

Jamie Gray

From: Blank, Howard <howard.blank@purewater.la>
Sent: Wednesday, October 18, 2023 3:23 PM
To: Jamie Gray
Subject: Fwd: Town Of Mammoth Business

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[EXTERNAL EMAIL]

Jamie,

I am emailing you as a long time visitor and part time resident of the town and have been enjoying the Mammoth area for over 30 years.

I had purchased a condo in 2020 and met many of my fellow neighbors and frequented many local businesses to support the local owners.

Based on having conversations I have been made aware of some proposed changes being taken up by the town council that may have an affect property usage

It is my understanding that this issue is on the forefront of the town council's agenda because of the housing shortage or housing affordability the town is having to deal with.

As a real estate agent in Los Angeles I often educate my clients on programs that are offered by the state, county and local municipalities to encourage home ownership as well as affordability. I was able to find a few programs offered by the State of California that can be used and only four offered by Mono County or the Town of Mammoth of which two are suspended, waitlisted or out of funds and one is only available to city employees.

Eventhough we primarily use our home for personal use having the ability to offer it as short term rental has given us the ability to consistanly enjoy the area as well as offer the Mammoth experience to other vacationers who bring in revenue that support local business.

I would look for other ways to deal with housing by offering incentives to invest in the Town of Mammoth instead of looking for ways to create more restrictions.

Howard | howard.blank@purewater.la

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Jamie Gray

From: JAMES MILNES <james.milnes@mac.com>
Sent: Wednesday, October 18, 2023 11:50 AM
To: Jamie Gray
Subject: Short term rental policy proposal concerns

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[EXTERNAL EMAIL]

Dear sir/madame,

I am very concerned about a proposal to ban short term rental licenses in the town of Mammoth. The housing crisis is complex and not one that can be solved by burdening individual home owners. As a homeowner in Mammoth I have zero intent on renting long term since we use the house throughout the year as a family. Attempting to tank the housing market as a means to solve the rental crisis in Mammoth is a deeply flawed theory with serious, long-term, potential economic pit-falls for the entire town. Hopefully alternative, smarter strategies similar to those implemented in other ski resort towns can be approved instead such as building low rent housing on more affordable land in neighboring areas, ADU building permits for homeowners etc.

I trust this proposal will be met with the forceful push back it deserved from the majority of those in Mammoth who would like to support a long term solution - less punitive for home owners.

Sincerely, James Milnes.

Homeowner in Mammoth.

Jamie Gray

From: john.bourne17@icloud.com
Sent: Wednesday, October 18, 2023 3:01 PM
To: Jamie Gray
Cc: John Wentworth; Sarah Rea; Chris Bubser; Amanda Rice; Bill Sauser
Subject: Moratorium meeting October 18, 2023

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[EXTERNAL EMAIL]

Dear Members of the Town Council,

I hope this email finds you well. I wanted to bring to your attention our concerns about the possible moratorium and our second home in Mammoth Lakes. I'm requesting this letter be documented and placed into the meeting records (Meeting date 10/18/2023) stating my opposition to the proposed measure that will place a moratorium on TOT. I hereby request that this letter be placed into the official record for the meeting occurring on 10/18/2023.

We recently purchased our condo in the area, which we primarily utilize for family vacations and as a short-term rental (STR). Our plans have never involved renting it long-term housing. It is a place our Family and friends can gather and enjoy the outdoors and all the beautiful aspects of Mammoth in all seasons. The STR component helps offset the high costs of owning in the area and offers the same opportunity for others to experience Mammoth Lakes.

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

As a property owner I am a contributing member of the Mammoth community. This moratorium will have significant adverse effects on myself, numerous other members of the Mammoth community, Mammoth business owners and the Town of Mammoth governing body.

To begin with, Mammoth decided which complexes would be allowed to rent out as a STR/TOT property. This was a large factor in our decision on where to buy so we could rent our unit when our Family and friends were not in Mammoth. We paid a premium price in 2021 to buy in a rental designated area. I could have purchased another unit elsewhere in Mammoth for far less. Now, these additional dollars spent are at risk if this measure is passed by the Town. This is an unfair business practice to change these rules now target only certain areas of STRs in this measure.

Ultimately, I believe this measure is not the right approach and will fall far short of achieving the outcome and solution the Town is seeking around housing.

Below is a list of negative consequences / concerns:

- Reduction in property resale value and ability to sell.
- Potential buyers would have no ability to run the property as an income producing STR.
- Buyers would be forced to accept the current property manager, regardless of existing terms, conditions and performance.
- The buyers only choice would be to operate the income property as a long-term rental, greatly reducing cash flow and make the numbers work. Far less attractive, reduces the buyer pool. This will reduce the real estate market in Mammoth and property tax revenues.
- Could cause owners to default on loans, sell properties at a depressed value broadly affecting mammoth real estate driving down values and property tax revenues.
- We will have no option to move away from current property management company (different manager or self-manage).
 - Creates an unfair advantage for the management firm as they're my only option. That or exit the STR business.
 - Laws of competition are no longer in play; the Town has eliminated them.
- This is an unfair measure that puts property owners in harm's way.

Questions. Please clarify:

- When license renewals are due, will the Town renew them?
- Our daughter is fully licensed in mammoth and owns a condo that she self-manages. In the future, under this moratorium, would we be able to move our condo away from our current property management firm and obtain a license for our daughter to self-manage for us?
- Why not earmark TOT funds (significant revenue to the Town) specifically for subsidies and subsidize renters with an annual stipend? This would seem less costly to the town than losing significant TOT revenues in future under this plan.
- Is this the first step to becoming permanent, as it did in Lake Tahoe?
- Without STR what accommodations does Mammoth have to support the amazing tourism levels Mammoth enjoys? There are not enough hotels and little room to expand as Town is surrounded protected lands (Government, Tribal, National Forest).
- How did the Town choose which complexes would be affected?
- Why are the areas around The Village not affected? Please explain this reasoning.
- Is there any consideration being made for the 100K+ (perhaps much higher) losses that owners will face? How will the Town help those of us that took all the business risk to take on owner/rental venture to begin with?

At a minimum, if this moves forward, there should be provisions made and included to protect current owners. Grand-father us in so we have the freedom to make necessary business decisions in the future. It seems unfair, at best and illegal, at worst, for the Town to control and create market conditions like this. Our properties need to be grand-fathered and allowed to obtain future TOT licenses so we can, change property management companies if needed, decide to self-manage if needed, and new licenses should be available to new buyers, so they can continue to STR if the property has previously been licensed. Anything short of this is unacceptable. If the Town wants to restrict the issuance of any brand-new licenses, perhaps that's would be acceptable. Don't punish those that have taken the ownership risk and are providing significant

revenues to the Town. In addition to the TOT revenues, we have property taxes, provide income to those managing our property, many maintenance organizations handling upkeep/repair, the HOA staff, laundry services and employees, and provide lodging for visitors who stay and spend in Mammoth.

There are so many owners in Mammoth that face the same situation. If the property no longer generates a reasonable cashflow, it will make no sense to retain ownership. The property will be resold at a depressed value with no ability for buyer to nightly STR, which drastically shrinks the buyer pool, thus reducing competition and resale price. Standard market behavior. Reduced sales price generates lower property tax revenues for Town and Mono County.

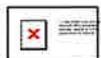
I've been coming to Mammoth since 1981, as a young boy. I've raised my Family coming here and achieved a lifelong dream and goal of owning a place in Town that my Family and friends can enjoy. Ownership is only possible for us with the offset that STR provides. This decision kills that dream and will be an enormous financial setback after finally making this dream a reality just 2 years ago.

