

## **Post-Workshop Comments**

### **Theme 1: Housing Stock & Permit Cap**

**From:** [Adam Johnston](#)  
**To:** [Planning Clerk](#)  
**Subject:** STR Ordinance Comments  
**Date:** Thursday, September 28, 2023 4:11:50 PM

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

To whom it may concern,

Please see my comments below in regards to the latest draft STR ordinance.

But first, a personal note:

I am under 30 years old and was born and raised in Humboldt. Throughout my young adult life it has become increasingly obvious that the local government hardly cares about the younger generations and their economic situation and stability. It hurts to admit and took awhile for a younger me to understand, but it's clear that there are certain interests that the county and municipalities cater to and the working class is not one of them. (Credit where credit's due: fortunately, this seems to be changing with recent elections, investment, and policy)

I have lost track of the number of peers, friends, and family who love Humboldt and desperately want to stay, but have no chance at a future here due to a lack of housing and upward mobility and are forced to move elsewhere. The sheer amount of brain drain that I have seen firsthand is truly depressing and nearly all of it can be attributed to housing shortages, which are clearly exacerbated by short term rentals. And to be clear, the population that is leaving the county is more than students and service workers: it includes teachers, entrepreneurs, tradespeople, engineers, doctors, and everything in between.

If short term rentals are given any more leeway whatsoever, it's nothing more than a blatant middle finger to the working class and younger generations. It sincerely hurts to watch the government of my home repeatedly shoot itself in the foot and have the populace beg for it to stop, only to see another round loaded and fired time and time again. Please just put the gun down, at least long enough to see that those in favor of short term rentals are simply looking to widen the wealth gap and the other side just wants a chance to own a 2bed/1bath home before they're 50.

Thank you for reading this, I hope it's taken to heart.

Now onto the more concrete numbers and solutions:

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.

1.

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 2. 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.

2.

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.

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*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.

*Adam Johnston*  
Eureka Resident

**From:** [Planning Clerk](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW: Concerns regarding STRs  
**Date:** Tuesday, September 26, 2023 8:54:33 AM

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Please see the public comment below.

Laura McClenagan

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**From:** Alissa Clear <alissa.d.clear@gmail.com>  
**Sent:** Sunday, September 24, 2023 10:48 AM  
**To:** Planning Clerk <planningclerk@co.humboldt.ca.us>  
**Subject:** Concerns regarding STRs

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

Hello, I am a Humboldt resident (McKinleyville) who is saving to buy our first home here next year. We're concerned that STRs will disrupt this opportunity as well as the family-oriented local community.

Please see my comments below in regards to the latest draft STR ordinance [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.

1. [STR are not being regulated appropriately to prevent "mom-and-pop" hotel chains from developing](#). The latest text includes

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2. 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.
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Thank you for your consideration.

*Alissa Clear*

McKinleyville Resident

**From:** [Planning Clerk](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW:  
**Date:** Tuesday, September 26, 2023 9:05:22 AM

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Please see the public comment below.

Laura McClenagan

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**From:** Brad Whitt <meadowofbones@gmail.com>  
**Sent:** Monday, September 25, 2023 8:18 PM  
**To:** Planning Clerk <planningclerk@co.humboldt.ca.us>  
**Subject:**

**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 draft STR ordinance

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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.

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>> 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.

Bradly Whitt of Whitethorn California

**From:** [Planning Clerk](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW:  
**Date:** Tuesday, September 26, 2023 9:04:45 AM

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Please see the public comment below.

Laura McClenagan

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**From:** Brianna Hale <brihalee@gmail.com>  
**Sent:** Monday, September 25, 2023 8:13 PM  
**To:** Planning Clerk <planningclerk@co.humboldt.ca.us>  
**Subject:**

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Thank you for your consideration.

Brianna Hale

Whitethorn, CA

**From:** [Bridget McGraw](#)  
**To:** [Hilton, Keenan](#); [Planning Clerk](#)  
**Subject:** STR ordinance workshop comments  
**Date:** Thursday, September 21, 2023 10:36:20 AM

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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.

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.

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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.

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Thank you for your consideration.

*Bridget McGraw*  
Eureka/Humboldt County Resident

**From:** [Colin Fiske](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** Short-Term Rental Ordinance  
**Date:** Wednesday, September 27, 2023 11:36:40 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,

I'm writing to express my support for the county taking action to regulate the number of short-term rentals, particularly in the more urban areas around Humboldt Bay. There is a severe housing crisis in this area, and taking units off the long-term rental and/or owner-occupied housing market by offering them for short-term rentals increases already high housing costs. This is an even bigger problem in areas with better access to transit and walkable/bikeable destinations, because providing long-term housing that does not require car ownership is key to addressing both climate change and economic inequities.

Thank you for developing this ordinance. To make it even more effective, please consider lowering the caps further, as well as assessing fees that could generate revenue for addressing the housing crisis.

