

Brooke Larsen

From: Birdie Holmes <birdie@mendocinobaysiderealty.com>
Sent: Thursday, June 16, 2022 12:44 AM
To: pbscommissions
Subject: Mendo. Co. Planning Commission Resolution to Restrict Short-Term Rentals
Attachments: Proposed Resolution w-Rebuttal_Presented to the Mendo. County Planning Commission_6-16-22.pdf

Hello and good day to you.

My name is Birdie Holmes and I'm writing to respectfully ask that the attachment with this email "Proposed Planning Commission Resolution with Rebuttal Opposing Short-term Rental Restriction" be included in the public comment portion of the Planning Commission Agenda as it relates to item 8a regarding revising the ordinance pertaining to short-term and vacation rental.

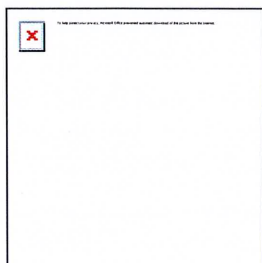
In brief: Short-term rentals fill a vital role in a specific housing segment. They do not compete with, nor provide, low income, affordable, and workforce housing. Construction of new housing developments are desperately needed! But rather than restricting short-term rentals and economically interfering in the rental income a homeowner receives, and infringing on their private property rights to rent their homes in the manner that best suits their particular circumstances, they should be embraced and utilize the significant amount of tax revenue they bring to Mendocino County, to assist in funding low income, affordable and workforce housing development.

A large part of the Planning Commission's Resolution and HAT's proposal includes statements that a substantial and increasing share of the County's housing stock is being used as Vacation Rentals. It's stated to be over 500 registered, plus possibly an additional 50-100 units, not registered. On the Census Bureau's website the number of Housing units, according to Census data (as of July 1, 2021), were 41,552 housing units in Mendocino County. If this is correct, the 2% of housing stock allowed to be short-term rental would be only 831 units county wide! If the proposed resolution restricts short-term rentals to this number it will have a tremendous impact on Mendocino County's tax revenue and broader local economy. I'm happy to discuss the matter further with any of the Commissioners if they wish to call or write to me directly. My contact information is in the footer of this email.

Thank you and kind regards
Birdie Holmes

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Planning & Building Services