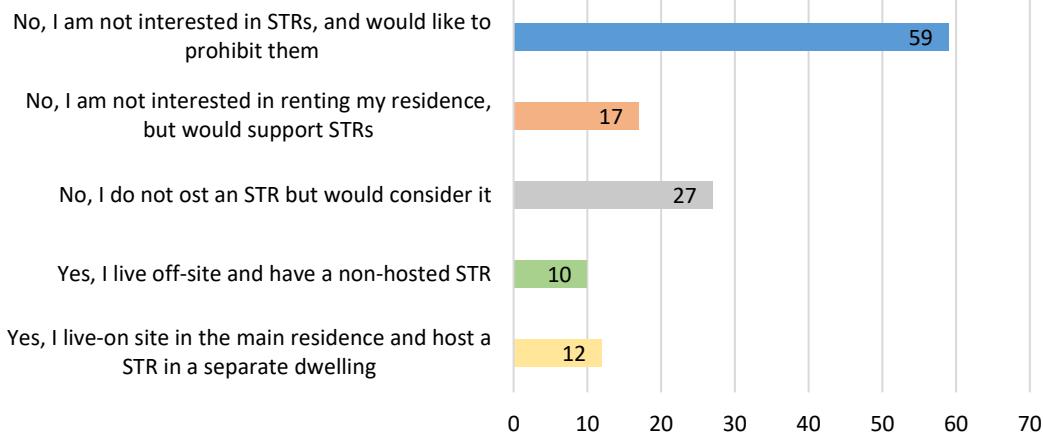


ATTACHMENT A: Online Survey Question 1 and Comments

Do You Own a STR Property in Mendocino County?



Start time	Completion time	Please Add Your Comments Below
3/18/25 16:31:26	3/18/25 16:33:59	kk
3/19/25 21:40:44	3/19/25 22:01:36	I live within a 2.6 mile radius of my STR.
3/20/25 7:23:47	3/20/25 7:26:55	Prohibit in certain areas of the county.
		I don't own a house but rentals are becoming more and more expensive. I have been outbid on purchasing a house from someone who later turned the house into an Airbnb. Housing should support the community before looking outward.
3/20/25 8:09:25	3/20/25 8:48:04	
3/21/25 7:43:38	3/21/25 7:43:50	
3/21/25 7:58:56	3/21/25 8:04:53	test

ATTACHMENT A: Online Survey Question 1 and Comments

<p>The short-term rental market has exacerbated the housing crisis in California. I do not think that STR should be completely prohibited, but they should be highly regulated and taxed appropriately. In cases where whole homes are STR, the owners should be treated no different than if they owned a hotel, and subject to the same level of regulation and scrutiny and should not be allowed in residential zoning. People who wish to do this should sell their houses to someone who wants to live there and participate in the community and use the money to get into the hotel business properly.</p>		
3/21/25 8:09:37	3/21/25 8:23:44	participate in the community and use the money to get into the hotel business properly.
3/21/25 18:09:11	3/21/25 18:11:46	No comment
3/23/25 9:08:00	3/23/25 9:11:48	STR take LT rentals off the market and increase housing costs.
3/24/25 7:06:19	3/24/25 7:16:36	I do not own my home, but instead, have to rent. This is because the cost of buying a home is too expensive.
<p>I am a county resident and am wanting to buy a home. I work and have lived in this county and would like to have the opportunity to buy a home and not have to relocate due to a shortfall of homes.</p>		
3/26/25 12:12:39	3/26/25 12:33:29	
3/27/25 7:36:32	3/27/25 7:42:51	I would like to do STR
3/28/25 8:11:09	3/28/25 8:26:46	Short term rentals remove desperately needed housing from the market. It's not morally justifiable to profit off of a scarce necessity.
<p>A well-run STR program that allows the county to retain an influx of tourism dollars while ensuring a robust housing supply for local residents is still available is the best outcome.</p>		
3/28/25 8:42:46	3/28/25 8:49:11	
4/1/25 10:04:29	4/1/25 10:05:48	STRs actively prohibit people from purchasing and living long term in our county.
<p>This will be removed from the rental market for Mendocino County residents working in the area.</p>		
4/1/25 10:23:49	4/1/25 10:25:29	N/A
4/1/25 11:04:38	4/1/25 11:07:05	I don't own a home at all, but would like to

ATTACHMENT A: Online Survey Question 1 and Comments

4/1/25 11:14:20	4/1/25 11:17:04	Short term rentals incentive predatory renting practices, and when city code enforcement won't respond to dwelling issues, this sets up a precedent for unhealthy living situations and mass profits for slumlords.
4/1/25 11:14:06	4/1/25 11:19:09	There's not enough affordable housing why would we want a bunch of vacation rentals making it worse.
4/1/25 17:49:57	4/1/25 17:58:10	I support limited short term rentals for homes that are not a primary residence for the owners. I do think STRs should be limited to ensure sufficient and affordable housing for local residents.
4/1/25 18:50:27	4/1/25 18:58:41	We need housing for our local population
4/1/25 19:49:26	4/1/25 19:51:16	N/A
4/2/25 6:55:13	4/2/25 7:01:38	My husband and I frequently use short term rentals such as VRBO, Airbnb, etc. We live in a coastal area with his 92 year old mother and 8 cats, so we can't go far away. These are our only chance to get away once in awhile.
4/2/25 12:32:42	4/2/25 12:36:11	It's nearly impossible to get qualified employees to relocate here or it hinders business and companies from hiring qualified individuals or keeping locals employed locally.
4/2/25 17:16:01	4/2/25 17:20:54	Yes
4/2/25 21:22:53	4/2/25 21:30:02	STRs reduce housing stock for inland residents.
4/3/25 9:28:40	4/3/25 9:33:17	Not interested in tourism investments
4/3/25 18:46:47	4/3/25 18:50:29	Personal property rights
4/4/25 17:49:01	4/4/25 17:52:09	Housing is needed for locals. Tourist can stay at regulated motels, inns, etc.

ATTACHMENT A: Online Survey Question 1 and Comments

<p>Our hospitals, employers and even the County cannot attract or retain staff due to loss of needed housing. We are in both a housing and economic crisis, which adding MORE STRs will create even greater imbalance than we have now. When our neighborhoods are taken over by STRs, they cease to be the kind of neighborhood that supports the needed connections we need as a community; instead, there are loud parties, inconsiderate visitors, heavier traffic, wear and tear on roads and infrastructure, and worse, the emptiness that comes from loss of families, children and elders all sharing their lives together.</p>		
<p>4/6/25 19:48:46 4/6/25 20:03:15 infrastructure, and worse, the emptiness that comes from loss of families, children and elders all sharing their lives together.</p>		
<p>For two decades, I owned a property that contained a duplex and a main house, in which I lived. Initially, I contracted with VRBO and then AirBnb to try to host intercultural travelers and animal lovers, but became aware that long-term rentals were urgently needed by the surrounding population. After the first year on the property, I rented the duplex to people seeking a year round residence.</p>		
<p>4/6/25 21:05:33 4/6/25 21:15:47 year on the property, I rented the duplex to people seeking a year round residence.</p>		
<p>4/6/25 23:30:18 4/6/25 23:33:23 I supprt STRs if using the well-thought-out methodology proposed by the Grassroots Institute.</p>		
<p>4/7/25 1:34:13 4/7/25 1:44:42 Yes, I own a home.</p>		
<p>4/7/25 8:48:18 4/7/25 9:35:31 I have two rentals within the coastal zone.</p>		
<p>The explosion of short term rentals on the Coast has decimated workforce housing, attracted outside investor money intent only on wealth extraction and contributed to the exodus of young people and families, unable to afford reasonable housing in which to raise their families.</p>		
<p>4/7/25 17:08:58 4/7/25 17:22:00 N/a</p>		
<p>4/7/25 18:43:36 4/7/25 18:47:40 I would like housing to be reserved for local families who work and pay taxes in the area.</p>		
<p>4/8/25 11:41:09 4/8/25 11:41:45</p>		

ATTACHMENT A: Online Survey Question 1 and Comments

4/8/25 12:07:04	4/8/25 12:14:26	We need housing! I would support places that allow camping on their property but not Air BNB's
When looking to purchase a house 12 years ago, this was a deciding factor for us to stay in the area. The income helps us stay on the Mendocino Coast, providing much needed mental health services. We're not sure we could have done it without the additional income, and did consider moving away. We do live on the property.		
4/8/25 21:36:03	4/8/25 21:43:48	Being told what you can and cannot do with your own property (as long as your area is zoned correctly) is wrong!
4/9/25 7:02:41		
4/9/25 7:02:41	4/9/25 7:09:13	STR take properties off the market for long-term renters who need places.
This has been a good experience hosting visitors when our family is not using our little cabin, and supplements our limited retirement income.		
4/9/25 8:26:56	4/9/25 8:32:49	I rent housing in Mendocino county but not short term renting
4/9/25 8:35:16	4/9/25 8:39:06	No comment
4/9/25 9:18:57	4/9/25 9:22:25	None
In my work in healthcare and with education, I regularly hear about lack of housing stock as one of the top reasons that we are not able to bring medical providers and teachers into our communities. The lack of adequate stock drives up the rental prices for locals working in all sectors.		
4/9/25 15:18:57	4/9/25 15:22:16	NA
4/9/25 16:10:06	4/9/25 16:13:08	I live in main residence and have an ADU. Fort Bragg won't allow STR in the ADU. Why?
4/9/25 18:22:01	4/9/25 18:32:52	There are 3 on my little street, alone. I'm for a limited number of STRs, with a system like that for a liquor license. Only have a certain number, and when one closes another can buy its license.

ATTACHMENT A: Online Survey Question 1 and Comments

4/10/25 9:47:41	4/10/25 9:54:04	AutoCamp Airstreams, Cabins, Tents - Luxury Glamping - Hilton https://www.hilton.com/en/brands/autocamp-stays/
		<p>I live next to a STR. It has negatively affected my property values. Its public road access crosses an ingress/egress easement on my property which the easement was never intended for. The out of county owners never fenced my side of their property. I have small dogs which I cannot leave outside without supervision because I have to worry about small children of renters putting their hands through my field fence which is within my property boundary, or feeding them something that could kill them such as chocolate, grapes or raisins. Renters have thrown leftover BBQ over my fence that my dogs have eaten and caused diarrhea. I live in fear that some child is going to grab one of my dogs through my fence on my property, get bit, and end up facing a lawsuit even though my dogs are contained on my property! There is a steady stream of strangers at the STR that affects my privacy, security, and financial security—which I have a right to in my own home!</p>
		<p>I live in a very stable, local owner occupied single family neighborhood. Houses very rarely come up for sale. When they do they sell quickly and new owners stay in the home. The STR next to me, I was told, is going up for sale—it was sold about 4 years ago. Am I now facing this property being sold every 4-5 years? We also have bears and mountain lions in the neighborhood that come on our properties regularly. We know how to live with them, STR renters do not.</p>
		<p>When my long term neighbor sold this property, she received a full price offer, around \$890,000, but it stipulated that neither my house or the house on the other side never be used as STR's. She accepted the offer, but said she could not guarantee the use of the properties on each side as she didn't own them. The buyer withdrew the offer and walked away from the property. She ended up selling it for the third highest offer. So, yes it does affect property values in a neighborhood like mine.</p>
4/10/25 11:21:11	4/10/25 12:28:51	<p>When the property next door sold, I contacted the Planning Department because I thought Mendocino County had a moratorium on STR's. In my conversation with the planner, she told me that 70% of the single family homes on the coast sold that summer were converted to STR's. And yet you keep telling local residents that there is a housing shortage. How can you allow such this situation?</p>

ATTACHMENT A: Online Survey Question 1 and Comments

I would request that any STR ordinance for the coast not include a grandfather clause because of our lack of housing. That any property used as an STR have its own direct access to a public street and not cross any easement. That any STR in a full time owner occupied neighborhood be securely and completely fenced allowing neighbors privacy, security, protection from the STR occupants or not allowed at all. That STR's should not be allowed in some neighborhoods because of the type of wildlife living within the neighborhood, i.e., bears, mountain lions, etc.

4/11/25 9:34:45 4/11/25 9:46:40 I would be okay with a reasonable number of short-term rentals, but the County needs to protect housing for permanent residents and not allow outside speculators to buy up all the rental housing to use as vacation rentals. Creating a cap by region or zip code might be one way to approach it.

4/11/25 13:00:56 4/11/25 13:12:53 My husband and I own a small vacation home along with another owner. We rent to guests to help subsidize the cost of ownership. The house was a vacation rental for at least a decade before we bought it

ATTACHMENT A: Online Survey Question 1 and Comments

4/11/25 14:59:20	4/11/25 15:07:57	We were one of the first and since we are hands on and nearby - and put the house out immaculate people respect us and our property. We have rented this way to keep our property in our control. We also see a positive tourism effect from our guests.
4/11/25 13:07:31	4/11/25 15:52:12	I am the member of a local housing association and do not oppose STR's but think that we should be smart about balancing STRs with local rental availability and cost
4/11/25 15:55:12	4/11/25 15:58:46	Nothing more
4/11/25 18:07:26	4/11/25 18:30:54	I have run a STR in the past in another county. We don't have plans to here currently, but have thought about building an ADU at some point for our family and friends to use if we could pay for a portion of the cost by doing a STR when it's not in use.
4/12/25 7:59:50	4/12/25 8:09:22	I prefer staying at a str with no host on As a host I do not want to interfere with my guests family time But I am always available by phone
4/12/25 7:47:59	4/12/25 8:19:48	My property is zoned rr10. I operated a six room bed and breakfast from 1985 to 2020 and the lock down with Covid. Since late 2020 I have a one room cottage I rent through VRBO.
4/12/25 9:44:37	4/12/25 10:07:50	We built our home in Irish Beach in 1970 and since then have had short term renters in the times between our family stays. I now rent to former guests and through VRBO for other short term visits. I stay every month and my family comes at various times. I pay all taxes and expenses and manage all rentals. Diane Heinzer
4/14/25 7:20:44	4/14/25 7:34:21	I have STRs on the coast and inland in Mendocino county.

ATTACHMENT A: Online Survey Question 1 and Comments

		I live on a private road so the use permit process is not worthwhile for me to pursue an STR on my property. Additionally, I already have two residences on my property and am not interested in renting out either of those. However, I do have sufficient water and septic capacity being that I am on a 40 acre parcel. It would be great to be able to have a third residence either for STR or long term rental
4/14/25 9:45:16	4/14/25 9:59:15	I have a permitted transinit property with a caretaker host living on site "Blackberry Ranch"
4/15/25 3:14:25	4/15/25 3:37:33	I have a rental home in the county and would consider purchasing another. I am interested in obtaining a permit and having it as a STR - (non hosted). Regulations that require the owner to live on site make it no longer desirable for Professionals who would otherwise follow all guidelines and regulations - and also employ professional management, cleaning staff, repairman , which would also bring jobs to Mendocino County.
4/15/25 14:40:40	4/15/25 14:48:39	I think it's unlikely that I would do so, as I am so aware of the zero possibility of rentals in Laytonville. Doctors, teachers, etc., leave because they cannot find a place to rent. We need more housing, not STRs.
4/15/25 19:25:13	4/15/25 19:35:08	12 years as a home share STR host with permits and remitting TOT and BID
4/16/25 11:17:18	4/16/25 11:30:26	Many people can also rent rooms (not separate dwelling unit), which your options above don't accommodate for.
4/17/25 7:17:14	4/17/25 7:40:11	Actually we have a house here that we live in half the time and rent out sometimes when we are away. It gives us flexibility and some income to pay for property tax and insurance. If short term rentals were disallowed the house would just stay empty when we are away.
4/17/25 8:30:07	4/17/25 8:35:00	Balance is needed. We have employees who are unable to find housing in the Anderson valley. They may live in Ukiah, but then, understandably, don't want to make the drive and find work in Ukiah.

ATTACHMENT A: Online Survey Question 1 and Comments

4/17/25 9:02:14	4/17/25 9:14:03	I live on a small road close to the k8 school in Mendocino and half of the houses on my street are now used as short term rentals. These are house that could be rented out to families that desperately need housing on the coast.
4/17/25 10:29:54	4/17/25 10:51:43	Rental prices in Mendocino County are already very high for residents. I am not completely against STR but too many affect not only the housing market but also other established hotels and bed and breakfasts that employ locals.
4/17/25 12:40:27	4/17/25 12:48:55	Short turn rentals have a true cost they destroy neighbors. In mine alone 2 teachers. A radiologist. An occupation therapist, a hairstylist, and 7 seniors have been displaced to other counties and communities because their rental homes were or are in process of remodeling to become short term rentals. We lack teachers and medical workers. These were long term community members that contributed greatly to our community. No more allowed please. None on private roads, owner occupied only. We live in RR not Comercial.
4/17/25 13:28:30	4/17/25 13:35:45	I do not own a sort term rental
4/17/25 13:51:10	4/17/25 13:55:40	I have 2 properties adjoining parcels. I love on one. I would like to turn the second property in to long or short term rental. Still undecided
4/17/25 13:54:51	4/17/25 13:59:15	No reason to limit the STR as long as people follow rules. I enjoy staying at these in other areas while traveling and it opens up much needed sources of income for some people
4/17/25 15:00:20	4/17/25 15:12:24	I am not opposed to STR's in general, but there is a dire housing shortage for local working people and until that is addressed I would like STR's curtailed.
4/17/25 15:15:38	4/17/25 15:32:22	There must to be a balance between local housing needs and STR's
4/17/25 18:32:44	4/17/25 18:32:58	

ATTACHMENT A: Online Survey Question 1 and Comments

<p>I purchased my property which is zoned residential and was a very quiet neighborhood until short term rentals came in and it's now like the coastal trial with walkers and their dogs. They mill around the neighborhood and cause every resident dog to bark. It is a nightmare also the the parties that are held in these rentals. We also have fire risk with outdoor fire pits at these rentals when there is a burn ban on.</p>		
<p>4/17/25 18:46:38 4/17/25 18:53:05 we are locals who have a STR to help financially. we tried to rent long term local and had three nightmare tenants.</p>		
<p>4/17/25 19:37:37 4/17/25 19:41:06 They make it harder for people working here to find a place to live.</p>		
<p>4/17/25 19:48:03 4/17/25 19:55:31 There are FAR too many STRs in this county, leaving nowhere for locals to live.</p>		
<p>4/17/25 19:36:02 4/17/25 19:59:15 There needs to be a law preventing them in neighborhoods. Or at the least have ONLY owner of property live ON site.</p>		
<p>4/17/25 21:32:53 4/17/25 21:50:46 I have a "granny unit " which I rent to a full time tenant. I would like the benefits (more money, place for visitors to stay) of renting as an STR, but community needs are a priority for me.</p>		
<p>4/18/25 7:26:27 4/18/25 7:30:28 None.</p>		
<p>4/18/25 8:40:51 4/18/25 8:52:59 We are on a private road that already has numerous illegal rentals. We maintain this rocked road and do NOT need any more traffic or people with no idea how to drive rocked roads</p>		
<p>4/18/25 8:59:53 4/18/25 9:06:05 We live on a private 1 mile road that the owners of rentals refuse to pay upkeep on. The renters cause high traffic and damage to dirt roads. Trash and during Covid pooped on others property and trespassed</p>		
<p>4/18/25 9:17:59 4/18/25 9:23:55 STR's are taking away housing from those that live/work in Fort Bragg</p>		
<p>4/19/25 6:52:46 4/19/25 7:26:22 With limited housing STR make it even harder for a family to rent a home to live in.</p>		

ATTACHMENT A: Online Survey Question 1 and Comments

		I strongly believe single family homes should be for the local community first and foremost. STRs should only be allowed in ADUs, as I also strongly believe that as an owner, I should be allowed to choose when and for how long I want to share my property and life with someone else. As an owner of an STR I
4/20/25 7:48:26	4/20/25 7:58:57	wouldn't want someone living full-time beside me and my family. Hosting tourists here and there would be OK
4/20/25 8:03:09	4/20/25 8:13:09	STRs increases competition for housing making it hard for anyone to actually live and work on the coast.
4/20/25 22:47:08	4/20/25 22:54:04	I would if I could
4/21/25 8:28:40	4/21/25 8:34:43	We cannot support this. Our roads undone, volunteer fire depts., regulation, peace and quality of life directly impacted
4/21/25 12:30:36	4/21/25 12:35:01	Don't own
4/23/25 21:46:15	4/23/25 21:51:55	The short term rentals bring tourists and income that I make a living off
4/23/25 22:07:02	4/23/25 22:08:23	
4/24/25 7:22:43	4/24/25 7:26:11	Great for economy and tourism.
4/25/25 11:24:57	4/25/25 11:37:57	I have rented long term from an owner of an ADU and it has been a saving grace. They have another parcel that they rent STR style.
4/25/25 11:48:53	4/25/25 11:58:20	I realize that tourism is important to Anderson Valley's economy, but we must protect long term rentals that are affordable for the workers who work here.
4/26/25 8:46:45	4/26/25 8:55:46	Owners live in close proximity.
4/27/25 21:05:42	4/27/25 21:12:35	We are looking to buy a second home in Mendocino County (inland) and would need to rent short term to help afford it.
4/29/25 5:46:44	4/29/25 6:13:25	We have talked about using small guest cabins originally built for family visiting as STRs on the property where I live.
4/29/25 8:03:33	4/29/25 8:06:28	N/A

ATTACHMENT A: Online Survey Question 1 and Comments

4/29/25 8:55:18	4/29/25 9:07:01	We have several rentals on our property and have chosen to prioritize long term local residents.
4/29/25 12:42:32	4/29/25 12:53:26	STR's have a detrimental effect on available workforce housing. Interested in limiting them, not prohibiting.
4/30/25 17:39:11	4/30/25 17:50:35	We live in the residence part time. Rent out when we are traveling.
4/30/25 18:22:12	4/30/25 18:22:27	
4/30/25 20:21:43	4/30/25 20:27:16	I have a management company handle my str
		We moved from Lake Tahoe to Fort Bragg a few years ago and are very happy to be away from the constant issues created by short term rentals in our neighborhood in Tahoe. The added boost to tourism is a sham parroted by owners of short term rentals and real estate agents. There are plenty of hotel rooms and campsites that go unused because of the demand destruction that short term rentals create. Please do not ruin Mendocino the way Tahoe has been ruined.
5/2/25 7:51:46	5/2/25 8:07:25	I don't own a house. I think some houses are ok to rent out, some are not ok to rent out. If the house is in an area that already has a significant amount of short term rentals, then that housing stock should be for the locals.
4/29/25 21:26:12	5/2/25 11:44:54	I live in my family dwelling but have a guest house I'd like to rent short term as its also my family guest room and I don't want year round renters there.
5/2/25 12:47:18	5/2/25 12:55:06	Some may be ok . I just find the lack of necessary long term housing more important.
5/2/25 12:58:26	5/2/25 13:15:34	There are so many illegal STRs now, that should be rounded up, fined and need to start paying TOT and BID. Then "we" can make an informed decision on how many more, and where, they might be allowed.

