

## **Pre-Workshop Comments**

### **Theme 2: Housing Stock & Permit Cap**

## McClenagan, Laura

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**From:** Betty Machi <machibetty@gmail.com>  
**Sent:** Tuesday, June 27, 2023 2:40 PM  
**To:** Hilton, Keenan  
**Subject:** Re: Vacation rental restrictions

**Caution:** This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Here's a link to my STR on Airbnb: <https://airbnb.com/h/sheltercovevistacabin>

On Tue, Jun 27, 2023 at 2:38 PM Betty Machi <[machibetty@gmail.com](mailto:machibetty@gmail.com)> wrote:

Dear Khilton, My name is Betty Machi, I own and manage one 3 bed 2 bath vacation rental at Shelter Cove on Machi Road. I have been open since 2018. I have 145 reviews, (since I took over management 3 years ago) and a 499 star rating out of 5. I have earned 5\*s for communication on every stay. I am a "super host" on Airbnb. I have never gotten a complaint of any kind for any neighbor and I wouldn't even if I had some close by. I cannot imagine not emptying the garbage or not responding in a timely manner to any situation that needed my attention. My success depends on it!! Poor guest experience tends to take care of itself in ratings. Folks will stop booking low rated STRs and they won't be in business for long. So at least at the Cove, the County getting involved in that is unnecessary in my opinion.

Renting my place short term allows my family to continue using our family home so renting long term is not an option. Having STRs makes it possible to accommodate enough visitors to support all the other businesses at Shelter Cove.

I believe most owners would sell before they rented full time and if they did rent full time you can bet there wouldn't be any increase in "affordable" housing. Shelter Cove is a resort/vacation destination and always has been.

The problem as I see it is that there are now too many STRs at the Cove so everybody is getting a much smaller piece of the "pie". Moratorium way too late. My income will be down about \$15,000 this year as a result of market oversaturation. Some are closing, selling, or going to long term. The economy has a way of taking care of too many and I am seeing that to a certain extent.

Regarding noise and light at night, residents are at least, probably more, likely to be offenders. If this ordinance is for STRs it should be for all. Light pollution is a huge problem, barking, loose, aggressive dogs are numerous. Loud music is common. Plenty of folks at the Cove have terrible neighbors FULL TIME, probably wish they were short term...

Finally, regarding owner builder STRs, Airbnb is full of them, even tents and trailers are accepted, sometimes preferred. As long as there is full disclosure, (an accurate description) I do not see a problem. Again, if there is a problem their ratings and longevity will reflect that.

Inspections? Whatever. Certainly no surprise. Probably unnecessary. Again, the system is set up to weed out the bad places in no time. Airbnb will even intervene where appropriate.

Thank you for reading this, khilton, I appreciate the opportunity to be heard.

Sincerely,

Betty Machi

**From:** [Ford, John](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW: Support for Short Term Rental 45 Day Moratorium  
**Date:** Friday, June 30, 2023 12:47:02 PM  
**Attachments:** [image001.png](#)

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John H. Ford  
Director of Planning and Building  
(707) 268-3738



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**From:** Madrone, Steve <[smadrone@co.humboldt.ca.us](mailto:smadrone@co.humboldt.ca.us)>  
**Sent:** Monday, June 26, 2023 2:46 PM  
**To:** Brianna Buell <[Brie-Brie@outlook.com](mailto:Brie-Brie@outlook.com)>; Ford, John <[JFord@co.humboldt.ca.us](mailto:JFord@co.humboldt.ca.us)>  
**Subject:** Re: Support for Short Term Rental 45 Day Moratorium

Thanks

Steve Madrone  
County of Humboldt  
Supervisor, District 5  
(707) 476-2395

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**From:** Brianna Buell <[Brie-Brie@outlook.com](mailto:Brie-Brie@outlook.com)>  
**Sent:** Thursday, June 22, 2023 3:50 PM  
**To:** Madrone, Steve <[smadrone@co.humboldt.ca.us](mailto:smadrone@co.humboldt.ca.us)>  
**Subject:** Support for Short Term Rental 45 Day Moratorium

**Caution:** This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Dear Supervisor,

My name is Brianna Buell, I am a renter in Humboldt County. I fully support the 45-moratorium to the vacation rental ordinance. As stated in previous BOS meetings, whenever there is legislation regulating certain activities, there is a rush to establish that activity by individuals who have yet to participate. In respect to the short term vacation rental ordinance, the moratorium prevents a rush of current housing stock to be converted into vacation rentals.

As a renter, I do not wish to see possible housing for myself and my community be converted to support tourists to our area. Airbnb and VRBO displace community members because of the lucrative nature of running short term rentals. Many landlords opt for the perceived ease of running a short term rental over having long term tenants. We cannot have a functioning local economy without housing and most importantly workforce housing for the industries which ironically support the tourism industry as a whole.

I support the moratorium and furthermore, more stringent regulations and taxes for vacation rentals in order to dissuade home owners to convert their homes into unregulated hotels and preserve current housing stock for our community.

Please consider enacting a high tax for vacation rentals after the moratorium period to support things like our local housing trust fund, housing voucher programs, or new construction for multi-family housing and specifically housing which allows for ownership such as condos, and townhomes. In addition, I believe homeowners who convert vacation rentals back into long term housing should be rewarded. Let's create legislation that makes the right choice easier and attractive.

We desperately need housing in our community and this is just one first step to ensure the housing we have now can continue to serve our community.

