

## Brooke Larsen

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**From:** Gale Beauchamp <gbrealty@mcn.org>  
**Sent:** Wednesday, June 15, 2022 3:43 PM  
**To:** pbscommissions  
**Cc:** bos  
**Subject:** FW: HAT proposal and housing crisis

This morning I listened to the recent HAT meeting online and would like to share my perspective as a Mendocino Coast Realtor since 1978.

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I sure appreciate the group pushing for long-term rental housing on the coast. They acknowledge that lack of investment plays the strongest role in the shortage of affordable rentals. They correctly cite the local economy as detrimental to investment in multi unit or other residential units. I could not agree more. When they link that lack of development to a preference by contractor's to develop high-end houses is where they go astray. Whether those expensive homes are speculatively built or custom built for a client, they have nothing to do with permanent long-term rental housing needs.

With land costs at an all-time high, analysis of the per square foot cost to acquire and develop housing that includes all of the required permit costs and utilities will reveal there is no incentive for investment. The only condominiums in Fort Bragg and many of the most recent multi unit apartment buildings were built in the 1970s and 80s. Pretty much the same with subdivisions as well.

In Fort Bragg, Danco Corporation has been wonderfully successful with their very large scale projects. Whatever incentives they enjoy should be scaled to other multi unit development along with any other incentives possible. These incentives can be temporary until the community overcomes the current critical housing situation.

Let's not compare apples to oranges when it comes to housing needs. Private ownership of vacation rentals by individuals need not be capped or otherwise penalized as part of the solution.

If the city of Fort Bragg would direct some of its attention and funds to include smaller scale housing relief it would go a long way. Obviously water is a huge issue and units with dry landscaping are possible. All of

this has been apparent for a very long time and it is actually the city of Fort Bragg and the County Planning Department holding the keys to the solutions. I commend HAT for bringing focus and hope the result will achieve the goal of providing homes quickly. It would be great if the BOS were to prioritize affordable housing throughout the county.

Respectfully submitted by

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