ATTACHMENT A: Online Survey Question 1 and Comments

		Some STRs are OK but too many inflate the price of rent and purchasing housing. We need housing for folks. Also full-timers actually help the economy more than short term renters. While it's stated that vacation rentals help the economy, not as much as full time residents.
5/2/25 23:13:45	5/2/25 23:24:52	I may never host a rental but approve of their use as long as they are permitted and legal.
5/3/25 6:20:02	5/3/25 6:27:59	Affordable rentals
5/3/25 22:28:46	5/4/25 3:52:19	Concerned about roads
		The wine industry which was a very large draw, is dwindling due to lack of interest by the younger generation. It's very important to bring in tourists to generate the income that we will be losing due to the wine industry decline. And finding new ways to do so. I propose the requirements to having an Airbnb are also having housing for long-term rentals available at a low price on that same property. This would help compensate for the lack of local affordable housing.
5/4/25 7:33:03	5/4/25 7:41:44	It would be more enticing if there was a clear way to engage in this business opportunity.
5/4/25 10:40:48	5/4/25 10:44:29	I would want to be able to still utilize my house in between short term renters. Long term renters wouldn't allow for that
5/5/25 10:02:35	5/5/25 10:14:50	There is an abundance of short-term rentals already and a huge lack of housing available for sale and long-term rentals, which is what we need to keep our communities viable.
5/5/25 11:31:18	5/5/25 11:42:18	My interest is in the Gualala Village Mixed Use District. I have been unable to obtain a clear understanding as to STR legality in this district despite reading Ordinance 20.405.
5/5/25 23:21:13	5/5/25 23:40:42	I rent the main house but return to stay in it throughout the year. You also have a cottage onsite my mother and sister live in full time.

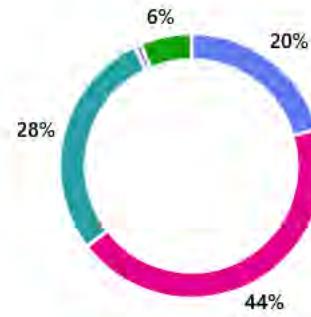
ATTACHMENT A: Online Survey Question 1 and Comments

<p>No individual with a rental property can be blamed for being tempted by the upsides of STRs, but like so many things, when these start to decimate the long-term housing stock, small towns like ours are left without a pathway to attract new, younger talent and build our communities. Even basic service like teachers and nurses struggle to afford the sky-high rental rates.</p>		
5/6/25 15:09:50	5/6/25 15:18:33	And this is a direct result of STRs making up far too high a percentage of our precious housing stock.
5/7/25 11:21:33	5/7/25 11:55:04	I don't wish to prohibit STRs but limit them, and most important find ways to NOT lose Long Term Housing
5/7/25 12:49:22	5/7/25 13:09:27	I submitted a letter (via email) on Feb 15, 2025 regarding your 2/11/2025 general meeting, specifically Agenda 4D-HipCamp & transient housing detailing my comments.
5/7/25 20:04:17	5/7/25 20:13:03	Local people cannot find housing due to STRs
5/7/25 18:53:35	5/7/25 21:47:53	I used to have a STR (obtained use permit, registered with the County and paying TOT) but do not currently.
<p>I have been trying to buy a part-time home in the Mendocino/Fort Bragg/Little River area for about 7 years. LLCs and other short-term rental multi-owner companies have swept in and bought homes that would otherwise have been available and/or affordable. I appreciated a short-lived effort to curtail the proliferation of short-term rentals. It seems to have withered though. Glad to know someone somewhere has raised the issue for public review, though I hope this doesn't end in a county-wide embrace of VRBO, AirBnB etc.</p>		
5/7/25 23:08:06	5/7/25 23:25:46	Not interested

Attachment B: Question 3 and Comments

3. How Do You Perceive The Presence of Short Term Rentals in Inland Mendocino County?

- They have a positive impact 26
- They have both positive and negative impacts 56
- They have a negative impact 36
- They have no impact 1
- Other 8



3/18/25 16:31:26	3/18/25 16:33:59	kk
3/19/25 21:40:44	3/19/25 22:01:36	They allow my family to live and work in Mendocino County, support the tourism economy, and have also allowed us to build a JR ADU in Fort Bragg to support a long-term rental for working professionals.
3/20/25 7:23:47	3/20/25 7:26:55	None
3/20/25 8:09:25	3/20/25 8:48:04	They can provide a comfortable situation for a family to stay at instead of hotels. Hotels can be so boring and unaccommodating for a family of 5. However, it takes away housing stock from the community.
3/21/25 7:43:38	3/21/25 7:43:50	
3/21/25 7:58:56	3/21/25 8:04:53	test
3/21/25 8:09:37	3/21/25 8:23:44	Short term rentals negatively affect the housing market of an area. Neighborhoods should be filled with people who actually live there, and care about the area, not tourists.
3/21/25 18:09:11	3/21/25 18:11:46	No comment
3/23/25 9:08:00	3/23/25 9:11:48	We already have a housing shortage
3/24/25 7:06:19	3/24/25 7:16:36	I am unsure if the overall impact is positive or is negative. My question that I would want answered is: Does prohibiting STRs increase or decrease the housing supply? (Based on what scientific studies?) If it increases housing supply, then prohibit them. If it decreases housing supply, then do not. If there is no correlation between housing supply and the legal status of STRs, then I really don't have much of an opinion in this issue.
3/26/25 12:12:39	3/26/25 12:33:29	I am in my mid thirties and would like to work, own a home, and raise my children in this community. It's frustrating that this looks so far away and unattainable.

Attachment B: Question 3 and Comments

3/27/25 7:36:32	3/27/25 7:42:51	More STRs Look at the rental market. Look how expensive it is to live in a tiny house here. Look at all of California. This investment property shit is unsustainable and anti-human. 3% of Californians are unhoused. That's 1 in 33 people. Not to mention we have roughly 31% of the nation's unhoused veterans. That's fucking dark.
3/28/25 8:11:09	3/28/25 8:26:46	Similarly to other services in the same vein like Uber, DoorDash, Instacart, etc. the unregulated and private corporation-mediated STR market as it currently exists concerns me and many other county residents. The potential for safety and health issues without oversight is significant, and the risks to the housing supply for local residents is notable. However, our county is a great tourism destination and we need those dollars. I see both sides.
4/1/25 10:04:29	4/1/25 10:05:48	STRs actively prohibit people from purchasing and living long term in our county.
4/1/25 10:10:25	4/1/25 10:25:01	This will negatively impact the housing market, which is already limited, and will contribute to increased homelessness.
4/1/25 10:23:49	4/1/25 10:25:29	N/A
4/1/25 11:04:38	4/1/25 11:07:05	They limit availability of housing for residents. They do also bring in tourists. Short term rentals keep our own citizens from having affordable housing and continues to drive the income gap between owners and renters farther and farther apart.
4/1/25 11:14:06	4/1/25 11:19:09	Creating a shortage of affordable rentals for residents.
4/1/25 17:49:57	4/1/25 17:58:10	I think STRs are a positive tourism and help benefit local businesses. However I also think our county as a while has very limited affordable housing for residents and having too many STRs will make this problem worse.
4/1/25 18:50:27	4/1/25 18:58:41	They take housing out of long term rental or sales.
4/1/25 19:49:26	4/1/25 19:51:16	N/A
4/2/25 6:55:13	4/2/25 7:01:38	Nothing to add.
4/2/25 12:32:42	4/2/25 12:36:11	It's nearly impossible to get qualified employees to relocate here or it hinders business and companies from hiring qualified individuals or keeping locals employed locally.
4/2/25 17:16:01	4/2/25 17:20:54	They have both positive and negative effects. Many rentals that are in the higher Echelon would not be rented nor covered by housing vouchers so I can see the landlords wanting to parse them out or do room rentals on them.
4/2/25 21:22:53	4/2/25 21:30:02	N/a

Attachment B: Question 3 and Comments

4/3/25 9:28:40	4/3/25 9:33:17	I do not perceive STR homes there are not any by where I live but I don't think they help the locals secure housing
4/3/25 18:46:47	4/3/25 18:50:29	Much of the following is arbitrary and would be difficult to craft in a way that would actually have the intended impact.
4/4/25 17:49:01	4/4/25 17:52:09	New noisy neighbor every 2-3 days. We have far exceeded the BALANCE between local affordable, suitable housing for the people who live and work here, and the ever-growing number of vacation rentals, AirBnBs and other STRs. The TOT the County needs for revenue is more than offset by the socio-economic crisis created by our lack of suitable housing.
4/6/25 19:48:46	4/6/25 20:03:15	I live on Mendocino Coast, and don't know inland Mendo County well. However, the need for long-term rentals throughout our county is urgent, and takes precedence over short-term vacation rentals.
4/6/25 23:30:18	4/6/25 23:33:23	They have a negative impact on permanent housing by displacing residents for a quick earning for landlords, who often force long term tenants out to convert to STRs. I have heard many of these occurrences from friends.
4/7/25 1:34:13	4/7/25 1:44:42	Short Term rentals inland and in Coast Zone are positive and allow tourist alternative lodging. Restrictions on Short Term will not change the housing crisis as owners will not rent long term and lose the right to use their home. It will reduce the fees the city collects.
4/7/25 8:48:18	4/7/25 9:35:31	Short-term rentals can have a really positive impact on local communities. They boost economic growth by bringing in tourism dollars that support small businesses like restaurants, shops, and local services. These rentals often attract visitors who might not stay in traditional hotels, helping spread tourism to more areas. Plus, hosts pay substantial taxes and fees, which directly support county services and infrastructure. When properly managed, STRs can be a great asset to both the economy and the community.
4/7/25 16:53:20	4/7/25 16:59:47	See above.
4/7/25 17:08:58	4/7/25 17:22:00	N/A
4/7/25 18:43:36	4/7/25 18:47:40	They provide upkeep and management jobs for local residents and support tourism but they raise the local housing rates and decrease the housing availability for working residents.
4/8/25 11:41:09	4/8/25 11:41:45	If there were a limited number of short term rentals that are actually owned by local residents I would be ok with that but out of town, corporate owners should not be allowed to own any of our housing. Outside companies bought up all the mobile home places and jacked up the prices NOT OK
4/8/25 13:46:53	4/8/25 14:04:39	I'm not sure about inland Mendo County. I do suspect that having more rentals increases out of area tourism, which supports our infrastructure, through TOT/BID and sales tax.

Attachment B: Question 3 and Comments

4/8/25 21:36:03	4/8/25 21:43:48	I live on the coast. I might like to go to a sweet cabin inland and would like to have that choice
4/9/25 7:02:41	4/9/25 7:09:13	Owners who want STR should be assessed extras fees.
4/9/25 7:47:29	4/9/25 8:01:38	Adds to local economic vitality. Gives visitors a choice of lodging. We buy at least 85% of our supplies locally and also encourage guests to patronize local cafes, restaurants, outdoorsy adventure opportunities. Local shops, arts providers.
4/9/25 8:26:56	4/9/25 8:32:49	Short term rental provide tourist dollars, increase number of Holliday makers ect visiting esp on the coast.
4/9/25 8:35:16	4/9/25 8:39:06	At the same time, it decreases the number of available housing units available for people who work and live here
4/9/25 9:18:57	4/9/25 9:22:25	It's complex. There should be balance that allows STRs when the owner lives there, not otherwise.
4/9/25 11:01:05	4/9/25 13:21:49	NA
4/9/25 15:18:57	4/9/25 15:22:16	The limitations on stock are a big negative impact. The TOT money and other tourism-related revenue is a positive impact.
4/9/25 16:10:06	4/9/25 16:13:08	None
4/9/25 18:22:01	4/9/25 18:32:52	Having a mix for short term rental types is good for tourism, but housing and rentals are crucial for locals.
4/10/25 9:47:41	4/10/25 9:54:04	AutoCamp Airstreams, Cabins, Tents - Luxury Glamping - Hilton https://www.hilton.com/en/brands/autocamp-stays/
4/10/25 11:21:11	4/10/25 12:28:51	I'm only concerned about the coastal area. But I would suspect that neighbors of STR's inland would have some of the same issues and concerns that I have expressed.
4/11/25 9:34:45	4/11/25 9:46:40	STRs that rent out a portion of a residence, can provide much need financial assistance to homeowners. The problem is with whole-house STRs and corporate STRs. A limit on the number of STRs might be helpful or a requirement of an onsite host (like Sonoma County I believe) would help avoid some of the negative impacts.
4/11/25 13:00:56	4/11/25 13:12:53	I don't know about inland rentals. Our home is coastside
4/11/25 14:59:20	4/11/25 15:07:57	People come spend money at local restaurants wineries stores and then go home
4/11/25 13:07:31	4/11/25 15:52:12	In my area, STRs are plentiful and long-term housing options for teachers, healthcare workers etc are not available and those that are, are not reasonably priced.
4/11/25 15:55:12	4/11/25 15:58:46	Nothing more
4/11/25 18:07:26	4/11/25 18:30:54	Mostly positive, hotels do not fit the type of vacation many people want to have when they are visiting a place like Mendocino. They want a chance to live in nature for awhile, get away from the city. Hotels make them feel like

Attachment B: Question 3 and Comments

<p>they are still in the city, it's not enough of a change. I found the same for people here short term on business, or while looking for a place to live. One of the largest reasons people booked our old STR was for work. They had to be there for 2 weeks to a month or two and didn't want to live in a hotel during that time. They are wanting to live like a local, not like a traveller out of a suitcase.</p> <p>The main potential negatives I could see would be taking up housing stock to some degree, but not every STR is a home removed from stock. The situation I mentioned above is one example. Our ADU would be for family and friends to visit, so having a long term person in there wouldn't be an option. Others buy a 2nd home here and use STR to help pay for it, many hoping to eventually move here permanently... we have 3 of these in our area... people hoping to retire here in a few years and renting out the place meanwhile.</p>			
4/12/25 7:59:50	4/12/25 8:09:22	Hotels are one way to travel But not as good as a str for some families Staying with your family or friends in one space where you can cook is an incredible experience Hotels are cold and isolating	
4/12/25 7:47:59	4/12/25 8:19:48	I don't believe the county is monitoring them in any way.	
4/12/25 9:44:37	4/12/25 10:07:50	Mendocino coast is magnificent but far from large populations. Short term rentals allow many non residents to experience living on the coast and helps residents to earn a living.	
4/14/25 7:20:44	4/14/25 7:34:21	Generally, I believe our STRs provide value to the region. At one of our locations, I spend \$15k on cleanings and hot tub service. I provide local gifts to guests (\$2K+) to ensure they are curious about the local area. I understand that STRs appear to be impacting the housing problem, but I don't think restricting STRs solves the issue. Reducing STR rentals isn't the best way to address housing issues, and impacts the small STR business owners. This is negative reinforcement of good business. More impactful methods to provide housing would be to incentivize owners to convert to long term rentals with subsidies to offset the economic impact, incentivise builders with forgivable loans and grants INCLUDING assistance in the planning process.	
4/14/25 9:45:16	4/14/25 9:59:15	STRs are a valuable aspect to our local tourism industry. While I think that the negative impacts have been exaggerated by opposing parties, I think it would be wise to establish some limitations in line with what other similar jurisdictions have done - hosting requirements to curtail bad behavior, neighborhood caps to help retain community, hefty penalties for illegal STRs	
4/14/25 14:30:26	4/14/25 14:37:24	promotes tourism but depletes housing options	
4/15/25 3:14:25	4/15/25 3:37:33	STR's draw much needed economic support and development for the county by bringing in tourism and offering a nice alternative for guests looking for a family vacation (needing their own kitchen for example) vs staying in a	

Attachment B: Question 3 and Comments

<p>Hotel. It should not affect the Hotel or Long term Housing Market because it's a different demographic entirely. I like to use STR personally when I travel with my kids and dogs. It would be nice to see local options for " stay - cations" and also to boost the economy in Mendocino county. I do not foresee either trash /litter or noise issues arising because Hosts have rules to follow and the guests are billed for infractions. Also , people who have the funds to travel are more likely of a demographic that will be conscientious .</p>			
4/15/25 14:40:40	4/15/25 14:48:39	They take away long-term housing from people who need housing in the community. Even the postal employees have to drive an hour because there are no rentals. I realize that short-term rentals afford more income to owners, but one has to balance that against the needs of the community and also of nearby neighbors. I know from the East Bay that short-term rentals actually increase the danger of neighborhoods because short-term renters are unaware of fire danger and community norms re noise, crowds, animals, etc.	
4/15/25 19:25:13	4/15/25 19:35:08	Owner hosted STR are preferable for problems avoidance	
4/16/25 11:17:18	4/16/25 11:30:26	I employ two cleaners who are able to support themselves entirely on the units I provide, as well as part time landscaper, HVAC, water, septic and handyman people. I require their help and pay them far more money than would happen if my place wasn't rented on Airbnb.	
4/17/25 7:17:14	4/17/25 7:40:11	Generally positive I believe- allows more accommodations especially during peak demand- weddings etc	
4/17/25 8:30:07	4/17/25 8:35:00	People who live here are living in deplorable conditions that should've been red tagged by the county years ago. No potable water and unsanitary conditions.	
4/17/25 9:02:14	4/17/25 9:14:03	Guests of these short term rentals speed down my quiet residential road endangering the small children that live and play in the area.	
4/17/25 10:29:54	4/17/25 10:51:43	Different Mendocino County communities rely on varying levels of tourism, and our institutions use the sales tax to function, which means there is some benefit to STRs. However, there is a detriment to the economy in the form of local hotels and bed and breakfasts getting pushed out. Local residential properties are being bought by corporations, causing housing prices to jump wildly out of reach of the vast majority of locals. We are already in a housing crisis, we should try to prevent it from getting worse.	
4/17/25 12:40:27	4/17/25 12:48:55	They have caused bidding wars on homes for sale to turn into str. Locals are priced out and kicked out. Stop the madness.	
4/17/25 13:28:30	4/17/25 13:35:45	Should NOT be in neighborhoods	
4/17/25 13:51:10	4/17/25 13:55:40	We need more housing - of every type	
4/17/25 13:54:51	4/17/25 13:59:15	If rules are followed they are not problematic	
4/17/25 15:00:20	4/17/25 15:12:24	STR's have reduced the availability of long term housing for local low-income working people. They boost the tourism economy but that is an economy that provides/requires mostly low wage jobs.	

Attachment B: Question 3 and Comments

4/17/25 15:15:38	4/17/25 15:32:22	Starting to impact local housing stock County is not capturing TOT for current unlicensed STR's
4/17/25 18:32:44	4/17/25 18:32:58	
4/17/25 18:35:45	4/17/25 18:45:24	See previous comment.
4/17/25 18:46:38	4/17/25 18:53:05	i know there is a shortage of housing for local working families but our local working family could not afford our mortgage without STR
4/17/25 19:37:37	4/17/25 19:41:06	They make it harder for people working here to find a place to live.
4/17/25 19:48:03	4/17/25 19:55:31	Yes SOME STRs are ok and necessary, but let's put a cap on them somehow.
4/17/25 19:36:02	4/17/25 19:59:15	Because they are taking Residential zoned homes into commercial ventures. Costs keep rising
4/17/25 21:32:53	4/17/25 21:50:46	I think STRs are great for visitors and nice for property owners pocket books, but they are not good for residential neighborhoods or housing availability and costs
4/18/25 7:26:27	4/18/25 7:30:28	None.
4/18/25 8:40:51	4/18/25 8:52:59	I live on the coast and am therefore not qualified to comment.
4/18/25 8:59:53	4/18/25 9:06:05	There is no housing for people wanting to work in the area. We know teachers nurses and others who left due to rental shortage
4/18/25 9:17:59	4/18/25 9:23:55	STR's take away housing
4/19/25 6:52:46	4/19/25 7:26:22	STR reduce hotel stays & restaurant usage. Less income to our town.
4/20/25 7:48:26	4/20/25 7:58:57	Not familiar with Inland impact
4/20/25 8:03:09	4/20/25 8:13:09	They cause a housing crisis on the coast
4/20/25 22:47:08	4/20/25 22:54:04	Good for economy. Some potential issues with rental availability etc.
4/21/25 8:28:40	4/21/25 8:34:43	In the right location, directly off a county/state road. Income
4/21/25 12:30:36	4/21/25 12:35:01	Bad
4/23/25 21:46:15	4/23/25 21:51:55	While there are pros and cons to short term rentals, at the end of the day, Mendocino County has largely driven through tourism. I have found the people who stay in these rentals to be warm, friendly, and have money to spend. Overall, I think it's a benefit to our community.
4/23/25 22:07:02	4/23/25 22:08:23	
4/24/25 7:22:43	4/24/25 7:26:11	We don't need more government interference in individual property rights!