Thank you.

Colin Fiske

**From:** [Planning Clerk](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW: STR Ordinance  
**Date:** Tuesday, September 26, 2023 8:55:22 AM

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Please see the public comment below.

Laura McClenagan

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**From:** Dale Visser <nikeair2800@gmail.com>  
**Sent:** Sunday, September 24, 2023 11:20 AM  
**To:** Planning Clerk <planningclerk@co.humboldt.ca.us>  
**Subject:** STR Ordinance

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

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55. *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*

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57. *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.*

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**67.** term rentals as much as possible in order to **increase**

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

69.

Thank you for your consideration.

Dale Visser

Arcata Resident

**From:** [De Zig](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** Rental Ordinance  
**Date:** Wednesday, September 20, 2023 6:04:13 PM

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

HELLO!

I am unable to zoom.

However, I think any ordinance to restrict short-term rentals is over-reach on private property. THE county benefits tax-wise more from short term rentals. As it is now, landlords have some of the most constraining laws to abide by- due to a few bad apples. Now the county was to restrict short-term rentals because of a few bad apples. This is ridiculous.

It will not help the homeless population- most of which screwed local landlords. It will not help "tight housing" as rents are going down and there are more properties available. THERE are a ton of apartments available- unfortunately, during covid, large property management companies stopped advertising on the usual websites (ie craigslist) and did not start back up again, wanting people to go directly to their websites instead of general online searches.

Call any large apartment complex and ask the number of available rentals. I have seen that people complaining of housing shortage are demanding houses instead of apartments. I have also noticed these same people cannot afford these houses, but can easily afford an apartment. BUt they "want it and want it now".

So restricting short-term rentals in the county will do little, if anything to help any housing situation in Humboldt County.

THE road is paved with good intentions.

Thank you for your time

Denise Ziegler

**From:** [Donald J Verwayen](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** Re: Time Running Out to Provide Input Into Short-Term Rental Ordinance - Planning Commission to Hold Workshop on Thursday at 6 p.m.  
**Date:** Wednesday, September 20, 2023 3:43:47 PM  
**Attachments:** [image001.png](#)  
[image001.png](#)

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

Dear Mr. Hilton,

Please share this comment with the Planning Commission and relevant staff - RE: STR Ordinance

Respectfully,

Donald J. Verwayen

Dear Planning Commissioners,

The current draft STR ordinance places the Willow Creek area under Short-Term Rental Ordinance Inland.

I strongly suggest that the Willow Creek area be placed under Short-Term Rental Ordinance Coastal.

Reasoning:

The Willow Creek area has a severe housing shortage unlike Southern Humboldt and Southeast Humboldt. Employees at the Hoopa Hospital, Hoopa and Willow Creek schools, Orleans Schools and Forest Service constantly have problems finding housing. This hurts with recruitment and retention. Why? For one, most of the land in the area belongs to the U.S. Forest Service and Bureau of Land Management unlike Southern Humboldt. Three of the largest Native American tribes in California are in the greater Willow Creek area or have large populations in the area. These are the Hupa, Karuk, and Yurok. There is also the smaller Tsnungwe Tribe. The Hupa and Yurok have some land and there are private inholdings but most is not available to non-tribal members, teachers, or medical workers. I would suggest careful and deep consultation with the tribes before applying the Inland Ordinances to the greater Willow Creek area. I have spoken to Yurok and Hupa people who want to own land along the river, particularly in their territories and are priced out or are confronted with no availability.

The riverine geography of the Willow Creek area has more similarities the coast. The Trinity and South Fork of the Trinity are strong recreation attractions. This puts constant pressure on Willow Creek area housing. (On Craigslist There is rarely much for rent or sale where a family or employee could live.) There are attractive rivers in Southern Humboldt but lacking the easy 35-45 minute from Arcata-Blue Lake. This brings in Cal Poly Humboldt where the easy commute for students, staff and faculty, full time or part time, puts more pressure on housing. There are also the effects of fire on housing in the Orleans area. Simply, the area does not need to lose housing to short-term rentals, where short-term rental entrepreneurs are attracted to the resort-like area to make investments.

I suggest that the ordinance not put more housing pressure on the Willow Creek area, that the similarities of the situation in Willow Creek to the coastal area are recognized, and that there is legally adequate consultation with the tribes.

Thank you for considering this comment,  
Donald Verwayen

On Tue, Sep 19, 2023 at 4:49 PM Hilton, Keenan <[KHilton@co.humboldt.ca.us](mailto:KHilton@co.humboldt.ca.us)> wrote:

Greetings,

The revised draft Short-Term Rental Ordinance will be presented to the Humboldt County Planning Commission on Thursday, Sept. 21 at 6 p.m., or shortly thereafter. This is one of the last opportunities for the public to share their thoughts and concerns regarding short-term rentals (STRs) in Humboldt County before it moves on in the process of being adopted.