Thank you for your consideration,

Brianna Buell

**From:** [Ford, John](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW: short term rental comment  
**Date:** Friday, June 30, 2023 12:46:56 PM  
**Attachments:** [image001.png](#)

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John H. Ford  
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(707) 268-3738



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**From:** Madrone, Steve <[smadrone@co.humboldt.ca.us](mailto:smadrone@co.humboldt.ca.us)>  
**Sent:** Monday, June 26, 2023 2:45 PM  
**To:** [cemone@reninet.com](mailto:cemone@reninet.com); Ford, John <[JFord@co.humboldt.ca.us](mailto:JFord@co.humboldt.ca.us)>  
**Subject:** Re: short term rental comment

Thanks

Steve Madrone  
County of Humboldt  
Supervisor, District 5  
(707) 476-2395

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**From:** [cemone@reninet.com](mailto:cemone@reninet.com) <[cemone@reninet.com](mailto:cemone@reninet.com)>  
**Sent:** Thursday, June 22, 2023 5:42 PM  
**To:** Madrone, Steve <[smadrone@co.humboldt.ca.us](mailto:smadrone@co.humboldt.ca.us)>  
**Subject:** short term rental comment

**Caution:** This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Dear Supervisor Madrone,

I own two houses in Humboldt County. I live in one and rent the other to a family. I also accommodate touring cyclists through WarmShowers, which is a reciprocal hospitality program which does not require payment for lodging (only that the participants pedal to the destination). I only mention that because I could have an Airbnb, but I don't.

Looking at Trinidad as an example, I don't want to see family housing converted to support tourism. That is what hotels, motels and inns are for, and these establishments provide jobs. This is why I support the Trinidad Rancheria's plan to build a hotel (but not necessarily the current environmentally questionable plan for it!)

Whole-house Airbnbs and VRBOs displace community members. It is a misplaced perception that running a short-term rental is easier than having long-term tenants. It is simply more lucrative. At bare minimum, if homeowners want to rent out a room in their house through Airbnb or such, there should be *a required on-site tenant*. More stringent regulations and taxes for vacation rentals might well dissuade home owners from converting their homes into unregulated hotels.

Please consider enacting a high tax for vacation rentals after the moratorium period to support housing options such as housing voucher programs, new construction for multi-family housing and housing options which allow for ownership (like condos). Perhaps homeowners who convert vacation rentals back into long-term housing should be rewarded in some way.

Thank you for representing us.

Carol Moné

Trinidad

**From:** [Ford, John](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW: Vacation rentals  
**Date:** Friday, June 30, 2023 12:47:42 PM  
**Attachments:** [image001.png](#)

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John H. Ford  
Director of Planning and Building  
(707) 268-3738



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**From:** Madrone, Steve <[smadrone@co.humboldt.ca.us](mailto:smadrone@co.humboldt.ca.us)>  
**Sent:** Monday, June 26, 2023 2:21 PM  
**To:** Carrie Vonier <[ms\\_vonier@yahoo.com](mailto:ms_vonier@yahoo.com)>; Ford, John <[JFord@co.humboldt.ca.us](mailto:JFord@co.humboldt.ca.us)>  
**Subject:** Re: Vacation rentals

Thank you.

Steve Madrone  
County of Humboldt  
Supervisor, District 5  
(707) 476-2395

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**From:** Carrie Vonier <[ms\\_vonier@yahoo.com](mailto:ms_vonier@yahoo.com)>  
**Sent:** Friday, June 23, 2023 7:46 AM  
**To:** Madrone, Steve <[smadrone@co.humboldt.ca.us](mailto:smadrone@co.humboldt.ca.us)>  
**Subject:** Vacation rentals

**Caution:** This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Dear Supervisor,

My name is Carrie Vonier, I am a renter in Humboldt County. I fully support the 45-moratorium to the vacation rental ordinance. As stated in previous BOS meetings, whenever there is legislation regulating certain activities, there is a rush to establish that activity by individuals who have yet to participate. In respect to the short term vacation rental ordinance, the moratorium prevents a rush of current housing stock to be converted into vacation rentals.

As a renter, I do not wish to see possible housing for myself and my community be converted to support tourists to our area. Airbnb and VRBO displace community members because of the lucrative nature of running short term rentals. Many landlords opt for the perceived ease of running a short term rental over having long term tenants. We cannot have a functioning local economy without housing and most importantly workforce housing for the industries which ironically support the tourism industry as a whole.

I support the moratorium and furthermore, more stringent regulations and taxes for vacation rentals in order to dissuade home owners to convert their homes into unregulated hotels and preserve current housing stock for our community.

Please consider enacting a high tax for vacation rentals after the moratorium period to support things like our local housing trust fund, housing voucher programs, or new construction for multi-family housing and specifically housing which allows for ownership such as condos, and townhomes. In addition, I believe homeowners who convert vacation rentals back into long term housing should be rewarded. Let's create legislation that makes the right choice easier and attractive.

We desperately need housing in our community and this is just one first step to ensure the housing we have now can continue to serve our community.

Thank you for your consideration,

Carrie



**From:** [C.E. Fait](#)  
**To:** [Hilton, Keenan](#)  
**Cc:** [Bohn, Rex](#); [Bushnell, Michelle](#); [Arroyo, Natalie](#); [Madrone, Steve](#); [Wilson, Mike](#)  
**Subject:** Short-term ordinance statement  
**Date:** Tuesday, September 19, 2023 4:11:30 AM

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**Caution:** This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Hi Keenan,

First off, I would like to express my gratitude to the Planning Department and The Board of Supervisors. for considering local renters' opinions in this short-term rental discussion. According to a 2022 *Time Standard* article, long-term renters make up 43% of this county's population. I believe our current housing shortage will likely be exacerbated by more residences turning into the mini-hotels called AirBnB and VRBO. A Wire.com article from 2022 spoke about how large U.S. cities like Dallas, San Diego, and New York City-places that had much more available housing than we do- experienced a housing shortage spike due to "the AirBnB effect." So please, continue to prioritize Humboldt citizens' housing needs over property investments that target short-term renters.

