

RE: Town Council Meeting 10/18/23, Agenda Item 10.2

Mayor Wentworth and Town Council:

I find myself perplexed about the objectives of the Town Council with respect to the proposed moratorium on short-term rentals. I have a few questions:

- **Limiting Short-Term Rentals:** Is the primary objective of these regulations to limit the number of short-term rentals with the assumption that these properties will transition to long-term rentals?
- **Market Value:** Are the regulations designed to restrict nightly rentals to drive down the market value of specific properties so they become affordable for the workforce?
- **Limiting Tourists:** Does the Council intend to limit the number of tourists who visit Mammoth Lakes?

As a seasoned REALTOR with over two decades of experience in the Town of Mammoth Lakes, I have had the privilege of assisting numerous clients in finding their dream homes. In my years of service, I have observed a consistent trend among my clients who sought to purchase a second home: their primary motivation was the lifestyle Mammoth Lakes offers, and many were keen on leveraging federal and state income tax laws, such as the 1031 exchange. For them, owning a second home became a win-win scenario, allowing them to enjoy the property, offset some expenses, and make the most of current tax incentives. Remarkably, less than 5% of my clients aimed to purchase properties for pure investment purposes. Furthermore, none cited Airbnb or VRBO as a primary reason for their investments, as these platforms are perceived as efficient delivery systems versus traditional property management firms. For these reasons, I don't believe the typical Mammoth Lakes second homeowner would ever consider switching from short-term to long-term rentals.

Our real estate market has shifted, and I believe it's key to consider the market cycle. The staff report did not include data from 2023. Higher interest rates, low inventory, and rising fire insurance costs have impacted our local market, leading to fewer closed transactions and decreased median sales prices for 1 and 2-bedroom properties. For example, the year-to-date median price for a 2-bedroom in the RMF-2 zoning is \$654,000 versus 2022 when it exceeded \$700,000. In 2023, "sales data shows continued strong price increases" is no longer a valid statement. Additionally, monthly HOA dues are rapidly becoming prohibitive. In one complex in the RMF-2 Zone, for a two-bedroom, the monthly due amount is \$981, plus a special assessment of \$685 for fire insurance. For the next 18 months, the total monthly fee is \$1,666. This amount doesn't include the special assessment for snow removal or utilities. Purchase price alone doesn't make a property affordable or not affordable.

Additionally, a moratorium may inadvertently yield unintended consequences, including:

- Reducing Transient Occupancy Tax income due to a decline in the number of tourists.

- Lower property values result in reduced property taxes, which, in turn, can impact critical community services such as funding for the fire department, schools, and the hospital.

Your staff report mentions that the precise relationship between the prevalence of short-term rental properties and the availability of long-term housing units for residents is not well understood. I respectfully request that the Town Council consider postponing a decision on the proposed moratorium until the BAE Urban Economic work is completed. Implementing changes without a clear understanding of the objectives and potential outcomes can create unnecessary disruptions in our community.

For years, I have been an advocate for affordable and workforce housing. Let's ensure that any measures taken are well-thought-out and in the best interest of all our community members.

Thank you for your time and consideration.

Sincerely,
Madeleine "Mickey" Brown
760.914.0199

10/13/2023

Dear Town Council,

I'm writing to you today regarding the proposed discussion on October 18th relating to the Short-Term Rentals and the proposed 45-Day moratorium.

While I can appreciate what the Council is trying to accomplish as it relates to workforce housing, I don't agree with the path you are going down to accomplish your goals. We all know that we are a resort community, and we financially live and die by having heads in beds.

Our community has spent countless hours finding every possible means to drive people to our community, including the Council's decision to back a marketing budget in excess of \$10,000,000 vs. using a portion of Measure funds to backfill our housing problem.

SOME CHALLENGES I SEE WITH THIS PROPOSAL:

1. What are the impacts going to be on property values of those located in RMF-2 zoning? They will decline, along with property tax revenue. While the Town may propose this moratorium as interim, we all know it will not be short lived. Additionally, buyers and sellers of property do not like to base decisions that impact their life savings on such erratic political stances.
2. The Town and State should place greater emphasis on policies related to cutting Insurance Costs, Interest Rates, and taxes that are being passed through to long-term renters. In a recent Town survey, there was a proposal to raise taxes for fire departments. We don't need more taxes or expenses.
3. The State of California is threatening to bring a 15% tax short on short-term rentals. Consider the impacts on tourism if this tax and the local moratorium are passed.
4. Most owners with properties on a short-term rental program, or possibly looking to rent on a short-term basis, are second homeowners looking to use their property occasionally when they visit Mammoth and rent it out to offset costs when they aren't in town. Having their property as a long-term rental is not an option as it would eliminate their ability to occasionally use their property.
5. In an effort to appeal to tenants, the State of California has made long-term rentals very unattractive to landlords due to landlord's limitations on rent increases and restrictions on evictions. Many would rather see their property vacant than rent long-term under current State laws as long-term rentals pose a big financial risk.
6. TOT revenue is the primary source of revenue for the Town, what will the plan for current services with a proposed drop in revenue.

What could be done to help our housing issues? Please reflect to our meeting several months ago when others and I discussed solutions to housing:

- A. Use Measure A funding to fast track existing housing projects.
- B. Create incentives (Density bonus, tax cuts, etc.) to owners in underdeveloped RMF-1 zoning to increase the density of their properties.
- C. Don't focus on government grants and handouts for our housing problems, look outside the box and turn to the local owners and the business community.
- D. Look outside of Mammoth (Crowley, June, South County, North County and Bishop)

Respectfully submitted,

Matthew Lehman

Jamie Gray

From: Sonja Bush <sonja@destinationmammoth.com>
Sent: Sunday, October 15, 2023 9:25 AM
To: John Wentworth; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Dan Holler; Andrew Morris; Rob Patterson; Jamie Gray; Clerk
Subject: An Urgent Appeal Regarding the Proposed Emergency Moratorium on Rental Licenses

You don't often get email from sonja@destinationmammoth.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

Dear Members of the Town Council and Town Leaders,

Today, I write to you as a real estate broker and citizen deeply committed to the welfare of our town and its residents. Our community has reached a pivotal juncture, and I implore you to consider the consequences of the proposed emergency moratorium on new rental licenses from the perspective of those affected by it.

I acknowledge that, as a REALTOR® I might be perceived as having vested interests. While my role does allow me to see multiple sides of the situation, I wish to set aside any such concerns and present a compelling case based on verifiable facts.