The Humboldt County Planning & Building Department has been actively working on a draft Short Term Rental ordinance to allow residences to be used as short-term rentals in unincorporated Humboldt County. The purpose of the draft STR Ordinance is to protect the character of the neighborhoods where they are located, to preserve residential units for people and families who live and work in Humboldt County, and to allow for economic gain.

### **Public Outreach**

The County of Humboldt acknowledges that people are sometimes disappointed with ordinances adopted by the county and feel left out of the decision-making process, even when the county has invited the public to share their input.

To ensure Humboldt County residents are provided with the opportunity to share feedback on the draft ordinance, county staff have hosted five public meetings where 400 community members have attended. Additionally, over 60 written public comments have been received and the county's [Short-Term Rental Ordinance webpage](#) has been visited over 3,000 times.

The input received has been valuable and given shape to the current draft ordinance. However, county staff have noted that most of the feedback received has come from individuals who own and operate existing short-term rentals. A limited number of people have expressed concern about the impact of short-term rentals in their neighborhoods or how STRs could affect their ability to find affordable housing in Humboldt County. The Planning & Building Department desires balanced input and encourages participation if you have concerns or thoughts about short-term rentals that you have not yet shared with staff.

## **Planning Commission Workshop**

The draft Short Term Rental Ordinance will be presented to the Planning Commission on Thursday, Sept. 21. Community members are invited to attend this workshop in person at the Board of Supervisors Chamber, located at 825 Fifth St. in Eureka, or on [Zoom](#). The meeting will start at 6 p.m. To review the meeting agenda, please visit: <https://humboldt.legistar.com/Calendar.aspx>.

If you wish to participate in the process of crafting this ordinance, this is the time to do so. Following this meeting, the draft STR ordinance will enter the public hearing stage. The Planning Commission will make a recommendation to the Humboldt County Board of Supervisors and the Board will decide to approve or deny the ordinance as it is written. It is anticipated that this process will conclude before the end of the year.

The revisions in the most recent draft include permitting for all existing short-term rentals, and the expansion of what is allowed with an Administrative Permit to include sites on category 3 roadways. To learn more and review the revised draft ordinance, please visit the county's [Short-Term Rental Ordinance web page](#).

## **How to Watch or Listen to the Planning Commission Meeting**

- Join online at <https://zoom.us/j/87544807065> and enter the password: 200525.
- Call in via telephone at (346) 248-7799, enter the meeting id: 875 4480 7065 and password: 200525.
- A live stream of the meeting can be found by using the following link: <https://humboldt.legistar.com> or by watching [Access Humboldt on cable](#).

The County of Humboldt is committed to providing equal access to all county programs, services and activities through the provision of accommodations for individuals with qualified disabilities as required under the Americans with Disabilities Act (ADA). With 72 hours prior notice, a request for reasonable accommodation for this meeting can be made by calling (707) 268-3722.

For more information, please call (707) 268-3722, email [khilton@co.humboldt.ca.us](mailto:khilton@co.humboldt.ca.us), or visit the Planning & Building Department office located at 3015 H St. in Eureka.

Sincerely,

Keenan



Keenan Hilton ([he/him](#))  
Associate Planner  
[Humboldt County Planning & Building](#)  
Office: 707-445-7541  
Direct: 707-268-3722



**From:** [Planning Clerk](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW: Short term rentals  
**Date:** Tuesday, September 26, 2023 8:57:16 AM

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Please see the public comment below.

Laura McClenagan

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**From:** Ellen Pimentel <ellentpimentel@gmail.com>  
**Sent:** Sunday, September 24, 2023 3:40 PM  
**To:** Planning Clerk <planningclerk@co.humboldt.ca.us>  
**Subject:** Short term rentals

**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 draft STR ordinance [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.

1. [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**

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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.

2. 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 properties.

3. >> 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.  
Ellen Pimentel, resident of Eureka

**From:** [Planning Clerk](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW: Str  
**Date:** Tuesday, September 26, 2023 8:57:53 AM

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Please see the public comment below.

Laura McClenagan

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**From:** Erin Corona <erincorona@gmail.com>  
**Sent:** Sunday, September 24, 2023 4:16 PM  
**To:** Planning Clerk <planningclerk@co.humboldt.ca.us>  
**Subject:** Str

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

Hello,

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1. [STR are not being regulated appropriately to prevent "mom-and-pop" hotel chains from developing](#). The latest text includes

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**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.

2. 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.
3. *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.

*Your Name*

(Place) Resident

Sent from my iPhone

**From:** [Planning Clerk](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW: Public Commentary on the Short Term Rental Ordinance  
**Date:** Friday, September 22, 2023 3:02:47 PM

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Please see the public comment below.