Please find another solution.

Sincerely John & Denise Bourne
2289 Sierra Nevada Road
Mammoth Lakes, CA 93546
B-4
Mountain Shadows Complex

909-851-2475

john.bourne17@icloud.com



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Jamie Gray

From: Allison McDonell-Page <allison@snowcreekproperty.com>
Sent: Wednesday, October 18, 2023 12:13 PM
To: john@wentworthcouncil.com; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Jamie Gray; Clerk
Subject: SFR Moratorium

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[EXTERNAL EMAIL]

Dear Town Council,

I understand you all are trying to do your best to solve the housing shortage in our town and if I thought this would solve the problem, or even put a dent into solving the problem, then I would be all for it. Even it was going to cause me to lose income as a real estate agent. I care about this town and the housing problem. Unfortunately, putting a moratorium on STR's of RMF-zoned condos is a bad idea. It reminds me of what happened at the airport and will end up with a lot of unhappy home owners suing this town.

It is mostly second homeowners that rent out their properties nightly. The reason they don't rent long term is they want to USE THEIR PROPERTY. So, they rent out short term when they are not using it in order to offset costs. People who buy these properties will not rent them out long term to locals because they want to use them. So this will not solve that problem. There are not many owners who are strictly investors here since the numbers don't pencil out.

I am assuming the other impetus for this moratorium is to reduce the prices of properties so locals can afford them. But the zoning choice is nonsensical. All the places by Canyon Lodge and by the Village (but not the village because those owners - the mountain, etc. - have the power to block it) is really a RESORT area. But places like Sierra Manors, Kristal Villas, Nordica where locals should live, will not be moratoriumed? This is just not well thought out, like the zoning in this town that has always seemed completely haphazard in my opinion. Why have houses surrounded by condos (that allow STR's) have different zonings even though they are in the same zone (area)?

Yes, the properties in the RMF corridors will go DOWN and that will piss off these owners since they bought their homes thinking that even if they didn't nightly rent their property values would stay high. So, you are going to piss off a lot of people who love Mammoth and bought here to enjoy Mammoth. As a real estate agent I give out something called the LocalTDS a disclosure that tells the homeowner whether their properties (according to the zoning) allows for nightly rentals. We, the Realtors, will be blamed by our clients. I love my job but I foresee a bad future. These property owners are now suddenly going to be told that their property is no longer worth what they paid for it and that Mammoth is not a place they can trust. Plus, they will likely not sell, They will hold onto it so they won't sell at a loss. So these properties won't even come on the market which is what you are hoping will happen in order to solve your problem. The ones that do sell, will never come back here. They will leave Mammoth super pissed off by their treatment. I also don't believe the values will come down enough for locals to be able to afford them so, again, this won't solve your problem

I sell a lot of Snowcreek properties, which is zoned Resort, and these values will go up. But it will also mean that every one of them will be rented nightly causing a lot problems for HOA's and overcrowding and noise and traffic. With MANY properties not being allowed to be rented there will also be MANY jobs lost - property managers, cleaning crews, etc.

I have always thought that there should be specific, well thought out zoning, in this town. Some areas that allow nightly rentals and some areas that do not. The Resort corridors should allow nightly rentals - those areas by Eagle, the Village and Canyon Lodge. The condos in Sierra Valley Estates like Forest Creek and those further down Main Street and off Old Mammoth road and in Old Mammoth like Nordica and Sierra Manors, etc should be incentivized to not allow nightly rentals. A new zoning for this town as a long term project is a good idea. The mayor of Truckee stayed at our house the other day and that town is paying people to rent out their properties long term. A lot of owners at say, Sierra Manors aren't making a ton renting their properties out nightly so maybe they would consider this with a monetary incentive. These are the kind of solutions you should be considering. This is a resort town. There is a TBID and locals pay a lot of money to live here. Eventually we want the people to come here to buy here and help pay for our schools. This effort stabs these people in the back. Some of my clients have waited 20 years to buy here.

I know a lot of house homeowners that would gladly build an ADU on their property if they could afford the \$600/ square foot it would cost to build. How about start by giving them not only free ADU plans but free money to build them? There is so much wasted space along Old Mammoth Road. Apartment buildings need to be built here. Commercial buildings/ restaurants need to have apartments on top of them. These are long terms solutions. Acting without really thinking through the consequences will be disastrous.

I think you really need to listen to the real estate sales community on this issue because we know these people. We know what they want and why they buy and why they sell.

Don't do it. It won't end well.

You will NEVER receive wiring instructions from me or escrow via email

Allison McDonell Page
The Snowcreek Property Company
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Allison@snowcreekproperty.com
Lic.# 01884937

Jamie Gray

From: Cindy Podosin <cpodosin@gmail.com>
Sent: Wednesday, October 18, 2023 12:43 PM
To: John Wentworth; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Dan Holler; Andrew Morris; Rob Patterson; Jamie Gray
Cc: Heidi Presson; Stan Riffel
Subject: In regard to a possible moratorium on STRs

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[EXTERNAL EMAIL]

Hello everyone - in regards to the Short Term Rental moratorium discussion for today's meeting - we just wanted to share input from our perspective - with this paragraph that was copied from another Realtor's newsletter - which we feel sums up the reasoning as to why a moratorium will not create additional long term housing for locals and the workforce. This is an inventory issue that is a problem nationwide. Creating new affordable housing as the town is doing at The Parcel and other smaller projects is a step in the right direction. Its a complicated issue but creating additional restrictions on a product (STRs) that will not generate additional inventory is not the solution to this unfortunate and frustrating problem.

Thank you for considering our input,

Cindy Podosin and Heidi Presson
Riffel Real Estate

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 fo Mammoth staff report, it appears pricing would have to decrease over 40% to actually become affordable for locals.

--
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Heidi Presson

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Clerk

From: Jeremy Goico <jeremy@blacktiemammoth.com>
Sent: Wednesday, October 18, 2023 12:18 PM
To: John Wentworth; Chris Bubser; Amanda Rice; Bill Sauser; Sarah Rea; Clerk
Subject: Short Term Rental Moratorium Public Comment

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[EXTERNAL EMAIL]

I, Jeremy Goico, want to express my concern and disapproval for the recommended 45-day moratorium on short term rentals in the RMF-2 Zone.

I don't understand why there has been no communication with the HOA Boards that represent the condo complexes that will be affected by this proposal.

I am a condo owner at Mountain Shadows and our HOA Board has received no notice or communication about this moratorium from Town Council or any Town Staff.

I find this completely unacceptable. How can you appropriately represent your constituents if you have not communicated with them?

I understand the town has contracted with BAE Urban Economics to do a study.

There is nothing in the agenda that explains why a 45-day moratorium is necessary to conduct the study.

Why is a 45-day moratorium necessary for them to conduct their study?

Why would you vote to put a policy in place with no information and not having communicated with the constituents it will affect?

It seems the process is completely backwards.

While I think conducting a study on STR units will be good information for the town to examine and consider, I urge Town Council to vote NO on the 45-day moratorium until they have further information from the proposed Economics Study.