****The Real Impact on Our Community****

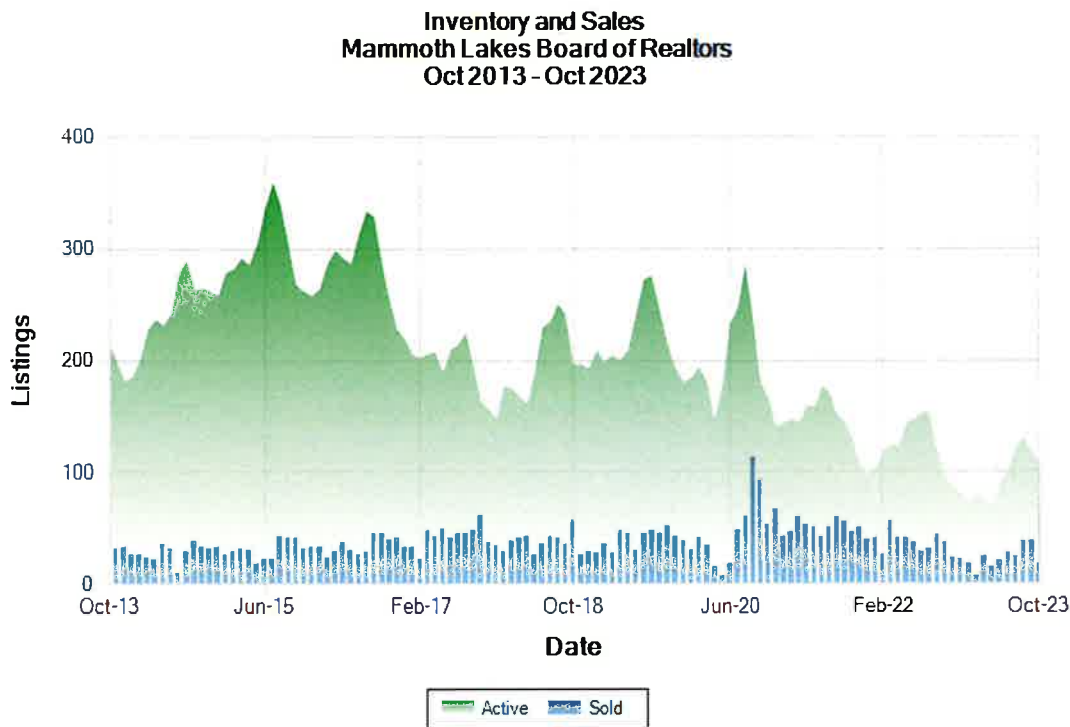
Our clients are not mere investors; they are individuals seeking a connection to our beautiful town. They purchase properties here so their families can create memories and enjoy the great outdoors year-round. Presently, many of my clients utilize their properties monthly (on average). Not all of them are on nightly rental programs. Those that do rent out nightly do not make the huge profits many hypothesize about. The income they do earn assists them in covering essential expenses such as HOA fees, insurance (including special assessments for fire insurance), and utilities. Don't take my word for it – a survey of Mammoth Lakes property owners would be a good place to start before imposing a moratorium.

****Ineffectiveness of the Proposal****

In the event this moratorium is passed, it is essential to question its effectiveness in addressing workforce housing issues. It is highly unlikely that a substantial number of condos will be added to the workforce housing pool. Property owners are not going to convert their condos to workforce housing. I started as a 2nd homeowner, and we visited Mammoth every month (sometimes more often). We would not put a long-term renter in our condo. Would you if you purchased your Mammoth Lakes getaway to enjoy and create family memories? I think there is an assumption absentee owners own multiple properties. While that may be true in some cases it is not the majority. An analysis of the tax roll will confirm this assumption. Maybe limit the number of short-term rentals per owner.

Further, how will reducing the number of STRs reduce pricing to the level needed to become affordable by locals? I have asked this question multiple times and never received a solid answer – it is “wish” and not a fact. The data presented in the staff report shows the median price history for a 2-bedroom. Based on the

income levels also shared in the report, prices would have to drop by nearly 50% to become available to locals. The only thing that will bring prices down is an increase of inventory. Low inventory is not unique to Mammoth Lakes – it is a nationwide phenomenon. The chart below shows the last 10 years of inventory of condos and single-family homes in Mammoth Lakes. While inventory has been slowly increasing in 2023, we are still significantly below the 10-year average.



****Potential Consequences****

This proposal will no doubt lead to unforeseen legal challenges, particularly for new property owners and developers. The only thing that will be accomplished with a pause of nightly rentals is public outcry, decreased confidence in the TOML leadership and lawsuits. Have you considered the potential lawsuits from those who purchased under the premise they could rent their property nightly? Many newer property owners received disclosures and even used the Mono County Parcel viewer [website](#) to confirm nightly rentals were allowed. Some are updating and remodeling and getting ready to put their property on rental programs. This moratorium (which based on TOML history will simply be extended numerous times) will result in lawsuits against the TOML and their real estate agents. You may find this article [Short Term Rental Bans Gone Wrong](#) interesting.

****Economic Impact****

Moreover, the economic repercussions should not be underestimated. The impact on the major source of the TOML revenue (TOT) will be impacted. The nightly rental industry directly employs a significant number of individuals, including maids, electricians, plumbers, property inspectors, and handymen. The negative consequences of passing this moratorium could result in these professionals seeking employment elsewhere.

****Exploring Solutions****

The goal is to increase workforce housing. There are many unexplored options which could provide a solution.

There are dozens of condos which sit empty year-round. Why not proactively reach out to property owners and ask them if they would be willing to rent long-term? Maybe they have not considered it because they don't know where to start or don't want to deal with credit checks and property management. Maybe Mammoth Lakes Housing could facilitate some of this for a fee.

While the Accessory Dwelling Unit (ADU) plans provided by the town are great, maybe we could consider incentivizing single-family homeowners to construct ADUs by offering financial incentives and tax breaks or even making the process easier with less red tape.

Exploring housing projects in outlying areas such as Crowley and Bishop is another viable option.

In conclusion, I urge the Town Council to reconsider the proposed moratorium. Instead of enhancing our workforce housing situation, it threatens to bring forth a host of challenges, including litigation, hardships for property owners, and potential job losses. It is imperative that we explore comprehensive and effective solutions to address the housing needs of our community.

Your careful consideration of these concerns is greatly appreciated, and I remain open to further dialogue on this matter. Together, we can make informed decisions that will benefit Mammoth Lakes and its residents.

Sincerely,

Sonja Bush
Broker | Owner
Destination Real Estate



Sonja Bush

Founder | Broker

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Jamie Gray

From: Haislip Hayes
Sent: Monday, October 16, 2023 8:01 AM
To: Jamie Gray
Subject: FW: Proposed Moratorium on New Short Term Rentals
Attachments: Urgency Ordinance.pdf; Moratorium on STR.pdf

From: Mark Rafeh <mark@promarkinvestments.com>
Sent: Friday, October 13, 2023 5:19 PM
To: Haislip Hayes <hhayes@townofmammothlakes.ca.gov>; Nolan Bobroff <nbobroff@townofmammothlakes.ca.gov>
Subject: FW: Proposed Moratorium on New Short Term Rentals

[EXTERNAL EMAIL]

Hello Gents,

Happy Friday!

I wanted to find out who I can submit a letter or email to regarding this. Although my current projects are not in the zoning mentioned, my concern is the future impact and precedence set by this. I'm a proponent of solving work force housing but a moratorium on TOT permits shouldn't be floated without a comprehensive study. I know the intention is to buy time for staff to get their arms around the impacts of this but it's difficult for me to see how much additional understanding will happen in 45 days.

Based on current market conditions the STR's will be less viable. We are already seeing a drastic drop off in performance on the STR's in non-prime locations in sub-par conditions (We use www.AIRDNA.co for our research). Real Estate values are softening and will continue to do so, and current debt service is way too high to make any STR pencil as a dedicated investment. Disallowing STR's will directly affect sales to families who want to a second home but can only justify it with some cost offset.