Attachment B: Question 3 and Comments

		I believe land owner should be able to rent short-term--one unit but no more, no management companies should own STR period. Why not survey/register what is out there in AV, get a list and ensure you communicate that those that have not registered will be fined when found out. Manage future growth, get TOT and use funding for low/affordable housing ADUs in the valley--incentivize there right solutions of the valley.
4/25/25 11:24:57	4/25/25 11:37:57	I am in favor of putting a cap on short term rental licenses. Grandfather in the existing ones. Don't allow licenses to corporations or rentals where the owner does not live nearby.
4/26/25 8:46:45	4/26/25 8:55:46	Needed for tourism in our rural area.
4/27/25 21:05:42	4/27/25 21:12:35	Stimulates the economy and a high percentage are respectful guests. Brings tourism to the area.
		I understand the challenges on the coast however for inland more rural parts of the county this would bring economic growth and I believe folks with vacant or vacation dwellings may be more likely to do STRs than long term rental. Some spaces also are not set up for long term (lack of kitchen etc) but could be utilized for short term.
4/29/25 5:46:44	4/29/25 6:13:25	N/A
4/29/25 8:55:18	4/29/25 9:07:01	I would support STR for folks who are full time residence renting out an additional residence on their property. Too many folks buy and don't live here leading to 1/3 empty houses in a small neighborhood- suppressing the neighborhood's community development. There are FEW children, for example, in our village because there are so few rentals and prices are high, driven up by STR.
4/29/25 12:42:32	4/29/25 12:53:26	On the coast, tourism is a very important part of the economy, so we have to be careful to control STRs while still providing the vacation rentals that are so attractive in our area.
4/30/25 17:39:11	4/30/25 17:50:35	The ones that are illegal and non permitted are a nuisance. If I'm paying tax on my STR. Everyone else should be as well.
4/30/25 18:22:12	4/30/25 18:22:27	
4/30/25 20:21:43	4/30/25 20:27:16	Helps tourism, helps county with revenue, could cause a problem for neighbors
5/2/25 7:51:46	5/2/25 8:07:25	I really don't see the point in short term rentals inland, why would anyone want to visit those areas? Keep the housing for those that work in those areas.
5/2/25 8:20:44	5/2/25 11:15:06	Good for tourism in Boonville, Laytonville, Covelo, and Fort Bragg.
4/29/25 21:26:12	5/2/25 11:44:54	I know that housing in my community of Anderson Valley, are scarce and there's much need for housing for teachers, agriculture employees, doctors, nurses, fire personnel, etc.
5/2/25 12:47:18	5/2/25 12:55:06	Occasional rental of a unit of owner occupied property can be ok . Depending on zoning, property size, access roads multiple units can be an overload on a neighbors

Attachment B: Question 3 and Comments

5/2/25 12:58:26	5/2/25 13:15:34	Please see comments above and below.
5/2/25 23:13:45	5/2/25 23:24:52	Same comment as above. Some good and some bad in short-term rentals
5/3/25 6:20:02	5/3/25 6:27:59	They are essential to the local economy
5/3/25 22:28:46	5/3/25 22:36:02	Good for the owner, being a home they bring their own groceries from cheaper places and don't eat out.
5/4/25 3:52:19	5/4/25 3:56:53	Important for owners to have options
5/4/25 7:33:03	5/4/25 7:41:44	More people coming to the region, provide more opportunities for local businesses.
5/4/25 9:31:04	5/4/25 9:39:18	Short term rentals are an industry that is appealing to the coast as a whole, due to making visiting more affordable. As places for traveling nurses and/or artists in residence, there is more opportunity for quality care and work.
5/4/25 10:40:48	5/4/25 10:44:29	Not sure of the impact
5/5/25 10:02:35	5/5/25 10:14:50	they bring in tax dollars, but have a large negative neighborhood impact, as you can't build solid communities on transients.
5/5/25 11:31:18	5/5/25 11:42:18	I am only concerned and informed about Gualala.
5/5/25 23:21:13	5/5/25 23:40:42	Tourism is clearly the path forward for the coast economy for now. When my family travels we always choose STRs over hotels as they offer such a better experience for us. I see them as wonderful base camps for travelers and tourists, especially larger groups/families that want to be "together". The houses they occupy generally would not be "affordable" housing for long term tenants anyway. If I rent my home to a long term tenant I lose all access to the town I grew up in. Renting part time allows me to return w my family and enjoy the town I grew up in. If I could not rent out STR I would keep the house empty.
5/6/25 15:09:50	5/6/25 15:18:33	Small towns with attractive natural features (and thus high STR appeal) are being hollowed-out by the elimination of reasonably-priced housing. Even at high prices there is just an overall lack of supply, all while there are plenty of STRs. There have to be more limits on the mix of ST and LT rentals.
5/7/25 11:21:33	5/7/25 11:55:04	If the ordinance is crafted correctly it could preserve Long Term Rentals and encourage onsite residents to create short term rentals. However if the county creates an expensive complicated licensing process it will discourage compliance. At any rate outside of county residents should not be allowed.
5/7/25 12:49:22	5/7/25 13:09:27	We don't want to destroy Neighborhoods and Community by encouraging purely for profit outside of county Business's.
5/7/25 12:49:22	5/7/25 13:09:27	Speaking from someone who lives on the borderline of the Coastal Zone and Inland Zone, I understand that some property owners benefit from additional income that short-term rentals provide, yet the overwhelming negative impacts and lack of oversight far outweigh any positive. Short term rentals and transient housing (hipcamp) are two different animals yet they

Attachment B: Question 3 and Comments

		are very similar. Neither one (and especially transient housing/hipcamp sites) provides homeowners with any security, daily wellbeing or protection of their property values.
5/7/25 20:04:17	5/7/25 20:13:03	STRs impact neighborhood cohesion, raise rates on long terms rentals, and create a sort of class system, wherein wealthier people buy up houses for STRs
5/7/25 18:53:35	5/7/25 21:47:53	They bring significant revenue into this area which helps raise the standard of living for those who live here. More income for locals means better living for all.
5/7/25 23:08:06	5/7/25 23:25:46	Probably not qualified to comment extensively since I spend most of my time on the coast. I oppose the way the short-term rental industry has evolved in general.
5/8/25 8:58:03	5/8/25 9:01:15	Na

ATTACHMENT C: Question 4 – Additional Comments

3/18/25 16:31:26	3/18/25 16:33:59	kkk	
			Don't create more bureaucracy in the ordinance. Many of the above issues are civil matters and/or already covered by existing laws and regulations. This will cost more money to administer. The current 10% TOT and 1% BID is enough. What's good for the coastal zone should be good for the inland zone.
3/19/25 21:40:44	3/19/25 22:01:36		
3/20/25 7:23:47	3/20/25 7:26:55	None	
3/20/25 8:09:25	3/20/25 8:48:04		Thanks for making this a priority.
3/21/25 7:43:38	3/21/25 7:43:50		
3/21/25 7:58:56	3/21/25 8:04:53	test	
			We need to build more houses for people to live and work in our communities and not turn our existing housing stock into hotel rooms for tourists. I am fine with renting out an extra room in a house, but turning whole residential units into hotels is a terrible idea given the current housing shortage.
3/21/25 8:09:37	3/21/25 8:23:44		
3/21/25 18:09:11	3/21/25 18:11:46	None	
3/23/25 9:08:00	3/23/25 9:11:48	thanks	
			Like I said in my previous comment, housing supply is my No. 1 concern. All of these little issues don't concern me. The process to settle neighbor disputes can be developed, and will solve some issues, but not others; that is just how these things always shake out. What is more important is the overall impact any regulation has to the availability of housing supply. If you don't have an adequate housing supply, you cannot have anything that makes a community thrive generation after generation.
3/24/25 7:06:19	3/24/25 7:16:36		
3/26/25 12:12:39	3/26/25 12:33:29		There needs to more focus on housing for residents.
3/27/25 7:36:32	3/27/25 7:42:51		In favor of STRs without neighbor approval.
3/28/25 8:11:09	3/28/25 8:26:46		Please stop these soulless dead-eyed reptiles from destroying the housing market for a quick buck.
			STRs can be regulated, allowing for a balance between housing supply and accountability to county health and safety with the clear desire for these kinds of operations to exist in our county.
3/28/25 8:42:46	3/28/25 8:49:11		
4/1/25 10:04:29	4/1/25 10:05:48		STRs actively prohibit people from purchasing and living long term in our county.
			It's time to use common sense and consider the negative effects this will have. If the county truly wants to take action, they should focus on building housing for county staff and residents instead.
4/1/25 10:10:25	4/1/25 10:25:01		
4/1/25 10:23:49	4/1/25 10:25:29	N/A	

ATTACHMENT C: Question 4 – Additional Comments

4/1/25 11:04:38	4/1/25 11:07:05	N/a
4/1/25 11:14:20	4/1/25 11:17:04	N/A
4/1/25 11:14:06	4/1/25 11:19:09	The focus of the county should be quality of life & affordability for the county workforce. Period.
4/1/25 17:49:57	4/1/25 17:58:10	No further comments.
4/1/25 18:50:27	4/1/25 18:58:41	The housing for locals is more important than the bottom line of none resident owners.
4/1/25 19:49:26	4/1/25 19:51:16	N/A
4/2/25 6:55:13	4/2/25 7:01:38	I have nothing to add.
4/2/25 12:32:42	4/2/25 12:36:11	It's nearly impossible to get qualified employees to relocate here or it hinders business and companies from hiring qualified individuals or keeping locals employed locally.
4/2/25 17:16:01	4/2/25 17:20:54	If someone is spending the money for a long-term rental there is no need to micromanage it to death especially if they are doing an event there are wedding where there's other people traveling in or other monies to be made off of the situation. Everything shouldn't be a money grab for every single penny sometimes we have to consider Effectiveness over the long term versus how much money we make in the end. Atmosphere sometimes is more important than in profits so if you have a property that is not maintained or managed well that's going to have an impact across the whole neighborhood potentially.
4/2/25 21:22:53	4/2/25 21:30:02	N/a
4/3/25 9:28:40	4/3/25 9:33:17	No comment
4/3/25 18:46:47	4/3/25 18:50:29	Parking is not an issue in Mendocino County... Most of these problems could easily come from regular residential occupants. Is there evidence of major issues in the county with short term rentals?
4/4/25 17:49:01	4/4/25 17:52:09	
4/6/25 19:48:46	4/6/25 20:03:15	Currently there seems very little oversight of STRs and their impact on the surrounding neighborhoods. Most are under large corporate entities or offsite property owners. There is little accountability for the behavior and impact of guests.
4/6/25 21:05:33	4/6/25 21:15:47	No additional comments
4/6/25 23:30:18	4/6/25 23:33:23	Agreed that all of these facets should be required -- it should not just be a simple business license.
4/7/25 1:34:13	4/7/25 1:44:42	Owners should have the right to decide how they use their property.
4/7/25 8:48:18	4/7/25 9:35:31	It's important to recognize that concerns like parking, noise, and health & safety aren't unique to short-term rentals. Permanent residents can just as

ATTACHMENT C: Question 4 – Additional Comments

		easily create those same issues. The key is responsible ownership and proper oversight. That's why licensing and permitting requirements for STRs are so critical — they help ensure properties meet community standards and maintain neighborhood integrity. At the same time, all property owners deserve equal rights, whether they live on-site or not. Fair and balanced policies should support both full-time residents and those who choose to use their property as a short-term rental.
4/7/25 16:53:20	4/7/25 16:59:47	Folks renting a room in the house they are living in are not the problem. Anonymous owners, managed by faceless and non-responsive corporations are. The count of vacation rentals needs to be limited to a fixed percentage of the housing stock in each catchment area, locale or district.
		These questions clearly signal the county's preexisting negative opinion.
		Before creating layers of added regulation that impair property rights and TOT, check the mindset - STRs are an important part of a local tax base, tourism, income option for residents, etc. Is code enforcement of existing limits/requirements adequate? What isn't being enforced? A use permit is excessive and simply a mechanism to deter.
		Pilot data collection for 12-24 months - determine sound policy thereafter.
4/7/25 17:08:58	4/7/25 17:22:00	The county has MANY housing/PBS functions to work on.
4/7/25 18:43:36	4/7/25 18:47:40	No comment
4/8/25 11:41:09	4/8/25 11:41:45	
4/8/25 12:07:04	4/8/25 12:14:26	This industry needs to be limited, especially on the coast
		As an owner, I already feel like the TOT/BID taxes are excessive on my small rental, particularly given the property taxes already paid. Additionally, given the state of my road, I don't know what benefit these taxes are to me as a resident and a rental owner. I pay for my water system, garbage, utilities privately. I'm happy to support our local fire department (mostly volunteer), schools, social services, etc. I don't think the responsibility of adequate and affordable housing should be made the responsibility of property owners, but is a larger social/government issue. Is there a tax levied on all of the unoccupied multi-million dollar homes on the coast?
4/8/25 13:46:53	4/8/25 14:04:39	Perhaps we could use those funds for needed housing vouchers and development.
4/8/25 21:36:03	4/8/25 21:43:48	Crazy times we all live in now!
4/9/25 7:02:41	4/9/25 7:09:13	Quality of life for locals and ability for locals to be able to rent should be paramount.
4/9/25 7:47:29	4/9/25 8:01:38	Existing regulations seem to be working fine but we live on site and closely control / screen who visits our place. It's more likely for a hotel/motel to have disruptive guests because they take automatic bookings. The more healthy tourism that MendocinoCounty can foster, the better for local

ATTACHMENT C: Question 4 – Additional Comments

<p>economy and families in our community. Small business is the backbone of our county economy.</p>			
<p>There is a long history in Europe of “bed and breakfast” or “farmstay” vacations. This adds to the vitality and culture of our county.</p>			
4/9/25 8:26:56	4/9/25 8:32:49	I am against government intervention in what someone can/can't do with their own property when deciding to rent it out, be it short or long term. The government should focus on incentivizing increased production of available single family residence homes. Please Increase supply of housing units available by allowing more house construction	
4/9/25 8:35:16	4/9/25 8:39:06	It's complex. I am glad that the topic will be broadly discussed with all stakeholders present.	
4/9/25 9:18:57	4/9/25 9:22:25	None	
4/9/25 11:01:05	4/9/25 13:21:49	Thank you for working on this with the public. This urgently needs addressing.	
4/9/25 15:18:57	4/9/25 15:22:16	I think allowing property owners to make the best financial decisions for their own property is paramount.	
4/9/25 16:10:06	4/9/25 16:13:08	None	
4/9/25 18:22:01	4/9/25 18:32:52	Renting a bedroom in an owner-occupied home is very different from renting a house or condo unit. Owners/managers of Standalone rentals need to be held to account for noise, trash, parking and other nuisances that detract from a neighborhood.	
<p>Regulated hospitality experts could be MENTORS to Short-term rentals.</p>			
<p>STAKEHOLDERS schools, hospitals, churches, etc. could MENTOR and support.</p>			
4/10/25 9:47:41	4/10/25 9:54:04	AutoCamp Airstreams, Cabins, Tents - Luxury Glamping - Hilton https://www.hilton.com/en/brands/autocamp-stays/	
4/10/25 11:21:11	4/10/25 12:28:51	I do think there is a distinction between an owner present STR and an absent owner STR that should be considered. Housing shortages for locals should be one of the most important determining factors as to the number of STR's allowed in an area. STR's should be prohibited around work areas as locals cannot afford housing	
4/11/25 9:34:45	4/11/25 9:46:40	Coastal areas that are not in the Coastal zone will experience the most pressure and should be the primary focus.	
4/11/25 13:00:56	4/11/25 13:12:53	I think it is important to avoid arbitrary regulations that will make hosting difficult without addressing real problems. Hosts should be responsible and good neighbors. But they also should be recognized for contributing to the county's income and to local business. Respect on both sides	
4/11/25 14:59:20	4/11/25 15:07:57	The property owner is responsible for all of the above	
4/11/25 13:07:31	4/11/25 15:52:12	See comments above. I am in favor of a percentage cap on the total of available housing (STRs limited to 10% of total housing for example).	

ATTACHMENT C: Question 4 – Additional Comments

4/11/25 15:55:12	4/11/25 15:58:46	I have been very disappointed to see the lack of regulation on short term rentals that don't have the proper licenses.
		Having hosted an AirBnB in Oakland for over 10 years, I saw how it really filled a niche that hotels did not, and encouraged people to engage in the town. I never had any issues with my neighbors (in fact several of them rented the AirBnB for friends or family coming to visit so they could stay nearby rather than 15 minutes away at a hotel). A majority of problem with STRs are the lack of owner management, not the STR itself. Coming up with a good regulatory process to deal with problem rentals where the owner isn't managing it well and allowing parties, noise, intrusion on the neighbors can resolve most issues.
4/11/25 18:07:26	4/11/25 18:30:54	I see a str as no different than a hotel as far as rules are concerned
4/12/25 7:59:50	4/12/25 8:09:22	Both vrbo and air b&b give the option for the owner to collect county taxes separate from their payout. I know for a fact that people are not collecting these taxes and therefore not paying Bed and Bid taxes to the county.
4/12/25 9:44:37	4/12/25 10:07:50	I limit the number of guests to the number of beds I have.
		This question is extremely misleading, and the way it is presented will skew results towards inclusion of these items in the ordinance (most likely in restrictive ways). Please carefully consider what conclusions you draw with this data.
4/14/25 7:20:44	4/14/25 7:34:21	I would actually like a lot of these items to be addressed in the bill, but all that I listed as "not important" are items that I don't think should be requirements of the airbnb (listed in the ordinance as not required). "extremely important to address" is not descriptive of whether a survey respondent believes the topic should be addressed a requirement, or it should be addressed in the ordinance as not required.
		If sound regulations are established discretionary review should not be necessary; property management contacts are an adequate alternative to hosted properties. STRs are not the primary issue contributing to our housing crisis, other solutions should be explored such as allowing multi family housing up to 4 or 6 units on larger properties with septic/water capacity, providing incentives for creating workforce housing, incentivizing existing lodging facilities to renovate their accommodations such that visitors can find accommodations like a house (i.e. with a full kitchen) on visitor service properties. The big idea is to find ways to create more housing without taking away from what our visitor demographic is looking for in renting an STR which is ability to have more people together and to cook meals together.
4/14/25 9:45:16	4/14/25 9:59:15	I believe all STR should pay the TOT and BID tax. In some locations STR are not compatible with neighbors
4/15/25 3:14:25	4/15/25 3:37:33	I believe that professionally managed STR's bring value to the community by providing an experience for traveling guests and boosting economy (dining , shopping, tourism , health, etc). I believe some common sense health and safety measures should be a requirement and a business license.

ATTACHMENT C: Question 4 – Additional Comments

		I do worry about overly stringent regulations (such as Sonoma County) that have made it cumbersome for professional real estate owners/investors to obtain a use permit. Specifically- in regards to limited non-hosted permits . As a consumer myself i would prefer to stay in a professional setting that is not shared with the home owner.
4/15/25 14:40:40	4/15/25 14:48:39	I am most concerned with work force and safety issues, as I have seen awful situations in the past. Also trash! People simply dumping trash as they leave. This makes nearby neighbors the police, the trash brigade, the fire department, all to benefit the property owner. I get it—you can make money, but you're doing it at the expense of your community and your neighbors.
4/15/25 19:25:13	4/15/25 19:35:08	Problems happen when owner is absent from STR property. Hosted properties are safer and lower impact on community. Fire safety, public safety, earthquake safety are priority. Fire safety is top priority, including evacuation plans. Sanitation, parking, noise, trash, compatibility with neighborhood, all important. All STR should be legal, permitted and remitting TOT. Host Compliance software in place and actively being used.
4/16/25 11:17:18	4/16/25 11:30:26	I send over \$20k a year to the County for occupancy taxes, am now paying the state for business property taxes, purchase my supplies from the Dollar store and hardware stores in Fort Bragg, and now have a way of paying my exorbitant insurance costs to FAIR plan and property taxes. Without this, I'm not sure I'd be able to make ends meet in the County or employ the people I do.
4/17/25 7:17:14	4/17/25 7:40:11	My impression is that short term rentals are part of good mix here striking balance and providing some occasional accommodations for visitors to add to the few hotels we have
		We must find balance between strs and housing for local families. I support Humboldts approach by placing a hard cap.
4/17/25 8:30:07	4/17/25 8:35:00	I also support owner occupancy or at a minimum, county occupancy and am against corporate ownership.
4/17/25 9:02:14	4/17/25 9:14:03	I have less of an issue with people renting out rooms in their house on a short term basis, or even renting out their entire property for a certain amount of days or weeks per year, but what we have now is investors from out of the area coming in, buying single family homes, and renting them out to tourists taking away much need housing stock. This makes it harder for families to raise children in the country and makes it harder for local business to operate when their workers can't find housing.
4/17/25 10:29:54	4/17/25 10:51:43	STRs should be reviewed on a consistent basis. However, I don't think it is realistic to require owners to live on site. I think that there should be a limit to the number of STRs in our area that could be owned by a given LLC. If it were legal, I think there should be a limit of STRs that could be owned by a given individual. This would limit corporations from owning the majority of residential properties. I also believe strongly that all companies or persons that own STRs should be domestic, if not local. No foreign investment companies should be able to buy our residential properties.

