



684 South Main Street, Fort Bragg, California 95437

August 29, 2017

Supervisor John McCowen  
Mendocino County Board of Supervisors  
County of Mendocino  
201 Low Gap Road  
Ukiah, CA 95482

Dear Chairperson McCowen and Honorable Board of Supervisors:

The Coastal Mendocino Association of REALTORS® (CMAR) is a not-for-profit trade organization that represents over 80 REALTORS®. While we support affordable and workforce housing development and retention, CMAR is opposed to the Urgency Ordinance Establishing Interim Restrictions on the Establishment of Vacation Short-Term/Vacation Rentals of Residential Properties.

We disagree that most of these properties are good candidates for long-term rentals and also take issue with the fact that the county is taking away an owner's option to choose. It should be left up to each property owner to make the decision to long-term rent or not. Many owners, given the choice of leaving the property vacant or long-term renting, will opt to leave it vacant so that they will still have a place to stay when they visit the Mendocino Coast.

The ordinance will not achieve the results desired by the County. We believe that we cannot regulate our way out of this incredibly complicated problem. The CMAR Board of Directors and members believe that California's housing crisis is caused by public policy that has disincentivized home construction. The costs of building homes in the state are in many cases too steep for builders to realize enough of a return to make it worth their time to build, plus these costs are artificially inflated by a variety of government-imposed barriers.

In addition, several of our members have also notified us that the county had arbitrarily begun requiring "major use permits" for some vacation rentals. The homes involved in these potential sales also would provide more needed taxes for the County of Mendocino making this moratorium and requirements for major use permits counterproductive. We were already noticing that these homes are harder to sell and, if sold, will most likely sell for a lesser price because of these requirements.

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Coastal Mendocino Association of REALTORS®

CMAR requests that this ordinance and the requirement of a major use permit for vacation rentals be discontinued. We request that a more rational approach be studied. As a stakeholder regarding housing, we welcome the opportunity to participate in a special task force or other roundtable to discuss solutions to the housing crisis. We support Healthy Mendocino and are participating on their Coastal Housing Action Team to collaborate to find and advocate for practical solutions. We have attached a page to this letter that includes some suggested ways the County of Mendocino might consider to more effectively address the housing crisis.

Respectfully,



Carol Ann Walton  
2017 President

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**County of Mendocino**  
**Housing Affordability / Housing Shortage**

- Change the Coastal plans to allow second units. This is a huge part of the problem.
- Allow for more units in all zones, subject only to well and septic capacity.
- Allow for more alternate septic systems.
- Declare any residentially zoned parcel in existence buildable, without further review for wetlands, botanical etc. This also is a big detriment to housing.
- Encourage annexations by the City of Fort Bragg. The current city general plan is anti-growth by design.
- Reduce fees for housing that will be rentals for a period.
- Declare a blanket amnesty like done in 1974 to "legalize" all non-permitted structures.

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