I am concerned that we will likely lose a lot of TOT revenue due to the economic slowdown, limiting new TOT permits maybe risky based on where we are in the economic cycle. Perhaps the solution is to charge a higher TOT for properties that are not in resort zoning? That would make it less feasible for investors and the additional revenue could be used to subsidize housing for local workforce.

All of that being said, I do think we need to invest in regulating STR's and ensuring occupancy limits are being respected, as well as requiring STR's to meet minimum standards. The management of STR's should also be more heavily regulated. My personal opinion is that there should be a standard licensing process with minimum standards for all management companies and all STR's should be required to be managed professionally or the owner needs to meet the same criteria as a professional management company.

Let me know who I should address the letter to.

Thank you,

Mark Rafeh

Vice President



Direct: (805) 298-3270

Mark@promarkinvestments.com

Jamie Gray

From: Cynthia Fleming <cynthia@mammothlakesproperties.com>
Sent: Friday, October 13, 2023 3:58 PM
To: John Wentworth; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Dan Holler; Andrew Morris; Rob Patterson; Jamie Gray
Subject: Rental "EMERGENCY"
Attachments: Summer Owner Bookings.xlsx

[EXTERNAL EMAIL]

I have set aside a busy workday to write you, our town leaders and decision makers, about the emergency moratorium on new rental licenses.

Yes, I'm the evil Realtor/Property Manager in town and I'm sure some of you are already rolling your eyes that I only have my own best interests at heart. I'd like to set aside my own motives and point out facts to you all:

Our buyers are not investors. They are purchasing condos here so their kids can ski more, get off their devices and enjoy the great outdoors. Every single one of my current owners (roughly 100) and multiple real estate clients all use their condos at least once a month. The Airbnb income does not cover their expenses but helps with their HOA, insurance and utilities. New buyers want to use their places, not offer long term leases to locals. Summer Owner Bookings Report attached – 171 owner-stays since June 2023.

State of CA tenant laws are becoming increasingly scary for property owners to rent for over 30 days. Many investors are selling their investment properties and leaving the state, not investing in new long-term rentals with no landlord rights, only to be in the red each month.

Monthly expenses – This is directly from Shelly Logemann, Cross Country Mortgage as of 10/13/2023

Sales price: \$800,000 (two-bedroom condo)
Loan amount: \$640,000 (20% down)
Principal/interest payment: \$4,696 (7.5% interest rate)
Property Taxes: \$766.66
Insurance: \$100.00
HOA: \$800.00 (could be doubling in the coming months)
MONTHLY TOTAL: \$6,362.60

Average monthly rent to a Mammoth local - \$3,000. What property owner in their right mind is willing to be in the hole \$3300 a month and put themselves at risk under State of CA law?

Increased insurance costs, or no insurance at all – Complexes around town are grappling with fire insurance issues. Mammoth Ski and Racquet fire insurance increased, resulting in an \$1800 monthly HOA fee. The Summit has lost their insurance altogether and facing \$2000 a month HOA IF they can even find insurance. So the above HOA at \$800 will most likely double in the coming months.

If this passes, I'd like to see how many more condos you add to the workforce housing pool. I bet it's zero. But even if I'm feeling extremely optimistic, 10 units? What impact is 10 units going to make?

Potential lawsuits – Many new owners in Mammoth are remodeling and getting ready for the winter. If this passes, you are blindsiding new property owners. What about Obsidian? The developer is embarking on a new condo project on the corner of Meridian and Joaquin. Do you think he's going to take this laying down?

Lost jobs – Do you have any idea how many people are directly employed due to nightly rentals? We employ maids, electricians, plumbers, property checkers, property inspectors, handymen, etc. We won't need more housing when these people leave town to find employment elsewhere.

Solutions

In lieu of an \$850,000 dog park, you could have built one triplex.

Incentivize single family home owners to build ADUs, and not just provide approved plans; offer money and tax breaks.

Look at outlying areas; Crowley, Bishop, etc to build affordable housing projects.

Approach the Forest Service - Build projects on Forest Service land. If Mammoth Mountain Main Lodge land trade passed, anything is possible.

By passing this moratorium, you are not adding workforce housing. You will be directly responsible for nothing but pain, suffering and lawsuits.

Cynthia Fleming
DRE 01899459
Mammoth Lakes Resort Realty
www.MammothLakesProperties.com
(760) 914-4444

Owner Summer 2023 Bookings

Unit Code	Last Name / First Name	Date Booked / Date Cancelled	Arrival	Last Night
MSR116	Cox Scott	5/26/2023	6/1/2023	6/5/2023
SC870	Wilson Ruth	3/25/2023	6/1/2023	6/4/2023
SC315	Minton Frederick	5/16/2023	6/2/2023	6/7/2023
ML1	Lucy Kourtney	1/2/2023	6/5/2023	6/7/2023
FC21	Pattison Shawn	6/6/2023	6/6/2023	6/8/2023
MSR116	Cox Scott	6/6/2023	6/6/2023	6/9/2023
LOD1129	Moore Cindy	6/10/2023	6/12/2023	6/15/2023
VDLP15	Gronberg Elaine	6/12/2023	6/12/2023	6/15/2023
MC18	Green Gabriel	5/26/2023	6/14/2023	6/16/2023
MVV39	Logan Eliot	6/7/2023	6/15/2023	6/23/2023
SC822	Kelly Michael	3/5/2023	6/15/2023	6/25/2023
AC230	Engel Tami	7/9/2022	6/16/2023	7/4/2023
JSL437	Yim David	6/13/2023	6/16/2023	6/19/2023
ME233	Scolnick Rayann	5/16/2023	6/16/2023	6/18/2023
VDI14	Galien Bruce	5/10/2023	6/16/2023	6/18/2023
CB21	Michaylira Mark	3/29/2023	6/17/2023	6/19/2023
SC315	Minton Frederick	5/3/2023	6/18/2023	7/1/2023
SS24	Coogan Chad	3/21/2023	6/18/2023	6/24/2023
WS4	Malloy	6/14/2023	6/18/2023	6/24/2023

Owner Summer 2023 Bookings

ME233	Lauren Scolnick	6/14/2023	6/19/2023	6/22/2023
VP151	Rayann Vidor	4/17/2023	6/19/2023	6/24/2023
ME233	Helen Scolnick	6/21/2023	6/23/2023	6/23/2023
MVV20	Rayann Tarantino	2/21/2023	6/23/2023	6/25/2023
ME233	Philip Scolnick	6/23/2023	6/25/2023	6/29/2023
CSN30	Rayann Blank	6/25/2023	6/29/2023	7/5/2023
MVV32	Stacey Wilding	11/20/2022	6/29/2023	7/5/2023
MSR116	Trevor Cox	5/19/2023	6/30/2023	7/5/2023
MST1	Scott Hoehn	4/11/2023	6/30/2023	7/6/2023
SF79	Rick Sequeira	3/30/2023	6/30/2023	7/4/2023
SPV17	Carl Solomonson	6/16/2023	6/30/2023	7/5/2023
SUM19	Trevor Capehart	5/3/2023	6/30/2023	7/4/2023
LOD1178	SUM19 Jule Dragna	3/29/2023	7/1/2023	7/6/2023
CB21	James Michaylira	3/29/2023	7/2/2023	7/9/2023
B210	Mark Johnson	7/3/2023	7/5/2023	7/9/2023
SC1	Craig Carosino	5/20/2023	7/6/2023	7/8/2023
SC822	Michael Kelly	7/2/2023	7/6/2023	7/9/2023
SS24	Michael Coogan	3/7/2023	7/9/2023	7/16/2023
WSV18	Chad Kaplan	6/7/2023	7/9/2023	7/9/2023
CHX17	Stephan Piero	7/9/2023	7/13/2023	7/17/2023
	George			