ATTACHMENT C: Question 4 – Additional Comments

4/17/25 12:40:27	4/17/25 12:48:55	Should never be administrative.. always a full use permit. Or banned completely.
4/17/25 13:28:30	4/17/25 13:35:45	The site should be checked out to make sure it is fitting to the neighborhood
4/17/25 13:51:10	4/17/25 13:55:40	STR's can not be allowed on private roads
4/17/25 13:54:51	4/17/25 13:59:15	Na
4/17/25 15:00:20	4/17/25 15:12:24	I believe housing county wide should be reserved for work force renters and owners not just close to work centers.
4/17/25 15:15:38	4/17/25 15:32:22	Several of the topics above and their importance would vary by location and the surround area
4/17/25 18:32:44	4/17/25 18:32:58	
4/17/25 18:35:45	4/17/25 18:45:24	I do not believe STRs belong in residential areas period. i think there will always be people complaining about any given topic. clear cut regulations are important. public hearings for every permit request will only muddy the waters.
4/17/25 19:37:37	4/17/25 19:41:06	They make it harder for people working here to find a place to live.
4/17/25 19:48:03	4/17/25 19:55:31	There has to be a solution to our housing problem, regulating STRs is a good place to start.
4/17/25 19:36:02	4/17/25 19:59:15	SRT should require a Full use permit, with input from all neighbors if you plan on allowing residential zoned neighborhood to become comercial. STR should Not be in neighborhoods- Especially on private roads-where several families live. STR Needs to be regulated, housing is in dire need for locals. We keep seeing people from other areas buying properties for STR in our neighborhoods. We don't live next to motels for a reason.
4/17/25 21:32:53	4/17/25 21:50:46	The suitability of a property for STR is dependent on location, quality of management, and availability of safety and fire response. A strict Permitting system, enforcement, and limits to protect housing cost and availability are all important. If these cannot be managed effectively then STRs should not be allowed.
4/18/25 7:26:27	4/18/25 7:30:28	None.
4/18/25 8:40:51	4/18/25 8:52:59	We have a slum-landlord on our road who wanted to make one of her parcels into a hip camp with remote management. Some of her tenants nearly burned down the neighborhood one August day. I can only imagine what people not used to rural living would make of an RV parked in a hole in the woods. While there are responsible landowners needing or wanting extra income from STR, it only takes one irresponsible one to ruin the peace and quiet of numerous tax-paying neighbors. Just NO to unregulated STR.
4/18/25 8:59:53	4/18/25 9:06:05	It has gotten way out of hand in rural areas who are dealing with road issues, trash, noise, trespassing and even gun fire (I didn't know anyone or pets lived in the woods"

ATTACHMENT C: Question 4 – Additional Comments

		STR's, especially on unpaved 'shared' roads, in the country ruin the roads that the neighbors try to keep graveled. STR's typically are rented by people who want to 'party', or are visiting due to a 'party', 'wedding', etc., and they are loud, create too much garbage, take parking spaces away from residents, very rude to neighbors
4/18/25 9:17:59	4/18/25 9:23:55	<p>STR are making it more difficult for local residents to find places to rent. There are several 3,4,5 bedroom homes in our area that are sitting vacant meanwhile a family of 6 is outgrowing a 2 bedroom home but can't find a decent place.</p> <p>There are several people in and out of city limits that have STR no license or any kind of permit. Only person that this benefits is the home owner. No income to our town or county besides groceries and fuel that are being purchased.</p> <p>Neighbors are paying to maintain roads and STR are the ones with more foot traffic.</p> <p>People out of this area have found this county/coastal area and think it's great for vacationing.</p> <p>But what happens when the working families (housekeepers, cooks, servers, gardeners, tellers, clerks, teachers, laborers, small business owners) can't find housing?</p>
4/19/25 6:52:46	4/19/25 7:26:22	We move away so they can stay?
4/20/25 7:48:26	4/20/25 7:58:57	We do need STRs in some capacity. Hotels do not meet all needs, either in quality or quantity. But there should be a limit to it. Housing purchases have become virtually inaccessible even for what would be considered financially comfortable household. Agency purchases of homes for STRs should be prohibited. We don't need that kind of conglomerate. Individual property owners should be able to run STRs as long as they live on-site (second unit, ADU or rented bedroom)
4/20/25 8:03:09	4/20/25 8:13:09	Corporate companies are taking over houses. Single family homes should be for families
4/20/25 22:47:08	4/20/25 22:54:04	I think the positives outweigh the negatives, and people should be allowed to have them, especially if they live on the property.
4/21/25 8:28:40	4/21/25 8:34:43	This will be a total breakdown of community, neighborhoods, safety, infrastructure. All suffering neglect.
4/21/25 12:30:36	4/21/25 12:35:01	Not a fan
4/23/25 21:46:15	4/23/25 21:51:55	My opinion is largely favorable towards short term rentals. Well, they come with negatives, the alternative is that we don't have tourists that bring work and revenue for those that live here.
4/23/25 22:07:02	4/23/25 22:08:23	
4/24/25 7:22:43	4/24/25 7:26:11	Leave property owners alone. STRs are great for the Mendo economy!!
4/25/25 11:24:57	4/25/25 11:37:57	Balance is key--allow SRTs, level playing field, do not allow management companies, being existing into view, all pay TOT and use the money not for general fund but to encourage ADUs for longterm rentals.

ATTACHMENT C: Question 4 – Additional Comments

4/25/25 11:48:53	4/25/25 11:58:20	The above questions pretty much cover my concerns.
4/26/25 8:46:45	4/26/25 8:55:46	Being in an area with very small amount of visitor housing, STRs are vital. I have been a short term rental host for 12+ years. Most issues come from property owners and/or management companies not taking precautions. When you have clear guidelines, rules and other requirements plus good communication you can weed out "bad renters". We have only had a couple of bad experiences over 1000+ guests in 12 years. They were not a disturbance, they just made bad messes inside. We have never had noise or party issues because our rules are very clear and we state that neighbors are always nearby to enforce.
4/27/25 21:05:42	4/27/25 21:12:35	Having clear, established regulations is important for the protection of everyone.
4/29/25 8:03:33	4/29/25 8:06:28	N/A
4/29/25 8:55:18	4/29/25 9:07:01	Please limit STR to owner- occupied properties- curtailing many of the nuisance issues as well as preserving neighborhood development. End licenses when property changes hands to encourage permanent residents.
4/29/25 12:42:32	4/29/25 12:53:26	A carefully crafted ordinance that protects neighborhoods while satisfying vacation rentals needs would be desirable.
4/30/25 17:39:11	4/30/25 17:50:35	Neighbors should be warned about STR's and they should have a number to call to file complaints. So many complaints and your STR will be banned or further reviewed.
4/30/25 18:22:12	4/30/25 18:22:27	Someone should be checking permits/business licenses. There should be a hotline to call and check licenses.
4/30/25 20:21:43	4/30/25 20:27:16	Landlords can be held responsible for behavior of tenants. County should be able to evict badly behaved people
5/2/25 7:51:46	5/2/25 8:07:25	As I stated in the first comment, I really don't see how short term rentals benefit a community in any way other than to enrich real estate investors. There is already plenty of tourist money coming into the county and plenty of places for those visiting to stay here. We don't need to ruin Mendocino like so many other tourist destinations around the world.
5/2/25 8:20:44	5/2/25 11:15:06	N/A
4/29/25 21:26:12	5/2/25 11:44:54	My choices above are based my rural area only.
5/2/25 12:47:18	5/2/25 12:55:06	Use permits should be required for all.
5/2/25 12:58:26	5/2/25 13:15:34	STRs must abide by the same rules, laws, ordinances and taxing as other lodging. Water tests, food and alcohol regulations as well as licensing and insurance. It is a business after all!!!! Discretionary reviews are a must!

ATTACHMENT C: Question 4 – Additional Comments

5/2/25 23:13:45	5/2/25 23:24:52	The issue to be is out of county folks owning multiple short term rentals as an investment and business. I have no issue with a local who lives nearby owning a short term rental
5/3/25 6:20:02	5/3/25 6:27:59	STR are necessary and I am in support of them. I feel it is more important to enforce high penalties for non-permitted ones and enforcing this as well as limiting the number of occupants in relation to the homes "permitted" bedroom count, 2 per bedroom then potentially 2 over that. Example a 2 bedroom home can not accommodate more than 6 people or even less.
5/3/25 22:28:46	5/3/25 22:36:02	There needs to be fines and enforcement for noise after hours and any trash issues. We need proper enforcement above all. Thank you!
5/3/25 3:52:19	5/3/25 3:56:53	Just make sure its okay with the neighbors, weddings/parties after hours. If it's an on going buisness, needs a license just like any other buisness.
5/4/25 9:31:04	5/4/25 9:39:18	Thank you
5/4/25 10:40:48	5/4/25 10:44:29	Let's be smart about the economy and the viability of income for all of those who live in Mendocino county.
5/4/25 10:02:35	5/4/25 10:14:50	I would like to see more clear direction/expectations across the county from coastal to rural zoning.
5/5/25 11:31:18	5/5/25 11:42:18	Cap the number and location of short-term rentals. I'd like to see a moratorium on short-term rentals until a real evaluation is done as to exactly what the supply and location are. Do we have an over-abundance? Limit new permits to only when one goes off the market can another come on, but has to be evaluated in terms of location. What do the neighbors say about it, is it wanted? Is it a support or detriment to the immediate community composition. Permits must go with the owner, so if the property is sold it isn't automatically ok'd as a short-term rental. New owner must apply for a permit, which may not be granted, based on whether there is a slot open and the other criteria above.
5/5/25 23:21:13	5/5/25 23:40:42	My approach can be described as libertarian but with an emphasis on str property owners not providing an unpleasant environment for neighbors as well as a reduction in property values due to adverse issues such "partying" noise, parking availability, and waste overload to local receptacles.
5/5/25 23:21:13	5/5/25 23:40:42	I'm clearly in the side of personal property rights and freedom. However, I believe the market solves most of the issues itself over time. If you want more coastal rentals then incentivize them through clearing permitting barriers, opening zoning, etc. I believe the path to more housing is to allow the free market to work and not shut it down. For example, instead of trying to limit my vacation rental, incentivize ADU units via tiny homes with reduced permitting and fees. I'd be open to renting longer term to medical staff, etc but still have access to my main home. I believe STR hosts are actually performing a service to the community by creating places for families/groups to travel to! I'd also like to see feedback from the actual guests that use these STR's anyway. They clearly benefit from them as they use them.

ATTACHMENT C: Question 4 – Additional Comments

5/6/25 15:09:50	5/6/25 15:18:33	It is time to get aggressive with the STR domination of our rental housing stock. I am in favor of any policy that will encourage property owners to rent their properties long term.
5/7/25 11:21:33	5/7/25 11:55:04	Some of the questions above might apply or not to different areas of Inland Mendo county. The 101 corridor is distinctly different than Anderson Valley, (defined by the Navarro River watershed). There would be some different treatments in different areas. Without getting too complex it would make sense make some distinctions in inland areas as has been done by treating the coast separately
5/7/25 12:49:22	5/7/25 13:09:27	as mentioned, please see my Feb. 15, 2025 letter to the Board of Supervisors, Julia Krong and the Planning Commission.
5/7/25 20:04:17	5/7/25 20:13:03	Often people who use STRs feel no obligation to be "good neighbors." they drive too fast and are often loud
5/7/25 18:53:35	5/7/25 21:47:53	When I rented out my full five bedroom house, I had nothing but positive experiences (family vacations, reunions, wedding gatherings). I was very selective about who I allowed to stay. The guests gained a positive view of this area and generally spent a lot of money while here.
5/7/25 23:08:06	5/7/25 23:25:46	Short-term rentals should be strictly managed.
5/8/25 8:58:03	5/8/25 9:01:15	Limit short term rentals

ATTACHMENT D

Online Survey Summary

The survey was comprised of three primary questions: two focused on STR ownership and community perceptions, and a third that asked respondents to rate a series of considerations relevant to the development of an STR ordinance. In addition, participants were provided with three opportunities to submit open-ended comments.

A total of 132 responses were received, with the majority including additional comments. On average, participants spent 43 minutes completing the survey. A summary of the survey results is provided below.

Question 1 – “Do You Own a Short-Term Rental (STR) Property in Mendocino County?”

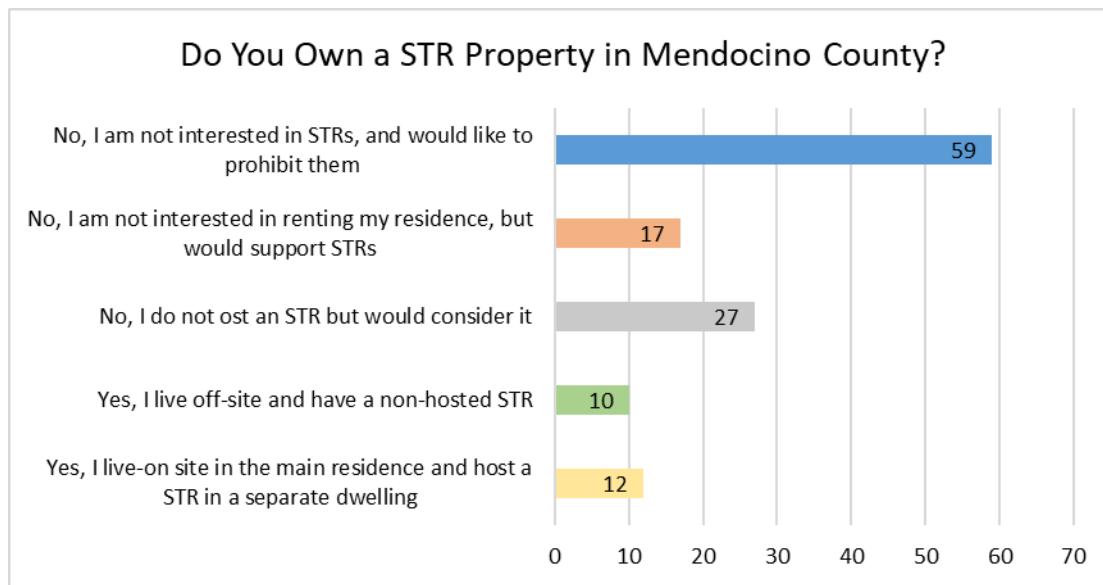


Fig. 1

Question 2 – Summary of Comments regarding Question 1, “Do You Own a Short-Term Rental (STR) Property in Mendocino County?”

Concern for Housing Availability and Affordability

- Widespread concern that STRs reduce the availability of long-term housing for local residents
- Many locals cannot afford to buy or rent, citing STRs as a major contributor to rising housing prices
- Young families, teachers, healthcare workers, and service workers are particularly impacted
- Workforce housing shortage is highlighted repeatedly as a barrier to staffing schools, hospitals, and businesses

Calls for Limits or Bans

- Numerous respondents support limiting or banning STRs in residential neighborhoods
- Suggestions include:

ATTACHMENT D

- Caps by region
- More robust licensing review
- Ban STRs on private roads
- Require owners to live on-site (hosted STRs only)
- Consider fire risk and defensible space requirements when permitting STR

Need for Balance and Regulation

- Some acknowledge the economic benefit of tourism but emphasize balance is needed
- Suggestions include:
 - Allow STRs only under strict regulations
 - Treat un-hosted STRs like commercial businesses or hotels
 - Taxes collected on STRs could go towards affordable housing programs

Impact on Property Values and Neighborhood Quality

- STRs are reported to cause:
 - Noise, trash, traffic, and reduced privacy
 - Tension between neighbors
 - Decline in neighborhood character

Supportive Views

- Some owners and supporters note that STRs:
 - Provide supplemental income, especially for retirees or part-time residents
 - Help subsidize homeownership
 - Boost local tourism and bring in outside spending
 - Can be well-managed and respectful when owners live nearby

First-Hand Experiences

- Multiple respondents shared personal stories:
 - Displacement by STR conversion
 - Losing home purchase bids to STR investors
 - Difficult long-term tenants prompting switch to STR
 - Neighborhoods changing rapidly due to STR influx

General Consensus

There is a consistent sentiment expressing concern over the unregulated expansion of STRs in Mendocino County. The majority of public comments favor the implementation of stringent regulations or restrictions, with many emphasizing the need to prioritize housing availability for local residents.

Question 3 – “How do you perceive the presence of short-term rentals in Inland Mendocino County?”

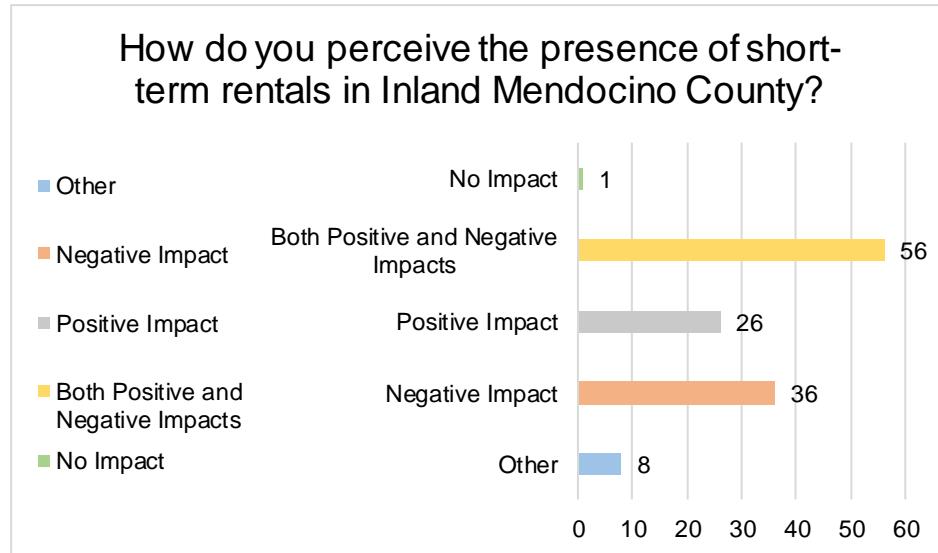


Fig. 2

Question 4 – Summary of Comments regarding Question 3, “How do you perceive the presence of short-term rentals in Inland Mendocino County?”

STRs Support Tourism and Local Economy

- Many believe STRs are vital to the tourism industry
- They bring visitor spending to local businesses, support Transient Occupancy Tax revenues, and create jobs (cleaning, maintenance, landscaping)
- STRs offer more desirable lodging options than hotels for families, groups, or those seeking nature-based experiences

STRs Help Local Property Owners

- Several commenters noted STRs help them afford to live or stay in the county (e.g., cover mortgage, taxes, or maintain homes)
- Owner-occupied STRs or those renting out a portion of their residence were generally viewed more favorably
- Some owners use STRs to maintain access to homes they intend to eventually move into or retire in

STRs Contribute to Housing Crisis

- A significant majority expressed concern that STRs:
 - Reduce long-term housing availability for locals
 - Increase housing costs and create bidding wars
 - Displace renters and drive out essential workers (teachers, healthcare, service workers)
- STRs are seen as worsening a housing shortage, leading to homelessness and poor living conditions

ATTACHMENT D

Corporate and Non-Local Ownership Concerns

- Strong opposition was voiced against corporate or non-local STR owners
- Many called for restrictions on absentee or multiple-property owners, citing their role in destroying neighborhood cohesion and turning homes into commercial ventures
- Local ownership was seen as more acceptable and less damaging to community fabric

Neighborhood and Community Impacts

- Concerns about noise, traffic, transient occupancy, and loss of community identity were common
- Residents complained about constantly changing neighbors, safety issues, and lack of enforcement

Regulation and Balance Suggested

- Many called for a balanced, nuanced approach:
 - Caps on the number of STRs
 - Requirements for onsite hosts or local ownership
 - Better regulation and enforcement of illegal/unlicensed STRs
 - Use of TOT revenues to support affordable housing
 - Zoning restrictions and permits tailored by region

Mixed or Nuanced Views

- Some commenters acknowledged both pros and cons
- A few wanted to see data-based decisions, asking whether limiting STRs actually improves housing supply
- Inland areas were often seen as having different needs and fewer STR impacts compared to the coast

General Consensus

While many recognize the economic value of STRs, especially for tourism and local owners, there's broad concern that unregulated growth has worsened the housing crisis, hurt community stability, and allowed wealth to flow out of the area. The call for regulation, local control, and balanced policy is strong.

ATTACHMENT D

Question 5 – “How important is it to address and consider the following items when crafting a short-term rental (STR) ordinance?”