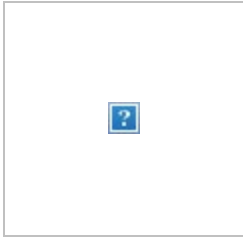
Thank you,

Chris Vasquez- *Eureka*

**From:** [Ford, John](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW: Resolving Competing Interests in Housing  
**Date:** Tuesday, August 01, 2023 3:42:07 PM  
**Attachments:** [image001.png](#)

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John H. Ford  
Director of Planning and Building  
(707) 268-3738



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**From:** Madrone, Steve <[smadrone@co.humboldt.ca.us](mailto:smadrone@co.humboldt.ca.us)>  
**Sent:** Monday, July 24, 2023 3:14 PM  
**To:** Elizabeth Kernahan <[ek5776@gmail.com](mailto:ek5776@gmail.com)>; Ford, John <[JFord@co.humboldt.ca.us](mailto:JFord@co.humboldt.ca.us)>  
**Subject:** Re: Resolving Competing Interests in Housing

Thank you for your ideas. I am sharing with our planning director. Steve

Steve Madrone  
County of Humboldt  
Supervisor, District 5  
(707) 476-2395

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**From:** Elizabeth Kernahan <[ek5776@gmail.com](mailto:ek5776@gmail.com)>  
**Sent:** Tuesday, July 18, 2023 7:50 PM  
**To:** Madrone, Steve <[smadrone@co.humboldt.ca.us](mailto:smadrone@co.humboldt.ca.us)>  
**Subject:** Resolving Competing Interests in Housing

**Caution:** This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Hello Supervisor Madrone,

I'm writing to you as a constituent living in unincorporated Humboldt. I am also a County employee of five years, resident of Humboldt for ten years, a tenant, a union member, and a person who has

wanted to put down roots here for some time. With the short term rental ordinance in the works and the area continuing to experience a housing crunch in some areas, I've come across a possibly elegant solution to resolve some of the competing interests in the housing market. There are so many competing interests. People who own property and want to leverage it to make money, people who don't have housing and can't afford it, people who have housing but are trying attain property ownership rather than rent forever. Then there are people who are just in it for the money and don't care about the community impacts, verses the people who want to see natural growth, verses the habitats and open spaces that could be damaged or over run by unfettered development.

The county wants to see increases in housing to address need, but I'm sure also wants to see more availability of housing for people to buy (not just to rent), and has to continue to figure out how to help keep people from living on the street, and keep low income housing available. There is the real potential for people to be displaced when people and business entities can rapidly gobble up housing stock and turn it over to vacation rental. A number of the members of the board spoke about this today.

The solution I have may seem radical, but I think is a reasonable counter to other members of the public who are calling for the flood gates to be opened. Consider this keeping in mind Humboldt is still primed for a run away housing market with big money eyeing the coastal areas for vacation homes or rentals, and increased development. During the public meeting on the short term rental ordinance someone made a comment to that effect, that "the best vacation homes are on the coast". Consider the following through that lens.

#### Inland Restriction:

- For a period not more than 2 years from the date of purchase or construction, whichever is later, prohibition on the use of any residential dwelling as a rental.
- For a period not more than 5 years from the date of purchase or construction, whichever is later, prohibition on the use of any residential dwelling as a short term rental.

#### Coastal Restriction:

- For a period not more than 5 years from the date of purchase or construction, whichever is later, prohibition on the use of any residential dwelling as a rental.
- For a period not more than 7 years from the date of purchase or construction, whichever is later, prohibition on the use of any residential dwelling as a short term rental.

#### Exceptions:

- Use of a dwelling is exempt from the rental restriction on properties with mixed uses, or where a tenants income is less than or equal to 200% of the poverty line on the first date of occupancy.
- Use of a dwelling is exempt from the short term rental restriction where a tenants income is less than or equal to 100% of the poverty line on the first date of occupancy, or where the business licensee resides in the dwelling.

This essentially requires any newly built or purchased property to be allocated toward lower income housing or shelter for a period of time, or allows the short term rental where the owner is on site. This prioritizes those in need. It also should add a cooling effect to the industry and prevent people from building new construction targeted toward vacation homes or expensive rentals. It also makes it infeasible to buy up coastal land or developed properties without committing to being invested in the community for a substantial amount of time, and would allow vacation rentals to come online slowly unless they are people who have owned the property for some time. This also I hope would give people who want to use housing first and foremost as a business enough pause to allow individuals who want to use housing as a house to live in a fighting chance.

When you think about the natural incentives this creates in the market, it adds a financial pressure on people that are buying and flipping properties. We have laws already in this state that are supposed to do the same thing, where sale of a residence that has not been your primary for two of the last five years requires you pay capital gains tax. In the modern market with internet home buying, that law apparently no longer slows or stops people from buying up housing stock in speculation or building new purely for vacation rentals. Unless of course they turn those properties toward assisting low income, impoverished, and housing insecure people, or themselves need the added income to make their mortgage. This also slows growth in areas where people are trying to create significant development pressures purely to make money.