Owner Summer 2023 Bookings

LOD1129	Moore Cindy	7/12/2023	7/13/2023	7/16/2023
MB35	Hay Kathy	7/1/2023	7/13/2023	7/16/2023
MST1	Hoehn Rick	7/10/2023	7/13/2023	7/16/2023
VDLP15	Gronberg Elaine	5/6/2023	7/13/2023	7/15/2023
D4109	Serikov Anton	6/29/2023	7/14/2023	7/16/2023
KV23	McMillen Mark	7/10/2023	7/14/2023	7/16/2023
MSR89	Maguire Paul	2/15/2023	7/14/2023	8/6/2023
B210	Johnson Craig	7/10/2023	7/16/2023	7/18/2023
MB35	Hay Kathy	7/10/2023	7/17/2023	7/17/2023
LOD1123	Grey Phillip	7/14/2023	7/19/2023	7/21/2023
SC822	Kelly Michael	4/13/2023	7/19/2023	7/30/2023
CHX91	Capehart CHX91 Jule	6/1/2023	7/20/2023	7/23/2023
SPV28	Kossoudji Andrea	6/24/2023	7/20/2023	7/23/2023
VDI27	Pena Jim	7/15/2023	7/22/2023	7/29/2023
MSR116	Cox Scott	7/13/2023	7/25/2023	7/29/2023
GB342	Morrow Sherry	7/26/2023	7/27/2023	7/29/2023
JSL246	Holt Dale	7/26/2023	7/27/2023	8/1/2023
VDLP15	Gronberg Elaine	5/6/2023	7/27/2023	7/29/2023
JSL437	Yim David	7/27/2023	7/31/2023	8/3/2023
SC778	Cline- Marquez Marcos	3/24/2023	7/31/2023	8/3/2023
COUR13	Conaty	7/24/2023	8/1/2023	8/1/2023

Owner Summer 2023 Bookings

MC36	Robert Milnes	7/24/2023	8/1/2023	8/5/2023
1849541	Jennifer Alcaraz	3/7/2023	8/2/2023	8/6/2023
COUR13	Danielle Conaty	5/6/2023	8/2/2023	8/7/2023
GE5	Robert Fitch	4/25/2023	8/2/2023	8/6/2023
MVV32	Scott Wilding	12/29/2022	8/2/2023	8/5/2023
1849623	Trevor Adhikari	3/16/2023	8/3/2023	8/10/2023
FC21	Laura Pattison	5/20/2023	8/3/2023	8/6/2023
KV418	Shawn Brown	5/3/2023	8/3/2023	8/6/2023
SC1	Michael Carosino	4/23/2023	8/4/2023	8/5/2023
SPV28	Michael Kossoudji	7/28/2023	8/5/2023	8/12/2023
SV47	Andrea Capko - SV47	8/4/2023	8/5/2023	8/12/2023
MC29	Angela Serikov	7/26/2023	8/7/2023	8/11/2023
MB27	Anton Attinasi	4/11/2023	8/9/2023	8/12/2023
MVV32	Lisa Wilding	8/5/2023	8/9/2023	8/9/2023
MVV39	Trevor Logan	8/10/2023	8/10/2023	8/15/2023
SC315	Eliot Minton	1/27/2023	8/11/2023	8/18/2023
MSR116	Frederick Cox	7/19/2023	8/12/2023	8/16/2023
MB27	Scott Attinasi	7/28/2023	8/13/2023	8/15/2023
MC29	Lisa Serikov	8/12/2023	8/13/2023	8/13/2023
SC870	Anton Wilson	3/14/2023	8/13/2023	8/26/2023
SUM91	Ruth Arnold	7/6/2023	8/14/2023	8/24/2023

Owner Summer 2023 Bookings

	Katy			
ML1	Lucy	5/17/2023	8/15/2023	8/19/2023
	Kourtney			
MB27	Attinasi	8/1/2023	8/16/2023	8/21/2023
	Lisa			
MVV20	Tarantino	7/16/2023	8/16/2023	8/20/2023
	Philip			
AC230	Engel	5/9/2023	8/17/2023	8/20/2023
	Tami			
KV23	McMillen	8/2/2023	8/18/2023	8/20/2023
	Mark			
S4110	Long	8/12/2023	8/20/2023	8/23/2023
	Allison			
KV23	McMillen	8/21/2023	8/21/2023	8/21/2023
	Mark			
AC230	Engel	5/9/2023	8/22/2023	9/3/2023
	Tami			
COUR05	Halbach	8/13/2023	8/22/2023	8/25/2023
	Emilie			
SSV145	Tasto	7/29/2023	8/23/2023	8/27/2023
	James			
CB21	Michaylira	3/29/2023	8/25/2023	8/28/2023
	Mark			
SB112	Judo	8/23/2023	8/26/2023	8/26/2023
	Johannes			
SUM19	Capehart	7/31/2023	8/28/2023	9/4/2023
	SUM19			
	Jule			
VDLP15	Gronberg	8/21/2023	8/28/2023	9/1/2023
	Elaine			
FM8	Bradley	8/25/2023	8/29/2023	9/6/2023
	Sean			
LOD1178	Dragna	8/21/2023	8/29/2023	8/30/2023
	James			
S4110	Long	8/28/2023	8/29/2023	8/31/2023
	Allison			
SF79	Sequeira	8/26/2023	8/30/2023	9/5/2023
	Carl			
1849541	Alcaraz	8/25/2023	8/31/2023	9/3/2023
	Danielle			
CSN30	Blank	7/20/2023	8/31/2023	9/4/2023
	Stacey			
GB342	Morrow	4/15/2023	8/31/2023	9/3/2023

Owner Summer 2023 Bookings

MST1	Sherry			
	Hoehn	1/5/2023	8/31/2023	9/16/2023
SC222	Rick			
	Adamick	4/27/2023	8/31/2023	9/4/2023
SC822	Bonnie			
	Kelly	7/29/2023	8/31/2023	9/4/2023
B210	Michael			
	Johnson	8/26/2023	9/1/2023	9/4/2023
D4109	Craig			
	Serikov	8/23/2023	9/1/2023	9/4/2023
MC29	Anton			
	Serikov	7/26/2023	9/1/2023	9/5/2023
JSL437	Anton			
	Yim	8/31/2023	9/4/2023	9/7/2023
SB112	David			
	Judo	7/27/2023	9/5/2023	9/18/2023
SUM19	Johannes			
	Capehart	9/1/2023	9/5/2023	9/10/2023
1849541	SUM19			
	Jule			
SC315	Alcaraz	9/5/2023	9/6/2023	10/22/2023
	Danielle			
S4110	Minton	7/3/2023	9/6/2023	9/9/2023
	Frederick			
COUR13	Long	8/15/2023	9/7/2023	9/11/2023
	Allison			
S4193	Conaty	8/31/2023	9/8/2023	9/9/2023
	Robert			
VDI14	Randall	9/4/2023	9/8/2023	9/9/2023
	Chris			
SC822	Galien	8/16/2023	9/12/2023	9/15/2023
	Bruce			
SUM43	Kelly	9/13/2023	9/14/2023	9/17/2023
	Michael			
SC315	Sofie	8/11/2023	9/16/2023	9/21/2023
	Desiree			
B210	Minton	8/22/2023	9/17/2023	9/21/2023
	Frederick			
MSR116	Johnson	9/8/2023	9/19/2023	9/30/2023
	Craig			
SB112	Cox	9/16/2023	9/19/2023	9/21/2023
	Scott			
	Judo	9/15/2023	9/19/2023	9/24/2023

