

Levesque, Jennifer

From: John Price <John@artisanconstruction.com>
Sent: Monday, April 19, 2021 10:22 AM
To: cityclerk
Cc: John Price
Subject: Inclusionary zoning ordinance

Mayor and City Council:

I am writing today 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 that are commonly seen in inclusionary zoning practices.

As we all know, Merced is still a small community struggling to grow and develop, and as I understand it, 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 am a General Contractor based in Merced and primarily work in Remodeling and Renovation, but I have done a small development in the past and I understand a bit of the difficulty and challenges involved. Just as the city does to attract business, it needs to attract development as well.

I urge you to set aside inclusionary zoning and work to find ways to create more 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 such projects.

John Price, CR, UDCP, LEED AP
CEO
Artisan Design Group, Inc.
Artisan Construction & Design
NARI Certified Remodeler
NARI Certified Universal Design Professional
LEED® Accredited Professional
EPA Certified Renovator
Remodeling Magazine's Big50
209.725.2000 ext 225



"We should never fear failure, but rather fear success at something that really doesn't matter"

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Immediate Past Chairman of the Board, Golden Valley Health Centers Foundation
Past President, The Merced Rotary Club
Vice Chairman, MERCOCREDIT Credit Union Board of Directors
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Past Member, National Association of the Remodeling Industry (NARI) Board of Directors

Past Chairman of the NARI National Contractors Council
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John@artisanconstruction.com
www.artisanconstruction.com

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