If this went into effect today, there would be a bunch of people that wouldn't be effected by it because of the length of time they've owned their property. As people decide to sell it would be less appealing to landlords or investors which would give people who actually want to live in the house and be apart of the community a chance.

Enforcement would be straight forward. When someone applies for their business license, the deed and building permits are checked. If they're too early then they are denied unless the use meets the exceptions. This is something they could check off and commit to on the business license application and when applying for the short term rental permit. If they claim the exceptions they would need to keep records which could be audited. The wording of the exceptions also make it so that if someone starts renting and then their income suddenly crosses the threshold their landlord wouldn't be forced to evict them or shut down. This allows people to gain housing and have stability while their lives improve.

This could be defeated by corporate property ownership or property held in trust where the entity never changes, but the people running it do. I don't know how that would be resolved short of requiring the business license be secured by the property owner and limiting the business licensure to only natural persons, with it clearly spelled out in the law that it is the intent that properties owned by corporations or held in trust not be allowed to participate in this industry in Humboldt County

I know this is probably radical but we live in somewhat radical times. If you made it to this point thank you for your time and consideration.

Warm Regards,

Liz



**From:** [Ford, John](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW: Letter about STRs  
**Date:** Monday, August 21, 2023 8:06:24 AM

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**From:** Madrone, Steve <[smadrone@co.humboldt.ca.us](mailto:smadrone@co.humboldt.ca.us)>  
**Sent:** Saturday, August 19, 2023 2:43 PM  
**To:** Jack Kennard <[jackvkennard@gmail.com](mailto:jackvkennard@gmail.com)>; Ford, John <[JFord@co.humboldt.ca.us](mailto:JFord@co.humboldt.ca.us)>  
**Subject:** Re: Letter about STRs

Thanks Jack. Sharing with planners.

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**From:** Jack Kennard <[jackvkennard@gmail.com](mailto:jackvkennard@gmail.com)>  
**Sent:** Saturday, August 19, 2023 1:39:48 PM  
**To:** Madrone, Steve <[smadrone@co.humboldt.ca.us](mailto:smadrone@co.humboldt.ca.us)>  
**Subject:** Letter about STRs

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

I rent in Mckinleyville and have been living here for 10 years. I am a young professional and make \$78k/yr, which is considered high for Humboldt County and with a down payment I still am unable to afford a home here (anywhere in Humboldt County, not necessarily Mckinleyville). I spent close to six months attempting to move from my last rental, with an excellent rental history & recommendations, monthly income over 4x rent, great credit, no evictions. The 2bd condo I live in now below market rate, which is a falling down poorly maintained condo (my landlord owns the entire neighborhood), had 40+ applicants many of which were new families. I cannot even imagine how scary it is for someone making less than me (ie: majority of humboldt county who are local and not remote workers) to find housing anywhere in Humboldt County. But if you pull up VRBO or AIRBNB, there's PLENTY of single family homes (NOT MIL units) available at all times in the middle of Mckinleyville. Not million dollar homes mind you, but average single family homes. Finding a rental here is near impossible, and Mckinleyville is actually better off due to new apartment (pierson project?) housing coming up. I love it in Mckinleyville, I am lgbt and feel safe here and the people are great, but what's the point of staying in Humboldt if I'm going to be a renter? Why not move to a nice city and rent if I'm not going to ever own a home?

There need to be strong restrictions on STR housing and no new single family homes being allowed to have short term rentals. A MIL unit seems acceptable when the main house has a home owner or

long term renter occupying. Allowing STRs only benefits investors, we need housing to benefit real working Humboldt people— professionals, families, and low-income renters. A median income family should be able to own a home in Humboldt county.

Jack  
Mckinleyville Ave.

## McClenagan, Laura

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**From:** Len Wolff <riverwolf1951@gmail.com>  
**Sent:** Tuesday, September 19, 2023 1:11 PM  
**To:** Hilton, Keenan  
**Subject:** STR ordinance

**Caution:** This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Hello,

Please see my comments below in regards to the latest STR ordinance (coastal ordinance) and the proposed workshop on Thursday, September 21, 2023. I would like to include the following points in the event I am not able to attend or if the workshop is unable to be held due to a large number of items on the consent calendar.

1. STR Remove Housing Stock for the community. It is proven that short-term rentals take away opportunities for community members to purchase starter homes and find affordable rentals which has a rippling effect in the fabric of our community and our local economy. If our workforce can't afford to live close by, it means more money and time is being spent commuting, and our neighborhoods become devoid of community.
2. STR are not being regulated appropriately to prevent "mom-and-pop" hotel chains from developing. The latest text includes

*"61.05.10.2.3 Per Person Limit. An individual or business shall not own more than five (5) parcels with Short-term Rental permits."*

This would allow property owners five individual homes to rent out as short term rentals. I believe this is far too great of a number and should be reduced to 1 or 0. The regulations make no designation on the limit when compared in family trusts, organizations owned by the same entity or individual and leaves a loophole open for larger STR owners to divide holdings between different companies to continue to operate large numbers of STRs. Cumulatively, the number of STRs in our county represent:

381 active listings in Eureka, average **annual revenue of \$43.3K per rental**  
317 active listings in Arcata, average **annual revenue of \$41.4K per rental**  
192 active listings in Trinidad, average **annual revenue of \$82.9K per rental**  
197 active listings in McKinleyville, average **annual revenue of \$54.5K per rental**

(data from AirDNA.co)

This represents a total of **1087 homes that could re-enter the market as long term rentals or homes for first time homebuyers.**

**I support an ordinance that only allows for "Home-share" STR and would eliminate 61.05.10 Short-term Rentals** defined as entire homes without a caretaker or resident. This would open hundreds if not thousands of homes up to first time home buyers and long-term renters in our community who currently need homes or are seeking upward home mobility.

