

Clerk

From: Kerstin Litvak <kerstin@homesbykerstin.com>
Sent: Monday, October 16, 2023 2:58 PM
To: Clerk
Subject: Comments for Town Council Meeting - October 18 STR

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

[EXTERNAL EMAIL]

Dear Members of the Town Council,

I am reaching out to express my reservations regarding the proposed moratorium on short-term rentals (STRs) in Mammoth Lakes. As a second-homeowner in Mammoth, a real estate professional in the area, and someone who utilizes her property for short-term rentals, I firmly believe that implementing a 45-day STR moratorium is not the solution.

Short-term rentals play a significant role in our local economy, benefiting both residents and visitors alike, and I believe they should continue to be a vital component of our community. The amount of TOT \$ that short term rentals bring in is a huge influx of money to the town, which should be totally dedicated for Short Term Housing of employees of Mammoth.

Every one of my clients who has invested in Mammoth didn't purchase a second residence exclusively for the purpose of short-term renting or as a standalone investment property. Their primary motivation for buying in Mammoth was their deep affection for the area, and the aspect of short-term rentals serves as a means to offset homeownership costs. Implementing restrictions on short-term rentals in this way wouldn't have any impact on, or contribute to, the availability of long-term housing for employees. This is because these homeowners personally utilize their properties and have no intention of renting them out for extended periods

Short-term rentals offer several benefits to our town:

1. **Economic Prosperity:** Short-term rentals contribute to the economic prosperity of our community. They provide supplemental income for homeowners, support local businesses, and generate tax revenue that can be reinvested in the town's infrastructure and services.
2. **Tourism and Recreation:** Mammoth Lakes is renowned for its breathtaking natural beauty and recreational opportunities. Short-term rentals provide a variety of accommodations for tourists and outdoor enthusiasts, helping to promote tourism and sustain local amenities.
3. **Diverse Housing Options:** Short-term rentals diversify housing options for visitors. They allow families, groups, and individuals to experience Mammoth Lakes in a way that suits their specific needs and preferences.

4. **Community Engagement:** Homeowners who rent out their properties on a short-term basis are often deeply involved in the local community. This engagement is crucial to the fabric of Mammoth Lakes, fostering a sense of belonging and solidarity.

The Town Council appears to have overlooked a crucial issue, which is the impact of the current state of the real estate market. The real estate market has been affected by various factors, such as limited housing inventory and historically low interest rates, which have contributed to the significant increase in housing prices. Now, we are still contending with low housing inventory, elevated interest rates, higher monthly Homeowners Association (HOA) costs, primarily due to the extensive snowfall and the resulting damage it caused, and a new challenge arising from many homes and entire complexes losing their insurance coverage due to fire-related issues and insurance companies leaving the state. Consequently, the combined effect of increased HOA fees and insurance costs is exceeding the monthly mortgage payments for some homeowners. It is essential to consider all these factors comprehensively when assessing whether short-term rentals (STRs) are the root cause of the shortage of employee housing and whether implementing a moratorium would effectively address this issue. By taking a holistic view of the real estate market, it becomes apparent that the challenges we face are not solely a result of STRs.

I appreciate that the Town Council has a challenging task in striking a balance between the needs and concerns of various residents and especially employee housing. While it is essential to address any potential issues related to short-term rentals, I believe that responsible regulation and effective enforcement can help us maintain the positive aspects of short-term rental housing while mitigating any negative impacts.

I encourage the Town Council to continue working with local stakeholders, including homeowners, property management companies, and community members, to develop fair and reasonable regulations that ensure the sustainable growth of short-term rental housing in Mammoth Lakes.

I trust that you will consider the input from all community members and make well-informed decisions that support our unique town's continued growth and prosperity.

Thank you for your dedication to our community, and I am confident that Mammoth Lakes will thrive with the responsible management of short-term rental housing.

Kerstin Litvak, Second home owner, Realtor in Mammoth Lakes, and STR operator

Jamie Gray

From: Shane Hennes <sbrhennes@gmail.com>
Sent: Monday, October 16, 2023 12:46 PM
To: Clerk
Cc: Jamie Gray; Dan Holler
Subject: Short Term Rental Moratorium Thoughts

Some people who received this message don't often get email from sbrhennes@gmail.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

To Whom It May Concern,

Thank you for taking the time to consider my perspective. Leveraging my experience as a former owner of a nightly reservation company, I bring unique insights to the discussion. In my view, a rental property moratorium may not be necessary if we implement additional requirements. The current influx of rental units is having a detrimental impact on our town, which was not designed to accommodate such a volume, resulting in a decline in the overall quality of life. Long-term residents are departing as their rentals transition into short-term units, often financially supported by nightly rentals.

The escalating cost of real estate makes it nearly impossible for hardworking locals with substantial incomes to afford homes without relying on nightly guests. To address these challenges and benefit the town, I propose measures to obviate the need for a complete moratorium:

Compulsory Representation: Mandate that all new nightly rentals be overseen or cleaned by licensed local companies. This ensures funds circulate within the community and properties receive proper management. Extend this requirement to existing rentals, with a phased transition over two years.

Insurance Compliance: Require businesses in Mammoth, operating as cleaning, service, or rental companies, to provide proof of workers' compensation and liability insurance for employees. Aligning with California's 1099 laws, businesses can no longer classify employees as independent contractors without demonstrating proper employment relationships. This safeguards the town from unnecessary liabilities when issuing permits to unqualified entities.

Communication with Real Estate Community: Engage with the local real estate community to inform prospective buyers about the requirements. This proactive communication helps potential property owners understand the obligations tied to using a local certified company, promoting responsible property ownership.

Implementing these measures and enforcing them aims to strike a balance that preserves the town's character, protects residents, and encourages responsible growth in the rental property sector. Feel free to reach out with any questions or future opportunities to collaborate.

Shane Hennes



7605255066



sbrhennes@gmail.com



PO BOX 9064, Mammoth Lakes, CA 93546

CONFIDENTIAL DO NOT FORWARD WITHOUT SENDERS PERMISSION.

Clerk

From: Angela Bradshaw <pineviewloft@yahoo.com>
Sent: Monday, October 16, 2023 12:39 PM
To: Clerk
Subject: Re: short term rentals

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

[EXTERNAL EMAIL]

The best option would be to not allow new construction for hotels unless they include a minimal number of units for low-income housing. Hotels employ many workers that need low-income housing, and the wealthy people who own them are probably the people pushing for this. They will probably do their best to influence the Town. As the only people who can afford new construction these days are the ultra-rich, these wealthy folks can afford to do this. The majority of owners of short-term rentals are a long way from being wealthy.

On Monday, October 16, 2023 at 11:15:55 AM PDT, Clerk <clerk@townofmammothlakes.ca.gov> wrote:

Thank you for your comments.