Laura McClenagan

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**From:** Hollis Muenster <hollis.a.muenster@gmail.com>  
**Sent:** Thursday, September 21, 2023 4:26 PM  
**To:** Planning Clerk <planningclerk@co.humboldt.ca.us>  
**Subject:** Public Commentary on the Short Term Rental Ordinance

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

I am a Eureka resident and have been for the last six years. This place has become my home. It's people have become my people, and I have no desire to ever move away. I say as someone who has lived all over the country that this place is very special. I hope that is an opinion shared by the members of the city council.

With that said, I have been at or close to the poverty line for most of my time here. While I have never been homeless, I have had a lot of luck with my housing situations. Most of the housing in the area is wildly unaffordable to me. Between that and my disability limiting me to ground floor dwellings, the options for viable places to live are few and far between.

Every house someone buys and rents out to rich vacationers for a few days or weeks at a time is a house that isn't being occupied by someone who makes their life here in Humboldt. This house will sit empty for weeks and months at a time while hundreds of Humboldt residents sleep in hedges and on street corners.

I urge the county to enforce the Short Term Rental Ordinance. Humboldt county homes are for Humboldt county residents. Let those who come to visit us patronize our hotels and campgrounds. The people who own these short term rentals will simply have to make due on the income from regular landlording, rather than short term landlording. I doubt they will wind up sleeping in a gutter like so many Humboldt residents currently do.

**From:** [Jessi Floto](#)  
**To:** [Planning Clerk](#)  
**Subject:** STR Ordinance  
**Date:** Thursday, September 28, 2023 12:28:20 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 draft STR ordinance

STR removes Housing Stock for the community. It is proven that short-term rentals eliminate opportunities for community members to purchase starter homes or find affordable rentals which has a deep 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.

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.

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.

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.

Jessi von Floto

Eureka Resident & Homeowner

**From:** [Kai Flores](#)  
**To:** [Hilton, Keenan](#); [Planning Clerk](#)  
**Subject:** Housing in Humboldt County  
**Date:** Thursday, September 21, 2023 10:05:15 AM

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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.

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.

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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(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.

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.

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**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.

*Kaitlynn Alexandra Flores  
Manila resident*

**From:** [Planning Clerk](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW: STR Ordinance  
**Date:** Tuesday, September 26, 2023 8:59:48 AM

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Please see the public comment below.

Laura McClenagan

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**From:** katrina mosler <kmosler1@att.net>  
**Sent:** Monday, September 25, 2023 8:57 AM  
**To:** Planning Clerk <planningclerk@co.humboldt.ca.us>  
**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 draft STR ordinance

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.

1. 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."*

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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.

2. 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.
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Thank you for your consideration.

*Katrina Mosler*

*Mckinleyville*

**From:** [Planning Clerk](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW: Drastic need for representation on STR Ordinance  
**Date:** Tuesday, September 26, 2023 9:06:21 AM

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Please see the public comment below.

Laura McClenagan

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**From:** Michael M. <kmcnane@gmail.com>  
**Sent:** Tuesday, September 26, 2023 1:51 AM  
**To:** Planning Clerk <planningclerk@co.humboldt.ca.us>  
**Subject:** Drastic need for representation on 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 draft STR ordinance [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.

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**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**

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Thank you for your consideration.

*Kelsey McNanie*  
Eureka Resident

**From:** [Planning Clerk](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW: STR ORDINANCE  
**Date:** Tuesday, September 26, 2023 8:58:58 AM

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Please see the public comment below.

Laura McClenagan

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**From:** Kylie Mack <kyrebma@icloud.com>  
**Sent:** Sunday, September 24, 2023 8:22 PM  
**To:** Planning Clerk <planningclerk@co.humboldt.ca.us>  
**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 draft STR ordinance 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.

1. 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**

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**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.

2. 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.
3. *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.

*Your Name*



Kylie Mack  
Arcata, CA

Sent from my iPhone

**From:** [Planning Clerk](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW: Short term rental ordinance  
**Date:** Friday, September 22, 2023 3:11:38 PM

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Please see the public comment below.

Laura McClenagan

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**From:** Lissie Rydz <lissierydz@gmail.com>  
**Sent:** Thursday, September 21, 2023 5:44 PM  
**To:** Planning Clerk <planningclerk@co.humboldt.ca.us>  
**Subject:** Short term rental ordinance

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

Hi there I just wanted to add my comment as someone who has worked with the public and watched things unfold this past year. I now know so many people who are living in their cars or who have had to move away or stay with an abusive partner or people getting kicked out even on disability. Students unable to stay in school. It has broken my heart holding these stories.

We need our housing policy to change and a first step is limiting the amount of speculative investment that is happening with the rush to turn all of our housing into airbnbs. Who will actually get to afford to live here if it's a playground for the wealthy? Who will be able to be near multigenerational grandparents and children when no one can afford to have kids? When no one can afford to stay near their families? New York City successfully passed an Airbnb limit because it's destroying that city too.

Another step is rent control. Another step is guaranteed housing first. Another step is a UBI pilot program. There are so many policies that have a proven history of working and we need change now.