3. If Short term rentals are continued to be regulated, I support additional STR permit fees and additional taxes should be levied to support a housing trust fund to directly support community members including: rental assistance, first-time home buyers and tax benefits for STR owners who voluntarily convert their STR into long-term rentals or sell their STR properties.



4. *61.05.5 Existing Operations. No permits for whole dwelling unit Short-term Rentals shall be issued during the first two (2) months following the effective date of this section but applications from individuals operating existing short-term rentals will be received. Two months after the effective date of this ordinance the department will issue permits prioritizing applications for locations with existing Short-term Rentals. An existing Short-term Rental shall be determined based on evidence of operation from January 2022 through May of 2023. If the number of permits issued for existing Short-term Rentals exceeds the cap identified in §60.05.10.2.1, then no permits will be issued for new Short-term Rentals until the number of permitted Short-term Rentals in the County falls below the cap.*

**This text would cause a huge rush in new UNREGULATED STR to enter the market in order for their application to be considered.** This is because the current cap set for STRs is below the current number of STRs in existence

>> Looking at other areas of the nation and world that have dealt with the issues of STRs, it is in our best interest as a community to eliminate STRs entirely. Short of that, no preferences should be made for existing short term rentals and we should seek to limit the number of short term rentals as much as possible in order to **increase the amount of housing stock available to our community for first time home buyers and for long term rentals to re-enter the market.**

Thank you for your consideration.

Len Wolff, Arcata Ca

## McClenagan, Laura

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**From:** LH <leh@eth123.com>  
**Sent:** Thursday, June 22, 2023 8:06 PM  
**To:** Hilton, Keenan; Bohn, Rex; Bushnell, Michelle; Wilson, Mike; Arroyo, Natalie; Madrone, Steve  
**Subject:** Re:Draft Short-term Rental Ordinance\_Inland and Draft Coastal Short-term Rental Ordinance\_Coastal 6.16.23

**Caution:** This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Re: Draft Short-term Rental Ordinance\_Inland and Draft Coastal Short-term Rental Ordinance\_Coastal 6.16.23

in lieu of Zoom, as I cannot participate, please enter this comment at the meeting.

Dear Ms Hilton and members of the Board of Supervisors,

Thank you for addressing this very important issue.

Regarding section 60.05.6.1 of the Short Term Rental Ordinances Draft; "*Short-term Rental Cap. The total number of Short-term Rental permits issued shall not exceed the cap established by resolution of the Board of Supervisors.*"

Please make the cap as restrictive as possible as to the number of STRs allowed in the county where the owner does not live on the property and use the property as a primary residence.

When rents and mortgages are too high workers leave as they cannot afford rents. Insurances companies leave as it is no longer viable to insure such very expensive properties in disaster zones. People have less money after paying rent or mortgages and so less to spend in their communities, and so businesses go out of business. Anything which increases rents and mortgages further decays our economies. ST rentals do this and displace communities.

We desperately need affordable housing. We could easily end up like Fort Bragg where most working people including doctors, nurses, plumbers, electricians, gas station and home health workers have had to move away because of high housing costs. Areas which do not mitigate housing costs for their own people end up with less working people and are left with only a few rich people and a great deal more homeless people. Like Fort Bragg and the town of Mendocino - which has a great deal of difficulty recruiting people for it's volunteer fire dept. Most younger people have had to leave the area. Artists have had to leave. Those communities will become cultural ghost towns if it continues, much as the artists and creative communities have had to leave San Francisco. At one point both Fort Bragg and San Francisco had good sized artists' communities- but that is no longer.

On a related note, please also consider this in the future; Large corporate and foreign investors are estimated to own 20% of all single family homes in the country right now. It has been accumulative. That is a HUGE percentage. It ruins the rest of the economy. It also kills a good percentage of competition from smaller local landlords. Some estimate they will own 40% of all single family residences by 2030 if their purchases continue at the same rate. It also needs to be capped so that local communities will survive.

Please be as restrictive as possible regarding the above.

Best regards,  
Lynn Harrington

PO box 1792, Redway, Ca 95560



Virus-free. [www.avast.com](http://www.avast.com)

## McClenagan, Laura

---

**From:** LH <leh@eth123.com>  
**Sent:** Saturday, July 01, 2023 1:46 PM  
**To:** Hilton, Keenan; Bohn, Rex; Bushnell, Michelle; Wilson, Mike; Arroyo, Natalie; Madrone, Steve  
**Subject:** Re: Vacant homes taxes successful

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Dear members of the Humboldt BOS,

Vacant homes taxes are successful in putting more housing on the market.

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fstoreys.com%2Fcity-of-vancouver-empty-homes-tax-report-2021-year%2F&data=05%7C01%7Ckhilton%40co.humboldt.ca.us%7Cb559797510024ec8dc8a08db7a7434e5%7Cc00ae2b64fe844f198637b1adf4b27cb%7C0%7C0%7C638238411952017176%7CUnknown%7CTWFpbGZsb3d8eyJWljoimc4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikh1haWwiLCJXVCi6Mn0%3D%7C2000%7C%7C%7C&sdata=PAN4zxHwHhID7g9b5KNIG9iSHmYHRL04xO6DIOqhWjU%3D&reserved=0>

Large corporate and foreign investors are estimated to own 20% of all single family homes in the country right now. Many of them are held empty as "investments" or just places to park large amounts of international money. It has been accumulative and some are held empty and rotting for many years. Some estimate large corporations and foreign absentee owners will own 40% of all single family residences by 2030 if their purchases continue at the same rate. It needs to be capped so that local communities will survive. It ruins the rest of the economy as prices for shelter become unaffordable for working people. It also kills a good percentage of competition from smaller local landlords who provide workers with housing they can afford. Please consider taxing vacant and foreign owned homes well above and beyond what is already in place.