Thank You,

Jeremy Goico

Black Tie Ski Rental Delivery
Black Tie Adventure Rentals

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Mammoth Lakes, CA USA

www.MammothSkis.com
www.BlackTieSummer.com



Clerk

From: Teresa Frazier-Clark <Teresa@MammothMtnProperties.com>
Sent: Wednesday, October 18, 2023 1:13 PM
To: Clerk; John Wentworth; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Dan Holler; Andrew Morris; Rob Patterson
Subject: STR Moratorium

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[EXTERNAL EMAIL]

Hello Council Members,

I wanted to reach out to you regarding the new STR Moratorium. My name is Teresa Frazier-Clark and I am a local real estate agent in Mammoth Lakes. I would like to put a few thoughts out to you before the vote this afternoon. There are a lot of factors involved in this decision and I'm asking that it be thought through before coming to a conclusion.

I understand the need for workforce housing. We need more housing. Unfortunately, I do not see home owners turning their Airbnb properties into long term leases as a solution. Approximately 90% of my clients are making a lifestyle purchase. They want to use their property and offset costs with renting. They are not looking at their properties as a strict investment with no owner use. Most mortgages are \$5000-\$8000 a month, not including taxes and HOA. They are not going to rent their property at a "fair" price that locals can afford with no owner use. I truly don't believe this is going to solve the housing shortage, it will just create a situation where owners start renting illegally. If I thought this would help the housing crisis, I would be all for it. Unfortunately, I think this decision is going to backfire on the community.

Instead of a moratorium, why not incentivize home owners to rent long term rather than punishing and restricting them? Is there a way to give them some kind of credit at the end of the year for renting long term? If they can prove they rented their property with cashed checks and a long-term lease, maybe we could come up with some kind of tax incentive?

Proper Notice. The way this is being pushed through cannot be legal. We foresee a lot of legal repercussions with the way this is being handled. Many local residents are comparing it to the Airport debacle from years back. I urge you to think this through and give proper notice to the people who own these properties. They are tax payers that keep our little town alive and they should have a say in what is happening.

I understand your concerns regarding the new STR Moratorium and the impact it may have on property owners and the local community. Building more housing and incentivizing long-term rentals could be potential solutions. It's essential that due process is followed, ensuring that property owners are informed and have a say in the decision-making process. It might be beneficial to engage in constructive dialogue with the community and especially property owners, to address these issues and find a balanced approach that benefits all parties involved.

Thank you for your consideration.

Regards,

Teresa Frazier-Clark
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<http://www.TeresaFrazier-Clark.com>

<http://www.MammothMtnProperties.com>

Clerk

From: Dale Knott <dale@hmexperts.com>
Sent: Wednesday, October 18, 2023 3:04 PM
To: John Wentworth; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Clerk
Cc: Dale Knott
Subject: TOT Moratorium discussion

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[EXTERNAL EMAIL]

Hello Mayor and city council members,

My name is Dale Knott, and I am a full time resident of Mammoth Lakes residing at 441 Forest Trail. I have a Business degree from the University of Idaho, and I have been in the mortgage/real estate industry since 1990. I currently own a small mortgage bank known as Home Mortgage Experts. I have funded 100's of loans in Mammoth Lakes over the past few years, and have a really good understanding of our current market. I am also the President of the Mountain Shadows HOA (Board of directors) and have been on the BOD's there since 2011.

I am writing this email with grave concern about the discussion for a temporary moratorium on the issuance of transient occupancy registration (TOT license's). I realize that we have a huge housing shortage, and that the Town of Mammoth Lakes (TOML) the Mountain, and our community need to do something about it.

Most recently I provided financing on a TOML owned condo in La Vista Blanc (Unit 65), so I am in tune with the TOML goals. I would like to help come up with viable solutions to the housing problem, starting with how to increase long-term rentals. A TOT license moratorium is a bad solution (even if it's temporary). Buyers are not interested in buying a condo as a long term rental and/or investment, because it is a losing proposition (it's not profitable). Believe it or not, our town's condo values have been going up, (even today), and the majority of buyers are second home owners who wish to offset expenses by using their condos as a nightly rental when they're not using it themselves. My concern is that they will not buy in Mammoth if they think they will have an issue getting a TOT license, therefore, condo sales will plummet, and values will follow suit. Think about it, new sales of condos and appreciation in Mammoth Lakes happen because they can make good income as a nightly rental and still use it as a second home.

Valid points against the TOT moratorium (as I see it):

- Buying condo's in Mammoth lakes is not profitable as a full-time rental (especially with today's mortgage rates, which just rose to 8%+)
- It will hurt current condo owners' ability to sell and drive down values "big time"
- It takes away individual rights of condo owners, and opens the TOML up to law suits
- It is discriminatory, since it only affects "some" condos
- Decreases in values, will decrease property tax revenue
- The real estate market is already tough due to rising rates and tightening mortgage guidelines, without the TOML making it worse
- The challenge is, most owners believe that the Town of Mammoth lakes does have a problem, and it is their problem, not individual condo owner's problems

Some possible solutions that I hear from the community at Mountain Shadows HOA:

- If TOML want me to rent my condo long term, then give me incentive, like subsidize my lost income (using TOT revenue)
- TOML should build new housing/apartments using the TOT money that they earn each year and let locals manage
- They should hold the Mountain accountable for housing solutions. I know that the mountain has purchased some older hotels, converting them into seasonal lodging, so the TOML's can help the Mountain, get them "ready" to live in.
- But, taking away my rights on my condo is NOT the solution!

Please don't approve the TOT license moratorium, and look for other ways to increase housing. Like I said previously, I am willing and available to help, and believe that my back ground can be useful to you all.

Thank you for taking this email seriously,
Dale

Dale Knott
President
Home Mortgage Experts Inc.
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www.hmexperts.com

Clerk

From: Edward Suh <edwardsuh.realestate@gmail.com>
Sent: Tuesday, October 17, 2023 9:15 PM
To: Clerk
Subject: Public Comment re: Town Hall Meeting 10/18/2023

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

[EXTERNAL EMAIL]

Dear Town Clerk and members of the Mammoth Lakes Town Council,

I write to you as a concerned broker member of the Mammoth Lakes Board of Realtors and a soon to be owner of a property in Mammoth Lakes. I grew up in southern California but spent several weeks nearly every winter and summer in Mammoth learning how to ski, fish, and hiking with my parents. Those trips were precious and invaluable to my growth, and as a parent of two young children I have been traveling up to Mammoth a couple times each year to impart on them the same experiences that I had growing up.

During those trips, both as a child and as a parent, I've rented numerous homes in different areas of Mammoth. Several years ago during one of these trips, I was devastated to see so many local businesses struggling due to the lack of tourism at that time. I remember seeing so many vacant stores at the Village and wondering why more people weren't visiting Mammoth to support these businesses.

It's very confusing to me now as a broker and soon to be homeowner in Mammoth Lakes that there would be any sort of consideration in reducing the number of visitors to Mammoth and devastating those homeowners in what appears to be arbitrary areas of Mammoth who rely on some income from short term rentals to help defray the costs of home ownership.

Relying on my experience gained in my main profession as a litigation attorney, I can imagine that there will be numerous homeowners who reside in the arbitrarily determined moratorium areas of Mammoth who will likely suffer economically due to a decline in their home values and will likely seek to file lawsuits for the damages they will suffer. Home values of those in the restricted areas will clearly suffer, while artificially increasing home values in the areas that are not affected by the moratorium. If the town council states that the designated areas were not arbitrarily designated, then the homeowners residing in the affected areas would clearly seek further information as to why they were targeted. Were specific classes of homeowners singled out? Engaging in years of litigation would do nothing but deplete the town's resources for something that clearly doesn't appear to benefit the town at all.