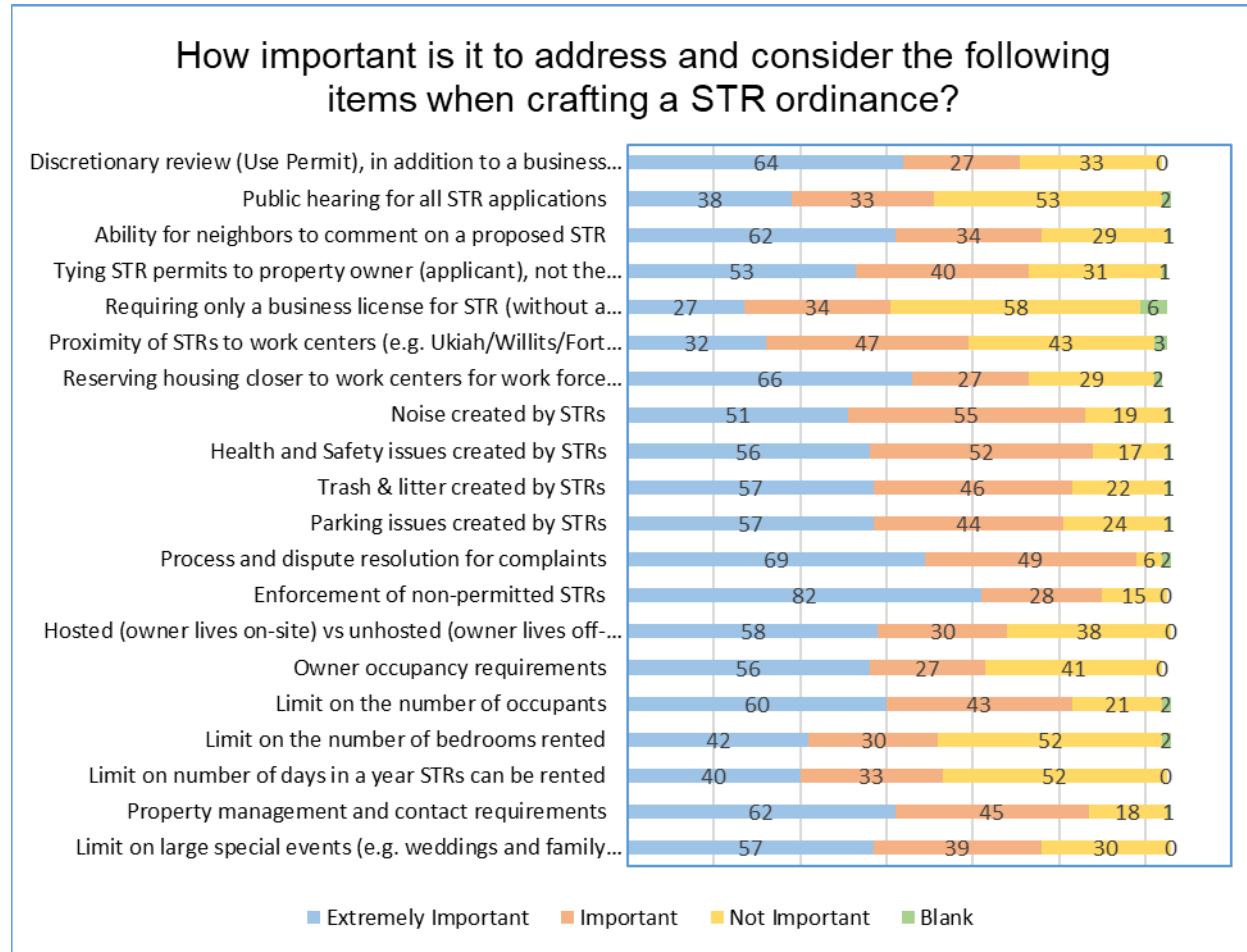


Fig. 3

Question 6 – Summary of Final Comments from Online Survey

Housing Supply & Affordability

- Widespread concern that STRs are reducing the availability of long-term housing for local residents and workers
- Strong support for limits or caps on the number or percentage of STRs allowed in specific areas
- Suggested strategies include:
 - Prohibiting STRs in areas with severe housing shortages
 - Limiting STR ownership to individuals (not corporations or out-of-county investors)
 - Requiring owner occupancy or local management
 - Ending STR licenses when a property changes hands (license should run with the owner and not the property)

ATTACHMENT D

Distinction Between Hosted vs. Un-hosted Rentals

- Hosted rentals (owners living onsite) are broadly supported and seen as having a lower impact
- Un-hosted rentals or absentee/corporate-owned properties are viewed more critically and linked to nuisance behavior, loss of community character, and housing market pressures

Neighborhood Impacts & Quality of Life

- Recurrent issues raised include:
 - Noise, trash, parking problems, and road degradation (especially on private/unpaved roads)
 - Guests acting without regard for neighbors
- Call for better enforcement, complaint hotlines, and penalties for problem properties

Permitting & Regulation Approach

- Opinions are divided:
 - Some oppose additional regulation, citing property rights, economic benefits, and adequate existing laws
 - Others support increased oversight, including:
 - Use permits with public input
 - License tied to owner, not the property
 - Mandatory site visits and compliance checks
 - Cap on STRs to a percentage of housing stock per region
 - Tiered permitting (e.g., stricter for un-hosted or commercial operators) is frequently suggested

Enforcement & Accountability

- Consensus that unlicensed and non-compliant STRs are a major issue
- Support for:
 - Active enforcement of TOT/BID tax collection
 - Fines for noncompliance (e.g., over-occupancy, noise violations)
 - Use of compliance tools (e.g., Host Compliance software)
 - Mandatory local contact or property manager for adjacent parcels

Economic & Community Contributions

- STRs are recognized by many as important to tourism, small business, and local income generation
- Calls to:
 - Acknowledge their role in rural areas with limited hotel capacity
 - Avoid overregulation that might harm viable economic activity
 - Ensure TOT/BID revenue is reinvested in housing, infrastructure, or community benefits

Equity & Fairness

- Property rights advocates argue for the freedom to rent without excessive restriction
- Others believe community needs (housing, livability) must take precedence over private

ATTACHMENT D

- profit
- Fairness concerns:
 - STRs should be subject to the same rules as other lodging (health, safety, insurance)
 - All operators should be treated equally – corporate and individual alike

Zoning & Geographic Considerations

- Many believe different areas require different rules:
 - Coastal vs. inland zones
 - Rural vs. urban areas
 - 101 Corridor vs. Anderson Valley
- Some advocate for moratoriums or pilot programs to gather data and inform future policy

Common Suggestions for an Ordinance

- Cap STRs to a percentage of housing in any area
- Allow STRs only if the owner is local or lives on-site
- Require permits to be renewed or revoked based on neighbor complaints
- Require business licenses and enforce tax collection
- Prohibit STRs on private/shared roads if majority of neighbors oppose
- Avoid requiring use permits for hosted rentals or those with strong compliance



Short Term Rental Stakeholder Meetings

Mark Cliser
and Shelby Miller

Agenda

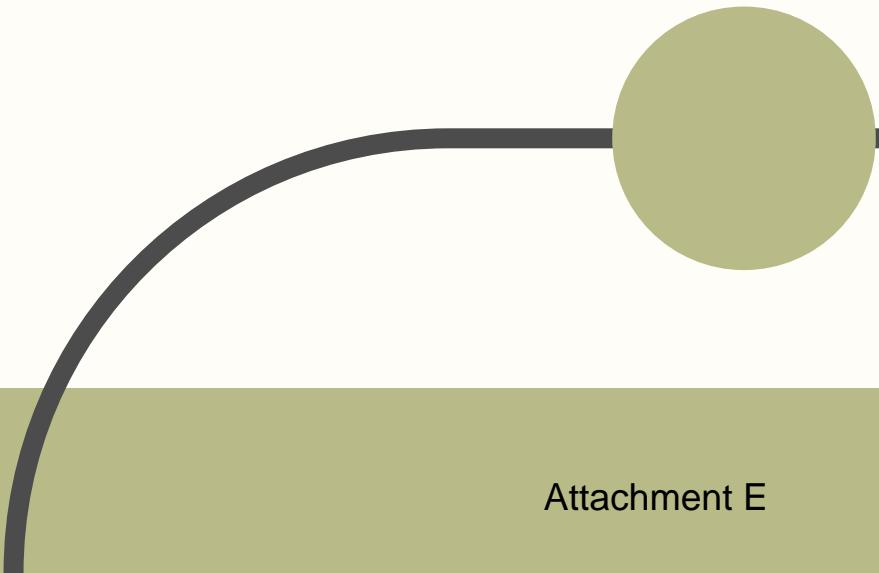
- History of short-term rentals in Mendocino County
- Ordinance Goal
- History Overview of neighboring jurisdictions
- Information gathering

STRs in Mendocino County (Inland)

- Before Online Platforms.
 - *Room and Board. The renting of not more than two (2) rooms for occupancy by transient guests for compensation or profit, provided the parcel has frontage on a publicly maintained road. A Major Use Permit is required if the parcel does not have frontage on a publicly maintained road.*
- 2010: Director provided a memo that classified short-term rentals
- 2017: Board of Supervisors established a moratorium on short-term rentals. 45 days later, moratorium is lifted.
 - Board of Supervisors gave PBS direction to craft a draft STR ordinance
- 2020 – 2023: Board of Supervisors directs PBS staff to work on a number of items, including Inland Zoning Code Update
 - Short-Term Rental Ordinance works begins
- 2024: Inland Zoning Code Update complete
- 2025: Short-Term Rental Ordinance continues

Ordinance Goal

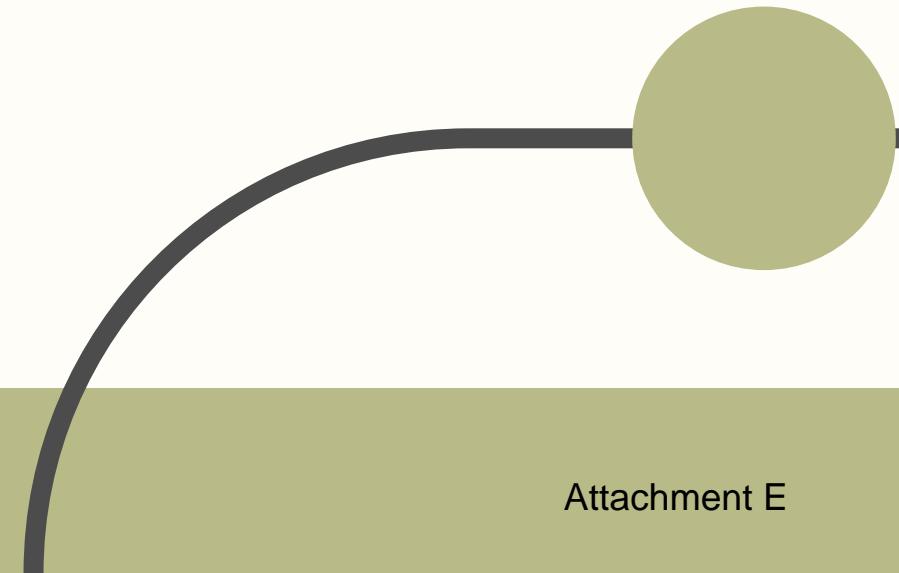
Regulating short-term rentals (STRs) is not about limiting their potential, but about enacting the appropriate mechanisms to keep competing priorities and interests balanced.



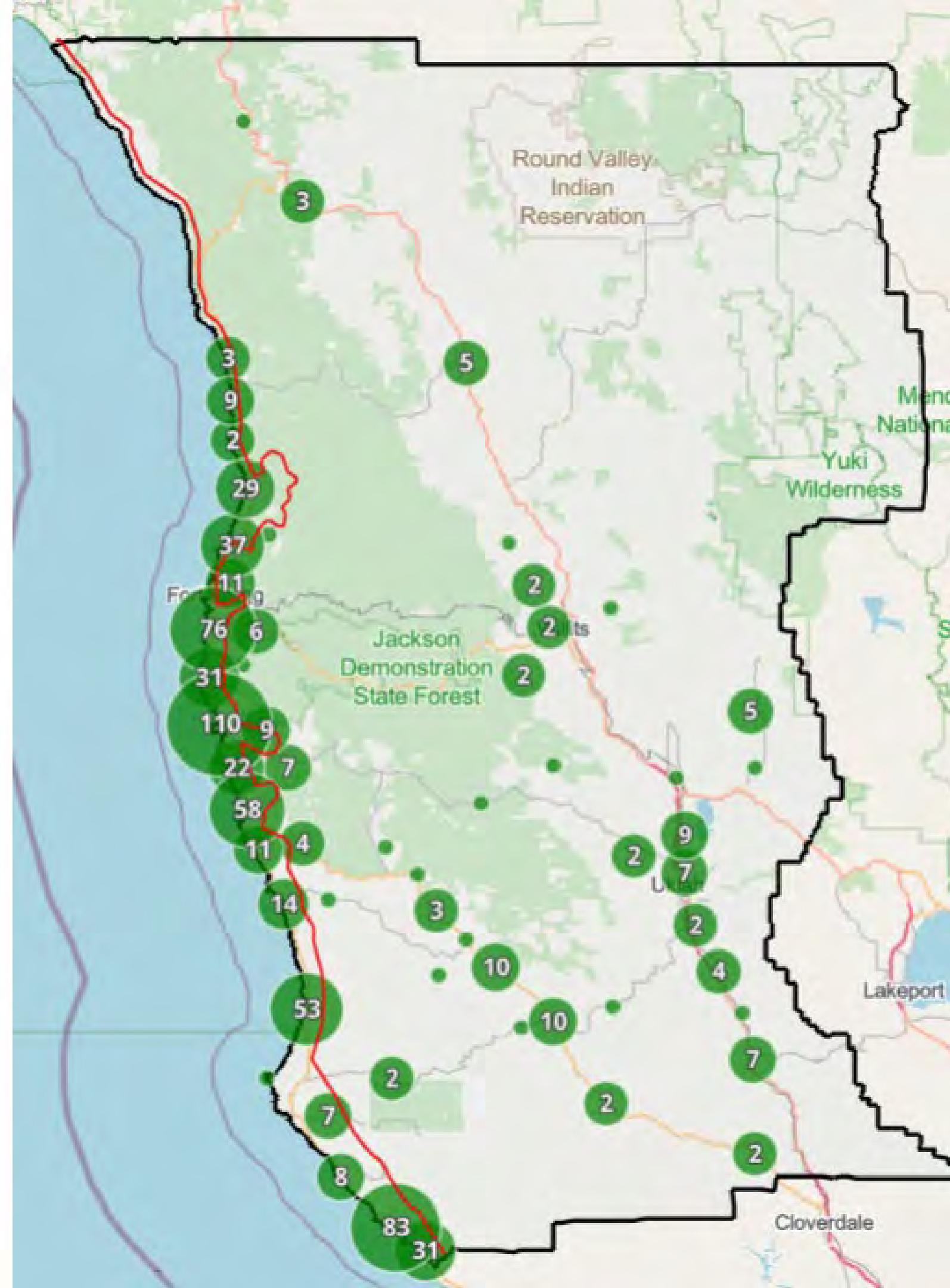
Tourism / Housing

2-2 Economic Development and Jobs/Housing Principles

These Principles ensure the County focuses on the long term relative to creation of permanent jobs for local residents, consistent with each community planning area's vision for development. Creation of new employment opportunities will be balanced with protection of the environment and natural resources, with the goal of developing new businesses that utilize sustainable systems. Agricultural and timber-based operations are to be protected. Expansion of the tourism industry and County recreational activities will be encouraged. Housing development would be balanced with creation of new jobs by locating new dwelling units in proximity to employment centers.



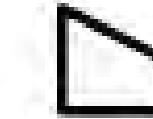
of
ntals in



Coastal Zone Boundary 120221



County Boundary



Short Term Rentals

Number of features



> 113



80



60



30



< 2

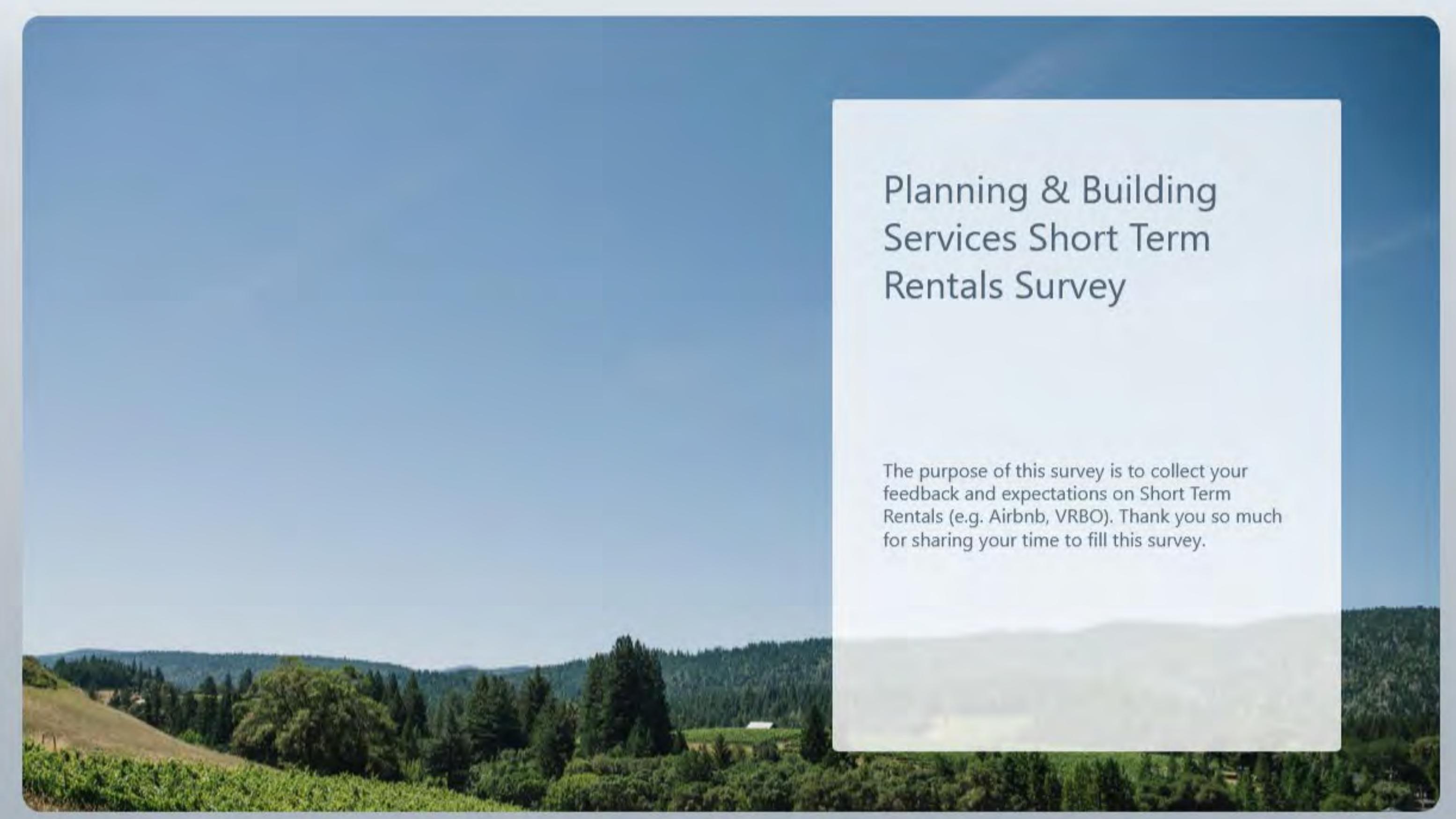
What are other jurisdictions doing?

Sonoma County

- Permitted in SFR zoning districts
- Transient Vacation Rental Permit, Certified Property Manager, Vacation Rental License.
 - If over 5 rooms, requires a Use Permit.
- Housing:
 - Cap & Exclusion Zones

Humboldt County

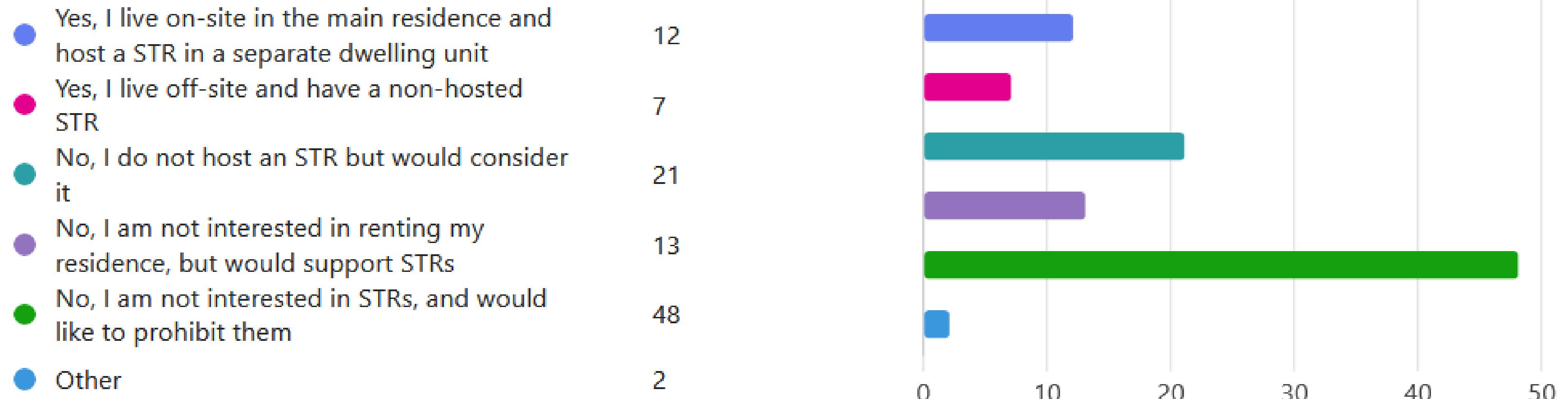
- Permitted in residences
- Administrative Permit OR
- Special Permit (if on private road or >2 bedrooms)
- Housing
 - 2% housing stock limit
- Good Neighbor Guide



Planning & Building Services Short Term Rentals Survey

The purpose of this survey is to collect your feedback and expectations on Short Term Rentals (e.g. Airbnb, VRBO). Thank you so much for sharing your time to fill this survey.

