

Brooke Larsen

From: Jade Raybin <raybinjade@gmail.com>
Sent: Tuesday, June 14, 2022 7:36 PM
To: pbscommissions
Subject: Stop harm from coming to the rental market, housing development and housing values in Mendocino County

Mendocino County

JUN 15 2022

Planning & Building Services

Dear Mendocino County Planning Commission,

My name is Jade Raybin. I am a concerned citizen living in Albion. Please do not take sweeping action without the input of the people you serve as far as short term rentals.

Instead of infringing on the private property rights of homeowners to rent their properties for long or short-term periods, **address the root cause** for the lack of affordable housing by removing the barriers to thoughtful, measured, sensible development. **Streamline the planning, permit, and building process to allow low income, affordable, and workforce housing** development to move forward without expensive, burdensome, restrictive, anti-growth rules and regulations.

The property I currently live on is maintained through short term rental. This income, which we pay taxes on, allows us to pay our property taxes. We currently owe 11,000 per year in property tax and paid more than 4000 in TOT last year. More than 30 percent of the money brought in went to the county in the form of taxes. The rest of this income allowed us to do tree work and make needed repairs to a house that had deferred maintenance. I live on this property with my son. It would not work for us to do a long-term rental. Please don't restrict our ability to be landowners in Mendocino County. This is our livelihood and it supports our ability to be a small, single-parent household in Mendocino County. My son loves playing in the trees and meadow. We'd be heartbroken to lose this life.

I'm urging you to please consider the detrimental effects of restricting short-term rentals and instead allow private landowners to receive simple, straightforward licensing from the county, so homeowners may continue to host guests legally and responsibly which supports our local economy and creates jobs.

I do support the restriction of corporations that purchase homes nationwide for the purpose of short term rentals. This proposal is far more detrimental to small landowners that use rentals to make ends meet. Consider focusing exclusively on those nationwide companies that own three or more vacation rentals, not regular folks doing their best.

Please let me know if you plan to prioritize this. You may reach me at raybinjade@gmail.com.

Sincerely,
Jade Raybin

P.S. This is an article I wrote about the housing crisis and a proportional response:

<https://northcoastdream.com/2022/03/03/what-if-we-treated-the-housing-crisis-like-a-crisis/>

And shorter piece about options for solving it: <https://northcoastdream.com/2022/04/15/build-housing-in-california-creative-solutions/>