The supposed justification for the moratorium also seems to lack any foundation. The assumption seems to be that the moratorium will increase housing for the workforce. This seems very far-fetched. Homeowners will not all of a sudden make their homes available for long term renters, especially for homeowners who own properties primarily as a vacation home who want to rent it out on a short term basis when the home is not being used.

If the goal is to truly increase workforce housing, there appear to be other avenues available to accomplish the goal. Mammoth Lakes could provide tax breaks or other incentives to property owners who build ADUs that are available for the workforce. Furthermore, additional areas such as Crowley Lakes or Bishop which are both nearby would possibly have sufficient housing available for the workforce. Or providing incentives to absentee homeowners who make their homes available for use by the workforce on a long term basis would be beneficial to both parties.

I implore the town council to reconsider the moratorium and not ruin the current economic boom to Mammoth Lakes and their homeowners. Thank you.

--
Edward Suh, Broker
CA DRE #01939825
Direct: (213) 700-1926
3810 WILSHIRE BLVD., SUITE 1212
LOS ANGELES, CA 90010

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Clerk

From: Jennifer Fickenscher <jfickenscher@gmail.com>
Sent: Wednesday, October 18, 2023 12:14 PM
To: Clerk
Subject: Letter for Town Council regarding STR Moratorium

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[EXTERNAL EMAIL]

To members of the town council,

As a short term rental manager in town, I wanted to submit my thoughts on the proposed moratorium on short term rentals.

I am completely sympathetic and supportive of creative ways to provide workforce and affordable housing. However, I do object to that responsibility being placed on to individual property owners.

The majority of my clients who rent their properties out on a short term basis do so to subsidize a vacation property. They aren't simply investors looking to maximize their profit. They are people with a love of Mammoth and they want to spend time here. Short term rentals allow them the use of their property, with the added benefit of some rental income. I feel if an extended ban on new short term rentals were to go into effect, it would have many unintended consequences. It would seriously compromise the local real estate market. Who in their right mind would want to invest in a property that couldn't be rented on a short term basis? They aren't going to purchase a property with a high mortgage payment and only the ability to rent on a longer term basis. The rents would never come close to covering their mortgages. Their decision would likely be to either not purchase, or purchase in another resort area without the same restrictions that Mammoth is considering. Even a cash buyer would expect a certain return on their investment. They aren't going to make the decision to purchase just to turn around to rent it on a longer term basis at a loss. That would be illogical.

I also believe that this would drive up short term nightly rates because the supply of units to rent won't grow but demand likely will.

The entire town relies on short term rentals. We need available rentals for the guests that Mammoth continues to attract and the TOT their visits provide.

Before I am a self employed small business owner and have spend years building up a business here in Mammoth and my livelihood would be seriously impacted by a moratorium on short term rentals.

Additionally, I work with 5 different cleaning companies, who themselves employ many local residents.

Housing has become a serious issue which definitely needs to be addressed but this issue existed well before Airbnb and VRBO did. California has very high housing costs with wages that haven't kept up. This is not strictly a Mammoth or resort area problem.

In the end, the thing that concerns me the most is that a moratorium simply will not lead to more workforce housing but it will make ownership more untenable for both locals and second home owners without addressing any of the root causes.

Thank you for your time.

Respectfully,
Jennifer

Jennifer Fickenscher
Foxtail Hospitality

Clerk

From: Barbara Taylor <barbara@snowcreekproperty.com>
Sent: Tuesday, October 17, 2023 6:41 PM
To: Clerk
Subject: NIGHTLY RENTALS

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[EXTERNAL EMAIL]

I am against this.

Barbara Taylor, Realtor
The Snowcreek Property
DRE#01933840
760-914-3163
LIFEINMAMMOTH.com

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Clerk

From: janetmertes@gmail.com
Sent: Tuesday, October 17, 2023 8:45 PM
To: Clerk
Subject: STR certificate

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[EXTERNAL EMAIL]

I hope this message finds you well. I'm reaching out to share my reservations regarding the proposed temporary halt on the issuance of transient occupancy certificates that is set to be discussed in the upcoming meeting.

Our town has always maintained a balanced approach when it comes to policies affecting our residents and local businesses. However, it's perplexing to understand the rationale behind changing the existing policy on certificate issuance simply to initiate a study. This proposal, seemingly made without substantial research, poses a threat to property values both immediately and in the foreseeable future. Restricting property transactions with the intention of its use as a second home could inadvertently lead to a decline in our town's property values.

It's worth noting that the allure of Mammoth Lakes is intertwined with its second-home owners. These individuals not only cherish their properties for personal use but also open their doors to tourists, thereby enriching our town's hospitality offerings. By limiting this, are we unintentionally curbing the influx of visitors who come to enjoy the skiing and contribute to our local economy?

Additionally, considering the sizable role the mountain plays as an employer, it might be worth exploring the possibility of them providing dormitory-style accommodations for their seasonal workforce. This approach could address housing needs without putting undue strain on property owners and potential buyers.

In the spirit of constructive dialogue and in the best interest of our beloved town, I strongly urge you to reconsider the proposed suspension of transient occupancy certificates. Let's ensure that our decisions today secure a flourishing future for Mammoth Lakes.

Warm regards,

Janet Mertes
Proud Owner, Condo in the Summit Complex

Clerk

From: Kelly Gardner <Kelly.Gardner@apmortgage.com>
Sent: Wednesday, October 18, 2023 11:54 AM
To: BOS@mono.ca.gov; Clerk
Cc: Patricia Robertson
Subject: Rental Project in the Old Country Glass

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

[EXTERNAL EMAIL]

Hello I'm writing this email as I will not be able to attend the zoom meeting to support this project. Mammoth Lakes is in a desperate housing crisis and locals are having to move away because they have nowhere to live. The people that open the doors to the restaurants, teach your children at school, the ones that take care of us when we get sick are having to move out of Mammoth Lakes because they get kicked out of their housing due to landlords wanting to sell or turn their properties into Airbnb's. I cannot tell you the number of times I've heard this story over and over again. For those who do have rentals they typically need to have multiple families or roommates in order to afford the rent. Landlords keep increasing rents in order to get what they could be getting from an Airbnb or they just kick the tenants out to turn it into an Airbnb. As a parent I know the importance of having somewhere to call home and lucky enough to own before the market went crazy and pushed most locals out of buying their own home. This project will help give locals a place to call home and not risk their landlords selling from underneath them or raising rents where they can't afford it anymore. I am in favor of this project and so are the locals who desperately need housing options.

We have to do something about this housing crisis in order to have a semblance of normal life for those wanting to live here not just surviving paycheck to paycheck. Mammoth is an amazing place to live and have a community but as a community we need to support the locals and have more options for housing so we don't lose the people supporting our town.

Thank you,



Kelly Gardner | Sales Manager

NMLS: 829533 | **NMLS:** 1850 (LICENSED IN CA, VA, WA, OR, AZ, TX, MD, DC, FL, CO)

Phone 949-678-9580 | **Fax** 1-855-696-9586

Kelly.Gardner@apmortgage.com

625 Old Mammoth Rd #206 Mammoth Lakes CA 93546

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October 17, 2023

To Whom it May Concern:

We were recently informed of an upcoming agenda item regarding the moratorium on new short-term rentals that will be on the docket for the Mammoth Lakes Town Council Meeting on October 18th.

We would like to express our very serious concerns about the devastating and financial impact this decision will have on us, and I am assuming others in the community that are in a similar situation.