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

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

[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

Clerk

From: DEAN MYRING <deanmyring@me.com>
Sent: Monday, October 16, 2023 12:31 PM
To: Clerk
Subject: STR meeting this week

[You don't often get email from deanmyring@me.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[EXTERNAL EMAIL]

Greetings, I am overseas and looking after some family matters but I wanted this message entered into the minutes of the meeting please.

1/ Effect of STR moratorium on the town

TOML is a town of several thousand but we are a tourist town also. The visitors to the area, skiers and boarders at the resort, summer time hikers and fishers, they all need places to go and eat, places for entertainment, bars, coffee shops and the retail outlets around town. This creates jobs and much needed sales tax dollars.

How many hotel rooms are available in the town of Mammoth? I WOULD VENTURE NOT ENOUGH TO CATER TO THE AMOUNT OF VISITORS to the area. So where do they stay? If we don't have these rental condos they'll go to Utah, Colorado or somewhere that WELCOMES them. Another destination that will be more than happy to take tourist dollars. Deterring these visitors from coming is going to hurt the town! Simply placing a moratorium on STR's is cutting off our nose to spite our face. Affordable housing is short everywhere, it's not just a TOML problem. We are no different to Breckenridge to Steamboat, etc..

2/ Placing a moratorium on STR's won't solve a housing problem. For many owners of second homes they need to rent their home in order to defray the costs of HOA's and to help pay the mortgage. Simply "banning" them from renting their unit when they're not using it is going to place a burden on them financially (which is fundamentally wrong) but most importantly TOML should not be making rules on how home owners may or may not use my home. A home for which taxes etc. are paid.

For me personally I've got a condo in the "orange zone", I don't rent it, EVER, yet there are enough units that do (much to my chagrin). I'd much rather not have renters around me but I know that isn't reality, the genie is way out of the bottle there is nothing illegal or wrong about renting a home out!! STR's are a fact of life in Mammoth and have been for decades. More people visit, more people are moving in. Again, I'm not a short term renter and any rules and regulations that TOML wants to affect will not affect me but the town needs to think bigger picture rather than penalizing current property owners.

3/ address the elephant in the room Airbnb and VRBO (and others of this ilk). And the investors who buy condos. These are putting a drain on our resources.

Online entities are providing a service that used to be offered, still is offered, by local rental bureaus. The fact that some second home owners are using these newer portals is directly affecting the town of Mammoth. Commissions from rental incomes are going to Airbnb, going to VRBO, they are moving out of town, those dollars gone. place a ban, a moratorium, call it what you want on anything it's these faceless corporations. We need to reach out to the home owners of these Addresses in the orange zone and ask them to please keep their commission dollars in town. VRBO,

AIRBNB etc are making millions of dollars in rental commissions and those dollars are floating away from 93546 like snow flakes in the wind. Keep these dollars in town, work with local leasing agents and rental companies to come up with a plan that will satisfy home owners who use AIRBNB etc that they will get the same if not better service and a better deal than the "onlines". Appeal to these second home owners who DO rent their place to keep their money in town. As for out of town investors who have no intention of using their properties there's really not much we can do about them EXCEPT perhaps make it the rule that ALL rentals go through TOML agencies. I don't know how this works legally and the "onlines" have attorneys that will come at us, this would also be tough to police and monitor but this is a potential solution. Perhaps "using local rental agencies" could be added to the dozens and dozens of HOA by laws in town?? if an HOA has voted on something in a collective agreement that would be something difficult for the "onlines" to fight.

DJM

Sent from my iPhone

Clerk

From: Kelly <kellymaestri@gmail.com>
Sent: Monday, October 16, 2023 2:47 PM
To: Clerk
Subject: Mammoth Lakes Moratorium - my perspective as a 2nd homeowner

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

[EXTERNAL EMAIL]

Hello friendly clerk,

In case it is helpful, below is my perspective as a Mammoth condo owner as it pertains to the transient rental moratorium being discussed this Wednesday.

I own a condo in Mammoth purchased in 2020 as a vacation property (2nd home) which I rent short term when we are not using the condo.

Let's say my gross annual rental income is \$80,000 give or take from short term rentals.

Even at \$80K, I am barely breaking even due to the following expenses:

- HOA \$1000/mo
- HOA insurance increase \$800/mo (due to wildfires).. and yes I said "per month"
- HOA snow removal incremental expense (for last year) \$600/mo for 4 months
- Mortgage (PITI) \$1640/mo (\$280K ish mortgage at 3%)
- Amerigas \$425/mo average Nov - March
- Electric \$200/mo average ish
- 14% TOT
- 15% to Airbnb
- 8% laundry fees

The monthly expenses for holding my property are approximately \$4.6K per month (excluding TOT and Airbnb expenses). At current real estate prices, the holding cost for a condo will well exceed \$4.6K per month.

1. Can temporary or full time workers afford \$4.6K per month for a 2 bedroom condo?
2. Can 2nd homeowners afford to pay expenses to hold a property without short term rental income?
3. Would real estate investors be willing to hold the property as a long-term lease investment? (Answer is "no" based on the answer to question #1 above)

I weep at the stress it must cause the Town of Mammoth Lakes to employ and house a rotating workforce annually. I would not wish that job on my worst enemy. But, what is the flip side effect of holding real estate inventory hostage for this purpose?

Somebody must be able to measure the % of condos sold for which a transient permit is pulled within the first year after sale. That data alone could be your case for how much of an impact a moratorium would cause on condo sales.

If this temporary permit moratorium goes into effect then condo sales will plummet (see above question... what % of condos sold applied for a STR permit within 1 year of sale?). Property values will decrease. Wealthy humans who do not need extra income will buy condos and let them sit vacant for use by family. The town will not benefit from TOT taxes on these properties or the other income from tourists staying in the properties.

Above is my prediction as a Mammoth condo owner and sometimes real estate investor. I get it. This is not easy and I wish you the best of luck. We love Mammoth and appreciate your service.

Kelly

Kelly Maestri

310-623-0305

"Do or do not. There is no try." Yoda

Clerk

From: Dino Berardino <outlook_465DE2933546E75E@outlook.com>
Sent: Monday, October 16, 2023 3:36 PM
To: Clerk
Subject: Short Term Rental Ban

You don't often get email from outlook_465de2933546e75e@outlook.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

Hi,

My wife Carol and I own a home here in Mammoth and it is a second home.

Unlike what most might think about us 2nd and even 3rd or more home owners that keep homes here for rent and for play, the majority of us get it, we know there is a shortage for long term rentals. So much so, in fact, I've spoken with Tom who runs the mountain about a few ideas I had, my area of expertise, and how individuals like me want to help. Unfortunately there is a shortage for land and we need to get that straight.