Thank you,  
Lissie Rydz  
[thedonothingsociety.org](http://thedonothingsociety.org)

--

**Lissie Rydz**  
*web design | graphic design | illustration*  
(707) 267-1686  
[lissierydz.com](http://lissierydz.com)

**From:** [Planning Clerk](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW: STR ordinance  
**Date:** Tuesday, September 26, 2023 8:51:36 AM

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Please see the public comment below.

Laura McClenagan

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**From:** vialcomics@gmail.com <vialcomics@gmail.com>  
**Sent:** Saturday, September 23, 2023 11:02 AM  
**To:** Planning Clerk <planningclerk@co.humboldt.ca.us>  
**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 draft STR ordinance [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.

1. [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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**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.

2. 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.
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**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.

Liz Valasco  
Fortuna resident

Sent from my iPhone

**From:** [Planning Clerk](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW: Short Term Rental Public Comment  
**Date:** Wednesday, September 27, 2023 5:07:54 PM

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Please see the public comment below.

Laura McClenagan

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**From:** Lucius <laa95501@gmail.com>  
**Sent:** Wednesday, September 27, 2023 5:02 PM  
**To:** Planning Clerk <planningclerk@co.humboldt.ca.us>  
**Subject:** Short Term Rental Public Comment

**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 draft STR ordinance

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.

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Thank you for your consideration.

Lucius Arnold

Eureka Resident

**From:** [Planning Clerk](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW: Short Term Rental Ordinance  
**Date:** Friday, September 22, 2023 3:03:39 PM

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Please see the public comment below.

Laura McClenagan

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**From:** Lulu Mickelson <lulu.mickelson@gmail.com>  
**Sent:** Thursday, September 21, 2023 4:32 PM  
**To:** Planning Clerk <planningclerk@co.humboldt.ca.us>  
**Subject:** Short Term Rental Ordinance

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

Hello,

As a renter in Humboldt County and a professional who has worked on housing policy, I strongly support the County's efforts to regulate the number of Short Term Rentals in the Coastal Area.

Like all of California, the County is currently experiencing a housing crisis with a shortage of quality, affordable housing units available to rent. [Recent research from the Economic Policy Institute](#) shows that short term rentals reduce the supply of housing as properties shift from serving local residents to serving short-term travelers, which hurts local residents by raising housing costs.

With this in mind, I want to express my strong support for the ordinance, especially the short-term rental cap and per person limit currently included in the ordinance. I also encourage the County to consider placing an increased tax on short-term rental (similar to those in hotels) that can be used to help fund local programs focused on housing insecurity and homelessness.

Best,  
Lulu

**Lulu Mickelson** (she/her)  
+1-310-266-9884  
Learn [more about me](#)

**From:** [Planning Clerk](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW: STR Ordinance  
**Date:** Tuesday, September 26, 2023 9:03:09 AM

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Please see the public comment below.

Laura McClenagan

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**From:** Luna Garrard <luna.garrard@gmail.com>  
**Sent:** Monday, September 25, 2023 3:24 PM  
**To:** Planning Clerk <planningclerk@co.humboldt.ca.us>  
**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 draft STR ordinance: 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.

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Thank you for your consideration.

Luna Garrard,  
Eureka Resident

**From:** [Planning Clerk](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW: Short Term Rentals in Humboldt  
**Date:** Tuesday, September 26, 2023 9:03:42 AM

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Please see the public comment below.

Laura McClenagan

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**From:** Maria Morrow <humboldtscience@gmail.com>  
**Sent:** Monday, September 25, 2023 5:59 PM  
**To:** Planning Clerk <planningclerk@co.humboldt.ca.us>  
**Subject:** Short Term Rentals in Humboldt

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

Hello there,

I am a resident of Eureka and would like to write in support of regulating short term rentals and empty houses. The number of units listed on sites like airbnb and vrbo in our area has increased dramatically over the past few years, most of these are for the entire home. This is contributing to housing insecurity, rent hikes, and increased houselessness and risk of houselessness for the most vulnerable members of our community. Additionally, I have seen how hard it can be for financially secure folks to find and maintain housing here, forcing many of them out of the area. It is also hard to find people for services within the community, we always seem short on folks who do the jobs we need (dentists, doctors, trades people, childcare...). We need to have more housing open for folks to live in so that they can contribute to and be a part of our community.

A second regulation that could help our housing shortage is increasing taxes on secondary houses and/or empty residences. I think taxes should be increased so that maintaining an empty property is less preferable/profitable than getting it back out on the market.

Thank you for your time and hearing my concerns,

Maria Morrow  
2001 Wrigley Rd  
Eureka, CA 95503

**From:** [Planning Clerk](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW:  
**Date:** Tuesday, September 26, 2023 9:06:47 AM

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Please see the public comment below.

