

Greetings MCBOS,

The Mendocino Coast is being devoured by people who want nothing more than to make a profit off of our coastline (or just have a nice look at it 4 times a year). We are basically experiencing a continuum of the extraction economy that we were slowly beginning to emerge from (tourism should really classify as an extraction economy).

People who grew up here and went off to college are no longer able to return to their hometown... this is a devastating realization for many who thought they could come home someday.

Tragically we are losing our most talented and our most vulnerable and it is only going to get worse.

Without housing we have no economy.. restaurants are unable to open, veterinarian shortages, dentist shortages, mechanic shortages, contractor shortages. and these are just the issues we face currently.

I know of people who were planning to start businesses here but are unable to find employees (or housing for themselves) so their lives are currently on hold until something changes. They will most likely end up leaving the area which is often the only option.

We need to ban all STR's unless.

-they are in the coastal zone

-they are owner occupied properties.

If people want to build accessory dwellings in the coastal zone for the purpose of STR and the property is owner occupied, they should be allowed to do so.

This however does not solve the problem of all the affordable housing getting purchased for second homes.

I work in DTFB and in the past year have met probably 100 people who have recently bought a second home here.. these homes will simply sit unoccupied for 10 months out of the year.

I know of one woman in particular who has five properties on the Mendocino Coast and she leaves four of them vacant year-round for her family reunions. We have empty properties sitting everywhere!

We need to tax homes that sit vacant for more than six months out of the year. We need a VACANCY TAX for people who are hoarding resources.

A real estate investor from Los Angeles came into my business last week. His company is looking to invest in downtown Fort Bragg and is specifically looking for something that they can Airbnb.

The situation here is out of control. Something should have been done years ago when the writing was on the wall. This may possibly be one of the most dire situation's we have ever faced. Please take action before it is too late.

Thank you,

Megan Caron

Benjamin Tuke

Fort Bragg