For our specific circumstance, we recently sold our Mammoth Lakes property of sixteen years in one of the areas being considered for the moratorium on short term rentals. Our sale does not officially close escrow until November 2023.

Most owners of our condo complex purchased these properties because they are the perfect combination of vacation home and vacation rental given their location and layouts.

The buyers for our property bought it because of that very reason with the expectation that they can use it as a vacation home, yet also have the important option for short term rentals to supplement their income so that they can afford it. This specific buyer would not have purchased our property, had they known it might not be able to be used for short term rentals, because they need the added rental income.

As sellers this now puts us in an extremely serious and problematic situation.

We have already purchased a new Mammoth Lakes property where we are doing a 1031 exchange to defer capital gains on the sale of our existing home and using that money toward the cost of the new home. Should our buyers decide to back out of our deal (by simply walking away or suing us), which is extremely likely as the property value will go down and it would also not be rentable, we could no longer sell this in time for the 1031 exchange to work. We do not have the financial means to afford both Mammoth Lakes properties, so if our buyer walks away, we have limited options.

One option is to attempt to resell our current Mammoth property, but this would now cost us about \$250,000 in capital gains tax since we can no longer do the 1031 exchange. Plus, we would not be able to get the same sell price for our current property if it could not be rented as the value of the property will now be much less, I conservatively estimate it will be reduced by about \$200,000. So, we would have to add an additional \$450,000 to the new home loan we are getting, which makes it unaffordable for us.

Our second option is to back out of the purchase of the new property we are buying and lose our deposit plus the non-refundable investment of over \$150,000 we have already made in furniture and home items (we sold our original Mammoth property fully furnished, which is common), flooring, and window treatments that we cannot return or walk away from. This would be a total loss of over \$225,000. Not to mention the hundreds of hours that we have already invested into this purchase.

We are aware of and sympathetic to the workforce housing challenges in Mammoth Lakes, but we ask that this proposal be thought through a bit further to prevent unexpected and significant financial damage to residents like us in the middle of a property sale (and purchase).

Perhaps there is a way to make it so that property transactions that are in progress are not impacted or maybe have this be effective on a certain date far enough in the future so that homeowners/homebuyers can better plan for it if they are thinking of selling or buying a property. Maybe a protection mechanism could be added to the ordinance that specifically protects any buyers and sellers currently in escrow as of a certain date, allowing the buyer on that transaction to obtain a TOT permit within a reasonable timeframe, such as 60 days (or 90 days) from the date the ordinance goes into effect?

Thank you for your time and consideration, we truly appreciate it.

Sincerely,

Concerned Mammoth Lakes Homeowners

Clerk

From: Chris and Erica Bernal <bernal1mail@gmail.com>
Sent: Tuesday, October 17, 2023 6:44 PM
To: Clerk
Cc: John Wentworth; Bill Sauser; Chris Bubser; Amanda Rice; Dan Holler; Andrew Morris; Rob Patterson; Jamie Gray
Subject: Short Term Rentals - Include in Public Comments

Some people who received this message don't often get email from bernal1mail@gmail.com. [Learn why this is important](#)
[EXTERNAL EMAIL]

Good evening,

We own and operate two short term rentals in the Mammoth Lakes Community and value the city as our second home as well. We love the experiences that we enjoyed before owning our rentals as well as after ownership.

While raising our children, we often rented other short term rental properties for our family to enjoy the beautiful mammoth lakes. This was THE ONLY way we could afford to travel with our family of four, and we valued its existence so that we could share this slice of heaven with our kids and make memories to last a lifetime. After all the area surrounding our lovely town is a NATIONAL park for us all to enjoy. We definitely could not travel and stay in a hotel and eat out every meal so the rental program was huge for our family.

After we continued to save money, we found ourselves in a place to purchase our first home with the thought that the rental monies would help pay our mortgage and also allow us to visit our favorite family spot! Within a couple of years we were able to purchase another and continue to call mammoth lakes our home away from home. We have welcomed hundreds of families who use our properties regularly and value its existence. We are proud of our ownership and our second residence. It is vital to the community as well as to the thousands of families who journey to this great area each year.

When considering a moratorium with the possibility of reducing or halting short term rentals, the first people I feel for are the families who need this program to continue to travel to the region. Tread softly when making this decision and also please know that MOST people travel out of their city for work.

The argument that the workers need to live elsewhere falls on deaf ears with me. I work in west los angeles in Brentwood area where the homes are 10 million plus. I live in the santa clarita valley where I can afford to own a home and raise my family. It takes my husband and more than an 1 1/2 hours to travel to work each day. We do this because THIS IS WHERE THE WORK is. We appreciate that our clients are high income earners and employ us. I don't complain every day that I do not live in west los angeles.... I am grateful that I have clients that can afford my services.

Without the short term rentals values of property values decrease greatly and fast. Fewer people travel to the area and the ones who are complaining about having nowhere to live affordably in the city will LOOSE their income entirely. Do I feel sorry for people who are traveling from Bishop to Mammoth in order to clean my home at \$250 per visit? Absolutely NOT! This is an amazing rate for 45 minutes of work which is only afforded to them because of the short term rental program.

Mammoth thrives because of tourism and the city relies on it for the general fund. We saw businesses shutter during the COVID rental shut down and that was only for 3-4 months. Imagine a Mammoth with less rentals...it would be catastrophic for the businesses.

A moratorium is the beginning of a bigger problem. The short term rental program should also have careful consideration and regulations in place at all times, which currently as stands it does a good job of collecting taxes and monitoring health and safety. A moratorium quite simply opens the gate to city council forced reductions, restrictions and removal of licenses. It creates an immediate property value reduction that some are predicting at 40% plus! If the goal is affordable housing (which is the murmur I am hearing) there are far better ways to achieve this. Tax Incentives, partial subsidies and other options are a better fit for affordable housing not a moratorium on the rental program. A forced reduction in property values due to moratorium won't give the council a low enough rent for the workers to live in the area...it will instead *end the work and halt the businesses*. It will sacrifice the jobs for the very people that are in question.

I feel very strongly that the short term rental program needs to stay for the travel affordability of families and also for the economic vitality of the city. Before considering a moratorium or reduction in rentals both topics need evaluation. Mammoth Lakes is not owned by the residents of mammoth and the decision of its rental program should not be decided by a few people who want affordable housing for workers....there is a greater responsibility here and that is to keep a program that allows family travel to the region.

Thank you for your time and careful consideration,

Erica Bernal
661-289-2179

Clerk

From: Bita Klein <bitaklein@me.com>
Sent: Tuesday, October 17, 2023 4:58 PM
To: Clerk
Subject: STR, LTR and Resort zones - Question for meeting tomorrow (please read this and have them answer)

Importance: High

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[EXTERNAL EMAIL]

I am not clear in what you are proposing

1) how can someone that purchased the house for their vacations and at times does STR be considered to help in the long term market

This seems to be two different objectives.

2) Those of us the own in zones called "Resort" purchased based on the zoning laws set forth on our lands; it seems that the town is advancing STRs to other areas and that is what has caused problems.

Resort areas are designated as such in our deeds. How is it you guys are going above the deeds?

Clerk

From: Michele Hansen <micheleh76@gmail.com>
Sent: Tuesday, October 17, 2023 5:32 PM
To: Clerk
Subject: Mammoth Lakes Moratorium

You don't often get email from micheleh76@gmail.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

Dear Town Council.....

