

## Levesque, Jennifer

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**From:** Doug Fluetsch <doug@fandb1912.com>  
**Sent:** Monday, April 19, 2021 10:30 AM  
**To:** cityclerk  
**Subject:** Inclusionary Zoning - Item K.2

Dear Council Members,

I understand that on tonight's agenda is item K.2 regarding a push for inclusionary zoning in all future developments here in the City of Merced. I do not see a mandated, blanket inclusionary zoning requirement a solution to our affordable housing issues. I certainly support affordable housing and believe we as a community need to do all we can to create an environment to provide options of affordable housing. I understand that the City of Merced is currently meeting the Regional Housing Needs Allocations as set forth by mandatory state reporting, something that not all communities in Merced County are doing, but the City of Merced is. Mandated inclusionary zoning will subsidize some housing at the expense of other housing, which in reality would increase the cost of housing for all, even those seeking affordable housing. The costs of the inclusionary zoning being passed on to everyone. If Merced can continue it's current pathway of creating greater supply of housing, reducing the barriers for developers to develop residential units, overall this would reduce the cost of housing for all. Simply stated, greater supply will reduce the cost of housing.

Also, I want to thank you for the time you put in as a council member. It is often a thankless job, but many in our community appreciate what you do. I certainly do.

### Doug Fluetsch

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