

**From:** [C.E. Fait](#)  
**To:** [Planning Clerk](#)  
**Subject:** Draft Short-term Rental Ordinance Record No.: LRP-2022-17963 & LRP-2023-18254  
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Hello Planning Commission,

I would like to address Short term rentals as a whole in Humboldt County. I am under the assumption that plenty of time and consideration went into drafting this ordinance, and I would like to opine that it is not a forgone conclusion to make the ordinance ban all STRs(other than in Shelter Cove.)

Please ask yourselves: why allow STRs in Humboldt County at all? I've attended a few of these meetings and I have yet to hear a sound argument for this business model that has done long-term damage to communities that initially, started off with more housing stock than we currently have. Now, I call Humboldt County my home and I tell others that it is a special place, but I don't see why anyone would think Humboldt County would be exempt from the so-caled, "Airbnb effect" This phenome posits that STRs raise rents and housing prices since residential homes are now being viewed as lucrative business. And according to a Forbes article on the "Airbnb effect" A healthy housing market is the bedrock of a healthy economy, not the profit margins of a STR operator.

The two major arguments for allowing STRS that I have heard during the STR ordinances that I have attended are: 1. *This is my property and I have the right to do what I want on it.* I would like to rebut this claim in stating that if property owners were allowed to do whatever they wanted on their properties then my neighbor could oversee metal slot machines in his living room while managing a small nuclear power plant in his front yard. So, please disregard that argument.

The second argument is about how personal financial benefit can only be attained through STRs. I don't know the specific details of the people making these claims, but I do know that there are multiple avenues to make money(one being long-term rentals.) I apologize if that sounded callous. Also, there are not a lot of housing options for people wanting to live here and I don't see how allowing STRs is going to make that any better. In fact, it will most likely involve forced economic displacement of some long-term renters and prevent some potential ones from moving to Humboldt.

I would like to add that I am curious to know if The Planning Commission has looked into how STRs affect our community members in the hotel industry.Part-time and full-time workers who may financially feel tourism dollars being diverted to properties that were intended for residences.

Thank you,

Chris Vasquez-Eureka