I SEE SOME MAJOR ISSUES WITH THIS MORATORIUM PROPOSAL:

1. The number 1 issue is that there are currently many properties in escrow, either current or pending, they have removed contingencies and are financially on the line to purchase or forgo serious money. I encourage you, the town council, to take this into consideration whether or not you pass this ordinance to include/allow the current people under contract to be allowed to move forward with their intention on their new condo purchase to be able to acquire the required permit to be an STR in the Town of Mammoth Lakes.
2. Most buyers have calculated and have expected some type of nightly rental income prior to making an offer on the property since 90% of the condo properties in Mammoth that have been built over the years, have been zoned and CC&R's have allowed and encouraged nightly rentals.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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?

9. TOT revenue is the primary source of revenue for the Town, what will the plan for current services with a proposed drop in revenue be? I have not seen a proposal on this subject. Will 50-80% of our services be discontinued?
10. I personally feel this moratorium is a terrible idea and will cause many more issues than what the town is facing right now.
11. I strongly encourage you to vote NO for this moratorium.

Thank you.
Have an amazing Day!

All the best,
Michele



Michele Hansen
Mammoth Village Properties
Mobile: (760) 914-0582
Work: (800) 934-1842
DRE# 01117688

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Clerk

From: Whitney Doiron <doiron.whitney@gmail.com>
Sent: Wednesday, October 18, 2023 6:54 AM
To: Clerk
Subject: Moratorium proposal

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[EXTERNAL EMAIL]

Hi there,

I am a true local to Mammoth - have worked at the hospital for years and I love our outdoor playground, as I am sure you do. I recently purchased a condo. My sole goal of purchasing was to be able to rent to local housing force as I was at one point homeless because I was pushed out of my own housing. Many of my friends and other locals have experienced this and some have even left because of it. I am currently renting to locals for a reasonable price, however the rent at my own place is increasing and local workforce is charging astronomical prices to keep this place up to code. These factors are not going to allow me to keep providing local housing in order to support my family. The only lucrative way to keep this house is to turn it into a STR. The moratorium proposes a 45 day ban on new licenses and I request this not be pushed forward. I further propose this ban does not be pushed for locals as I believe we should be the ones benefiting from the investment property business so we can pour more into this community we love and interact with daily instead of a couple times a year (or never). For me, turning the place into a STR would allow my family to see a shift in income and allow me to hire my local friends to manage and clean my STR with me.

I am very aware of the housing crisis. However, my current rent for my family, mortgage because of the astronomical prices we came across when ready to buy a house and the criminal overcharge any local contractor is able to get away with is not making being a local home owner doable without turning to financial incentive of STR. And this means for my family living there or renting to local workforce. If there was a financial incentive to continue to renting to my local coworkers, I would absolutely stay in the game. I also propose that the STR tax incoming be used to incentivize homeowners to rent to locals and that locals still be encouraged to apply for STR permits to give more opportunity to get into the investment property business. From my personal research, it does appear there are more "out of towners" benefiting from the STR income vs locals like myself - although if these numbers could be shared from your end at the meeting, the transparency would be highly regarded.

More background info on why I propose the ban not apply for locals if moved forward:

My housing hunt experience with a local realtor was overrun with out of towners FaceTiming in for properties to turn into STR, many of whom beat me out with cash offers after having never set foot in the place. I have since seen a few of these places on Airbnb and VRBO. There was a lot of heart ache in the process because of this as I knew so many friends struggling to buy as well.

As a side note not related to this current proposal, although it plays a MASSIVE role; I also propose there be something done about these local contractors who are up charging national averages by 40+% "just because it's Mammoth". I have purchased and shipped all my own materials, and there have still been up charges. On many Facebook groups, my experience is echoed ten fold. It turns out it is cheaper to hire my cousin from Kansas and pay to drive him out here, feed him daily and house him on top of labor and materials vs paying local workforce. I have slowly been broken down from the loving "support local" mindset because of these hardships I've experience "just because it's Mammoth". I believe that the businesses who have been taking advantage of people should face some responsibility or understand that their town protects their people with financial boundaries put in place.

Ultimately, I want to feel supported and protected by my town. Incentivizing me to rent to locals or allowing me to benefit from the tourism we serve and cater to without putting a ban on STR permits for locals would be the best way to do so.

Thank you for your time and I appreciate you addressing the housing issues. Best,

Whitney

Clerk

From: Karlen, Chris <Chris.Karlen@nmrk.com>
Sent: Tuesday, October 17, 2023 9:22 PM
To: Clerk
Subject: Comments for Moratorium on STR's

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

[EXTERNAL EMAIL]

Hi,
I'm a property owner with an existing STR certificate. I'm deeply concerned about the proposed 45-day moratorium. This ordinance arbitrarily singles out properties in RMF-2 Zoning that have historically been permitted to operate under STR guidelines. This moratorium unfairly and punitively affects property owners in this zone as it would immediately lower property values due to the uncertainty for new owners if they could lease their unit on a short-term basis. Even just the 45-day moratorium would have an immediate effect on properties in this zone and prevent some homeowners from selling if they needed to for financial reasons (loss of a job, medical reasons, moving out of the area, etc.) For most homeowners in this zone, short term rentals are an important factor when purchasing a second home as it helps supplement the carrying costs. Since the typical buyer for these units are second homeowners, there is no intention of ever leasing them out on a long-term basis so the units are not being taken from the rental pool for local residents – the vast majority of units in this zone were never long term rentals.

If passed, I believe it would only encourage more property owners to illegally rent their units with no oversight – it was even stated on the City website that the last time this was proposed there was a glut of applications for STR's, which proves most owners want to follow the rules, which in turn benefits the City in additional business revenue. If passed, this will create ill will from property owners toward the City and discourage tourism since this arbitrary restriction will have such an impact on property values. The emails from the City keep stating “the moratorium does not affect existing STR businesses” or that it will not affect the renewal of Business Tax Certificates for existing STR businesses in 2024” – but the glaring omission is how it will most definitely affect your property value whether you operate an STR or not. This would effectively hold property owners hostage if values dropped precipitously. At the least, why not let an STR certificate transfer upon sale to a new owner? Lastly and most obvious, isn't the revenue from the taxes created by STR's a significant component to the local economy? Not to mention that STR's are also a vital component to the local workforce (housecleaning, dry cleaning, service jobs, etc.)

Clearly, I'm against the moratorium for the reasons above. I also believe it's a terrible idea as it would most certainly extend beyond 45 days (likely months) and would permanently taint those properties in the RMF-2 Zoning as being on the City's radar to not operate as STR's. If there are issues with the STR system, why not consider some measures that are less harsh than the moratorium – limit the number of nights an STR operator can lease their unit per month, perform annual or bi-annual inspections at the cost of the owner. If building more affordable housing is the goal, why not consider a tax (similar to the City of LA ULA tax) that would tax sellers and would set aside funds paid at the time of sale to help fund affordable units.

Please don't pass this moratorium as I believe the unintended consequences will far outweigh any goals that are trying to be accomplished.

Thank You,

Chris Karlen, MAI
Senior Vice President
Valuation & Advisory

NEWMARK VALUATION & ADVISORY

M 323.243.7884

Chris.Karlen@nmrk.com

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Clerk

From: Debbi Frolove <dfrolove@msn.com>
Sent: Wednesday, October 18, 2023 8:39 AM
To: Sarah Rea
Cc: Clerk
Subject: Re: more info my opinion on Question: urgency to instate a moratorium on STR
Importance: High

[EXTERNAL EMAIL]

Thank you for listening and for your consideration on all sides

I wish there were some good options for locals- since most only make about 20.00/hr plus they usually have a car payment /food is expensive as are the utility bills here.