With the forestry owning every piece of land surrounding the town, it's them that cause a lot of this problem.

My wife and I along with 3 couple friends that all own a second home here spoke about the possible ban on short term rentals and we all said the same thing, we bought here because we love to ski. If a short term ban were to take effect, we wouldn't rent our homes long term because then we couldn't come and go when we wanted. We all own our homes outright, so we don't need to rent them anyway.

Additionally, if the town of Mammoth banned short term rentals, what would that look like financially for the town and now that missing TOT money?

We believe whomever is behind this (hotel business etc.,) wants us out because of market share and revenue.

We have friends that live where a ban already happened, and it was disastrous for the town financially as many overwhelmingly that owned 2nd homes there sold. Once the sell off started there was no stopping it, and, the prices hit a historical low which brought a whole different set of problems.

We believe the town really needs to take a closer look at this prior to making or allowing any changes to the short term rental programs.

Thank you.

Dino & Carol Berardino
2113 Meridian Blvd

Sent from [Mail](#) for Windows

Clerk

From: Amy Sharp <thesharps@icloud.com>
Sent: Monday, October 16, 2023 3:28 PM
To: Clerk
Subject: Proposed moratorium- mammoth

[You don't often get email from thesharps@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[EXTERNAL EMAIL]

Dear Members of the Town Council,

I hope this email finds you well. I wanted to bring to your attention the unique situation of our second home in [Mammoth Lakes]. We recently purchased a second home in the area, which we primarily utilize for family vacations and as a short-term rental (STR).

Our intention for this property does not involve offering it for long-term housing. Instead, it serves as a place where we, our friends, and our family can enjoy quality time together. The STR aspect of our property helps us offset the costs of homeownership and allows others to experience the beauty and recreational opportunities that Mammoth Lakes has to offer.

We understand and appreciate the concerns regarding housing availability for employees in the area, and we fully support measures that address this critical issue. However, we believe that our situation is quite different from those of properties intended for long-term housing.

We want to assure you that we are committed to being responsible STR hosts, adhering to all regulations and taking care of our guests and the property. We value the opportunity to contribute positively to the local economy and the community as a whole through our property.

If there are any specific regulations or guidelines that we need to follow as STR hosts, please do let us know, and we will ensure our compliance. We also welcome any input from the Town Council on how we can continue to be good neighbors and homeowners in the Mammoth Lakes community.

Thank you for your understanding, and we appreciate your attention to this matter. If there are any discussions or actions related to STRs in the area, we are open to participating constructively in the process.

Sincerely,

Chris and Amy Sharp
360 rainbow lane # 90
Mammoth lakes, CA 93546
Thesharps@me.com
805-390-7411

Sent from my iPhone- amy 🌸

Clerk

From: Dasha Hervey <dashahervey@gmail.com>
Sent: Monday, October 16, 2023 4:42 PM
To: Clerk
Subject: Short Term Rentals - Include in Public Comments

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

[EXTERNAL EMAIL]

Thank you for your consideration in how we can address and improve housing.

It's critical to review facts on several fronts and create a workable approach for our community.

Consistent compliance monitoring will help protect our community, guests, and properties. It will also help to create a more secure STR program that is reliable, create consistent revenues for our town and weed out non-compliant STR's. I'd also recommend increasing the business license cost to cover administration costs to execute the plan.

New STR's provide needed income to TOML, they don't decrease affordable housing.

New home purchases are traditionally improved, therefore TOML stays improved.

Negative: STR reduction by creating a moratorium does not improve housing availability.

-Statistically owners use their units for their families and/or work on a part time basis. To reduce the STR's hurts our town by losing the revenue that we depend on to maintain and improve infrastructure.

-The average income of our lower class + seasonal employees could not afford to buy home/condominium in Mammoth with HOA's, insurance, mortgages at current loan rates and utilities. The average mortgage and collected costs for a 2 + bedroom is \$5-6K with current interest rates and the aforementioned. Not being able to afford the upkeep of a home and HOA well deteriorate well established communities. Look at the blight in the center of town.

-California by nature has the most expensive real estate in the nation. We are a great state to live in. By attempting to lower the cost of real estate, the Town of Mammoth is going to lower their valued income by reducing taxes. The net worth of homes in an area will then all be reduced due to depreciation, creating a further reduction in income for the TOML. This will lead to job loss and revenue for the town, as funds will be reduced, and infrastructure will not be supported or moved forward.

-The Town of Mammoth's risk exposure will significantly increase in lawsuits because a town does not have authority over the real estate market. However, they do have authority over the property they own. Lawsuits waste money.

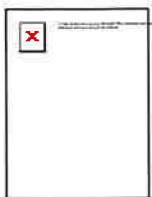
Solutions:

- Mammoth Mountain has the entire Main Lodge area of the mountain to build down and up to create seasonal/dorm housing for a percentage of their employees. See the Deer Valley/Utah model. It works.
- Hotels should be mandated to provide affordable housing for a percentage of their employees, and not make it TOML issue. Maybe they give up some rooms for housing and increase their nightly rates.
- TOML should approve and increase our hotel tax to provide more funds for affordable housing
- Increase the TOT .5% and dedicate these funds to low-income housing solutions.
- Crowley and Bishop should be considered for affordable housing along with transit as a viable option.
- Condominium areas should be retained for STR's but single homes should not be considered for STR's to retain neighborhoods.
- Allow homeowners in approved STR areas to create sub-lets in homes to create more dwelling space and affordable housing. This is different than an ADU. Many units have three floors. A studio layout like the Westin rooms could be great. solution if the unit meets minimum. requirements. Ten units could turn into twenty and create affordable living spaces. The occupancy for the unit would remain the same, but the STR could be rented as an STR and affordable housing providing a win/win for the TOML.
- The corner of main street is a blighted area. Imminent domain the properties and do something positive with them. They are not habitable; I don't understand why TOML allows them to exist.
- Grass Roots -Connect with a celebrity to create the cause to create a non-profit + donation fund. Attach it to TOML marketing plan, so when people stay in Mammoth, they can feel good about where their taxes are going, and we become a philanthropic town that cares about our land and our people. Buying one home at a time with a focus as a second layer to our community could be beneficial on many fronts. Gary Sinese's Foundation has changed so many people's lives -
https://www.garysinisefoundation.org/donate?gad=1&gclid=CjwKCAjwvrOpBhBdEiwAR58-3EvxlzNL0KF0OS5DFYrFIZRfQDGozFgM_1nBRQz8GPE7LfcpmZ9W7BoCGQEQAyD_BwE

Thanks for listening....