Best regards,

Lynn Harrington

PO box 1792, Redway, Ca 95560

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This email has been checked for viruses by Avast antivirus software.

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.avast.com%2F&data=05%7C01%7Ckhilton%40co.humboldt.ca.us%7Cb559797510024ec8dc8a08db7a7434e5%7Cc00ae2b64fe844f198637b1adf4b27cb%7C0%7C0%7C638238411952017176%7CUnknown%7CTWFpbGZsb3d8eyJWljoimc4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikh1haWwiLCJXVCi6Mn0%3D%7C2000%7C%7C%7C&sdata=QLQEi8fk8jexncjEWqrb%2FOXYgXoHBYvi2KQ757ZcV%3D&reserved=0>

**From:** [Morgan March](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** Comment on STR Ordinance  
**Date:** Wednesday, September 20, 2023 10:11:11 AM

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**Caution:** This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

I live in rural Humboldt County, and I write you as a constituent urging you to put a strict and low cap on short term rentals, and to enforce this cap. There is a massive shortage of long term rentals preventing folks from moving to communities like Petrolia. We need those who are willing to rent their houses out to rent them to people who can live and work here, get more children in our schools, and to still give income to the property owners.

Morgan March  
Petrolia, CA

## McClenagan, Laura

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**From:** nicael leistikow <nicaelleistikow@gmail.com>  
**Sent:** Tuesday, September 19, 2023 6:27 PM  
**To:** Hilton, Keenan  
**Subject:** STR Ordinance

**Caution:** This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Hello,

Please see my comments below in regards to the latest STR ordinance (coastal ordinance) and the proposed workshop on Thursday, September 21, 2023. I would like to include the following points in the event I am not able to attend or if the workshop is unable to be held due to a large number of items on the consent calendar.

- 1.
- 2.
3. STR
4. Remove Housing Stock for the community. It
5. is proven that short-term rentals take away opportunities for community members to purchase starter homes and find affordable rentals which has a rippling effect in the fabric of our community and our local economy. If our workforce can't afford to live close
6. by, it means more money and time is being spent commuting, and our neighborhoods become devoid of community.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
13. STR
14. are not being regulated appropriately to prevent "mom-and-pop" hotel chains from developing.
15. The
16. latest text includes
- 17.
18. "61.05.10.2.3
19. *Per Person Limit. An individual or business shall not own more than five (5) parcels with Short-term Rental permits."*
- 20.

21. This
22. would allow property owners five individual homes to rent out as short term rentals. I believe this is far too great of a number and should be reduced to 1 or 0. The regulations make no designation on the limit when compared in family trusts, organizations
23. owned by the same entity or individual and leaves a loophole open for larger STR owners to divide holdings between different companies to continue to operate large numbers of STRs. Cumulatively, the number of STRs in our county represent:
- 24.
- 25.
26. 381
27. active listings in Eureka, average **annual**
28. **revenue of \$43.3K per rental**
29. 317
30. active listings in Arcata, average **annual**
31. **revenue of \$41.4K per rental**
32. 192
33. active listings in Trinidad, average **annual**
34. **revenue of \$82.9K per rental**
35. 197
36. active listings in McKinleyville, average **annual**
37. **revenue of \$54.5K per rental**
- 38.
39. (data
40. from AirDNA.co)
- 41.
42. This
43. represents a total of **1087**
44. **homes that could re-enter the market as long term rentals or homes for first time homebuyers.**
- 45.
- 46.
47. I
48. **support an ordinance that only allows for "Home-share" STR and would eliminate**
49. 61.05.10
50. Short-term Rentals defined as entire homes without a caretaker or resident. This would open hundreds if not thousands of homes up to first time home buyers and long-term renters in our community who currently need homes or are seeking upward home mobility.
- 51.
- 52.
- 53.
- 54.
- 55.
- 56.

57. If
58. Short term rentals are continued to be regulated, I support additional STR permit fees and additional taxes should be levied to support a housing trust fund to directly support community members including: rental assistance, first-time home buyers and tax
59. benefits for STR owners who voluntarily convert their STR into long-term rentals or sell their STR properties.
- 60.
- 61.
- 62.
- 63.
- 64.
- 65.
66. 61.05.5
67. *Existing Operations. No permits for whole dwelling unit Short-term Rentals shall be issued during the first two (2) months following the effective date of this section but applications from individuals operating existing short-term rentals will be received.*
68. *Two months after the effective date of this ordinance the department will issue permits prioritizing applications for locations with existing Short-term Rentals. An existing Short-term Rental shall be determined based on evidence of operation from January*
69. 2022 through May of 2023. **If**
70. **the number of permits issued for existing Short-term Rentals exceeds the cap identified in §60.05.10.2.1, then no permits will be issued for new Short-term Rentals until the number of permitted Short-term Rentals in the County falls below the cap.**
- 71.
72. **This**
73. **text would cause a huge rush in new UNREGULATED STR to enter the market in order for their application to be considered.**
74. **This**
75. **is because the current cap set for STRs is below the current number of STRs in existence**
- 76.
- 77.
78. >>
79. Looking at other areas of the nation and world that have dealt with the issues of STRs, it is in our best interest as a community to eliminate STRs entirely. Short of that, no preferences should be made for existing short term rentals and we should seek to
80. limit the number of short term rentals as much as possible in order to **increase**



81. **the amount of housing stock available to our community for first time home buyers and for long term rentals to re-enter the market.**

82.

