

## Brooke Larsen

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**From:** Josef Martinez <josefonthehill@gmail.com>  
**Sent:** Wednesday, June 15, 2022 11:52 PM  
**To:** pbscommissions  
**Subject:** Hat mendocino county comments

I am a young real estate investor. I want to thank you for supporting the destruction of mendocino county real estate value and the mendocino county economy with this hat program. It will benefit me greatly when your economy fails and your citizens are forced to sell their properties for a fraction of the actual value. The foreclosures and fire sales will be the only chance i ever have to own ocean veiw property, I will be there to take advantage of this opportunity!! I am very excited and grateful for this opportunity and hope to do as much damage as possible while the feeding frenzy is active. Prepare yourselves the sharks are coming to feed on the remains of mendocino county left by this new hat program. It is very sad as I immediately found a deep love for mendocino and was excited to see the rapid growth in mendocino real estate but Your loss is my gain!

Why will this program fail? Well here's just three points from a simple man who will soon own your entire town.

1) lack of economic stimulation many tourists will no longer visit and wont be there to spend stupid amounts of money on dumb knickknacks just because they were made in mendocino or shop at overpriced stores or eat at mediocre restaurants because they're near the ocean in mendocino.(it turns out cash flow from other states and even countries increases the amount of cash in your own economy making it more prosperous (DUH!))

2)lack of real estate development(it turns out when you restrict the heck out of people they just don't waste money on your town and leave for greener pastures(DUH!!))

3)lack of potential housing based on project plan (it turns out less than 2% of approximately 40,000 housing units is approximately 800 housing units which is what are currently utilized as STRs. And not all of these will be offered as rental properties many people will sell their home to OUT-OF-TOWN BUYERS to escape the restrictions which will in a single generation have drastically increase the already growing housing crisis due to increasesd population and again lack of development (DUH!!!))

To summarize your property will lose value. Your people will lose income and jobs. And I Josef will be there to benefit from mendocino county's loss.

P.S. I am already preparing for my first purchase under \$200,000.00 and will soon be the newest addition to your population and I will be renting it to my cousin and her family and using the income to rent an apartment I secured near Safeway. This is what most people with any training will do, increasing the population by two families at least and offering NO new housing.

Mendocino County  
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Planning & Building Services