

From: [John Beckman](#)
To: [McBride, Scott](#)
Cc: [Meg Prince](#); [Brown, Leah](#)
Subject: RE: Multi-Jurisdictional Housing Element
Date: Thursday, May 16, 2024 1:35:32 PM
Attachments: [image003.png](#)

Scott,

I am doing well, thanks for asking. How about yourself?

And, thanks for the updates. I will have to check back in with the land owners I chatted with. It's been a while since I spoke with them.

The policy on annexations still needs to be discussed somewhere within the housing element update as it still could be a governmental constraint and has to be acknowledged.

John

From: McBride, Scott <McBrideS@cityofmerced.org>
Sent: Thursday, May 16, 2024 1:30 PM
To: John Beckman <Johnb@biagv.org>
Cc: Meg Prince <meg.prince@mcagov.org>; Brown, Leah <BrownL@cityofmerced.org>
Subject: RE: Multi-Jurisdictional Housing Element

John,

Hope all is well. This version is dated. The council made some updates to the requirements.

In the new version only annexation areas will provide for affordable housing. They also added in a pay in lieu option, very low amount. The prior 10% requirement got reduced to 5%. There are other options too like land donation.

Here's the link to the agenda item when it was discussed and approved -
<https://cityofmerced.legistar.com/LegislationDetail.aspx?ID=6419097&GUID=337CC9F2-E2EF-4582-A44F-C2A6CE36E917&Options=&Search=>

Not sure if it helps but we are involved in close to a dozen proposed or active annexation projects, all include residential development. All are aware of the council's updated policy, and it hasn't been an obstacle.

Thank you,

Scott McBride
City Manager

City of Merced | 678 W. 18th Street | Merced, CA 95340



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From: John Beckman <Johnb@biagv.org>
Sent: Thursday, May 16, 2024 12:31 PM
To: McBride, Scott <McBrideS@cityofmerced.org>
Subject: FW: Multi-Jurisdictional Housing Element

Scott,

I remain very concerned about the affordable housing program adopted by the Council. Without the local landowners willingness to reduce the price of their land the program will reduce or eliminate the ability to annex land into the City.

Would you please include an analysis of this Governmental Constraint in the Draft Housing Element?

Thank you,

John

From: Meg Prince <meg.prince@mcagov.org>
Sent: Thursday, May 16, 2024 11:48 AM
To: John Beckman <Johnb@biagv.org>
Cc: McBride, Scott <McBrideS@cityofmerced.org>; Leah Brown <BrownL@cityofmerced.org>; Lan, Jonnie <LanJ@cityofmerced.org>
Subject: RE: Multi-Jurisdictional Housing Element

Good morning, John.

I will have to defer to city staff. MCAG's role in the Multi-Jurisdictional Housing Element is to administer the consultant contract for the regional effort on behalf of local jurisdictions but is not involved in the content of the plan. Therefore, questions/comments should be addressed to local jurisdiction staff.

Sincerely,
Meg

Meg Prince
Senior Planner
Merced County Association of Governments
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Merced, CA 95340
(209) 769-7679
meg.prince@mcagov.org



From: John Beckman <Johnb@biagv.org>
Sent: Thursday, May 16, 2024 11:35 AM
To: Meg Prince <meg.prince@mcagov.org>
Cc: McBride, Scott <McBrideS@cityofmerced.org>
Subject: Multi-Jurisdictional Housing Element

Meg,

I can't find anywhere within the analysis of a Governmental Constraint a discussion of how much of an impact the attached ordinance in the City of Merced will have on future housing production. I've spoken with many landowners in the area around the City of Merced and they are unlikely to reduce the price of land they are willing to sell to accommodate the attached policy. If landowners don't lower their prices this policy will severely restrict the ability to produce new housing in the City of Merced.

Please direct me to where I can find this analysis in the Draft Housing Element or include this analysis before the Housing Element is presented for adoption.

[Project Resources - Merced County Housing Element \(mercedmjhe.com\)](http://mercedmjhe.com)

Respectfully,

John R. Beckman
Chief Executive Officer, BIA of the Greater Valley

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