Owner Summer 2023 Bookings

SPV28	Johannes Kossoudji	9/21/2023	9/21/2023	9/22/2023
SUM19	Andrea Capehart	9/11/2023	9/22/2023	9/25/2023
SUM43	SUM19 Jule			
	Sofie	9/22/2023	9/22/2023	9/23/2023
MST1	Desiree Hoehn	9/22/2023	9/27/2023	9/30/2023
SC290	Rick Pritchett	8/29/2023	9/28/2023	10/1/2023
VP151	Gayle Vidor	9/21/2023	9/28/2023	9/30/2023
MC29	Helen Serikov	8/16/2023	9/30/2023	10/6/2023
130	Anton			
			Owner Totals	
FM8	Rubright Don	6/4/2023	6/7/2023	6/7/2023
SC315	Rogall Jason	4/10/2023	6/8/2023	6/17/2023
SC870	Nuez Matt	12/19/2022	6/12/2023	6/20/2023
CHX17	Hernandez Guadalupe	5/12/2023	6/16/2023	6/17/2023
GB342	Lucas Nancy	4/11/2023	6/16/2023	6/18/2023
LOD1123	smith robert	6/19/2023	6/22/2023	6/24/2023
VDI27	Finn Tony	5/31/2023	6/23/2023	6/25/2023
VP151	Pruett Leanne	6/20/2023	7/1/2023	7/3/2023
VDI14	Gonzalez Eric	4/28/2023	7/6/2023	7/9/2023
CHX17	massage wesley	6/21/2023	7/9/2023	7/10/2023
MVV32	Abraham Sarah	7/21/2023	7/21/2023	7/23/2023
SUM19	Rotolo Mikey	7/20/2023	7/21/2023	7/23/2023

Owner Summer 2023 Bookings

CHX17	Peiro	7/20/2023	7/23/2023	7/23/2023
	Heather			
WS4	Bungalo	7/1/2023	7/23/2023	7/25/2023
	Mike			
JSL437	Shin	5/2/2023	7/24/2023	7/27/2023
	Young			
MVV32	Boulware	7/27/2023	7/27/2023	7/29/2023
	Brian			
SV47	Nelson	4/1/2023	8/1/2023	8/4/2023
	Corbett			
VDI14	Wise	1/13/2023	8/3/2023	8/6/2023
	Jack			
LOD1129	sacks	7/28/2023	8/6/2023	8/11/2023
	sammy			
VP151	Lavid	7/16/2023	8/7/2023	8/9/2023
	Sewite			
CHX17	Keefe	7/25/2023	8/11/2023	8/12/2023
	Austin			
MVV32	denhalter	7/7/2023	8/13/2023	8/15/2023
	Ashley			
VDI14	Newman	7/24/2023	8/14/2023	8/16/2023
	Jim			
KV418	Raygoza	6/12/2023	8/17/2023	8/20/2023
	Raphael			
WS4	Thoms	8/7/2023	8/17/2023	8/19/2023
	Kara			
CHX17	Peiro	8/16/2023	8/20/2023	8/20/2023
	Heather			
JSL246	Fleming	8/18/2023	8/21/2023	8/22/2023
	Cynthia			
MB35	Chasen	8/1/2023	8/22/2023	8/24/2023
	Zach			
LOD1129	nessman	7/24/2023	8/24/2023	8/29/2023
	stacy			
VDI14	anaro	8/24/2023	8/25/2023	8/27/2023
	nino			
MST1	Rhine	6/26/2023	8/27/2023	8/30/2023
	Tom			
SC315	Rogall	5/9/2023	8/29/2023	9/5/2023
	Jason			
VDI14	Ghilardi	8/15/2023	8/31/2023	9/3/2023
	Bethany			
SC870	Simon	7/20/2023	9/1/2023	9/3/2023

Owner Summer 2023 Bookings

VDLP15	Jacob Hamasaki	7/1/2023	9/5/2023	9/9/2023
VDI14	Tomo Baker	8/23/2023	9/8/2023	9/11/2023
VDLP15	Ali Ludwig	7/21/2023	9/14/2023	9/16/2023
SPV17	Erin Frickle	3/2/2023	9/21/2023	9/25/2023
WS4	Matt Hubell	6/21/2023	9/21/2023	9/23/2023
SC222	Seth Gressel	7/14/2023	9/22/2023	9/24/2023
GE5	Jessica Warren	7/8/2023	9/28/2023	9/30/2023
	Alissa			

Grand Totals 171 Bookings

Jamie Gray

From: James D <focus02@yahoo.com>
Sent: Sunday, October 15, 2023 10:04 AM
To: Sonja Bush
Cc: John Wentworth; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Dan Holler; Andrew Morris; Rob Patterson; Jamie Gray; Clerk
Subject: Re: URGENT: Take Action to Shape Our Mammoth Lakes Future!

You don't often get email from focus02@yahoo.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

Hi Sonja,
thanks for the info. i request the clerk include the following comment in the public comments submitted to the council.

Comment:
taking away homeowner rights without fair compensation in return is something a fascist state would do.

thanks,
James Danforth

On Oct 15, 2023, at 9:21 AM, Sonja Bush <sonja@destinationmammoth.com> wrote:



Dear James,

As someone who cares deeply about our community, I wanted to bring an important issue to your attention that could have a significant impact on our local housing market. **NOTE: this email is lengthy but important.**

****The Issue:** Short-Term Rentals (STRs) and Workforce Housing**

The Town Council is currently considering a proposal to impose a temporary moratorium on new Short-Term Rental registration certificates. While this decision aims to address concerns about the impact of STRs on our community, there is a crucial point that needs

to be emphasized - pausing or decreasing the number of STRs will not increase workforce housing or decrease pricing to the level needed to become affordable to locals.

The Town Council Meeting to discuss this proposal is October 18th, 2023. Please visit [Moratorium on Short Term Rentals in Mammoth Lakes](#) for details on the proposal. This will take you to the actual [proposed Interim Urgency Ordinance](#) for consideration.

View the [meeting agenda](#) (STR is #10 on the agenda) and find the [Zoom link](#).