Laura McClenagan

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**From:** Shea M <mmcphearson320@gmail.com>  
**Sent:** Tuesday, September 26, 2023 6:10 AM  
**To:** Planning Clerk <planningclerk@co.humboldt.ca.us>  
**Subject:**

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

Hello,

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Thank you for your consideration.

Mariya "Shea" McPhearson  
Arcata resident

**From:** [Planning Clerk](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW: Short Term Rental Ordinance  
**Date:** Tuesday, September 26, 2023 8:58:24 AM

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Please see the public comment below.

Laura McClenagan

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**From:** Martin Fusek <tvisawaste@gmail.com>  
**Sent:** Sunday, September 24, 2023 7:22 PM  
**To:** Planning Clerk <planningclerk@co.humboldt.ca.us>  
**Subject:** Short Term Rental Ordinance

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8. "61.05.10.2.3
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*parcels with Short-term Rental permits."*

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12. 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

13. 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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48. 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

49. who voluntarily convert their STR into long-term rentals or sell their STR properties.

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56. 61.05.5

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59. *Rental shall be determined based on evidence of operation from January 2022 through May of 2023.*

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61. *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.*

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**71. limit the number of short term rentals as much as possible in order to increase**

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

73.

Thank you for your consideration.

*Martin Fusek*  
Eureka Resident

9-26-23

## **Comments regarding Humboldt County Planning Department Short-Term Vacation Rentals**

Submitted by: Mary Hurley, 5098 Mitchell Road, Eureka, CA 95503, [hurleymch@gmail.com](mailto:hurleymch@gmail.com), (707) 273-3951 – Cell, (707) 445-2693 – Landline

I urge the Humboldt County planning commission to curtail the number of short term vacation rentals allowed in Humboldt County for both incorporated and unincorporated parts of the County. I believe the current number of 1.66 percent of such rentals in the unincorporated part of Humboldt County is too high of a cap. This is due to:

- a.) The critical shortage of affordable housing in Humboldt County;
- b.) The projected future growth rate in Humboldt County due to increased economic projects, increased student population at Cal Poly Humboldt and climate refugees;
- c.) The imperative need for careful land use planning in the unincorporated parts of the County to protect forests, watersheds, and wildlife populations.

The current ballot effort to derail building affordable housing units in downtown Eureka and lose out on State funding is another threat in Humboldt County on meeting housing needs. Our County has high rates of mental illness, addiction, food scarcity and childhood poverty and trauma. All of these problems can be improved with greater affordable housing.

In order to foster carbon neutral economic growth, we need to have a larger stock of affordable housing to encourage making our area an affordable place to live for the increased number of lower and middle income wage earners that will come to this area to live and hopefully take part in the jobs offered through the wind energy and fish farm projects, increased teaching positions at Cal Poly Humboldt, and more physicians and health care workers willing to relocate here which will improve access to health care for all.

We must carefully plan where this growth will occur in the County to protect our natural resources as a buffer against increasing adverse climate changes including wildfires and sea level rise. This limits the areas where affordable housing can be built if we are to avoid sprawling growth in wildlife urban interface areas.

These needs must take precedence over the profit requirements of the Airbnb industries. I encourage the planning department to work with the individual homeowners to convert their short term rental units to regular rentals for individuals and families so we can move forward to help resolve our housing crisis. This needs to be decided now rather than delayed, and additional clear and concise regulations governing the short term rental industry need to be implemented with a much lower cap allowed of total housing units in all of Humboldt County.

**From:** [Planning Clerk](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW: STR complaint  
**Date:** Tuesday, September 26, 2023 8:56:18 AM

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Please see the public comment below.

Laura McClenagan

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**From:** Matthew Dodge <mattdodge@att.net>  
**Sent:** Sunday, September 24, 2023 12:19 PM  
**To:** Planning Clerk <planningclerk@co.humboldt.ca.us>  
**Subject:** STR complaint

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

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Im addition to the following, I must ask why residential neighborhoods should become commercial hotel zones? Where I live in Big Lagoon it is a tight neighborhood and the few STRs bring every time an element of disregard and disrespect. The noise, the driving with speed, the fireworks, the dogs. There is no reason why a neighborhood should become a commercial motel zone. Fuck this shit already, ban it outright.

Hello,

Please see my comments below in regards to the latest draft STR ordinance

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.

1. 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.

2. 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.
3. *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.

*Your Name*  
(Place) Resident

**From:** [Planning Clerk](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW: Item H: Short term rental ordinance Workshop  
**Date:** Friday, September 22, 2023 3:00:11 PM

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Please see the public comment below.

Laura McClenagan

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**From:** Misael Ramos <mrcarrasco83@gmail.com>  
**Sent:** Thursday, September 21, 2023 2:08 PM  
**To:** Planning Clerk <planningclerk@co.humboldt.ca.us>  
**Subject:** Item H: Short term rental ordinance Workshop

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

Good day,

Homes are for living in.