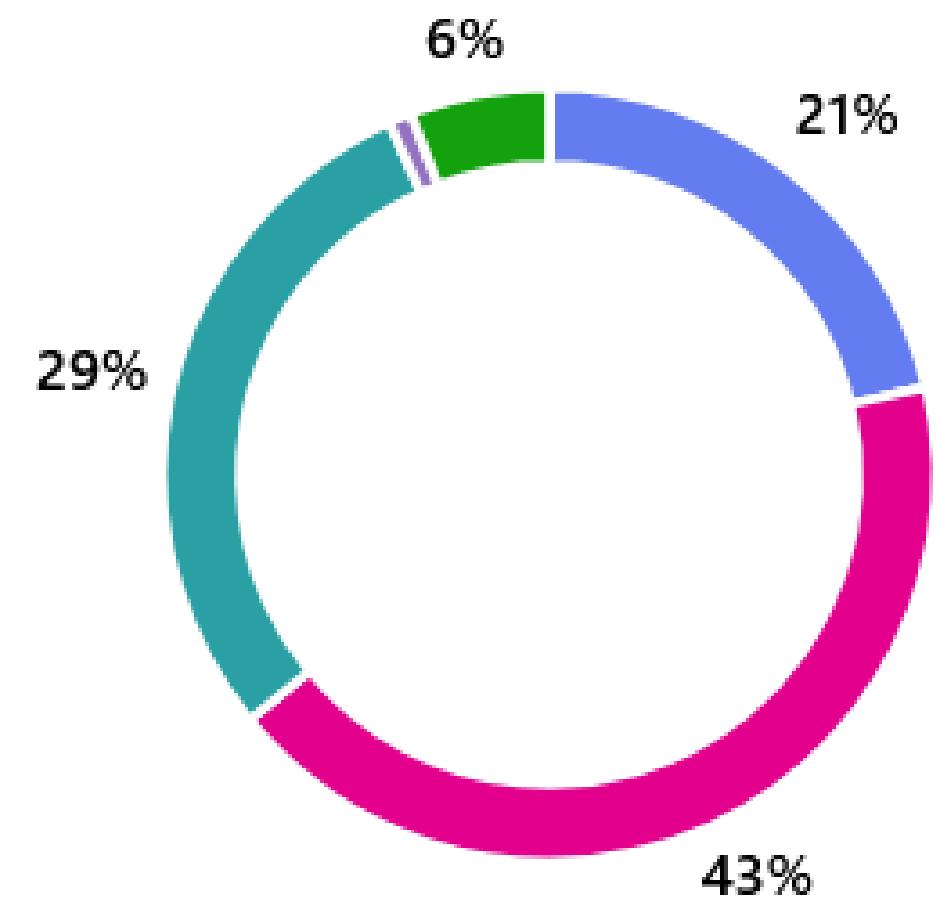
1. Do You Own A Short Term Rental (STR) Property in Mendocino County?



Survey Results

3. How Do You Perceive The Presence of Short Term Rentals in Inland Mendocino County?

- They have a positive impact 22
- They have both positive and negative impacts 44
- They have a negative impact 30
- They have no impact 1
- Other 6



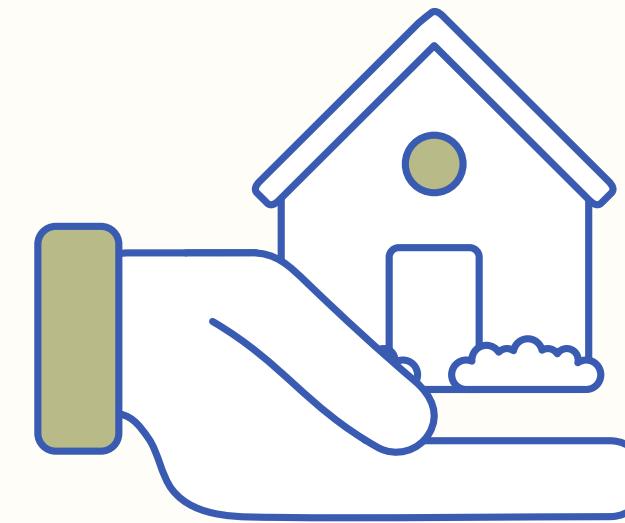
Survey Results

Previous Meetings - Public Concerns

- Public Hearings - Discretionary Review
- Tie permit to owner, not to property
- Require only a business license
- Noise Concerns
- Health & Safety Issues (impacts to emergency services)
- Private Road Concerns
- Hosted vs. Unhosted STRS
 - Property Management & Contact required
 - Limits on special events and number of guests
 - No caps on “temporary STRs” or just a room
 - Support Tourism “Not Enough Rooms”
 - Increase Accommodations for Tourists
 - Added income during retirement
- Maintain Community Character
- Neighborhoods become Commercial Districts
- Housing for workers (teachers, medical)
- Limit ability for neighbors to comment / veto project
- Compliment Cannabis Cultivation Sites
- Taxes on STRs to go to Affordable Housing
- Long-Term Housing Needed
- On Larger Parcels Only
- Revisit Ordinance Frequently
- Limit Corporate Ownership
- Limit of number of STRs on any road
- Long-Term Renters Being Displaced
- Out-of-County vs. In-County Owned STRs

Your Comments On This and/or Other...

- Public Hearings for Neighbor Input
- Tie permit to owner, not to property
- Require only a business license
- Noise Concerns
- Health & Safety Issues (impacts to emergency services)
- Private Road Concerns
- Hosted vs. Unhosted STRS
 - Property Management & Contact required
 - Limits on special events and number of guests
 - No caps on “temporary STRs” or just a room
 - Support Tourism “Not Enough Rooms”
 - Increase Accommodations for Tourists
 - Added income during retirement
 - On Larger Parcels Only
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- Maintain Community Character
- Neighborhoods become Commercial Districts
- Housing for workers (teachers, medical)
- Limit ability for neighbors to comment / veto project
- Compliment Cannabis Cultivation Sites
- Taxes on STRs to go to Affordable Housing
- Long-Term Housing Needed



Thank you for coming & participating.

Mark Cliser:

cliserm@mendocinocounty.gov

Shelby Miller:

millers@mendocinocounty.gov

Stakeholder Meetings - Summary

Topics of discussion included, but were not limited to:

- Protection of long-term housing availability
- Preservation of neighborhood character
- Enforcement and compliance measures
- The role of online rental platforms
- Tax revenue implications of STRs
- Support for local tourism and the broader economy

Topics provided by Staff were identified through research into commonly expressed public concerns at the local, state, and national levels. The following section provides a summary of the feedback received during each stakeholder meeting, highlighting specific concerns and ideas shared followed by a general consensus, and concluding with an overarching summary of all meetings.

April 9th, 2025 – Fort Bragg

1. General Opposition to STR Growth
 - Widespread support for limiting the number and impact of STRs
 - Concerns that neighborhoods are becoming de facto commercial zones
2. Impact on Housing and Community
 - STRs reduce long-term housing availability, worsening the local housing crisis
 - STRs affect neighborhood quality and erode community cohesion
 - Many fear the transformation of residential areas into hotels
3. Zoning and Location-Based Restrictions
 - Suggestions to:
 - Limit STRs near town centers and employment hubs (e.g., Fort Bragg)
 - Prohibit STRs on private roads due to wear and tear
 - Limit the number of STRs per street or per mile (e.g., only one every 0.5 miles)
4. Caps and Ownership Requirements
 - Suggested caps on:
 - Total number of STRs
 - Number of STRs owned by one person
 - STR ownership by out-of-county residents
 - Some proposed exemptions for:
 - Local or part-time residents
 - Retirees renting out a portion of their property
5. Usage Limits and On-Site Requirements
 - Limit the number of days a unit can be used as an STR
 - Require hosts to live on-site or nearby
 - STRs should have a local contact person or manager available for complaints
6. Health, Safety, and Communication
 - Require smoke alarms, emergency communication (cell or landline), and noise enforcement protocols
 - Mechanisms needed for addressing complaints
7. Enforcement and Compliance
 - Shut down non-permitted STRs

ATTACHMENT F

- Improve tax collection (e.g., TOT, BID taxes)
- Enforce zoning rules to keep commercial uses out of residential zones

Balanced Perspectives Shared

- Support for STRs:
 - Some attendees emphasized the economic benefits of STRs, including tourism and job creation
 - Others called for balanced policies that support small-scale STRs used by locals, retirees, or part-time residents
- Alternative Solutions:
 - Some recommended focusing on job creation and broader housing policy rather than limiting STRs

Fort Bragg General Consensus

When evaluating zoning and land use policies, it's important to balance the rights of homeowners with the preservation of neighborhood character. Efforts should be made to maintain the residential integrity of areas designated for housing, ensuring they continue to serve as stable, long-term communities. Additionally, policies should discourage the commodification of the housing stock by limiting its conversion into short-term investment properties, thereby promoting housing affordability and long-term residency.

April 14th, Anderson Valley

1. Location & Zoning Restrictions

- Limit short-term rentals (STRs) to county-maintained roads; private roads pose safety and traffic concerns
- STRs should not be allowed in residential zones if those zones don't permit motels—STRs are effectively commercial operations
- Prohibit corporate ownership of STRs; require owners to reside in Mendocino County
- A STR business license should not transfer with property sales to prevent inflating land prices

2. Housing & Affordability Concerns

- STRs reduce available long-term housing, driving up rent and home prices
- There's a urgent need to preserve housing for local workers, like teachers and doctors—both schools and clinics in Anderson Valley report losing potential hires due to housing shortages
- Even small, affordable homes are being converted into STRs, limiting options for single professionals

3. Regulation & Oversight

- STRs should be capped per area, potentially based on proximity to work centers
- Establish noise regulations and emergency communication requirements (cell or landline)
- Require onsite owner or property manager for STRs to ensure accountability and fast response
- STR ordinance should be reevaluated regularly due to the evolving nature of the industry
- Require STR owners on private roads to contribute more to road maintenance

4. Taxation & Economic Policy

- Increase taxes on second, third, and fourth homes if used as STR
- Tax STRs more heavily, directing those funds toward long-term housing development
- Explore agreements with booking platforms to ensure tax compliance and identification of problem operators

ATTACHMENT F

5. Balancing Tourism Needs

- STRs help support tourism, especially for the wine industry, given limited traditional lodging options

6. Policy Ideas for Flexibility & Fair Use

- Allow STRs in secondary units if the owner lives onsite
- A 3-unit parcel structure was suggested: owner lives in one, one is a long-term rental, one may be an STR
- Water use by STRs raised equity concerns—seen as commodifying a shared resource

Anderson Valley General Consensus

There is a general consensus around the need to maintain affordable housing for residents, strike a balance within the county's tourism-driven economy, and ensure that STRs operate in a responsible manner.

April 16th, Willits

Safety & Infrastructure:

- Require reliable cell service in all STRs
- Mandatory fire extinguishers, evacuation routes, carbon monoxide detectors and compliance with fire safety ordinances
- Use only electric grills/BBQs; prohibit open fires
- Emergency contacts must be verified by the county and posted in units
- STRs in High-Risk Wildland-Urban Interface (WUI) areas must meet stricter permit conditions
- Applicants must show proof of fire insurance that also covers adjacent parcels

Ownership & Location Requirements:

- STR owners must live onsite
- Owners must be members of local road associations, with association approval required
- STRs near city/work centers should be limited
- Off-street parking is required; no on-street parking should be allowed

Behavior & Community Impact:

- Enforce occupancy and vehicle limits per STR
- Noise regulations must be implemented
- Pets must be leashed (with some debate on whether this and/or fire policy should be left to owners)
- Traffic etiquette should be observed by guests
- A "Good Neighbor Guide" should be created, including pet rules

Administrative & Economic Considerations:

- Require proof of insurance from owners and platforms
- Taxes should be collected by online platforms
- Work with host compliance systems (e.g., with Granicus)
- Complaints should be verified for legitimacy
- Ordinance aim should be to reduce nuisances
- Consider the neighborhood's character in STR approvals

Diverse Community Opinions:

ATTACHMENT F

- Concerns:
 - STRs reduce long-term housing for essential workers (e.g., teachers, doctors)
 - Perceived as “motels” impacting neighborhood quality
 - May attract crime if STR is vacant and listed online
 - Public safety risks, such as fire, if not properly regulated
- Support:
 - STRs provide necessary tourist accommodations
 - They contribute to local economic development
 - County should encourage appropriate STRs

Willits General Consensus

The general consensus emphasizes the need for safety and infrastructure requirements for STRs, including reliable cell service, fire safety compliance, and stricter permitting in high-risk areas. Administratively, owners and platforms must provide insurance and ensure tax compliance, with systems in place to verify complaints and protect neighborhood character. While some worry STRs reduce housing for essential workers and affect safety and community quality, others value their role in tourism and local economic growth, supporting responsible regulation over restriction.

April 23rd, Covelo

Public Safety and Emergency Preparedness:

- Allocate some STR tax revenue to local fire and ambulance services due to increased emergency calls, especially for lost visitors using STRs
- Require STR owners to provide emergency contact info and evacuation instructions
- Mandate local trail maps in rentals to help prevent visitors from getting lost

Housing Concerns:

- Strong concern about the lack of housing for essential workers like teachers and healthcare staff; the health center is resorting to staff trailers
- Suggest keeping larger homes available for long-term family rentals

Tourism and Economic Development:

- Support for STRs to promote tourism, especially in Covelo, but emphasize the need to create attractions
 - Suggested ideas: farm tours, cannabis tourism, skatepark, and hiking trails
- Reopen the hotel in Covelo to boost lodging options

Regulation and Flexibility:

- Propose creating exclusion zones closer to town
- Recommend allowing STRs on cannabis farms, potentially with special rules
 - Suggest permitting “homestead shacks” and guest rooms for STR use on cannabis farms
- Call for a memorandum of understanding (MOU) with STR platforms for better oversight

Covelo General Consensus

Overall, commenters supported STRs as a tool for boosting tourism and the local economy, but urged regulation to protect housing availability and ensure visitor safety.

ATTACHMENT F

April 30th, Ukiah

1. Housing Access & Affordability

- STRs can serve as temporary housing for essential workers (e.g., nurses, teachers, police)
- Concern that the county is overbuilding low-income housing and underbuilding market-rate or workforce housing
- County employees and union members struggle to find affordable housing
- Residents are being priced out or forced to leave the area
- There's a need to prioritize long-term and workforce housing over tourist accommodations
- Suggested: create funding specifically for long-term housing

2. STR Regulation & Enforcement

- Limit the number of STRs in the county
- STR use permits are too expensive
- County should enforce complaints and ordinance violations effectively
- Question whether the county has the capacity to enforce STR rules
- STR permits should be tied to the owner, not the property (new owner = new permit)
- Revoke permits for repeated complaints or unpaid taxes
- Hire a county STR manager to oversee compliance

3. Insurance & Liability

- Require STR owners to carry commercial liability insurance
- Applicants must regularly demonstrate proof of active insurance (to prevent cancelled policies)
- Online platform insurance may not cover adjacent properties

4. Infrastructure & Location Concerns

- Prohibit STRs on poorly maintained or shared private roads
- Consider impacts on shared wells and road associations
- Disallow STRs in high, wildfire-prone (Wildland Urban Interface) areas
- Include road association compliance in application process
- Avoid STRs on small lots or where CC&Rs prohibit them

5. Management & Operational Standards

- Require professional management for STRs if the owner is not onsite
- Require neighborhood agreements to improve accountability
- Allow out-of-county ownership due to benefit of Transient Occupancy Tax (TOT)
- No restrictions on number of rental nights
- Require STR platforms to collect and remit TOT directly to the county

6. Privacy & Safety

- Concerns about STRs near cannabis grows (risk of theft, privacy)
- General unease about the presence and impact of STRs on neighborhood safety and character

Ukiah General Consensus

Community members broadly agreed on the need to balance the economic benefits of STRs with the growing demand for affordable, long-term, and workforce housing. While STRs can serve essential workers temporarily, underbuilding of permanent housing has worsened affordability.

ATTACHMENT F

Participants supported stricter STR regulations, including tighter permitting, revocation for violations, and linking permits to owners. Concerns about enforcement led to calls for a dedicated STR manager. They also emphasized insurance requirements and fire safety, recommending bans in high-risk or unsuitable areas. Professional management and neighborhood accountability were also widely supported, along with concerns about privacy and STRs near cannabis operations.

Many participants supported tighter zoning restrictions and caps to prevent STR saturation. Key proposals included:

- Limiting STRs near city centers, employment hubs, and in residential-only zones, particularly where motels are not permitted.
- Restricting STRs on private or poorly maintained roads, citing safety and infrastructure concerns.
- Setting geographic density limits, such as one STR per 0.5 miles or per block.
- Capping the total number of STRs, the number owned by a single individual, and restricting ownership by out-of-county or corporate entities.

There was also support for non-transferable licenses (i.e., permits don't transfer with property sales), to prevent property value inflation.

While most attendees urged limitations, there was support for STRs when operated responsibly. Suggestions included allowing STRs:

- In secondary units where the owner lives onsite
- On larger parcels with multiple housing types (e.g., one STR, one long-term rental, and one owner-occupied unit was suggested)
- As income supplements for retirees and part-time residents who rent part of their homes

Some also noted that STRs contribute to tourism and local economies, particularly in areas with limited hotel availability like Covelo or the Anderson Valley wine region. Calls for balanced policies—supporting small-scale, owner-operated STRs while discouraging absentee or corporate ownership—were noted across meetings.

Participants called for stronger enforcement mechanisms, citing widespread noncompliance and a lack of county capacity to manage violations. Key recommendations included:

- Revoking permits for STRs with repeated complaints or unpaid taxes
- Hiring a dedicated STR manager at the county level
- Requiring on-site or nearby management, verified emergency contacts, and professional management for non-resident owners
- Routine safety inspections and infrastructure requirements, especially in Wildland Urban Interface (WUI) areas, including fire insurance, smoke alarms, and bans on open fires
- Off-street parking requirements, noise limits, and occupancy caps
- A "Good Neighbor Guide" to set guest behavior expectations

There was consensus that STRs must not be allowed to compromise neighborhood or fire safety.

Public input emphasized the need to increase STR-related tax revenues and ensure proper collection through hosting platforms. Recommendations included:

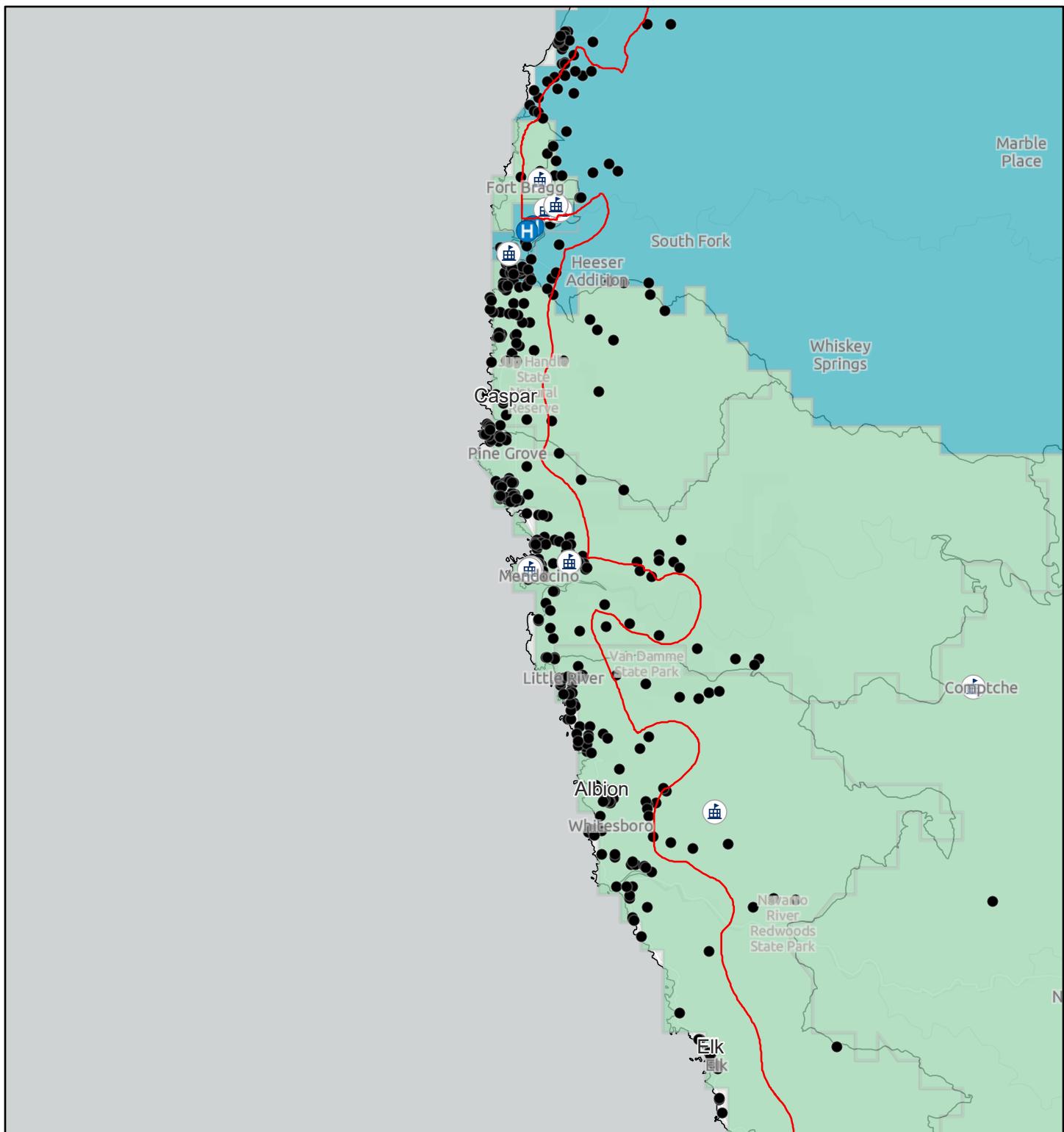
ATTACHMENT F

- Raising taxes on second, third, and fourth homes used as STRs
- Directing STR tax revenue toward long-term housing development, emergency services (e.g., fire, ambulance), and roads
- Creating MOUs with booking platforms to ensure transparency and tax compliance
- Requiring proof of commercial liability insurance, including coverage for adjacent parcels

Especially in Covelo and Boonville, STRs were recognized as important for supporting tourism-based economies. However, residents urged the county to create more attractions and infrastructure, such as hotels, farm stays, cannabis tourism, and recreation facilities, to diversify lodging options and reduce STR dependence. Some suggested flexible use of STRs on cannabis farms and rural properties accessed by private roads under clear regulatory conditions.