All the best,

Dasha Hervey



Sea and Pine
 Interior Designs from the Sea to the Sierras
 Tel: 619.823.8858

www.seaandpine.com

Affiliates and Certifications:

ASID, AKBD, CAPS, NKBA

ASID + NKBA Award Winner

Best of Houzz- 2016-2022

Jamie Gray

From: Dan Holler
Sent: Monday, October 16, 2023 8:32 PM
To: Jamie Gray
Subject: Fwd: Opposition to the Rental Ban on New Rental Licenses

Dan Holler
Sent via the Samsung Galaxy S10, an AT&T 5G Evolution capable smartphone
Get [Outlook for Android](#)

From: Mark Michaylira <mark.michaylira@gmail.com>
Sent: Monday, October 16, 2023 7:19:08 PM
To: Dan Holler <dholler@townofmammothlakes.ca.gov>
Subject: Opposition to the Rental Ban on New Rental Licenses

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

[EXTERNAL EMAIL]

Dear Manager Holler,

I hope this letter finds you well. I am writing to express my strong opposition to the proposed ban on new rental licenses in our beloved town of Mammoth Lakes. As a property owner in this community, I have vested interests in utilizing my property for short-term rentals, and I would like to outline the reasons for my opposition. First and foremost, I want to emphasize that I am an active and responsible property owner who uses my property regularly and contributes to the local economy year-round. My intention has never been to displace locals in need of long-term housing. Instead, my property has been a source of personal enjoyment and a way for me to share the beauty of Mammoth Lakes with family, friends, and others on a short-term basis.

One of the key factors influencing my opposition to this ban is the financial aspect. Owning a property in Mammoth Lakes comes with significant monthly overhead costs. As a property owner, I must meet obligations such as a mortgage payment, property taxes, and homeowners' association fees, which collectively amount to approximately \$3,840 a month for my three-bedroom condo. Given the current rental rates in Mammoth Lakes, renting on a long-term basis would not cover my expenses, and not allow me to enjoy my home.

The proposed ban on new rental licenses would put property owners like me in a challenging financial position, effectively creating a substantial monthly deficit. This is a significant burden to bear, and it raises a legitimate concern about the sustainability of property ownership in Mammoth Lakes. While I understand the importance of supporting the local community, it is also essential to consider the impact on property owners who are, in turn, contributing to and helping the local economy thrive.

I love Mammoth Lakes just as much as anyone else in our community; however, it is crucial to find a balanced approach that considers the interests of all stakeholders, including property owners who are integral to the local economy.

I kindly request that the City Council reconsider the proposed ban on new rental licenses and explore alternative solutions that can address the housing needs of locals without causing undue financial hardship for property owners. Collaboration and dialogue among all affected parties can lead to a more equitable and sustainable solution for our community.

Thank you for your time and consideration of my concerns. I am more than willing to participate in discussions, provide additional information, or explore alternative solutions that can benefit both local residents and property owners.

Sincerely,
Mark Michaylira

3199 Chateau Rd #21
Mammoth Lakes, CA 93546
mark.michaylira@gmail.com
949-436-3065

Jamie Gray

From: Craig Johnson <cjohnson@srla.org>
Sent: Tuesday, October 17, 2023 10:41 AM
To: Jamie Gray
Subject: Rental ban

You don't often get email from cjohnson@srla.org. [Learn why this is important](#)

[EXTERNAL EMAIL]

Dear Ms. Gray,

I am a ½ time Mammoth resident that occasionally rents my condo when I am not there.

I am against the rental ban on new rental licenses.

Where will tourists stay? They are the life-blood of Mammoth Lakes.

This will not create more housing for locals.

Craig Johnson

Jamie Gray

From: Erica Hui <ericahui98@yahoo.com>
Sent: Tuesday, October 17, 2023 11:18 AM
To: John Wentworth; Sarah Rea; Bill Sauser; Chris Bubser; Amanda Rice; Dan Holler; Andrew Morris; Rob Patterson; Jamie Gray
Subject: Please do NOT ban short-term rentals at Mammoth

You don't often get email from ericahui98@yahoo.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

Dear Council Members & Town Associates,

Mammoth is one of the most beautiful places in California with millions of visitors every year. I believe the ban of short-term rental will stop many people from visiting Mammoth due to the shortage of place for rent.

After all, Mammoth's main source of income is from tourism (bed tax is the bulk of it). With less tourists visiting, it means less job opportunities. Which also means less housing is needed for local workforce, which would end up with a lot of property vacancy. It's a domino effect.

I believe most of the Mammoth property owners see Mammoth as their second vacation home. If this ban is approved, the demand to buy Mammoth property will drop drastically. There will be a lot of properties sitting there with no market. I highly doubt if the local residents will be able to absorb the big market.

To solve the problem from the root, Mammoth should consider develop the outlying land near Mammoth. Build affordable housing for the local workforce; Loosen the restriction or incentivize single family homeowners to build ADUs; subsidize Forest Service to build workforce housing on their own land. There are many solutions to that could keep tourism growing and provide affordable housing for local residents.

Mammoth is so beautiful with all 4 seasons of different attractions. I sincerely hope everyone is able to come and enjoy its beauty for many decades to come.

Sincerely,
Erica Hui

Jamie Gray

From: Mark Michaylira <mark.michaylira@gmail.com>
Sent: Monday, October 16, 2023 7:22 PM
To: Jamie Gray
Subject: Opposition to the Rental Ban on New Rental Licenses

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

[EXTERNAL EMAIL]

Dear Mr Gray,

I hope this letter finds you well. I am writing to express my strong opposition to the proposed ban on new rental licenses in our beloved town of Mammoth Lakes. As a property owner in this community, I have vested interests in utilizing my property for short-term rentals, and I would like to outline the reasons for my opposition. First and foremost, I want to emphasize that I am an active and responsible property owner who uses my property regularly and contributes to the local economy year-round. My intention has never been to displace locals in need of long-term housing. Instead, my property has been a source of personal enjoyment and a way for me to share the beauty of Mammoth Lakes with family, friends, and others on a short-term basis.

One of the key factors influencing my opposition to this ban is the financial aspect. Owning a property in Mammoth Lakes comes with significant monthly overhead costs. As a property owner, I must meet obligations such as a mortgage payment, property taxes, and homeowners' association fees, which collectively amount to approximately \$3,840 a month for my three-bedroom condo. Given the current rental rates in Mammoth Lakes, renting on a long-term basis would not cover my expenses, and not allow me to enjoy my home.

The proposed ban on new rental licenses would put property owners like me in a challenging financial position, effectively creating a substantial monthly deficit. This is a significant burden to bear, and it raises a legitimate concern about the sustainability of property ownership in Mammoth Lakes. While I understand the importance of supporting the local community, it is also essential to consider the impact on property owners who are, in turn, contributing to and helping the local economy thrive.