****The Reality** Housing Inventory Matters**

The fundamental law of supply and demand applies to real estate. To address housing affordability and availability, the key solution is to increase housing inventory. A temporary moratorium on STRs, although well-intentioned, will not magically create more affordable homes or lower real estate prices. Nor will reducing the number of STRs in the long run. I started as a 2nd homeowner, and I would not have offered my property for workforce housing for the simple fact that I bought the property to use it. This is true for most of my clients. Most invest in Mammoth to create memories for their children and family. As far as lowering prices, fewer STRs will not magically increase inventory. An increase in inventory is the only way for prices to decrease. Low inventory is a nationwide phenomenon caused by increasing interest rates and the “golden handcuffs” of many homeowners. Most will not sell their property with sub 4% mortgages (unless they must) since a new purchase would mean an interest rate of 7% or greater. Further, based on data provided in the Town of Mammoth staff report, it appears pricing would have to decrease over 40% to actually become affordable for locals.

****The Importance of Your Input****

As either a current or future Mammoth Lakes community member (or someone who just cares about our community), your input can make a difference. It's vital that we voice our opinions and work together to address the critical issue of workforce housing.

If you have concerns about the potential impact of the proposed moratorium on STRs or other ideas for addressing housing challenges, I encourage you to get involved in the public discourse. You can participate in town meetings, share your thoughts with the Town Council, and engage with local stakeholders. Your insights can help shape policies that better align with the needs of our community.

****Remember**** Our local real estate market is driven by various factors, and addressing housing affordability and availability requires a comprehensive strategy that goes beyond STRs.

Let's work together to ensure our community thrives by addressing housing challenges in a way that truly benefits us all. Please don't hesitate to reach out to me if you have any questions or need guidance on how to get involved.

Thank you for your commitment to our community. Your input matters, and I'm confident that together we can help shape a brighter future for Mammoth Lakes.

NOTE: To find out if your property is impacted, [click on this link](#) to take you the Town of Mammoth Lakes zoning map. Properties in the orange zone would be impacted. Also, even though your property may not immediately be impacted it does not mean it could not be in the future.

****REMINDER** THIS TOPIC IS ON THE TOWN COUNCIL AGENDA FOR OCTOBER 18 – ACT NOW!**

Email the following with your input. If you only send one email, send to clerk@townofmammothlakes.ca.gov ask that the letter be included in the public comments then the clerk distributes to the council

Town Council Members

John Wentworth
jwentworth@townofmammothlakes.ca.gov

Bill Sauser
bsauser@townofmammothlakes.ca.gov

Sarah Rea
srea@townofmammothlakes.ca.gov

Chris Bubser
cbubser@townofmammothlakes.ca.gov

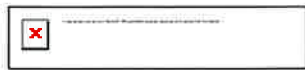
Amanda Rice
arice@townofmammothlakes.ca.gov

Town Manager
Dan Holler
dholler@townofmammothlakes.ca.gov

Town Attorney
Andrew Morris
amorris@townofmammothlakes.ca.gov

Director of Finance
Rob Patterson
rpatterson@townofmammothlakes.ca.gov

Town Clerk
Jamie Gray
jgray@townofmammothlakes.ca.gov



Sonja Bush

Founder | Broker Associate

760.914.4664

Sonja@DestinationMammoth.com

Lic# 01904399

[View Website](#)



PO Box 2908

Mammoth Lakes California 93546

destinationmammoth.com



All information deemed reliable but not guaranteed. If your property is listed with a real estate broker, this is not a solicitation of brokerage services. Sonja Bush, License 01904399, Destination Real Estate.

This email was sent to focus02@yahoo.com • View Online • Unsubscribe • Powered by ActivePipe
Equal Housing Opportunity



Clerk

From: Eun Mee Lee <lee.eunmee@gmail.com>
Sent: Sunday, October 15, 2023 10:27 PM
To: Clerk
Subject: AGAINST STR Moratorium

You don't often get email from lee.eunmee@gmail.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

Dear TOM Town Council,

The reasoning for the proposal to put a moratorium on issuance of new STR licenses is not rational. There seems to be a belief that the lack of housing for locals is due to STR, but in reality the STR does not impact housing shortage, as most of the STRs are 2nd/vacation homes that owners would not rent out to long-term renters in any case. These vacation homes would be empty during the times that the owners are not occupying for their own use.

Moreover, the allowance of STRs provide revenue for the entire town, as more guests are encouraged to come to Mammoth to stay in lodging that are large enough to accommodate families (unlike hotels which can be cost-prohibitive for families).

I would strongly encourage the Town Council to consider ALL factors that would be negatively impacted by a STR moratorium.

Thank you,
EunMee Lee

Clerk

From: Ivana Milosevic <imilosevic1@gmail.com>
Sent: Sunday, October 15, 2023 8:58 PM
To: Clerk
Subject: Mammoth Lakes Moratorium proposal

You don't often get email from imilosevic1@gmail.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

To Whom It may Concern,

I have read Towns proposal regarding short term moratorium and proposed increase in costs.

All this proposal will do is increase the bureaucracy and tax on short term rentals which will in its immediate effect, increase the nightly cost of said rentas, making staying in Mammoth even more expensive and exclusive.

Restricting vacation rentals will NOT provide affordable rentals, it will create more expensive rentals.

Increasing tax will create more expensive rentals.

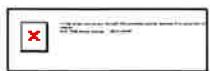
Restricting vacation rentals will NOT provide affordable housing.

The Town needs to find a solution to incentivize long term rentals, by a grant or some kind of tax benefit AND lower its barriers for construction permitting to new construction.

Additionally Town needs to create a working relationship with Mammoth Mountain Resort Group to allocate sites where the Mountain cab build additional mountain staff accomodations and The Town needs to allocate sits where the housing can be built for low income workforce.

Sincerely,

Second home owner and TOT license holder



Ivana Milosevic

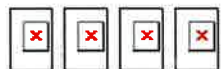
REALTOR®, Broker Associate | DRE# 01387089

Coldwell Banker West

619.261.0400

imilosevic1@gmail.com

www.sandiegohome.com



Clerk

From: Matt Avery <Matt.Avery@1849condos.com>
Sent: Saturday, October 14, 2023 1:26 PM
To: Clerk
Cc: Dolores Bramona; Robert Connor; Bryan C. Hartnell; cherylwitherrill@gmail.com
Subject: Letter to Town Council regarding Short Term Rental Moratorium

You don't often get email from matt.avery@1849condos.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

Town council,

I believe that we have a major issue with affordable housing here in mammoth lakes. Currently the town of mammoth lakes is considering punitive action against people who have purchased properties that came with the ability to rent them on a short-term basis. I do not believe this will solve any of housing issues and if anything, this action will open the town to lawsuits from homeowners who purchased the property with the implied ability to rent on a short-term basis, as this action would devalue their property. This action will not address the fact that with the steep climb in property values the market rate for renting a room in a house/condo has risen from around \$600 to \$1250 or more, which prices most people in town out of renting, or puts them in a situation where they either pay rent or buy groceries. You might also consider the fact that here at the 1849 Condos we have never had more than 1 full time resident on the property in the 10 years I have been employed here. Most of our ownership want to use their condos for skiing or other activities throughout the year which precludes them from renting on a long-term basis. Enacting a ban on new short term rentals would effectively hurt the town creating a loss of T-bid money, which the town relies on, as our homeowners would simply not rent at all.