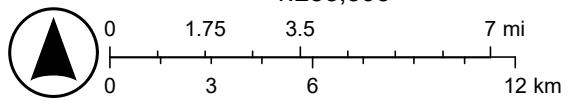
Residents voiced concern over the commodification of housing and shared resources (e.g., water), calling for policies that protect these resources. There was strong support for preserving neighborhoods for long-term residents and local families, rather than allowing out-of-town investors to reshape community character. Concerns about privacy, crime, and disruption were raised, especially near cannabis operations and vacant STR properties.

No. of STRs per Housing Units, Schools, and Healthcare Centers



8/27/2025

1:288,895



- Coastal Zone Boundary
- Health Clinics and Hospitals
- Public School
- Short Term Rentals

Number of Housing Units

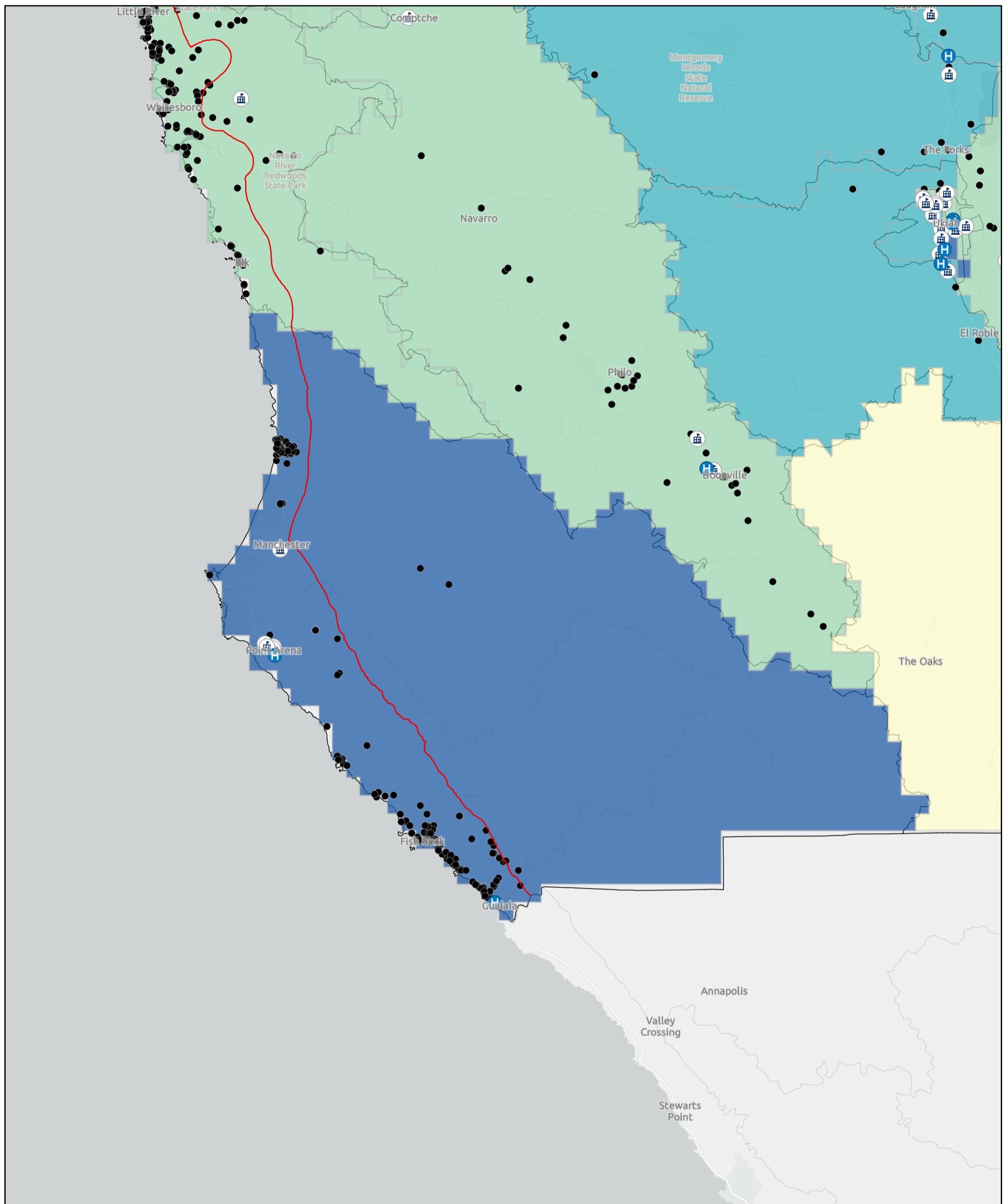
> 969 – 1,664
> 1,664 – 2,367

Major Towns

USA Census Tract Boundaries

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community

No. of STRs per Housing Units, Schools, and Healthcare Centers



8/27/2025

- Coastal Zone Boundary
- (H) Health Clinics and Hospitals
- (S) Public School
- Short Term Rentals
- Number of Housing Units

> 969 – 1,664

> 1,664 – 2,367

> 2,367 – 3,654

799 – 969

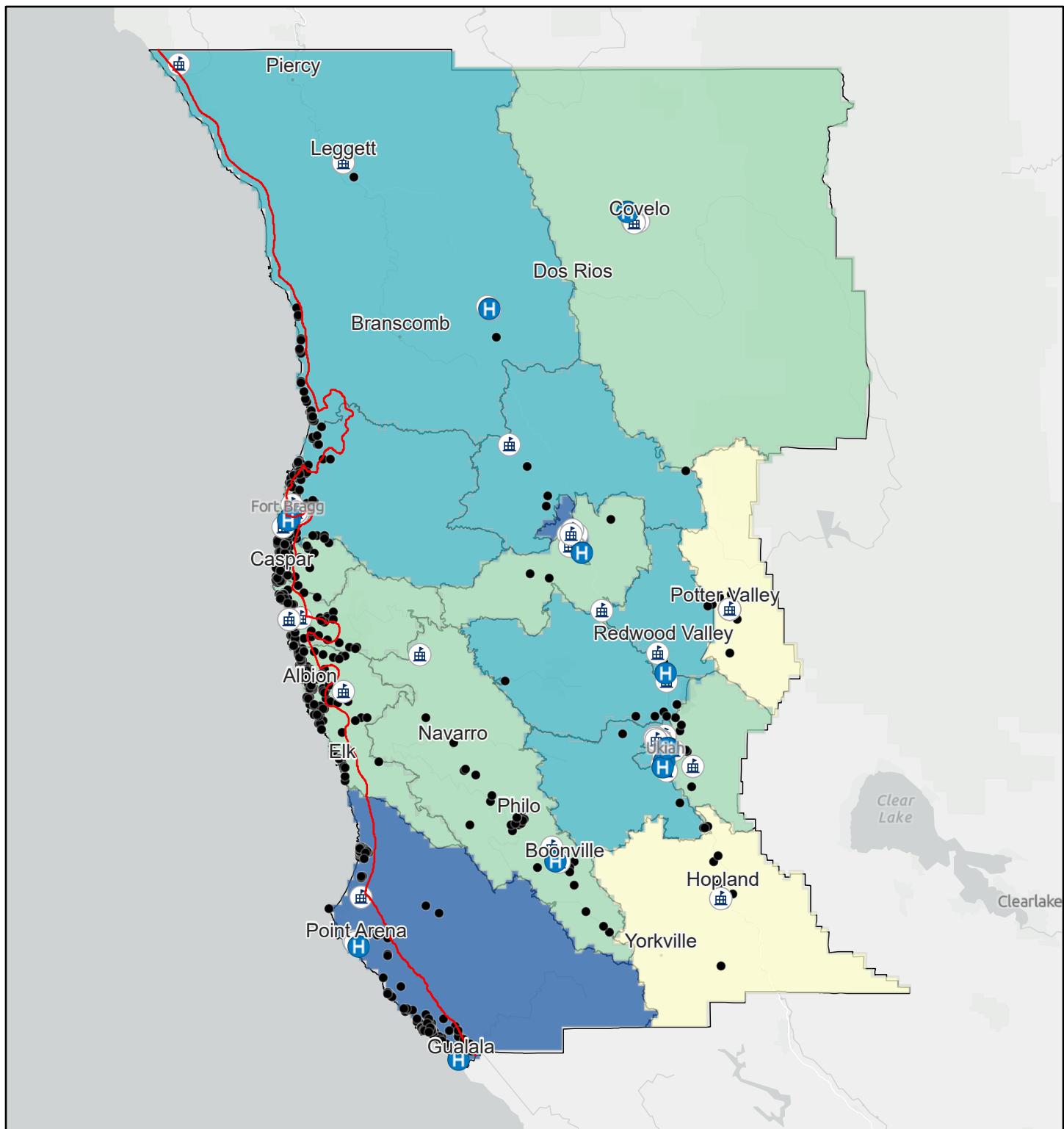
USA Census Tract Boundaries

1:288,895

0 2.5 5 10 mi
0 4 8 16 km

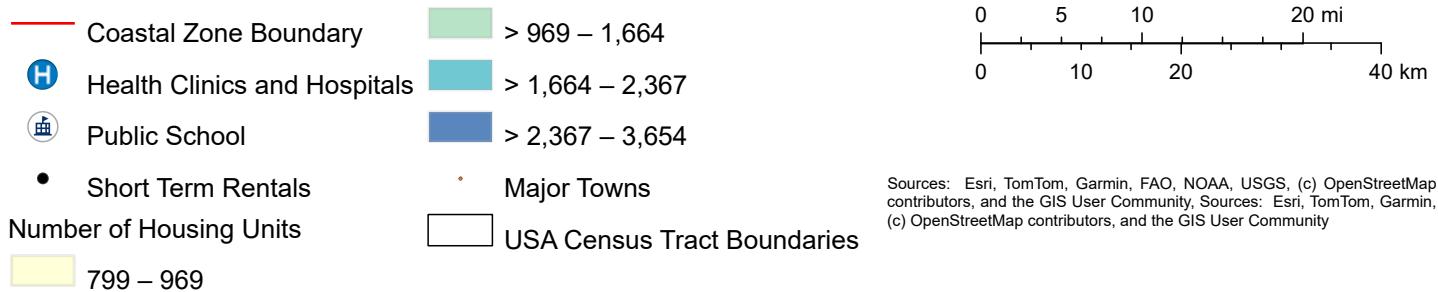
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community

No. of STRs per Housing Units, Schools, and Healthcare Centers



8/27/2025

1:976,378



Key Considerations from Housing Element

Goal 3: Increase the supply of housing, especially for low- and moderate- income households. Policy 3.1: Encourage the development of an adequate supply of housing and range of housing densities and types to meet the diverse needs of County residents.

Policy 3.2: Promote the development of accessory dwelling units. Action 3.2a Continue efforts around the development of ADUs and explore additional incentives to promote ADUs to help ensure RHNA progress. Continue to publicize the opportunities for and encourage the production of accessory dwelling units for full-time occupancy and encourage family care units. Create resource materials to better facilitate and guide prospective ADU construction.

Between 2010 and 2019, the population in Mendocino County as a whole increased by only 1.3 percent. The population is expected to grow to 92,655 people by 2030, representing an average annual change of 0.90 percent between 2010 and 2030. The incorporated cities' population grew from 28,685 to 29,233 in 2019 and is expected to increase to 30,050.

Affordability problems occur when housing costs become so high in relation to income that households must pay an excessive proportion of their income for housing, or are unable to afford any housing and are homeless. A household experiences a housing cost burden or overpayment if it is paying more than 30 percent of its gross income on housing. According to the 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) database, 38.2 percent of households were overpaying for housing (more than 30 percent of total income), and 21.5 percent were severely overpaying for housing (more than 50 percent of total income) (Page 5-52)

TABLE 5-2-21
HOUSEHOLDS OVERPAYING FOR HOUSING BY INCOME GROUP IN UNINCORPORATED COUNTY

Total Households Characteristics	Number	Percent of Total Households
Total occupied units (households)	22,865	100.0%
Total Renter households	7,820	34.2%
Total Owner households	15,045	65.8%
Total lower income (0–80% of HAMFI) households	9,876	43.2%
Lower income renters (0–80%)	4,870	21.3%
Lower income owners (0–80%)	5,006	21.9%
Extremely low income renters (0–30%)	1,755	7.7%
Extremely low income owners (0–30%)	1,056	4.6%
Lower income households paying more than 50%	4,223	18.5%
Lower income renter HH severely overpaying	2,236	9.8%
Lower income owner HH severely overpaying	1,987	8.7%
Extremely Low Income (0–30%)	1,836	8.0%
ELI Renter HH severely overpaying	1,115	4.9%
ELI Owner HH severely overpaying	721	3.2%
Income between 30% and 50%	1,281	5.6%
Income between 50% and 80%	1,106	4.8%
Lower income households paying more than 30%	6,102	26.7%
Lower income renter HH overpaying	3,287	14.4%
Lower income owner HH overpaying	2,815	12.3%
Extremely Low Income (0–30%)	2,097	9.2%
Income between 30% and 50%	1,828	8.0%
Income between 50% and 80%	2,177	9.5%
<i>Total Households Overpaying</i>	<i>8,740</i>	<i>38.2%</i>
<i> Total Renter Households Overpaying</i>	<i>3,847</i>	<i>16.8%</i>
<i> Total Owner Households Overpaying</i>	<i>4,893</i>	<i>21.4%</i>
<i> Total households paying between 30% and 50% Income</i>	<i>3,831</i>	<i>16.8%</i>
<i> Total households paying >50% Income</i>	<i>4,909</i>	<i>21.5%</i>

Source: US Department of Housing and Urban Development, 2006-2015 CHAS Data Sets, <https://www.huduser.gov/portal/datasets/cp.html#2011-2015>.

Vacancy Rate Vacancy rates indicate the general availability of housing in a specific area as well as the degree to which available housing supply is meeting current housing market demand. Lower vacancy rates indicate that homebuyers or renters may have difficulty finding affordable housing that meets their needs, and higher vacancy rates suggest a surplus of housing units. Lower vacancy rates may be concurrent with higher market rate rents and/or overcrowding. In 2016, the homeowner vacancy rate was 0.8 percent, and the rental vacancy rate was 3.9 percent (Table 5-2-25), which was a decrease from 2010 of 2.2 percent and 5.3 percent, respectively. The vacancy rates in Mendocino County are fairly low, in particular for homeowners, indicating the supply of housing for sale may be quite low (pg. 5-56).

Overcrowding is not a significant housing issue in the unincorporated county. According to data from the 2012–2016 ACS, there were a total of 1,272 overcrowded households, representing only 5.4 percent of all households (see Table 5-2-27). Of the 1,272 overcrowded households, almost 764 households (9.2 percent) are renter households, and 508 households (3.4 percent) are owner occupied. Approximately 2.6

ATTACHMENT J

percent (115 households) of the households in the unincorporated county reported being severely overcrowded, and the majority of these were renter households (5-57).

Market constraints include land and construction costs, the availability of financing, interest rates, and lending practices. These constraints impact the affordability of housing. Though these factors are the result of market conditions and are generally outside the control of the County, steps can be taken to lessen the impact of these constraints.

The conversion of housing to vacation home rentals (also referred to as short-term rentals) supports the tourist-based economy—which tends to generate jobs, though usually at lower wage levels—reducing inventory and driving up home values and average rents. Most vacation rentals result from investment or retirement purchases, often by persons living outside the area. Typically, larger older units, often with three or more bedrooms, are those converted. Noise and traffic impacts and the presence of vacant units for part of the year also negatively affect the well-being of the community.

The Coastal Element and Coastal Zoning Ordinance categorize vacation home rentals as a residential-use type allowed in the same locations as single-family dwellings, subject to a business license. Most conversions are exempt from Government Code Section 65590, which addresses replacement in the Coastal Zone. As part of a proposed amendment to the County's Local Coastal Plan to allow Accessory Dwelling Units (ADU), restrictions will accompany the use of properties featuring an ADU or a Junior Accessory Dwelling Unit (JADU), given that these residential structures are intended to increase the supply of non-transient housing, and long-term rentals.

Generally, some jurisdictions in California limit transient use to a period of less than 30 consecutive days in exchange for remuneration, classify transient lodging as a commercial use, limit transient rentals in single-family residential zones, or have adopted a maximum ratio or number of units. In unincorporated Mendocino County, the Mendocino Town Plan prohibits the conversion of residential units except in the Mixed Use or Commercial Zones and/or under a permitted ratio of 13 long-term residential dwelling units to 1 vacation home rental unit, with some exceptions. Limitations on housing unit size and deed restrictions to prevent the use of other units as vacation rentals are also imposed. The Gualala Town Plan prohibits accessory dwelling units from use as vacation home rentals or transient residential use. During the public outreach for this Housing Element, input at a community meeting in Fort Bragg indicated that vacation rentals are a constraint to availability of long-term rental housing.

ATTACHMENT K

HISTORY OF MENDOCINO COUNTY STR ACTIONS:

- In 2010, the Director of Planning and Building Services (PBS) provided a determination that short-term/vacation home rentals were to be classified as an accessory residential use type "Room and Board" as defined in Mendocino County Code (MCC) Section 20.164.015(L), see *2010 Inland VHR Opinion* Attachment.
- May 16, 2017. In response to concerns about STRs depleting the County's housing stock, the BOS passed and adopted Ordinance No. 4391 on August 1, 2017 which restricted the establishment of new STRs. The ordinance expired 45 days later as it did not sustain the votes necessary for a required extension.
- September 12, 2017. The BOS direct PBS to develop an updated draft policy for review and consider by Planning Commission and the Board
- April 10, 2018. The Board directed PBS to incorporate policies regarding STRs as detailed in Supervisor Gerde's memo dated May 16, 2017.
- November 2021. Planning Commission forms Ad Hoc Committee on STRs
- November 17, 2022. Planning Commission adopts a resolution that clarified the interpretation of MCC Sections 20.164.015(L) and 20.024.135 concerning the rental of entire dwelling units for transient occupation noting that the "Room and Board" accessory use type is limited to the rental of no more than two rooms within an entire dwelling unit that is also occupied as a primary unit, and that a Vacation Rental of an entire dwelling unit is not incidental or subordinate to a principal residential or agricultural use. This resolution is appeal to the Board
- April 25, 2023. The Board considered the appeal and overturned the Planning Commission interpretation, restoring the 2010 Director determination that short-term rentals are classified as an accessory residential use type within Inland portions of Mendocino County

PREVIOUS DIRECTION FROM BOARD

On August 29, 2023, Planning Staff presented a memorandum to the Board of Supervisors requesting policy guidance for the development of a Short-Term Rental (STR) Ordinance (Attachment A). The following summarizes the key issues discussed and the direction provided by the Board:

- **Noise:** The Board unanimously agreed that noise concerns should be addressed within the STR Ordinance.
- **Water Usage:** A majority of the Board did not support including specific water usage provisions in the draft ordinance. However, two Supervisors expressed concern, citing increased demand during the summer tourist season as one reason for incorporating water-related provisions.
- **Hosted vs. Un-Hosted Rentals:** The Board generally supported including distinctions between hosted and un-hosted STRs, contingent upon clear definitions. Staff noted during the meeting that Sonoma County defines "hosted" as the host being physically present on the subject property.
- **Transient Occupancy Tax (TOT):** The Board was in agreement that TOT must be collected and that failure to remit payment should result in permit revocation. Auditor-Controller-Tax Collector Chamise Cubbison informed the Board that the County is in

ATTACHMENT K

preliminary discussions with third-party vendors to verify STR addresses. These vendors may also manage owner correspondence, perform data analytics, and provide listing information for enforcement.

- **Discretionary Permits:** The Board requested additional criteria for when a discretionary permit might be required, such as in cases involving private roads or un-hosted rentals. However, the majority favored requiring only a business license for STR operation.
- **Ownership by Out-of-County Residents and Corporations:** Staff sought Board direction on the possibility of restricting STR ownership to in-county residents and limiting ownership by corporations or non-resident individuals. County Counsel advised that such restrictions may face legal challenges but agreed to further investigate their feasibility.
- **Accessory Dwelling Units (ADUs):** A majority of the Board supported allowing ADUs to be used as short-term rentals.¹

CURRENT DIVISION I PRACTICE

Currently, Inland Mendocino County regulates STRs under the guidance of a 2010 memorandum interpreting Mendocino County Code (MCC) Section 20.164.015(L), which classifies STRs similarly to "Room and Board"; as an accessory residential use:

Per MCC Section 20.164.015(L) Room and Board, the use of the single-family residence as a short-term rental not located on a publicly maintained road is permitted upon the issuance of a Major Use Permit. In a memo dated October 7, 2010, the Mendocino County Planning Director determined that entire-home short term rentals (or vacation home rentals) were classified as Room and Board under section 20.164.015(L) of the Mendocino County Zoning Code. While the issue of short term-transient use of single-family residences has been discussed since the 2010 determination, the previously cited memo from 2010 still reflects the standing on the status of short-term rentals.