I love Mammoth Lakes just as much as anyone else in our community; however, it is crucial to find a balanced approach that considers the interests of all stakeholders, including property owners who are integral to the local economy.

I kindly request that the City Council reconsider the proposed ban on new rental licenses and explore alternative solutions that can address the housing needs of locals without causing undue financial hardship for property owners. Collaboration and dialogue among all affected parties can lead to a more equitable and sustainable solution for our community.

Thank you for your time and consideration of my concerns. I am more than willing to participate in discussions, provide additional information, or explore alternative solutions that can benefit both local residents and property owners.

Sincerely,

Mark Michaylira

3199 Chateau Rd #21

Mammoth Lakes, CA 93546

mark.michaylira@gmail.com

949-436-3065

Jamie Gray

From: Matt Woodard <mtwoodard2@gmail.com>
Sent: Tuesday, October 17, 2023 11:18 AM
To: John Wentworth; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Dan Holler; Andrew Morris; Rob Patterson; Jamie Gray
Subject: Mammoth Short Term Rental Discussion

[Some people who received this message don't often get email from mtwoodard2@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[EXTERNAL EMAIL]

To whom it may concern,

I hope this letter finds you well. I am writing to express my deep concerns and opposition regarding the proposed regulation that is under consideration by the town. This regulation, if enacted, would have significant consequences for property owners like myself.

When I purchased my condo, it was with the intent to be able to enjoy the beautiful town of Mammoth while also mitigating the financial impact of the cost of the condo by leveraging it as a short term rental. The proposed regulation, however, threatens to jeopardize not only my well-being but also the livelihoods of other property owners who find themselves in a similar situation.

I do understand the town's desire to ensure that our residents, including the local workforce, have access to affordable housing. In response, I would like to propose exploring alternative solutions, such as:

1. ****Develop Housing in Outlying Areas:**** Expanding housing developments in outlying areas of the town can address the need for affordable housing without impinging on existing investments.
2. ****Incentivizing ADU Construction:**** Encouraging single-family homeowners to build Accessory Dwelling Units (ADUs) could provide a way to increase housing options for residents while preserving the character of the town.
3. ****Workforce Housing on Public Lands:**** Collaborating with relevant authorities, such as the Forest Service, to develop workforce housing on suitable public lands can meet housing needs without disrupting existing investments.

These alternative solutions strike a balance between preserving our town's unique character and addressing the housing needs of our residents. They provide viable options to ensure the prosperity of our town while mitigating the financial hardships faced by property owners like myself.

I kindly request that you reconsider the proposed regulation and engage in an open dialogue with property owners, residents, and stakeholders. Through this dialogue, we can explore these alternative solutions and find a more comprehensive and balanced approach.

Thank you for taking the time to consider the broader implications of this decision on our community, including the challenges faced by property owners that this regulation would bring. I am hopeful that, together, we can work towards a solution that ensures both the prosperity of our town and maintain the well-being of its residents, including those who are current property owners. I hope there can be a solution that doesn't cause financial ruin for those who invested in the town of Mammoth to begin with.

Sincerely,

Matthew Emanuel
Owner of a condo on Lakeview Blvd

Jamie Gray

From: OJ Zeleny <ojz@mac.com>
Sent: Tuesday, October 17, 2023 9:21 AM
To: John Wentworth; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Dan Holler; Andrew Morris; Rob Patterson; Jamie Gray; Clerk
Subject: Town Council Meeting 10/18/2023, Agenda Item 10.2 (STR Moratorium)

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

[EXTERNAL EMAIL]

Dear Town Council and Town Leaders,

Having read through comments submitted for the Town Council 10/18 meeting regarding the short term rental moratorium as well as the recommended article on Granicus, "Short Term Vacation Rental Bans Gone Wrong," I recommend that the Town Council postpone this vote and submit a request for a complementary short term rental assessment to Host Compliance, referenced at the end of said article. The last thing this town needs is more litigation. The impact on town and county revenue, property values and our local workforce employment threatens our small resort community. Commonsense indicates there must be a better way. I request that the Town Council continue their search for a reasonable, compatible solution for our Mammoth Lakes community.

Thank you for considering my request.

O'Cilla "OJ" Zeleny, local resident and property owner

Jamie Gray

From: Sandy Hogan <sandyghogan@gmail.com>
Sent: Tuesday, October 17, 2023 11:06 AM
To: Jamie Gray
Subject: Public Comment, Item 10.2

[EXTERNAL EMAIL]

Jamie: Please share my comment with the Town Council.

I support Item 10.2, as it is a temporary moratorium only, designed to allow time to institute changes to our existing program that will improve it greatly. The changes are spelled out in detail in Rob's excellent staff report, and will result in a future improved and direct relationship between the Town and each property owner. Our existing program has been in existence for many years, and the financial staff has proposed these improvements to the program, to allow for better tracking of rentals (which will likely result in improved revenue), and allow for a direct relationship with owners, as well as other minor changes..

The consultant's analysis may prove beneficial, but in my opinion it is of lesser importance than the proposed changes to the current program. A six-month moratorium will allow time for the changes to be instituted; it is not a threat to short-term rentals, but an upgrade to our management of this business..

Thanks for listening to my comments, Sandy Hogan

Clerk

From: Toni Goldsobel <toni@sgoldsobel.com>
Sent: Tuesday, October 17, 2023 11:13 AM
To: Clerk
Subject: Temporary moratorium in RMF-2 zoning

[You don't often get email from toni@sgoldsobel.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[EXTERNAL EMAIL]

Dear Town Clerk,

I think the proposed short term rental moratorium is short sided and am opposed. This will not open up more long term housing.

I owned a unit in Juniper Crest from 2018 to 2021. In order to make sure we were in compliance with the STR taxes, we hired a management company, Mammoth Sierra Reservations, to deal with and manage the logistics. Once again, we are looking to purchase another second home in Mammoth. Among our search includes units that were used as family vacation homes that have never been rented but have the potential to be rented out. The proposed moratorium eliminates those types of units.

While I'm sympathetic with the need for affordable housing, I don't see how this moratorium makes existing units more affordable for renters. Please reconsider.

Thank you,

Toni Chan-Goldsobel

Clerk

From: Jennifer Lanners <jenniferlanners@gmail.com>
Sent: Tuesday, October 17, 2023 9:57 AM
To: Clerk
Subject: Nightly Rental/ Please Submit to Council ☺

[You don't often get email from jenniferlanners@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[EXTERNAL EMAIL]

Dear Town Council Members,

Thank you for taking the time to read my email. I would also like to thank you for serving as council members. I know it is a hard job and you can never make everyone happy. Public Service can be a thankless endeavor.