--they are higher per month than down south Plus tenants may have to buy wood which has increased in price as did the electrical and then there are gas prices (!)

--- Many HOA's monthly dues in town have gone up substantially due to damage from this past winter

---- and fire insurance has tripled for most homeowners both condos and owners of homes
Then the snow removal prices have also really increased a lot—So homeowners carrying costs have risen substantially

re: the cost of just living here: there is a big dichotomy between the affordability of locals to the down south 2nd homeowners who can buy- but makes it difficult to rent to a local who cannot afford what it costs for a 2nd homeowner to carry a property from today's interest rates and pricing of buying Plus the utilities /insurance and HOA dues if not a home

I was a ski bum back in the '70s in Aspen and Park City when I waitressed and then found Mammoth over 30 years ago

I met my husband at Slocums 31 years ago- we are still together

so I get the passion of those who want to live and work in Mammoth
This town cannot exist without its local workforce-

I am happy that there are new projects being built for locals- but unfortunately, it is too little for the needs right now
and it all comes down to money or lack thereof per se

Thanks to the town council for letting me speak my opinion
Debbi

From: Sarah Rea <srea@townofmammothlakes.ca.gov>
Sent: Tuesday, October 17, 2023 4:27 PM
To: dfrolove@msn.com <dfrolove@msn.com>
Subject: Re: my opinion on Question: urgency to instate a moratorium on STR

Dear Debbie,

Thank you for your thoughtful comments and for participating in your democracy! I will be sure to take them into consideration as Council discusses the proposed temporary moratorium on new short term rental licenses.

Best,

Sarah

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From: Clerk <clerk@townofmammothlakes.ca.gov>
Sent: Tuesday, October 17, 2023 3:35 PM
To: John Wentworth <jwentworth@townofmammothlakes.ca.gov>; Bill Sauser <bsauser@townofmammothlakes.ca.gov>; Chris Bubser <cbubser@townofmammothlakes.ca.gov>; Amanda Rice <arice@townofmammothlakes.ca.gov>; Sarah Rea <srea@townofmammothlakes.ca.gov>
Cc: Dan Holler <dholler@townofmammothlakes.ca.gov>; Rob Patterson <rpatterson@townofmammothlakes.ca.gov>
Subject: FW: my opinion on Question: urgency to instate a moratorium on STR

From: Debbi Frolove <dfrolove@msn.com>
Sent: Tuesday, October 17, 2023 2:57 PM
To: Clerk <clerk@townofmammothlakes.ca.gov>
Subject: my opinion on Question: urgency to instate a moratorium on STR

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[EXTERNAL EMAIL]

Question for the council-

if you want to prohibit STR and to open those properties up to locals- why would someone buy a property but then not be able to enjoy what Mammoth has to offer since renting to a local prohibits them from coming to Mammoth and enjoying our wonderful town and spending money

I just don't see someone buying a property and renting to a local and then if owners want to come and enjoy the town of Mammoth Lakes- they will have to rent a hotel room

If a client buys it only to rent it to a local that type of buyer is called an investor

if a buyer purchases about 500,00K it will cost them TODAY about 4K a month

for PITI -that is principal interest taxes and insurance (without utilities) and the 2nd homeowner today needs 30% down payment on a loan ----- this price range is for a one bdrm

not many locals can afford \$4,000 per month plus the utilities so it defeats the town council's purpose of trying to bring more rental properties to a local

Since a 500K loan will not buy a 2-3 bdrm today the price of a 2-3 bedroom for a family to rent in Mammoth none of the locals can afford to rent

I have spoken with the administration at the hospital when I hear of a home for rent for 5-6K and they say that is beyond the reach of a local family and when I was in search of a local to rent a room in our house in town it was impossible to find someone at the price we needed to help support our huge monthly costs

only people who bought years ago and before the pandemic (which artificially inflated prices as the loan rates were so low since the government needed to stimulate the economy as everyone was staying home due to Covid and they were not going out to spend money) can afford to rent a property to a local at a very low rate

Anyone buying at today's loan rates cannot afford to take a loss to help subsidize the local rental market

For the last few years my husband and I have been renting a bedroom out of our home in Mammoth to a number of long-term locals- I went through Mammoth Housing or the hospital- Mammoth Housing vetted the potential renters for us so they were a good resource

We were paying 5K for a mortgage plus utilities (propane, trash, electric, wood and snow removal, electric, trash, & water) the utilities added another almost \$1,900/mo So for almost 7K a month to have our house we had a room for rent for \$1,500 -\$1,700 but which no local could afford to help us out. The best we got was \$900.00 So we lost money carrying a local to live in our house

We eventually had to sell last Dec as we could not continue to spend that much money and not bring in a long-term renter to help offset at an amount we needed so we could continue to afford the home so we sold the home and moved to Bishop

Debbi Frolove

Clerk

From: kelly@snowcreekproperty.com
Sent: Wednesday, October 18, 2023 8:15 AM
To: Clerk
Subject: item 10.2 on todays agenda

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

[EXTERNAL EMAIL]

Dear TOML,

I understand the crisis for housing. I know many people affected by it. However, I do not feel that this is the answer. There are 218 licensed agents in Mammoth. This will affect ALL of us in a negative way. Maybe have tax breaks, incentives, to encourage homeowners to rent their places To locals, at a fair price. Even a 6 month rental could help a local so much, during the winter months. Keep them from living in their car during the harsh months. And possibly the town can help supplement, with TOT funds. This is a serious problem. But a moratorium isn't going to solve it.

Thanks for all you do,
Best,

YOU WILL NEVER RECEIVE WIRING INSTRUCTIONS FROM ME OR FROM ESCROW BY EMAIL

Kelly Turner *Realtor*Associate*

Call/text 808-225-2061

License #02011212

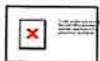
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5 Fairway Drive * P.O. Box 9335 * Mammoth Lakes, CA 93546

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Clerk

From: Catherine Reiter <catiereiter@gmail.com>
Sent: Wednesday, October 18, 2023 9:03 AM
To: Clerk
Subject: OPPOSED: Short term rental moratorium, will force us to sell and leave CA!

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

[EXTERNAL EMAIL]

Hello,

My husband and I rely on the income in order to pay our mortgage and support our children. We are full time workers who can't survive on one income and NEED the rental to help pay our mortgage and put food on the table. Without this additional income we will greatly suffer, and most importantly will have to sell the condo and our home in CA and move out of state. We just can not afford all the assessments and taxes added on this year on top of not renting. I am concerned the council is being very selfish and not thinking about the town, and the shops/restaurants and growing the revenue. We are invested in seeing the town grow and spending time and money on the people who work and live there full time. This is a personal investment that we decided to do in order to support our family and the town.

Removing this, for only some places, seems politically driven and a way to continue to drive more people out of town. I do not see the financial value of such a decision. This is disgusting what CA is doing to people with taxes and insurance, to add on to the cost of living and remove funds from the hard working middle class is ridiculous.

We oppose this, don't see the value, and are personally and financially impacted to a point of having to sell our house and move OUT OF STATE in order to support our children.

Catherine & Todd Reiter
248 Mammoth slopes drive

Clerk

From: Rachel S <rachellynn122@gmail.com>
Sent: Wednesday, October 18, 2023 8:40 AM
To: Clerk
Subject: Notes for today's meeting

You don't often get email from rachellynn122@gmail.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

Hello,

I'm writing to share some thoughts ahead of today's meeting, specifically regarding the moratorium on short term rentals.

