

March 3, 2015

To the Merced City Planning Commission:

I have been a homeowner off of Daybreak Dr. since my house was built in 2005. It has not been easy being a homeowner, not just because of the work it takes to make a home, but because of the financial hardship that comes along with caring for a house, especially a house that is worth about \$60k less than what I bought the house for.

Over the years I have seen neighbors come and go – many due to foreclosures. I have seen houses empty for months and I've seen houses go on and eventually off the market without a sale. Part of the blame for these housing problems should be on the city planners in Merced. Too many houses were built after the UC was opened and many people expected to buy homes and sell them for profit – this has led to empty homes and unfinished housing developments.

One concern I had when buying my home was the land (Subject site between Horizons, Stinson, R st., Compass Point) is that it was zoned for apartments instead of houses. I was told and eventually sold on the idea that this land was zoned for Low Density Residential. I strongly believe that the homeowners and renters in our area deserve to have what was promised to us – Low Density Residential zoning as part of our neighborhood. Changing the zoning to Village Residential will change the entire feel of the area – less open space, larger development, etc. It will make it harder to sell homes in our area with this zoning change and will decrease the demand for renters for empty houses in our neighborhood. This zoning change will be a mistake the people in my neighborhood will have to live with.

My son is almost 7 years old now and is fully aware that if I promise him something that I should hold up on my promise. This is common sense and keeping promises is something we all want from everyone from friends and family to our governmental officials. We were promised Low Density – please find a developer who will build Low Density Residential.

Sincerely,


Keith Tetangco