I am reaching out today regarding the possible nightly rental moratorium. I totally understand the issues locals are having with house. This has been a long time problem that existed long before AirB&B and VRBO. When I moved to Mammoth in 2004 I rented a room from a lady that ran a dog daycare out of her townhome on Old Mammoth. I never knew what I would be coming home too. At any given time there could be up to 18 dogs in the small 3 bedroom townhome. It was not ideal but I could not find any other housing. I finally moved out and opted to live in a condo that was under construction in the condo complex I worked in. Also not ideal with no kitchen but better than the dog situation. Over the years I have had the same issues with house that many locals are facing today. When my husband moved here in the mid 90's he lived in his van for the first winter and has lived in several properties that were not great over the years, so we really do get it. The first 7 years of our marriage we had to move 5 times. Twice because the owners of the condos we rented decided to sell.

That said, I do not think a moratorium will not do anything to solve the issue. Most second home owners want to spend time in their property enjoying the area just like we do. Most of the time the revenue they collect from nightly rental does not cover all of the expenses incurred. Those costs included mortgage, HOA fees on average of \$700 per month, property tax, insurance and any special assessment the complex may have. I am not sure if you guys are aware but some complexes including Mammoth Ski and Racquet and The Summit have lost their insurance forcing the HOA to go with California Fair Plan. This brings the HOA fees up to about \$1700 per month depending on square footage of the unit. If you take that into account along with all of the other carrying costs, it seems very out of the budget for most locals. I also feel that a moratorium would open the door to illegal nightly rentals. This could not only be a safety issue but also a loss of revenue for the town. If people figure out that they can get away with renting and not paying TOT, I see no reason why they would apply for a permit when the moratorium is lifted. I know the town has done a lot over the years to improve the housing situation but I feel that we are subsidizing housing for the mountain and new development like Lime Light. Insisting developers build employee housing before they are issued a permit is something we need to consider. As long as we continue to allow companies to come in to Mammoth without providing adequate housing for their employees, this will always be an issue. I also feel that the town should not be building dog parks and ice rinks until this issue is better under control.

My husband and I live in Crowley now. Not because we wanted to but because we could not afford a house in Mammoth. We have looked into building an ADU on our property to rent to a local but it would not be cost effective at this time. The costs of building including permits and the increases of our property taxes make it a losing proposition. I think creating some incentives to help for locals help each other is something the town and county should be looking into as an option.

Again, thank you for reading my email. I truly did not intent to go on and on this way but there is a lot to talk about regarding housing.

Jennifer Lanners

Mammoth Realty Group

DRE#01731067

mammoth-realty.com

cell 949-285-7333

IMPORTANT NOTICE: Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.

Clerk

From: K Sokol <dhskms@gmail.com>
Sent: Monday, October 16, 2023 8:48 PM
To: Clerk
Subject: Moratorium on Short Term Rental Urgency Ordinance

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

[EXTERNAL EMAIL]

Dear Ms. Gray:

I am writing to you as a long term condo owner who also rents it out for short term rentals. My family and I have been coming to Mammoth Lakes since 1997, and we took the plunge into condo ownership in 2011. We rent it out when we are not using it. As our family has grown, we have started looking at getting a larger condo, which we would also look to rent when we are not using it.

After reading the ordinance and the accompanying background information, I have several questions and concerns that I would like addressed:

1. Mammoth has been the best kept secret for years, but with the institution of the TBID, the number of tourists has risen dramatically. And now with the renewal, the town has guaranteed more visitor days. If that were rescinded, then do you think that the number of tourists, and hence need for STRs would decrease?
2. At the end of 45 days, what will the town staff produce as a product?
 - a. What are the criteria for making a decision on the next steps?
3. Why can't the town staff continue to process TOT applications while the BAE Urban Economics study is undertaken?
 - a. Was this contract competed among more than one supplier?
4. If my family purchases a larger condo, we would need to sell our current condo, and then the question arises, can we transfer our business certificate to the next condo, pending the town compliance inspection discussed in the background document? Or are we starting over again? (and would be unable to rent it if the STR moratorium is in place)
 - a. Since we use our condo ourselves, we have no interest in renting it out long term to anyone.
5. Reading the urgency ordinance, as stated, in Article XI, Section 7 of the California Constitution, I do not believe that this issue rises to the level as envisioned in the constitution. Most of us have to commute long distances between our home and work environments, and I do not believe local workforce housing rises to the level of public safety, health or welfare.
6. I note in the background write up, that there was a projected need for 595 units between 2017-2022. This requirement is about to be met as evidenced in the same paragraph. (545 based on the write up) This contradicts the need for a moratorium based on housing needs, so can you clarify the need for the moratorium?

My earnest hope is that the town can study this issue without issuing a moratorium and continue to support those of us who have come to Mammoth to relax, play, and occasionally rent our home out to others. I would also implore the council to reconsider the TBID, as that money could be better put to use in other ways, such as using undeveloped land

to place dedicated workforce housing. A free shuttle service, paid for by the TBID money, could then shuttle the people living there to the closest shuttle route thereby not requiring them to use a car to get to and from work.

We are committed to making Mammoth a great place to live and visit, and think that this moratorium would in fact do the opposite.

I appreciate you taking the time to understand my family's concerns and hope to hear back from you regarding my questions. I apologize that I cannot be at the meeting in person to express my family's views.

Very Respectfully,

Daniel Sokol

Clerk

From: Lauren Tracy <ltracyrealtor@gmail.com>
Sent: Monday, October 16, 2023 7:04 PM
To: Clerk
Subject: Letter to Town Council for Rental Moratorium Meeting

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

[EXTERNAL EMAIL]

Dear Town Council,

I believe that the rental moratorium, if enacted, will cause an immediate 25% - 35% drop in condo real estate values. Considering the state of the economy and housing market's current pressures due to 8% interest rates, which are expected to continue to rise, this is the worst possible timing for this action. The town is well underway with employee housing projects and could offer to rent employee housing as well to mitigate the lack of housing. This would be a much preferred plan over implementing such a rash action that would most definitely cause a massive drop to values in a market with so much downward pressure on it. There are foreclosures all over the state of California. I lived through the foreclosure market of 2008-2012 and would hate to see that market return to Mammoth Lakes. Please vote NO on the moratorium for Mammoths most important revenue source.

Thank you,

LAUREN TRACY



Realtor-Associate

#01414631

Mammoth Properties Exchange, Inc.

