past-chairman, Board of Directors; 2012-2018



“The pessimist sees difficulty in every opportunity. The optimist sees opportunity in every difficulty.” – Winston Churchill

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