I feel I have been very lucky in my housing journey in HumCo as I have never experienced homelessness and currently find myself party to homeownership vis a vis my partner in Eureka proper. I have nevertheless found myself in unideal housing situations caused by a lack of diverse housing options that can accommodate people of limited means, who have pets, and who would prefer to live alone or with just their partner. In my current line of work I have seen homes that would be perfect for a family to purchase or rent turned into short term rentals (STR)s. There are of course many properties in unincorporated county that are ideal for STR use but these are properties that wouldn't provide a resident with a reasonable commute to work or school and are also scenic and have something special about them. Properties like some in northern coastal county or ranches are good candidates in my opinion.

My perspective is that housing is first and foremost for living in and only secondarily is it appropriate to use a home as a passive income investment. It's important that the opportunity to buy or rent a home be available to as many people as possible. Housing accessibility is a core component of building an economy that works for it's average participant, not just the ownership class.

STRs should be on located where your average resident wouldn't seek to live. Perhaps people who have second homes in the area could use them as STRs as this wouldn't cause further displacement and have econ. benefits.

At the end of the day: hotels exist.

That's all I have to say about that.

- A Eureka Guy  
220 W Buhne St  
Eureka CA 95501

**From:** [Planning Clerk](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW: STR ORDINANCE  
**Date:** Tuesday, September 26, 2023 8:56:48 AM

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Please see the public comment below.

Laura McClenagan

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**From:** n707bail@gmail.com <n707bail@gmail.com>  
**Sent:** Sunday, September 24, 2023 2:14 PM  
**To:** Planning Clerk <planningclerk@co.humboldt.ca.us>  
**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 draft STR ordinance

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.

1. 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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(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.

2. 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.
3. *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.

*Nolan Bailey*

McKinleyville Resident

**From:** [Ro E. Lozano](#)  
**To:** [Planning Clerk](#); [Hilton, Keenan](#)  
**Subject:** STR  
**Date:** Wednesday, September 20, 2023 9:57:34 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.

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.

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."*

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(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.

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.

*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.

*Ro Lozano*  
Arcata Resident

**From:** [Planning Clerk](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW: Comments on Short-Term Rental (STR) Ordinance  
**Date:** Tuesday, September 26, 2023 8:52:16 AM

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Please see the public comment below.

Laura McClenagan

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**From:** Ryder Dschida <dschidar@gmail.com>  
**Sent:** Sunday, September 24, 2023 9:14 AM  
**To:** Planning Clerk <planningclerk@co.humboldt.ca.us>  
**Subject:** Comments on Short-Term Rental (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 draft STR ordinance

STR Remove Housing Stock for the community. It is proven that short-term rentals remove 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. I was lucky as a first-time homebuyer to secure housing in McKinleyville through a family acquaintance. I would not have been able to afford my first home--in my mid thirties--were it not for this connection. I probably would not have been able to afford a home ever, given current market prices.

- 1.
- 2.
3. STR are not being regulated appropriately to prevent "mom-and-pop"
4. hotel chains from developing. The latest text includes
- 5.
6. *"61.05.10.2.3 Per Person Limit. An individual or business shall*
7. *not own more than five (5) parcels with Short-term Rental permits."*

8.

9. This would allow property owners five individual homes to rent out as short term

10. 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

11. 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:

12.

13.

14. 381 active listings in Eureka, average

**15. annual revenue of \$43.3K per rental**

**16.**

17. 317 active listings in Arcata, average

**18. annual revenue of \$41.4K per rental**

**19.**

20. 192 active listings in Trinidad, average

**21. annual revenue of \$82.9K per rental**

22. 197 active listings in McKinleyville, average

**23. annual revenue of \$54.5K per rental**

**24.**

25. (data from AirDNA.co)

26.

27.

28. This represents a total of

**29. 1087 homes that could re-enter the market as long term rentals**

**30. or homes for first time homebuyers.**

**31.**

**32. I support an ordinance that only allows for "Home-share" STR and**

**33. would eliminate** 61.05.10 Short-term Rentals defined as entire homes without a

34. 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.

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41. If Short term rentals are continued to be regulated, I support additional STR permit

42. 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

43. sell their STR properties.

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49. *61.05.5 Existing Operations. No permits for whole dwelling unit Short-term*

50. *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*

51. *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.*

52. ***If the number of permits issued for existing Short-term Rentals***

53. ***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.***

54.

55. **This text would cause a huge rush in new UNREGULATED STR to**

56. **enter the market in order for their application to be considered. This is**

57. **because the current cap set for STRs is below the current number of STRs in existence**

58.

59.

60. >> Looking at other areas of the nation and world that have dealt with the issues

61. 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

62. **increase the amount of housing stock available to our community**

63. **for first time home buyers and for long term rentals to re-enter the**



**market.**

64.

Thank you for your consideration.