3310 Main Street (UPS/Fedex)

P.O. Box 9302 (USPS)

Mammoth Lakes, CA 93546

760.914.3848 cell

760.934.6881 office

LTracyRealtor@gmail.com

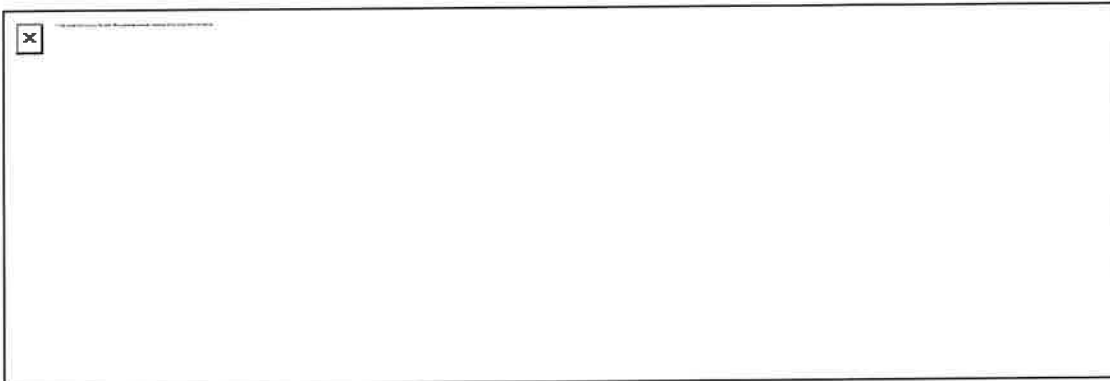
www.PropertiesofMammoth.com

BRE#01414631

Affiliate Office: Owen's Valley Realty

Bishop, CA 93514

"Get the Edge!"



Clerk

From: Kris Schwengel <kschwengel@punahou.edu>
Sent: Monday, October 16, 2023 6:56 PM
To: Clerk
Subject: Short Term Rentals - Include in Public Comments

You don't often get email from kschwengel@punahou.edu. [Learn why this is important](#)

[EXTERNAL EMAIL]

Please use in public comments

Mammoth challenges require Mammoth solutions.

Mammoth is a unique town in so many ways. One, in particular, is its long history with short-term rentals. My sister bought a new condo in the original Snowcreek neighborhood in the early 80s. I vividly remember her owners' closet and posted instructions throughout her lovely small condo. Though I was young, I remember my sister explaining that this supplemental income allowed them to buy and keep the home for over a decade **on a plumber's salary**.

Now, because of short-term rentals, I am able to own a home in Mammoth that I plan on retiring in about five years from now. I would have never considered this an option if not for short-term renting. And get this, **I'm a teacher!** Yes, even a teacher can afford a home in Mammoth as long as short-termers are helping with my mortgage.

Abandoning STRs will not create more year-round housing, but increase the empty-house challenges and trust me, there won't be any teachers owning second homes in Mammoth. We'll see strictly millionaires who can afford to keep their home empty between their infrequent visits.

There is no doubt a need for workforce housing in Mammoth, but banning STRs is simply not the solution. It will most likely create more problems than it solves in the form of fewer middle-class owners who purchase homes up here and use them often. Keep in mind, these 'firemen' spend big when they're up here as do their short-term renters. We might soon have neighborhoods of what I call "Never Neighbors" who use their home infrequently and have the means to not need STR support.

STRs stimulate the local economy of Mammoth tremendously. The surges the town experiences creates a need for workers. Excuse this gruffness, but this ban will actually help solve the workforce housing challenge in that there will be a lesser need for workers since there will be fewer people up here spending \$22 for a burger.

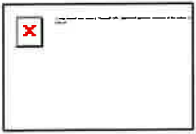
The town's current path for workforce housing is working. Amazing opportunities and progress are being made partially funded by STRs in the form of the TOT. Also, keep in mind that property values will drop, thus less property tax will be collected. Less business and fewer taxes collected seems to be two of many dominoes that would fall should Mammoth ban STRs.

We know some people want Mammoth to become another Aspen. This STR ban is a step in that direction as Aspen is living a nightmare when it comes to workforce housing and home ownership out of 99% of the blue collar workers' reach. If we're not careful, we will find ourselves in a town that is infrequently visited by the uber-wealthy.

This STR ban is not a solution to the workforce housing issue in Mammoth. In fact, it will hurt other blue-collar people who have Mammoth dreams.

Kris Schwengel

Kris Schwengel
'88 Samohi Vikings



 Secured by [Paubox](#) - HITRUST CSF certified

Clerk

From: andreacasaw@gmail.com
Sent: Monday, October 16, 2023 5:11 PM
To: Clerk
Subject: Moratorium on Short Term Rental feedback



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

[EXTERNAL EMAIL]

Hello Mammoth Lake Town Council,

I do not believe this short term rental freeze will provide the solution you're looking for. I assume you feel vacation home-owners will rent to local Mammoth workers, on a long-term rental basis, if they can't rent on a short term basis. You can not "force" human behavior to fulfill the town's local worker housing problem. Humans will adapt to their needs, and buy in other ski resorts that allow short-term rentals.

The solution is to increase supply of affordable dwellings for mammoth workers. LA has zoned areas for high density, low income housing developments. Mammoth can do the same.

Most Mammoth Vacation home owners buy a condo so they can use the condo a few weeks out of the year, then rent the condo out to cover expenses when they're not using their condo.

Why would we buy a condo if we can't use it? If you're only going to allow long-term rentals, you're asking for property buyers to by investment properties only. Investment properties make sense when there's sufficient/stable rents that cover the cost of the property with some profit to the property owner. Do local Mammoth workers provide sufficient and stable rents? How much can they afford? And have you considered what a town of investment properties would look like? Investment properties typically are not maintained as nicely and start to look worn down and out of date.

And lastly, by removing the short-term rental income, many buyers will not be able to afford to buy a home/condo in mammoth, which will kill demand and the value of the entire mammoth housing market. In short, Mammoth real estate will fall into a negative spiral....less buyers, less demand, falling property values and investment properties/communities that look terrible.

But! There will still be the wealthy who can afford to buy a nice home in Mammoth without the need for rental income. So, you'll have a small basket of wealthy elitist buyers, who won't rent their place out to the local workers, who will demand services and offerings from Mammoth that fulfill their elitist needs.

Thank you for your time and consideration...

Warm Regards,
Andrea
Andrea Casaw
(949) 500-0088

Warm Regards,

Andrea

Andrea Casaw
(949) 500-0088

Jamie Gray

From: Pat Agnitch <pagnitch@yahoo.com>
Sent: Tuesday, October 17, 2023 12:29 PM
To: Jamie Gray
Subject: Town Council Agenda Item 10.2 - October 18, 2023

[EXTERNAL EMAIL]

Good Afternoon Jamie. Can you please share my comments on Agenda Item 10.2 with Town Council:

Mayor and Town Councilmembers,

I am in support of Agenda Item 10.2 regarding the proposed changes to the existing Short-Term Rental (STR) program which will enhance and strengthen the requirements. The resulting need for a temporary moratorium on new STR applications makes sense to enable staff to implement the changes. Rob Patterson's report was comprehensive and well-written. I appreciate his and the Department's efforts to enforce the current STR program and the proactive approach to improve it.