Thank you for your Time,

Nicael Leistikow  
Arcata, CA., resident

**From:** [nicael.leistikow](#)  
**To:** [Planning Clerk](#)  
**Subject:** STR Ordinance  
**Date:** Tuesday, September 19, 2023 6:25:45 PM

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**Caution:** This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Hello,

Please see my comments below in regards to the latest STR ordinance (coastal ordinance) and the proposed workshop on Thursday, September 21, 2023. I would like to include the following points in the event I am not able to attend or if the workshop is unable to be held due to a large number of items on the consent calendar.

1.

STR Remove Housing Stock for the community. It is proven that short-term rentals take away opportunities for community members to purchase starter homes and find affordable rentals which has a rippling effect in the fabric of our community and our local economy. If our workforce can't afford to live close by, it means more money and time is being spent commuting, and our neighborhoods become devoid of community.

2.

STR are not being regulated appropriately to prevent "mom-and-pop" hotel chains from developing. The latest text includes

*"61.05.10.2.3 Per Person Limit. An individual or business shall not own more than five (5) parcels with Short-term Rental permits."*

This would allow property owners five individual homes to rent out as short term rentals. I believe this is far too great of a number and should be reduced to 1 or 0. The regulations make no designation on the limit when compared in family trusts, organizations owned by the same entity or individual and leaves a loophole open for larger STR owners to divide holdings between different companies to continue to operate large numbers of STRs. Cumulatively, the number of STRs in our county represent:

381 active listings in Eureka, average **annual revenue of \$43.3K per rental**  
317 active listings in Arcata, average **annual revenue of \$41.4K per rental**  
192 active listings in Trinidad, average **annual revenue of \$82.9K per rental**  
197 active listings in McKinleyville, average **annual revenue of \$54.5K per rental**

(data from AirDNA.co)

This represents a total of **1087 homes that could re-enter the market as long**

**term rentals or homes for first time homebuyers.**

**I support an ordinance that only allows for "Home-share" STR and would eliminate 61.05.10 Short-term Rentals** defined as entire homes without a caretaker or resident. This would open hundreds if not thousands of homes up to first time home buyers and long-term renters in our community who currently need homes or are seeking upward home mobility.

3.

If Short term rentals are continued to be regulated, I support additional STR permit fees and additional taxes should be levied to support a housing trust fund to directly support community members including: rental assistance, first-time home buyers and tax benefits for STR owners who voluntarily convert their STR into long-term rentals or sell their STR properties.

4.

*61.05.5 Existing Operations. No permits for whole dwelling unit Short-term Rentals shall be issued during the first two (2) months following the effective date of this section but applications from individuals operating existing short-term rentals will be received. Two months after the effective date of this ordinance the department will issue permits prioritizing applications for locations with existing Short-term Rentals. An existing Short-term Rental shall be determined based on evidence of operation from January 2022 through May of 2023. **If the number of permits issued for existing Short-term Rentals exceeds the cap identified in §60.05.10.2.1, then no permits will be issued for new Short-term Rentals until the number of permitted Short-term Rentals in the County falls below the cap.***

**This text would cause a huge rush in new UNREGULATED STR to enter the market in order for their application to be considered.** This is because the current cap set for STRs is below the current number of STRs in existence

>> Looking at other areas of the nation and world that have dealt with the issues of STRs, it is in our best interest as a community to eliminate STRs entirely. Short of that, no preferences should be made for existing short term rentals and we should seek to limit the number of short term rentals as much as possible in order to **increase the amount of housing stock available to our community for first time home buyers and for long term rentals to re-enter the market.**

Thank you for your consideration.

Nicael Leistikow  
Arcata, CA., Resident

**From:** [Raelina Krikston](#)  
**To:** [Planning Clerk](#)  
**Subject:** Comments on STR Ordinance Workshop  
**Date:** Monday, September 18, 2023 1:40:06 PM

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**Caution:** This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Hello,

Please see my comments below in regards to the latest STR ordinance (coastal ordinance) and the proposed workshop on Thursday, September 21, 2023. I would like to include the following points in the event I am not able to attend or if the workshop is unable to be held due to a large number of items on the consent calendar.

1. STR Remove Housing Stock for the community. It is proven that short-term rentals take away opportunities for community members to purchase starter homes and find affordable rentals which has a rippling effect in the fabric of our community and our local economy. If our workforce can't afford to live close by, it means more money and time is being spent commuting, and our neighborhoods become devoid of community.
2. STR are not being regulated appropriately to prevent "mom-and-pop" hotel chains from developing. The latest text includes

*"61.05.10.2.3 Per Person Limit. An individual or business shall not own more than five (5) parcels with Short-term Rental permits."*

This would allow property owners five individual homes to rent out as short term rentals. I believe this is far too great of a number and should be reduced to 1 or 0. The regulations make no designation on the limit when compared in family trusts, organizations owned by the same entity or individual and leaves a loophole open for larger STR owners to divide holdings between different companies to continue to operate large numbers of STRs. Cumulatively, the number of STRs in our county represent:

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192 active listings in Trinidad, average **annual revenue of \$82.9K per rental**  
197 active listings in McKinleyville, average **annual revenue of \$54.5K per rental**  
(data from AirDNA.co)

This represents a total of **1087 homes that could re-enter the market as long term rentals or homes for first time homebuyers.**

**I support an ordinance that only allows for "Home-share" STR and would eliminate 61.05.10 Short-term Rentals defined as entire homes without a caretaker or resident.** This would open hundreds if not thousands of homes up to first time home buyers and long-term renters in our community who currently need homes or are seeking upward home mobility.