I believe that the town should explore incentives for the homeowners, after all you will catch more flies with honey than vinegar. I do not claim to be an expert, but it would seem to me that we would be better served by a subsidy program funded through the T-bid funds collected from the tourists who visit our town and the Eastern Sierras. I propose that we(the town) find the median price of what a homeowner can make from a short-term rental for a year, we would have to calculate this for every type/size of unit; then compare that total to what the average wage in town is, so we can figure out what the average worker can reasonably afford and determine a subsidy amount for each unit type. I would suggest that the town set up a program for homeowners to apply through, possibly linked through the Housing Now initiative, so we could verify employment and wages from prospective renters. The goal should be to hit the median earnings for all of town's short-term rentals, by unit type/size, half of the units will be under and half will be over. This would allow us to keep short term rentals active and the money they generate while also making long term rentals more appealing to those who do not use their properties here in town.

I have crunched a few numbers based on the rental properties I manage here at the 1849 Mountain Rental Company:

I picked one unit type, 2 bed 2 baths, I choose this unit type as I believe it is the most prevalent sized unit in town. When I added all the rent money the 2 bed 2 bath units made over the course of our fiscal year, I tallied \$1,217,891.68 between 36 properties which leaves us an average of \$33,830.33 per property per year. To make the same amount from a long-term rental they would need to charge \$2,820 a month in rent, or \$1,410 a room.

The average wage in mammoth is sitting around \$22, according to Zip recruiter, so the average salary earned is \$22hr x 2,080hrs (40hrs a week x 52 weeks) = \$45,760 a year before taxes. After taxes, assuming no exemptions, you end up with \$34,320 take home pay. \$34,320 / 12months leaves you with \$2860 dollars every month.

Based on these calculations that leaves the average worker paying 50% of their wages to rent, not that long ago you were required to earn three times the rent, and based on that the average worker can only afford a maximum of \$950 a month for rent. We have a monthly rent of \$1410 a room and an affordable price of \$950, leaving us with a difference of \$460 a room and a total of \$920 for a two bedroom. This deficit tallies \$11,040 for a year.

Now based on my math from my little microcosm here at the 1849 Condos and the forecasted need for at least another 200 affordable housing units, this would put a subsidy program at \$2,208,000 dollars a year to subsidize affordable housing here in Mammoth Lakes. I do not represent this number as the actual total, there would obviously be administrative costs and staffing costs to set this up and manage the program, and the goal of finding a median price of all units of similar type would vary greatly from my average rent calculation based solely off units from the 1849 condos.

We do not want to stop short terms rentals but offer financially viable alternatives for homeowners to explore. The town is essentially a public utility set up to manage the things that private market cannot do effectively, as doing so is not profitable; housing has become one of these services that the private market cannot reconcile with local wages. I believe that if we do not offer options like this or other incentives, we will all be negatively impacted as the local workers increasingly cannot afford to live here. This lack of local workers leads to the inability to keep the highway open, to plow the local roads and manage critical public utilities and to keep local businesses open and functioning smoothly. All these things lead to negative guest experiences and a decline in tourism as whole. Why wouldn't we use the funds collected from local tourism to help support the very people that make that tourism possible? In closing I would say that I believe if we do not explore this option, we would be remiss, I do not believe this will fix our problems overnight, but I believe this will be a step in the right direction.

Thank you,

Matthew Avery, General Manager

D +1 (760) 934-7525

W 1849MountainRentals.com

W 1849HOA.com

826 Lakeview Blvd (PO BOX 835) Mammoth Lakes, CA 93546

matt.avery@1849condos.com



Clerk

From: Nicole Miller <nmiller@nmillerinv.com>
Sent: Sunday, October 15, 2023 5:12 PM
To: Clerk
Cc: Chris Miller
Subject: Short Term Rentals - Include in Public Comments



You don't often get email from nmiller@nmillerinv.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

Dear Town Council Members,

I started coming to Mammoth as a teenager with my family in the 80's and now that I am close to retirement I'm hoping to purchase a second home with the hopes of using it as a short term rental property to offset the cost. Should the council decide to limit STR's in certain areas, it will greatly decrease the motivation for myself and many others to want to invest in the Mammoth vacation home of their dreams. Besides lowering the value of residential properties in Mammoth, I don't see value in limiting STR permits to new or existing property owners. The truth is that most of these properties are not affordable to lower income earners and will not solve the issue of a lack of affordable properties for locals. Supply and demand is a real thing. If business owners and STR property owners don't have folks to clean, serve and prosper the town, the business owners and STR property owners will need to pay more to the service provider. The issue should resolve on its own without negative interference which would cause the entire town's properties to decrease in value (but not enough to decrease property's value to become affordable for moderate income earners to become property owners in Mammoth). Instead of making this unnecessary and harmful decision to stop STR's and decrease Mammoth property values for families and retirees, which will essentially serve to increase the value of hotel owners and big business, I urge you to let the laws of supply and demand work itself out. If business owners and STR property owner's don't have the good people to do the work needed, they will have to pay more to get the work done and that is the natural law of supply and demand. Please don't make Mammoth like L.A. and San Francisco and decrease property values - let the marketplace do the work naturally.

Thank you for your consideration,

Chris and Nicole Miller

--

Nicole Miller | President & CEO
Nicole Miller & Associates, Inc.
905 Calle Negocio #74182
San Clemente, CA 92673
Direct: (949) 310-7645
nmiller@nmillerinv.com | nicolemillerandassociates.com

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Clerk

From: Tammy Hooper <Tammy@rockstarrealestate.com>
Sent: Saturday, October 14, 2023 10:40 AM
To: Clerk
Cc: Mammoth Lakes Board of Realtors; Matthew@HomesMammoth.com; Jeff Ronci; Blake
Subject: RE: MAMMOTH LAKES SHORT-TERM RENTALS - PROPOSED 45-day moratorium

You don't often get email from tammy@rockstarrealestate.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

Hi all,

Sometimes spell check gets ya 😊 I caught the typo...Appose Oppose...not the same 😊 If the town clerk can make the typo correction before disseminating, I'd be truly grateful...

Thanks!

From: Tammy Hooper <Tammy@rockstarrealestate.com>
Sent: Saturday, October 14, 2023 9:45 AM
To: clerk@townofmammothlakes.ca.gov
Cc: Mammoth Lakes Board of Realtors <info@mlbor.com>; Tammy Hooper <Tammy@rockstarrealestate.com>; Matthew@HomesMammoth.com; Jeff Ronci <jeff@mammothjuneproperties.com>; Blake <blake.sibla@verizon.net>
Subject: MAMMOTH LAKES SHORT-TERM RENTALS - PROPOSED 45-day moratorium

October 14, 2023

Dear Town of Mammoth Lakes Town Council,

My name is Tammy Hooper. I've been a Realtor in Mammoth Lakes for the last 25 years and would like for you to consider the below reasons why imposing a short term rental moratorium would negatively impact every member of the Mammoth Lakes Board of Realtors, let alone the numerous property owners this will effect.

This email was copied by permission from the author, Matthew Lehman, and elaborated in item #9. Please give this proposal careful attention, as it is a matter of my financial well-being that your decision will impact me personally, in addition to the many reasons stated below.