*Ryder Dschida*

McKinleyville Resident

**From:** [SDS Humboldt](#)  
**To:** [Hilton, Keenan](#); [Planning Clerk](#)  
**Subject:** Comments  
**Date:** Friday, September 22, 2023 9:02:14 PM

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

By Thursday, September 21, 2023 - 6:00pm

Hello,

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

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.

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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.

*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.*

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Thank you for your consideration.

*Students for a Democratic Society*  
Cal Poly Humboldt Chapter

**From:** [Planning Clerk](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW: STR Ordinance  
**Date:** Tuesday, September 26, 2023 9:04:14 AM

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Please see the public comment below.

Laura McClenagan

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**From:** Tiffany Tran <tiffie1029@gmail.com>  
**Sent:** Monday, September 25, 2023 7:07 PM  
**To:** Planning Clerk <planningclerk@co.humboldt.ca.us>  
**Subject:** STR Ordinance

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

Hello,

Below is a copy and paste of an email which has points I absolutely agree with. This part is to include my personal experience of recently moving into Humboldt County. My family of four intended on moving to Arcata in July. We were looking for a home to rent and were recommended to start looking in May for up coming rentals. If we found one it was recommended we rent right away which would cost us money for a unit we would not be ready to occupy. Because that's how tight the rental market is.

Ultimately we decided on purchasing a mobile home. Then spent over a month living between hotels, camp grounds, and air bnbs while we waited for move in day to our new home. (Don't even get me started on how inflated mobile homes are.) There are an abundance of air bnb options. Hosts own multiple homes and rent them out for way over fair market value in rent. It seems like every 2 bedroom in Eureka is an air bnb. But were scarce in the rental market. At these prices, housing is being treated as a privilege. It should not be a privilege that my family had a safe place to stay.

**Air bnb is a cash grab for people in the know; at the expense of average working people needing housing they can afford.**

Please see my comments below in regards to the latest draft STR ordinance 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.

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2. 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.
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**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.

*Tiffany Tran*

*Arcata, CA*

**From:** [Planning Clerk](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** FW: STR comment  
**Date:** Tuesday, September 26, 2023 9:05:57 AM

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Please see the public comment below.

Laura McClenagan

-----Original Message-----

From: tony <[tsymanovich@hotmail.com](mailto:tsymanovich@hotmail.com)>  
Sent: Monday, September 25, 2023 8:56 PM  
To: Planning Clerk <[planningclerk@co.humboldt.ca.us](mailto:planningclerk@co.humboldt.ca.us)>  
Subject: STR comment

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

Hi,

I'd like to voice my opposition to allowing short-term rentals that are not owner-occupied in Humboldt County. As housing affordability hits crisis levels, regulation of STR's is necessary to provide critical housing supply for the community. Please consider policies that only allow owner-occupied STR's.

Thanks,

Tony Symanovich

**From:** [Ursula Newman](#)  
**To:** [Hilton, Keenan](#)  
**Subject:** Re:  
**Date:** Thursday, September 21, 2023 5:54:45 PM  
**Attachments:** [image001.png](#)

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

Thank you ! My main belief and point is in relation to the point listed as point #2. I want to express that I believe an individual should be allowed maybe 1-3 rental units maximum. 5 feels very high. Even 3 feels high, but I would just like the number to at least drop below 4. I fear any number above 3 encourages people to buy up houses that could be a home for our community members.

Thank you again!!

On Thu, Sep 21, 2023 at 9:48 AM Hilton, Keenan <[KHilton@co.humboldt.ca.us](mailto:KHilton@co.humboldt.ca.us)> wrote:

Hi Ursula,

Thank you for providing the comment. It will be included in the project record.

Best,

Keenan



Keenan Hilton ([he/him](#))  
Associate Planner  
[Humboldt County Planning & Building](#)  
Office: 707-445-7541  
Direct: 707-268-3722

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**From:** Ursula Newman <[ursulanewman422@gmail.com](mailto:ursulanewman422@gmail.com)>  
**Sent:** Wednesday, September 20, 2023 11:27 PM  
**To:** Hilton, Keenan <[KHilton@co.humboldt.ca.us](mailto:KHilton@co.humboldt.ca.us)>; Planning Clerk <[planningclerk@co.humboldt.ca.us](mailto:planningclerk@co.humboldt.ca.us)>  
**Subject:**



**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.

I am 20 years old and I have grown up here, I currently attend HSU and have a strong interest in speaking up for what I and many others in the community believe in when it comes to housing in Humboldt county. We have had a housing crisis for years now In Humboldt county. I believe that our area is a beautiful place for tourism and living. However, the reality in recent years has felt like houses are being bought up and put on the market as Short term rentals/ airBnb. While I personally believe a small amount of these is ok, we are giving up the heart and soul of our community if we do not put a limit in place. Thank you and please consider this information gathered by others in the community.

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.

Ursula Newman  
Arcata Resident