However, 20.164.015(L) does not provide sufficient clarity or direction for effective regulation, as witnessed in 2021 when the Mendocino County Planning Commission adopted a resolution clarifying the interpretation. It is Staff's intention to develop an ordinance that clearly defines appropriate locations for STRs and includes enforcement mechanisms and permitting structure.

¹ The updated Division I Zoning Code does not allow ADUs to be used for STRs. However, Second Residential Units may be used as a STR

ATTACHMENT L

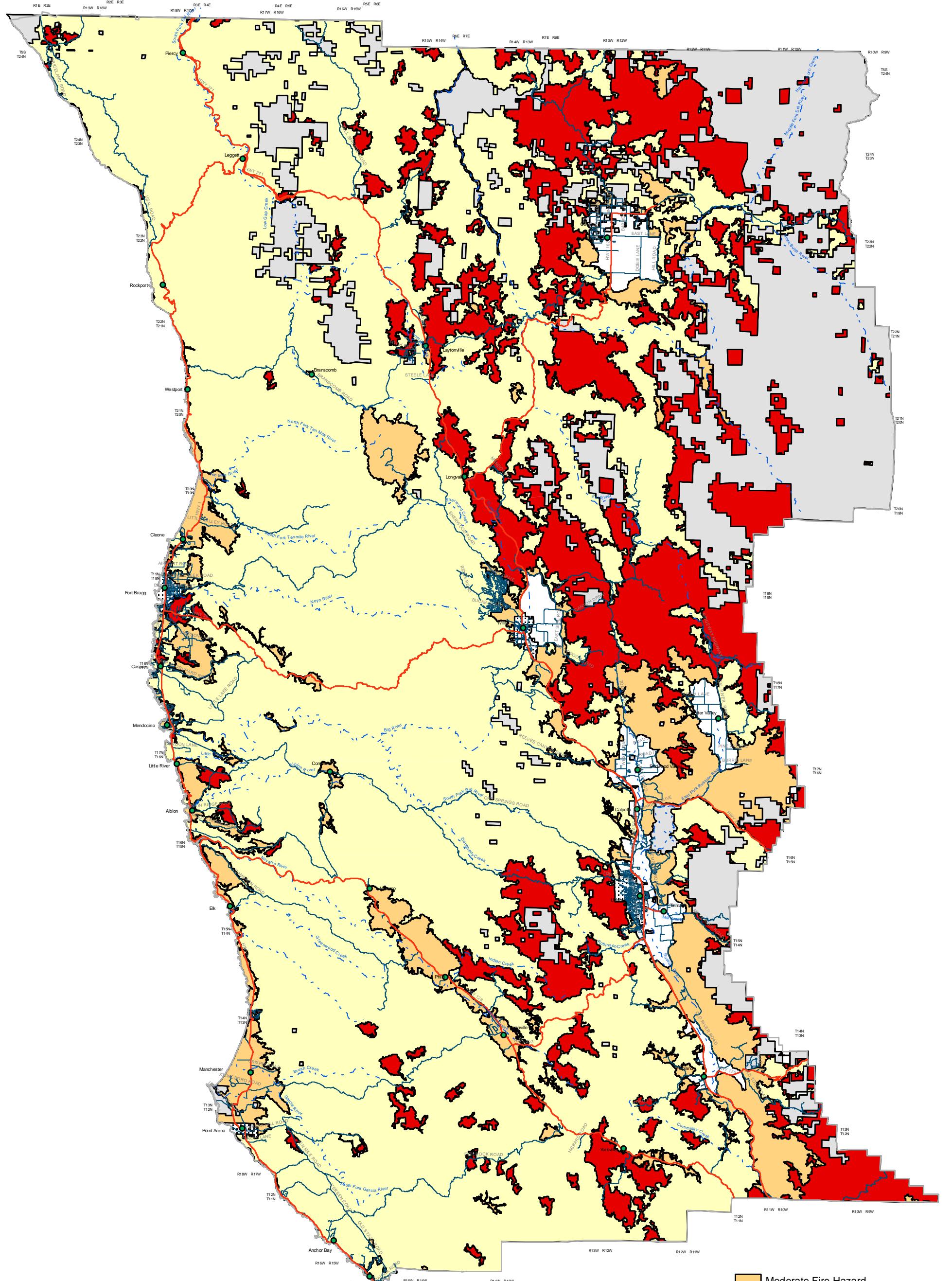
ORDINANCE PRACTICES – NEARBY JURISDICTIONS

Adopted in March 2024, Humboldt County's Short-Term Rental (STR) Ordinance regulates rentals of 30 days or fewer in unincorporated areas through a tiered permitting system. It defines STRs as entire unit rentals or up to two rooms with an onsite host and sets strict caps—2% of housing in the Greater Humboldt Bay Plan Area and 5% in individual Community Planning Areas, with a three-permit limit per owner. Existing STRs can apply for permits and may qualify for certain exemptions. The ordinance also mandates a "Good Neighbor Guide" for neighbors and guests, outlines permit standards, contact information of caretaker, and traffic etiquette guidelines, and aims to balance economic benefits with housing preservation and neighborhood integrity.

In unincorporated Sonoma County, property owners wishing to operate short-term rentals (STRs) must obtain a Vacation Rental Permit and Business License, designate a certified property manager within 30 miles, and register for the 12% Transient Occupancy Tax (TOT) on rentals under 30 days. STRs are allowed in specific rural and agricultural zones but prohibited in high-density residential areas, ADUs, and exclusion or cap zones with tight permit limits. Operating standards include occupancy limits, quiet hours, on-site parking, safety instructions, and neighbor notification. Hosted rentals, where the owner lives on-site and rents out up to two bedrooms are not regulated. The county enforces regulations through a complaint hotline, potential fines, and a "3-strikes" policy for repeat violations. Permittees must be a property owner or a "natural person". A limited liability company or LLC is not a natural person and may not be a Permittee. Vacation Rental Exclusion districts may be applied to exclude new vacation rentals. Vacation Rental Caps may be applied to cap vacation rentals at five percent or ten percent of the single-family residence dwellings in the proposed X district boundaries when the cap is imposed. Where calculation of the cap results in a fractional number, the cap is rounded down to a whole number.

Nevada County, California permits short-term rentals (STRs) of residential properties with the exception of ADUs built after April 25, 2019, guest quarters and temporary residential structures including RVs and tiny homes. STRs are defined as any lodging facility offered for less than 30 days on a residential property. All STRs must register for and collect Transient Occupancy Tax (TOT) and may also need a business license. No permits are needed from the Planning Department to operate an allowed short term rental or a room or primary residence.

ATTACHMENT M



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DIVISION OF HOUSING POLICY DEVELOPMENT

651 Bannon Street, Ste. 400

Sacramento, CA 95811

(916) 263-2911 / FAX (916) 263-7453

www.hcd.ca.gov



August 15, 2025

Nephele Barrett
Executive Director
Mendocino Council of Governments
525 South Main Street, Suite B
Ukiah CA 95482

Dear Nephele Barrett,

RE: Final Regional Housing Need Determination

This letter provides Mendocino Council of Governments (MCOG) its final Regional Housing Need Determination. Pursuant to state housing element law (Government Code, § 65584 et seq.), the Department of Housing and Community Development (HCD) is required to provide the determination of the region's existing and projected housing need.

In assessing MCOG's regional housing need, HCD and MCOG staff completed a consultation process from June 2025 through August 2025 covering the methodology, data sources, and timeline for HCD's determination of the Regional Housing Need. To inform this process, HCD also consulted Walter Schwarm and Jim Miller of the California Department of Finance (DOF) Demographic Research Unit.

Attachment 1 displays the minimum regional housing need determination of **6,456** total units among six income categories for MCOG to distribute among the region's local governments. Attachment 2 explains the methodology applied pursuant to Government Code section 65584.01. In determining the region's housing need, HCD considered all the information specified in state housing law (Gov. Code, § 65584.01(c)).

MCOG is responsible for adopting a methodology for RHNA allocation and RHNA Plan for the *projection* period beginning June 30, 2027, and ending August 15, 2035. Pursuant to Government Code section 65584(d), the methodology to prepare MCOG's RHNA plan must further the following objectives:

- (1) Increasing the housing supply and mix of housing types, tenure, and affordability
- (2) Promoting infill development and socioeconomic equity, protecting

- environmental and agricultural resources, and encouraging efficient development patterns
- (3) Promoting an improved intraregional relationship between jobs and housing
- (4) Balancing disproportionate household income distributions
- (5) Affirmatively furthering fair housing

Pursuant to Government Code section 65584.04(e), to the extent data is available, MCOG shall consider including the factors listed in Government Code section 65584.04(e) to develop its RHNA plan. Also, pursuant to Government Code section 65584.04(f), MCOG must explain in writing how each of these factors was incorporated into the RHNA plan methodology and how the methodology furthers the statutory objectives described above.

Government Code section 65588(e)(6) specifies the RHNA *projection* period begins December 31 or June 30, whichever date most closely preceded the previous projection period end date. The RHNA projection period end date is set to align with the planning period end date. MCOG's local governments are responsible for updating their housing elements for the *planning* period beginning August 15, 2027, and ending August 15, 2035, to accommodate their share of new housing need for each income category. Please note, a jurisdiction authorized to permit residential development may take RHNA credit for new units approved, permitted, and/or built since the start date of the RHNA *projection* period (June 30, 2027).

As specified in Government Code section 65584.01(c), a COG may, within 30 days from the date of this letter, file an objection to HCD's determination of the region's existing and projected housing need.

HCD encourages all of MCOG's local governments to consider the many affordable housing and community development resources available to local governments. HCD's programs can be found at <https://www.hcd.ca.gov/grants-funding/nofas.shtml>.

HCD commends MCOG's leadership in fulfilling their important role in advancing the state's housing, transportation, and environmental goals. HCD looks forward to continued partnership with the region and in assisting in planning efforts to accommodate the region's share of housing need.

If HCD can provide any additional assistance, or if you, or your staff, have any questions, please contact Thomas Nguyen, Senior Data Specialist, at thomas.nguyen@hcd.ca.gov, or Taylor Price, Specialist, at taylor.price@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Marisa Prasse".

Marisa Prasse
Fair Housing Section Chief

Enclosures

Cc:

Lisa Davey-Bates, Planning Principal, Mendocino Council of Governments
Loretta Ellard, Deputy Planner, Mendocino Council of Governments
Jaclyn Christian, Associate Planner, Mendocino Council of Governments
James Snookne, Program Manager, Mendocino Council of Governments
Hector Ortega, Regional Project Analyst, Mendocino Council of Governments

ATTACHMENT 1

HCD REGIONAL HOUSING NEED DETERMINATION Mendocino Council of Governments (MCOG): JUNE 30, 2027, through AUGUST 15, 2035

INCOME CATEGORY	PERCENT	HOUSING UNIT NEED
Acutely Low	8.3%	533
Extremely Low	13.8%	891
Very Low	10.5%	677
Low	17.8%	1,151
Moderate	10.0%	648
Above Moderate	39.6%	2,556
Total	100.0%	6,456

Notes:

Income Distribution:

Income categories are prescribed by California Health and Safety Code (section 50063.5, et. seq.). Percentages are derived based on Census/ACS reported household income brackets and county median income as determined by HCD.

ATTACHMENT 2

HCD REGIONAL HOUSING NEED DETERMINATION:
Mendocino Council of Governments (MCOG):
JUNE 30, 2027, through AUGUST 15, 2035

Methodology

Mendocino Council of Governments (MCOG): JUNE 30, 2027 - AUGUST 15, 2035 (8 years) HCD Determined Population, Households, & Housing Unit Need		
Reference No.	Steps Taken to Calculate Regional Housing Need	Amount
1.	Population: June 30, 2035 (DOF June 30, 2035, projection adjusted + 1.5 months to August 15, 2035)	89,696
2.	- Group Quarters Population: June 30, 2035 (DOF June 30, 2035, projection adjusted + 1.5 months to August 15, 2035)	-1,628
3.	Household (HH) Population	88,068
4.	Projected Households	38,239
5.	+ Vacancy Adjustment for Existing Households	+653
5.	+ Vacancy Adjustment for Projected Households	+49
6.	+ Overcrowding Adjustment	+804
7.	+ Cost-burden Adjustment	+3,082
8.	- Cost-burdened and Overcrowded Households (DOF data)	-397
9.	+ Replacement Adjustment Demolitions (0.1%)	+38
10.	+ Replacement Adjustment Seasonal, Recreational, and Occasional Use (2015 vs. 2023) (10.0%)	+587
11.	+ Jobs Housing Relationship Adjustment	+0
12.	+ Homelessness Adjustment	+369
13.	+ State of Emergency Adjustment	+61
14.	- Occupied Units (HHs) estimated projected June 30, 2027 (from DOF data)	-37,029
15.	Preliminary Regional Housing Need (Not including Replacement Adjustment Seasonal, Recreational, and Occasional Use)	5,869
16.	+ Feasible Jobs/Housing Balance Adjustment	+0
Total	7th Cycle Regional Housing Need Assessment (RHNA)	6,456

Detailed background data for this chart is available upon request.

Explanation and Data Sources

- 1-4. Population, Group Quarters, Household Population, & Projected Households:
Pursuant to Government Code section 65584.01, projections were extrapolated from Department of Finance (DOF) projections persons. Population reflects total persons. Group Quarter Population reflects persons in a dormitory, group home, institution, military, etc. that do not require residential housing. Household Population reflects persons requiring residential housing. Projected Households reflect the propensity of persons, by age-groups, to form households at different rates based on Census trends.
5. Vacancy Adjustment: HCD applies a vacancy adjustment based on the region's current vacancy percentage to promote healthy market vacancies that facilitate housing availability and resident mobility. Healthy vacancy rates are 2% owner and 6% renter for non-MPO regions (7% for MPO regions). There are two methodologies utilized to calculate this adjustment. The first methodology is to calculate the vacancy adjustment for existing households. The adjustment for existing households is the difference between standard 2% and 6% vacancy rates and region's current vacancy rates based on the 2019-2023 5-year American Community Survey (ACS) data. That difference is then multiplied by the number of existing households by tenure (existing households multiplied by current rates of renter and owner). For MCOG, the existing household owner vacancy rate (0.88%) is below the healthy standard, resulting in a 1.12% adjustment. The existing household renter vacancy rate (3.22%) is also below the healthy standard, resulting in a 2.78% adjustment. The second methodology is to calculate the vacancy adjustment for projected households. The projected household vacancy adjustment is obtained by applying the standard 2% and 6% vacancy rates to the projected owner and renter households. The healthy vacancy rates (2% and 6%) are then multiplied by the number of projected households by tenure (projected households multiplied by current rates of renter and owner). Data is from the 2019-2023 5-year ACS and DOF.
6. Overcrowding Adjustment: Pursuant to Government Code section 65584.01(b)(1)(C), HCD uses ACS data to consider the percentage of households that are overcrowded in the region compared to the United States national average of households that are overcrowded. In regions where the overcrowding rate is greater than the U.S. national average overcrowding rate (3.40%), HCD applies an adjustment based on the amount the region's overcrowding rate exceeds the U.S. overcrowding rate. For MCOG, the region's overcrowding rate (5.58%) is higher than the national average (3.40%), resulting in a 2.18% adjustment. Data is from the 2019-2023 5-year ACS.
7. Cost Burden Adjustment: Pursuant to Government Code section 65584.01(b)(1)(H), HCD uses ACS data to consider the percentage of households that are cost burdened in the region compared to the United States national average of households that are cost burdened. In regions where the cost burdened rate is greater than the U.S. national average rate (31.68%), HCD applies an adjustment based on the amount the region's overcrowding rate exceeds the U.S. overcrowding rate. For MCOG, the region's cost burdened rate (40.03%) is higher than the national average (31.68%), resulting in a 8.36% adjustment. Data is from the 2019-2023 5-year ACS.
8. Overcrowding and Cost Burden Adjustment: To minimize double counting the housing needs of households that are both overcrowded and cost burdened, HCD has implemented an additional overcrowding and cost burden adjustment. For

regions with an adjustment for both overcrowding and cost burden, a downward adjustment is applied based on the number of households that are estimated to be both overcrowded and cost burdened according to an analysis of 2023 ACS Public Use Microdata Sample File data (PUMS) provided by DOF. If the DOF data for this adjustment exceeds the individual adjustments for overcrowding or cost burden, then this adjustment is limited to the lesser of the two. This double counting consideration resulted in a 397-unit reduction.

9. Replacement Adjustment: HCD applies a replacement adjustment between 0.1% to 5% to the total housing stock based on the current 10-year average percent of demolitions in the region's local government annual reports to DOF. Units lost during a state of emergency declaration are not included. For MCOG, the 10-year average was 0.07% so the minimum adjustment of 0.1% is applied to the projected occupied households.
10. **Replacement Adjustment (Seasonal, Recreational, and Occasional Use Housing Units):** In addition to the demolition replacement adjustment, HCD also applies a replacement adjustment to account for housing units that are not available for permanent year-round occupancy. This adjustment is calculated based on the change in the percentage of housing units that are for seasonal, recreational, and occasional use per ACS data. There are two methodologies utilized to calculate this adjustment, depending on changes in the housing stock over the period of analysis. If both the total number of seasonal, recreational, and occasional use housing units and the overall housing stock increased over the relevant 8-year period, HCD calculates the adjustment based on the proportion of newly added housing units used for seasonal, recreational, or occasional purposes during that time frame. This proportion is then applied as a percentage increase to the preliminary housing need assessment. If, however, either the total number of seasonal, recreational, and occasional use housing units or the overall housing stock decreased, HCD instead compares the change in the share of seasonal, recreational, occasional use housing units to total housing units. For MCOG, the total number of recreational housing and total housing units increased from 2015 to 2023, therefore HCD used this option. The total number of recreational housing units increased faster than the total housing units from 2015 to 2023, resulting in an adjustment of 212.66%. This rapid increase in seasonal, occasional, and recreational housing units appeared to be an outlier. HCD felt that a more realistic adjustment would be much lower, and as a result, HCD capped this adjustment at 10.00%. Therefore, the 10.00% rate is applied to the preliminary RHND of 5,869 units, resulting in a 587-unit adjustment. Data is 2015 and 2023 ACS 5-year estimates.
11. Jobs Housing Relationship Adjustment: HCD applies an adjustment based on the number of in-commuters to a region. The adjustment is calculated by dividing the number of in-commuters to the region by HCD's jobs/housing standard of 1.5. This adjustment does not include commuters entering from or leaving to states other than California. In MCOG, the number of employed residents exceeded the number of people employed in the region, resulting in no adjustment. Data is from the US Census Bureau LEHD Origin-Destination Employment Statistics, 2022 and 2019-2023 5-year ACS.
12. Homelessness Adjustment: HCD applies an adjustment based on the housing needs of individuals and families experiencing homelessness. For non-COG regions and COGs that do not provide their own data, by default HCD uses the

most recent Point-in-Time counts from the County's Continuum of Care and DOF household formation rates. An adjustment of 369 units was applied to MCOG using data from the Mendocino County Continuum of Care 2024 Point-in-Time Count and DOF household formation rates.

13. State of Emergency Adjustment: HCD used data provided by the California Governor's Office of Emergency Services (CalOES) and the California Department of Forestry and Fire Protection (CAL FIRE) pursuant to Government Code section 65584.01(b)(1)(I) to adjust for units lost due to a declared state of emergency during the previous planning period (since 2019). Data is from 2025. To estimate the percentage of units lost that were originally occupied, HCD uses 2019-2023 ACS data to calculate the percentage of units in the region that are temporarily occupied by persons with a usual residence elsewhere. HCD then multiplies the occupancy rate by the units lost due to a state of emergency, resulting in an adjustment of 61-unit increase to the RHNA. HCD uses the California Franchise Tax Board and CalOES list of disasters and emergency proclamations data to ensure that only units destroyed by a Governor-declared State of Emergency are utilized when calculating this adjustment.
14. Occupied Units: Reflects DOF's projected occupied units at the start of the projection period (June 30, 2027).
15. Preliminary Regional Housing Need Determination: Housing need calculated after applying factors described in Government Code section 65584.01(b). This preliminary Regional Housing Need Determination is used to evaluate feasible balance between jobs and housing and the Replacement Adjustment (Seasonal, Recreational, and Occasional Use).
16. Feasible Jobs/Housing Balance Adjustment: According to statute, the "region's existing and projected housing need shall reflect the achievement of a feasible balance between jobs and housing within the region using the regional employment projections in the applicable regional transportation plan" (Gov. Code, § 65584.01(c)(1)). After applying the adjustments noted above, HCD compared the 7th cycle RHNA determination and the region's total occupied housing units to the Caltrans employment projections for MCOG to determine whether a feasible balance was achieved. This analysis resulted in a jobs housing balance of 0.80 (1.20 housing units for every projected job). Because this is below the healthy rate of 1.5, no additional adjustment is needed. Data is from the 2019-2023 5-Year ACS data, US Census Bureau LEHD Origin-Destination Employment Statistics, 2022, and Caltrans, Long-Term Socio-Economic Forecasts by County, 2023.