3. If Short term rentals are continued to be regulated, I support additional STR permit fees and additional taxes should be levied to support a housing trust fund to directly support community members including: rental assistance, first-time home buyers and tax benefits for STR owners who voluntarily convert their STR into long-term rentals or sell their STR properties.
4. *61.05.5 Existing Operations. No permits for whole dwelling unit Short-term Rentals shall be issued during the first two (2) months following the effective date of this section but applications from individuals operating existing short-term rentals will be received. Two months after the effective date of this ordinance the department will issue permits prioritizing applications for locations with existing Short-term Rentals. An existing Short-term Rental shall be determined based on evidence of operation from January 2022 through May of 2023. If the number of permits issued for existing Short-term Rentals exceeds the cap identified in §60.05.10.2.1, then no permits will be issued for new Short-term Rentals until the number of permitted Short-term Rentals in the County falls below the cap.*

**This text would cause a huge rush in new UNREGULATED STR to enter the market in order for their application to be considered. This is because the current cap set for STRs is below the current number of STRs in existence**

>> Looking at other areas of the nation and world that have dealt with the issues of STRs, it is in our best interest as a community to eliminate STRs entirely. Short of that, no preferences should be made for existing short term rentals and we should seek to limit the number of short term rentals as much as possible in order to **increase the amount of housing stock available to our community for first time home buyers and for long term rentals to re-enter the market.**

Thank you for your consideration.

Raelina Krikston  
Eureka Resident

**From:** [Ford, John](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW: Humboldt County Short Term Rental 45 Day Moratorium  
**Date:** Friday, June 30, 2023 12:47:25 PM  
**Attachments:** [image001.png](#)

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John H. Ford  
Director of Planning and Building  
(707) 268-3738



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**From:** Madrone, Steve <[smadrone@co.humboldt.ca.us](mailto:smadrone@co.humboldt.ca.us)>  
**Sent:** Monday, June 26, 2023 2:43 PM  
**To:** Rhonda Ballance <[ballance.rhonda@gmail.com](mailto:ballance.rhonda@gmail.com)>; Ford, John <[JFord@co.humboldt.ca.us](mailto:JFord@co.humboldt.ca.us)>  
**Subject:** Re: Humboldt County Short Term Rental 45 Day Moratorium

Thanks

Steve Madrone  
County of Humboldt  
Supervisor, District 5  
(707) 476-2395

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**From:** Rhonda Ballance <[ballance.rhonda@gmail.com](mailto:ballance.rhonda@gmail.com)>  
**Sent:** Thursday, June 22, 2023 6:32 PM  
**To:** Madrone, Steve <[smadrone@co.humboldt.ca.us](mailto:smadrone@co.humboldt.ca.us)>  
**Subject:** Humboldt County Short Term Rental 45 Day Moratorium

**Caution:** This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Dear Supervisor Madrone,

I am a renter in Humboldt County. I fully support the 45-moratorium to the vacation

rental ordinance. As stated in previous BOS meetings, whenever there is legislation regulating certain activities, there is a rush to establish that activity by individuals who have yet to participate. In respect to the short term vacation rental ordinance, the moratorium prevents a rush of current housing stock to be converted into vacation rentals.

As a renter, I do not wish to see possible housing for myself and my community be converted to support tourists to our area. Airbnb and VRBO displace community members because of the lucrative nature of running short term rentals. Many landlords opt for the perceived ease of running a short term rental over having long term tenants. We cannot have a functioning local economy without housing and most importantly workforce housing for the industries which ironically support the tourism industry as a whole.

I support the moratorium and furthermore, more stringent regulations and taxes for vacation rentals in order to dissuade home owners to convert their homes into unregulated hotels and preserve current housing stock for our community.

Please consider enacting a high tax for vacation rentals after the moratorium period to support things like our local housing trust fund, housing voucher programs, or new construction for multi-family housing and specifically housing which allows for ownership such as condos, and townhomes. In addition, I believe homeowners who convert vacation rentals back into long term housing should be rewarded. Let's create legislation that makes the right choice easier and attractive.

We desperately need housing in our community and this is just one first step to ensure the housing we have now can continue to serve our community.

Thank you for your consideration,

-Rhonda Ballance

**From:** [Trevor Allen](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** Follow the data, this is economic terrorism  
**Date:** Friday, June 30, 2023 12:31:51 AM

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**Caution:** This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

With all due respect, the data clearly shows this STR ordinance will do nothing to solve the issues this county has caused for housing stalk. Nor is it the incorporated tax payer's responsibility to solve for the county's CITY issues. This STR ordinance is nothing short of Economic Terrorism against the independence and liberty of the individual property owners that support this community. The planning department has assaulted this community enough. The data is clear and this ordinance is a disgraceful overreach. It's not the tax payer's responsibility to fix the county's mistakes. "With great power comes great responsibility". This county had no right to ruin lives at the rate it has and continues to do so. This ordinance is an attack, and an assault and does nothing but ruin lives and liberty. Stop this madness. We beg you, stop the "pay to play" system and let simple people that support this community have the liberty and freedom to live here. Just stop, it's evil. Our community doesn't deserve this.

Sincerely,  
Your Tax Payers

[Sent from Yahoo Mail for iPhone](#)