

**Nicole French - Fwd: regulation of short-term rentals**

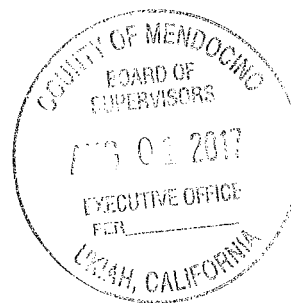

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**From:** Dan Gjerde <gjerde@co.mendocino.ca.us>  
**To:** Nicole  
**Date:** 8/1/2017 9:01 AM  
**Subject:** Fwd: regulation of short-term rentals

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----- Forwarded message -----

**From:** Maryellen sheppard <sheppard@mcn.org>  
**Date:** Aug 1, 2017 8:42 AM  
**Subject:** regulation of short-term rentals  
**To:** Dan Gjerde <gjerde@mendocinocounty.org>  
**Cc:**



July 31, 2017

Dear Mendocino County Board of Supervisors,

I wanted to let you know that I support the BOS taking a looking at the current state of rental of housing in the unincorporated portions of Mendocino County. As the board is aware, a large percentage of homes have been converted to short-term use over the past few years. As your board has noted, the conversion of residential housing for this purpose creates a shortage of available month to month rentals for people who want to live and work in the county. While I understand that vacation rentals are profitable for operators, short-term rentals can create challenges in neighborhoods, tax emergency services and may negatively impact local resources. Homeowners often tell me that many of the homes in their particular neighborhood have been converted to vacation rentals, with few full-time occupants remaining. The transition to short-term rentals often creates problem for full-time residents in the form of increased traffic, parking issues, noise and sometimes illegal trespass. In some cases, the operators don't pay TOT which is extremely unfair to legal, tax-paying facilities.

I appreciate the Board's attempt to understand the scope of the situation and then seek reasonable solutions. Mendocino County is a beautiful place and it is understandable that people want to visit. Also, with proper permitting and in appropriate circumstances, there shouldn't be a problem with short-terms rentals. But as more and more homes are converted to this use, it is time to examine the situation and find solutions to the balance the needs of visitors, operators and those who need month to month housing. Thank you for your effort in this matter.

Sincerely,

Maryellen Sheppard