

From: Robert Gale
To: Robert Gale
Cc: COB, Hawkins, Steve; Bohn, Rex; Bushnell, Michelle; Wilson, Mike; Arroyo, Natalie
Subject: Re: Short Term Rental Ordinance
Date: Wednesday, October 25, 2023 9:37:32 PM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.
Thanks for reading. I did some more digging and found out a county or city can't put a rental cap in place. The Costa-Hawkins referendum blocks that action. There's another measure coming on the ballot in 2024 that would overturn Costa-Hawkins. I hope voters will support that. So for now ignore that suggestion and please consider the rest!

Best Regards
Robert Gale

On Oct 23, 2023, at 2:06 PM, Planning Clerk <planningclerk@co.humboldt.ca.us> wrote:

Received. Thank you,

Laura McClellagan

From: Robert Gale <rhumboldt@co.humboldt.ca.us>
Sent: Monday, October 23, 2023 1:04 PM
To: Planning Clerk <planningclerk@co.humboldt.ca.us>
Cc: COB <COB@co.humboldt.ca.us>; Madrone, Steve <smadrone@co.humboldt.ca.us>; Bohn, Rex <RBohn@co.humboldt.ca.us>; Bushnell, Michelle <mbushnell@co.humboldt.ca.us>; Wilson, Mike <Mike.Wilson@co.humboldt.ca.us>; Arroyo, Natalie <narroyo@co.humboldt.ca.us>
Subject: Short Term Rental Ordinance

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Good afternoon,

I am writing to you regarding Short Term Rentals in Humboldt County. I'm a home owner, business owner, and owner of one long term rental property. I think we need to take a similar approach to NYC for all coastal Short Term Rentals, in that they should be banned all together for coastal properties in unoccupied houses. Exceptions could be made for properties with more than one unit, where one of the units is occupied long term or by the property owner. Regarding inland properties, we don't need much in the way of restrictions in my estimation.

<https://www.nyc.gov/assets/specialenforcement/downloads/pdfs/FINAL-RULES-GOVERNING-REGISTRATION-AND-REQUIREMENTS-FOR-SHORT-TERM-RENTALS.pdf>

There is massive shortage of housing, and unregulated Airbnb's and STR's exasperate that situation. In addition to removing inventory from LTR's and home ownership, their existence serves as justification for landlords to continually raise rent the maximum amount allowable by law.

I do think there is an easy solution that the county could consider. It would encompass all rental housing, long and short term. Set a cap of \$600/room per month on all rental properties. Short or long term. In other words, a two bedroom would be a maximum of \$1200/mo, whether rented short term or long term. A 3 bedroom would be \$1800/mo, etc. The amount \$600 per month per room is an appropriate amount when factoring in the average wages earned in Humboldt County, and the established fact that only 20% of a persons income should go toward living expense. Higher amounts are shown to lead toward poverty and homelessness.

On owner occupied homes, I don't think we need to limit the number of persons or number of rooms rented out.

Best Regards,

Robert Gale