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COUNTY OF MENDOCINO  
BOARD OF SUPERVISORS

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EXECUTIVE OFFICE

PER \_\_\_\_\_

UKIAH, CALIFORNIA

Mendocino County Board of Supervisors  
Low Gap Road,  
Ukiah, CA 95482

Dear Supervisors:

I am writing regarding the moratorium on short term rentals. About 17 years ago my husband I bought a piece of property on the Coast from money he inherited from his parents. Several years later he achieved his dream of having a house on the coast. The only way we could do that was with a lot of sacrifice. He stayed in a travel trailer in a park and his labor built the house. We know the only way we could own it would be with his labor and using the house as a vacation rental to help with the expenses. In fact we designed the house and had amenities that renters would want. Once the house was ready we were discouraged by numerous people to rent the place. We heard horror stories and did not want to subject this beautiful new home to those possibilities. The only way we could keep this house would be by making sacrifices in our way of life. We did that and have enjoyed the home. The house has a lot of sentimental value to the family and it was the whole families wish to keep this for future generations and this would be the tie to Mendocino County. I have been fortunate to own it and not have to rent it. However its getting harder. I do not know how long I can afford to do this. I may not be able to afford to keep it and the only way I could keep it is by renting it to help pay the costs of ownership. There are Property taxes to be paid, water electricity gas, repairs and maintenance. You know the list. I use the place. As a result I CANNOT rent it out for a long term period. You and the State and the courts would not allow me to rent it to someone and tell them to be sure to be out next weekend because I want to use it; and I will also be requiring it 3 weeks from today for 4 days. One cant do that to anyone. So my house could not be a long term rental. I use it too often; however there are more days that it lies empty and by renting it I could be helping myself but also the tourism industry in the area. The people who come here spend at restaurants, stores, and various tourist locations. There are many many people who own a second home but only use it occasionally. While its not being used by the owners it is rented out to help defray costs. These are not houses which would ever hit the long term rental market.

One of these days I am going to die and my children will inherit the house. This house has a lot of sentimental value. I know that does not impact public policy but it matters to our family. The only way my children will be able to own the house and use it is by renting it out as a vacation rental. I dont think there are many people who want a to sign a 6 month lease specially if they knew that they will be out in 6 months. That could be an unintended consequence. It would be interesting if you could do a study of how many long term rentals come about as a result of this moratorium.


I would request you to revisit this issue.

Personally I am not ready to rent today. However I do not want you to close my option to rent. It seems very unfair that while my neighbour can rent his or her house I cannot do the same.

Again, I reiterate: Many of the homes being rented as vacation rentals are second homes which are being used by the owners and being rented when the owners are not using them. These house cannot be part of a pool of long term rentals because they are being used by the owners.

The reason we have a shortage of housing on the coast and inland areas is because it is so expensive and difficult to build. Also the people of Mendocino County prefer the small town atmosphere and have wanted to limit growth. This is why Ukiah has not had any major subdivision built in many many years. Maybe the County needs to revisit the regulations and permitting process and incentives to help create an environment which would attract developers and builders and yet maintain the charm and the beautiful enviroment we so enjoy. Please please do not take away my ability to rent when I will need to. My life, my memories, my friends are here and I do not want to be driven from my home.

Sincerely

  
Neelam Salmen