I know that Town Council values the quality of life of its residents given the creation of said Ordinance several years ago. Improving the current STR program will benefit the residents of our community and improve the quality of life for all. Balancing the needs of full-time residents, second homeowners and visitors is a difficult task and your efforts are appreciated.

Thank you for your consideration.
Pat Agnitch

Sent from my iPad

Dear Members of the Town Council,

I am writing to you today regarding the proposed discussion on implementing an urgent moratorium on short-term rentals as a real estate broker, but mostly as a concerned citizen who owns a RMF-2 property that my husband and I rent long term.

You have failed to provide one plausible explanation of how limiting short-term rentals will increase the availability of affordable workforce housing. If anything, you are creating a panic situation among RMF-2 property owners who either use their properties exclusively or rent out long term, potentially decreasing the number of long-term rentals. This “Urgent” ordinance with the ability to extend up to 22 months and 15 days, appears to be a way of implementing a long-term STR moratorium without the proper studies or public input.

What is the path of increasing long-term affordable housing by limiting short-term rentals??

Most buyers are purchasing condos for their personal use. The ability to short-term rent a property helps 2nd homeowners who love Mammoth pay their expenses. These past years have been prosperous for short term rental owners due to the pandemic but that is now changing. Short-term rental income has never been a sure thing. Too much snow, not enough snow, smoke, etc. Most vacation rental owners are lucky to cover their property taxes and HOA fees, maybe some utilities. Additionally, owning a vacation property in Mammoth is getting more expensive. HOA fees are skyrocketing and special assessments dominate the conversation in every HOA meeting. Investors are not purchasing these properties to short term rent for a profit because it doesn’t pencil out.

Not affordable now and not affordable in the future. Mortgage rates are rising, insurance costs are soaring, assessments on these older condos are costly and consistent as is a yearly increase of the HOA fees. The real estate market is dynamic. It goes up and down. However, unless it totally bottoms out, the high cost of ownership will still prohibit RMF-2 units as an affordable option for workforce housing. As I write this, the lowest priced unit on the market is a studio priced at \$419K. If a buyer were to purchase this with an 80% loan at 7.6% interest rate the mortgage, property taxes, HOA fees and insurance would be \$3,299 per month or \$39,588 per year, for a studio. This doesn’t include electricity, internet, cable, repairs or special assessments. This is not a rental or purchase option for the local workforce. Drop that price down \$100K and you are still looking at a minimum cost of \$2,634 per month or \$31,607 per year. For a studio, before utilities etc. Still not an affordable option.

Other options. I urge you to reconsider the moratorium and to look at other positive options that will accomplish your goals but will not harm property owners or the community. The “Quality of Life” ordinance should not try to solve the long-term housing shortage. Apples and Oranges. Fine tuning your ordinance does not require a moratorium.

The only thing a STR moratorium will 100% accomplish is additional lawsuits for the town.

Sincerely,

Julie Wright
(760)914-2050

Clerk

From: don@junelakeaccommodations.com
Sent: Tuesday, October 17, 2023 1:17 PM
To: Clerk
Cc: lunch@thesheetnews.com; June Simpkins
Subject: STR/WFH/Moratorium issue

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

[EXTERNAL EMAIL]

Talking about STR's

Our Board of Supervisors/City Council believe that STR's are responsible for creating the long-term rental shortage in June Lake and Mono County.

An estimated 50%+ of all residences in June Lake are second homes. The total number of legal STR's in June Lake are relatively the same as 12 years ago.

There is a flawed but common assumption that every single vacation rental would otherwise be available for long term rental use. By all standard housing metrics, housing units available for long-term rental use are not classified as second homes. These are two wholly distinct and separate housing categories.

Conversion of any second home to an STR will not affect long-term housing availability at all. Therefore, regulations that limit or prevent conversion of a second home to STR use will not add to long-term housing.

The housing shortage is a national issue. Nationwide, the demand for homes is far greater than the supply. Locally one can partially attribute it to:

- Housing the seasonal workforce who need temporary housing. You could call this an Alterra problem. Their workforce takes lodging away from our local WFH, making required long term rentals even more difficult.
- Lack of development activity
- Incomes are growing more slowly than housing costs.
- Land use regulations.
- High construction costs resulting from increased material and labor costs, limited access to skilled subcontractors, requirements for fire protection and environmental sustainability.
- Lack of multifamily development opportunities.
- The lack of adequate WFH has been here for a very long time.

Despite market demand and a tight housing market, only a limited quantity of single-family residences has been built. Almost all are second homes.

The effort to decrease property values in Mono County is misguided, at best. This effort fails to recognize the impact lower values would have on comps needed to secure financing for new construction, or to rehabilitate old inadequate existing homes. The effort totally ignores the impact of increased costs to build. A double-edged sword that will ultimately lead to even less new construction, or is that the intent?

Mono County Supervisors/City Council must make every effort possible to address:

- An adequate number of housing units to meet the needs of its residents.
- Create housing that is affordable to all economic segments of the community.

- Strategies and actions to increase homeownership opportunities through economic development.
- Assistance to folks in need of short-term emergency housing.
- Hours for local business are limited due to limited available employees.
- Best qualified candidates are declining job opportunities, citing an unfavorable housing market as a determining factor. Ask any Mono County HR dept.

The Board of Supervisors/City Council must be transparent. How many long-term rentals has the “moratorium” created to date? What data have they used to expand the moratorium to include all multifamily residences? What data is being used to justify the effort to reduce property values?

Don Morton

- June Lake Accommodations
- Sierra Crest Real Estate
- June Lake Construction
- June Lake resident

Don Morton

Marketing Director

June Lake Accommodations

760-648-1919

Clerk

From: Chris Herb <crherb@yahoo.com>
Sent: Tuesday, October 17, 2023 1:22 PM
To: Clerk
Subject: Public Comment "STR updates Oct 18 2023"

[You don't often get email from crherb@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[EXTERNAL EMAIL]

To whom it may concern,

While limiting future physical developments may be prudent in protecting our environment, adding existing permitted units to such an ordinance against short term rental would substantially destroy homeowner value. Preventing any new owners of existing units from obtaining rental permits for property that had held them would severely impact those units' marketability, and real value, in any attempt to sell in the future. This would cause tremendous dislocation for Mammoth Lakes real estate vs surrounding towns. Any update to policy should provide an exemption for current permit-holders to transfer those rights to future buyers. Once permitted, if standard of occupancy are maintained for those permitted units, always permitted should be the rule. Our community depends on renters to spend money and enjoy the mountain(s).

Chris

Christopher R Herb, CFA MBA
310-963-5951