SOME CHALLENGES I SEE WITH THIS PROPOSAL:

1. What are the impacts going to be to property values of those located in RMF-2 zoning? Shoot us an email and we will let you know if your property is in this zoning.
2. Properties lacking a TOT Certificate, and targeted under this proposal, are not currently taking from the workforce rental pool as they aren't currently renting their properties on short term basis.
3. The Town and State should place greater emphasis on concerns related to Insurance Costs, Interest Rates, and taxes that are being passed through to long term renters.
4. The State of California is threatening to bring 15% tax short on long-term rentals. Consider the impacts on tourism if this tax and the local moratorium is passed.
5. Most owners with properties on a short-term rental program, or possibly looking to rent on a short-term basis, are second homeowners looking to use their property occasionally when they visit Mammoth. Having their property as a long-term rental would eliminate their ability to use their property, thus defeating the owner's purpose of owning a second home in the area. In short, the owner will still not be putting their property on a long-term program if they can't use it.
6. The State of California has made long-term rentals unattractive to landlords due to landlord's limitations on rent increases and restrictions on evictions. Many would rather see their property sit vacant than rent long term under current State laws.
7. Is the 45-Day moratorium nothing more than a means to prevent owners from obtaining TOT Certificates while the Town works to put a more permanent prohibition in place? Here is Granicus article about [Short Term Rental Bans Gone Wrong](#)
8. TOT revenue is the primary source of revenue for the Town, what will the plan for current services with a proposed drop in revenue.
9. PERSONAL ATTACK ON MY FINANCIAL INCOME! IMPOSING ANY KIND OF MORATORIUM ON SHORT TERM RENTABILITY WOULD BE A DIRECT ATTACK ON MY FINANCIAL INCOME AND IMMENSELY IMPACT MY REAL ESTATE BUSINESS. **I STRONGLY OPPOSE THIS PROPOSAL.**

Lastly, the Town of Mammoth Lakes just spent hundreds of thousands of dollars asking visitors to come to Mammoth Lakes. Seems like a conflict of interest to me? If it is not, please explain why.

Respectfully,

-Tammy Hooper

Tammy Hooper Real Estate
Celebrating 25 Years!
CA DRE #01237866
Mammoth June Properties

www.RockStarRealEstate.com

760-937-7300

Clerk

From: Schumacher, Scott <Scott.Schumacher@nmrk.com>
Sent: Saturday, October 14, 2023 8:40 AM
To: Clerk
Cc: Held, Brian @ South Bay; John Argue
Subject: Proposed Short-Term Rental Moratorium

You don't often get email from scott.schumacher@nmrk.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

To whom it may concern, Town Clerk Mammoth Lakes:

Please be advised that if the Town of Mammoth Lakes places a moratorium on short-term rentals, **we will be removing our rental unit from the market entirely**. We understand that the current proposal is for a "temporary" ban on new issuances of TOT rental certificates, but if this leads to a permanent ban on short-term rentals for our property, we will be removing our property from the rental pool. We use our unit at least once per month for ourselves and **will NOT ever be renting long-term to anyone**. If this happens, the Town will no longer receive any TOT revenue from us **AND** there will be one less rental opportunity for visitors to mammoth. Additionally, any future sales of properties in the RMF-2 zoning will be significantly impacted by this potential restriction, thereby resulting in a substantially lower future taxable assessed value for the Town and County.

Please seriously evaluate ALL of these impacts before taking any action regarding short-term rentals.

Scott Schumacher
Senior Managing Director
Investment Sales - Capital Markets

NEWMARK
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Clerk

From: William Atkins <tomatkins@cox.net>
Sent: Friday, October 13, 2023 4:12 PM
To: Clerk
Cc: Tom Atkins
Subject: Moratorium on Short Term Rentals

You don't often get email from tomatkins@cox.net. [Learn why this is important](#)

[EXTERNAL EMAIL]

Hello. I have owned 261 Lakeview Blvd No 62 for almost 30 years. I use it myself about 10 times a year. I started renting it several years ago and got a Business License and have been paying the TBID and TOT tax each month. I cannot rent it long term since I use it almost monthly. If I am not allowed to do short term rentals I will have to sell the condo as I could not afford to pay the expenses with out rental income.

Please do not pass a moratorium that would impact my ability to rent my unit short term.

Tom

Crestview No 62

Tom Atkins
tomatkins@cox.net

714-350-6822

Clerk

From: Randy Reynolds <mammothpoint108@gmail.com>
Sent: Friday, October 13, 2023 3:24 PM
To: Clerk
Subject: Eliminating short term rental

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[EXTERNAL EMAIL]

Dear Mammoth Lakes Gov.

Much like the impact of the state proposed hike adding an additional 14% tax hike like the city is currently taking from our rental income. It would end the short term rental program all together for me and many others. (I don't even have a mortgage and still only break even for the most years, including last years record snow. This resulted in record expenses in repairs and snow removal wiping out any upside of the income, except for the city who collected their 14%)

I would sell like many others and the home values would drop drastically. City and business Income would fall off dramatically.

However this is a good solution to providing extra housing for year round employees. Also short term restate boom from property sales, another plus.

Have you ever been to Park City or Breckenridge to do a study of why their city center is so upscale and busy year round? This is what I hope for Mammoth Lakes.

Thank you
Randy

Sent from my iPhone

Clerk

From: Kerri Hook Levitanus <kerrihook@yahoo.com>
Sent: Friday, October 13, 2023 2:17 PM
To: Clerk
Subject: Regarding the proposed STR moratorium

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[EXTERNAL EMAIL]

We've been owners in Mammoth for 15 years. We got our TOT license immediately and have always paid the taxes due. We abide by all the town rules. Why would we be punished (and as a result, the town forego the TOT income) because some owners aren't following the rules? During Covid, owners went underground to disobey the rules and I don't believe that has stopped. The people who obey the rules shouldn't be punished. In the end, all of us (plus the Town) will suffer. Find a better way to stop the thieves.

Kerri
Sent from my iPhone

Clerk

From: Angela Bradshaw <pineviewloft@yahoo.com>
Sent: Friday, October 13, 2023 1:50 PM
To: Clerk
Subject: short term rentals

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[EXTERNAL EMAIL]

If I understand correctly, the town wants to impose a 45-day moratorium on short term rentals. As the owner of a short term rental in which I stay from time to time with my family for an affordable vacation, I think this is a terrible idea, as my purpose in owning this is to supplement my social security check. We paid premium prices for our units with a view to being able to recoup our expenses by these types of rentals. I was not allowed to rent during Covid, and was forced to take out loans to cover my expenses, that I now have to repay on top of everything else.

My expenses, such as mortgage, insurance, HOA dues, utilities, advertising, Internet, etc., do not stop when I cannot rent. I barely break even in the best of years, and many times have to dip into savings to make up the shortfall. If your idea is to force people to change to long-term rental, I would have to be able to charge enough to cover my expenses, which would not make it affordable housing, and I would not have the option of staying there with my family, causing an additional expense for me. Additionally, the landlord/tenant obligations would be onerous.

A better idea would be to stop permitting new construction for short term rentals, in other words, any new apartments could only be used for long-term rentals. Also, no new hotels.

I hope that you take into consideration the interests of the owners who provide the majority of income for the town.

Angela Bradshaw