I am a single female who purchased a condo two years ago as an investment/str property. It is a major source of income for me. I am also a resident of Mammoth Lakes and rent a house separately, keeping my condo solely as an investment property.

I understand that the current proposal is for a 45-day trial, but we all know that that's not going to be where this moratorium stops. So, I think it's critical to consider the long-term strategy in this discussion.

We all know the arguments - this type of moratorium will affect property values significantly, as well as revenue for the town of Mammoth. The proposal also seems not to affect all multi-family in Mammoth, which could be seen as discriminatory.

However, regardless of those arguments, I think the most important one to consider is this: Will this solve for the housing problem in Mammoth?

I attended the recent meeting for the Mono county moratorium and supported the argument that this is not the right solution for the problem. Looking at the longer term strategy, many of the investment properties in Mammoth are properties that people use as second homes, renting while they are not there. And, many of those properties have been family properties that I expect homeowners could afford to and would choose not to rent out versus renting out long term. In addition, disallowing those who look to purchase in the future to engage a str will limit the desire for people to purchase. Purchasing a two bedroom condo for \$500k that can only be a full time rental, typically running around \$2k-\$3k/month will not be profitable. That means that we'll either see these properties sticking with the original owners, who likely are already registered as a str, or we'll see a drastic shift in the market value of our properties.

None of that will solve for the housing problem in Mammoth.

It seems obvious that a much more prudent solution would be to incentivize owners to engage in long term rentals. Positive reinforcement works much better than punishment.

Thank you for your time.

Rachel Sciacca

Clerk

From: Mark Chase <chaserealty@gmail.com>
Sent: Wednesday, October 18, 2023 9:01 AM
To: John Wentworth; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Clerk
Subject: Proposed Moratorium on Short Term Rentals

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

[EXTERNAL EMAIL]

I'm writing to voice my opinion on the proposed moratorium on short-term rentals. I'm a full-time resident with more than 30 years of experience as a commercial real estate broker and property manager.

I currently manage a large complex for the HOA and do not derive any income from short-term rentals, so I do not have any direct financial benefit from transient rentals.

The proposal ignores some basic economics and more specifically basic real estate investment economics.

An investor buys real estate to receive a desired return on investment. The two basic investment criteria are "cap rates" and "cash-on-cash" return.

Most investors want a higher return than the "safe rate" offered by a bank CD or Treasury to offset the risk of owning real estate such as repairs, vacancies and time necessary to manage the property.

Interest rate yields on CD's of 5% are currently widely available.

$\$500,000$ (cost of studio or 1 bedroom condo) \times 5% = $\$25,000$ per year

Comparing the return on investment of a CD to the return on investment of a $\$500,000$ condo rented at fair market rents of $\$2,200.00$ per month the investor would receive the following return.

Cash Purchase $\$500,000$

Annual Rent = $\$26,400$

Less vacancy = $(\$2,650)$

Gross Operating Income = $\$23,760$

Minus

Property taxes 1.5%= (\$7,500)

Insurance 0.35%= (\$1,750)

HOA dues \$450= (\$5,400)

Repairs = (\$2,000)

Total (\$16,650)

Net Operating Income (before taxes) \$7,110

The “cap rate” $\$7,110 / \$500,000 = 1.4\%$

This same property with a 25% down payment and 30-year loan at 7.97% would result in negative \$18,000 per year return before taxes.

The owner of this property would need to receive \$4,588.00 per month just to break even.

If you use the same investment principals of an investor paying all cash for a property with a market rent of \$2,400.00 per month who is willing to accept a 4% return, the maximum price they could afford to pay would be \$177,750.

Net Operating Income \$7,110 divided by 0.04%=\$177,750.

Prior to passing a moratorium that would require property values to drop more than 50% to create a scenario where a property owner who is willing to accept a break-even investment, might create long-term housing for those who can actually afford \$2,400 per month rent, the following should be considered.

- 1) What is the current revenue generated per year from property taxes on the approximately 3,700 units affected by the moratorium.
- 2) How would a reduction in property values of 20%-50% and reduced property taxes impact the town and the county.

In addition, the moratorium is effectively placing a deed restriction and implementing a change of zoning without any formal studies or processes to justify a change in zoning.

Transient rentals are a “permitted” use in RMF2 zoning.

Has the town considered the cost to defend a lawsuit that removes an existing right and potential 50% loss in property values?

Additionally, the following questions should be addressed prior to considering a moratorium that targets a specific group without any facts to suggest such an action would create the outcome proposed.

1. Incentivize property owners with rent subsidy or property tax exemption. Compared with buying a condo for \$400,000-\$500,000 to house one household a \$12,000 per year rent subsidy could create 40 long-term rental units.
2. The current moratorium on transient rentals for single family zoned properties has produced no useful information to determine the effect of such moratoriums on creating affordable housing. What metrics can be gathered in 45 days and what metrics will be used to determine if the moratorium will be extended?
3. How many existing long-term rental units currently exist?

Mono county currently does not track this information according to the recent meeting to vote on the moratorium for Mono county.

How will the town determine if the moratorium creates more housing without knowing the existing housing available for long-term use?

4. How much housing is needed for full-time residents compared with seasonal residents working for Alterra, etc.
5. Will existing TOT licenses transfer upon a change of ownership.

These are just a few issues that should be considered before passing a moratorium that seems based on copying the actions of other communities that all have different dynamics without first analyzing if similar actions in those communities provided the desired results.

Thanks in advance for your consideration.

Best,

Mark Chase
Mammoth Lakes

Jamie Gray

From: Pk Adhikari <pkadhikarimd@gmail.com>
Sent: Wednesday, October 18, 2023 2:11 PM
To: Jamie Gray
Subject: Opposition to Mammoth rental ban

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

[EXTERNAL EMAIL]

Hello Ms Gray

I'm writing you today and hopes of reconsideration regarding proposal of a rental van in Mammoth Lakes. Although I understand that it does not affect grandfathered/pre-existing properties that have rental licenses, I do not think that it is the best overall thing for Mammoth Lakes to begin with. I have owned it 1849 condos now for sometime and come out quite often with my entire family including Parents to enjoy the Sierras. While I understand and believe that we should have more affordable housing for locals, I think that this could be accomplished in other ways. New housing in the form of single-family units could be incentivized to have ADUs built on the property providing housing. The forest service could build workforce housing. Housing could be created in surrounding areas for locals who work in Mammoth as well.

The town's main source of revenue is bed tax and tourism. There are already rules in place where single-family homes are not allowed to do short term rental and only condominiums can. This seems somewhat appropriate but it still restrictive in a town that depends on tourism coming there. Many of the tourists bring large families or groups which cannot be accommodated appropriately in hotels. In addition, it does not allow those families to have a true family experience in one location as opposed to being scattered amongst multiple rooms.

This would also limit access to the mountain and surrounding Sierra's, which is a natural resource. It sounds quite a kin to the rental ban that Manhattan Beach put forward in the recent past that was eventually deemed by the state of California to be illegal because of limiting access to the ocean. I would just like to see Mammoth Lakes not go down that pathway.

I hope everyone involved in the decision-making is considering these things

Respectfully,

Prateek Adhikari

Jamie Gray

From: Peter Maw <petermaw@bhhsca.com>
Sent: Tuesday, October 17, 2023 7:29 PM
To: John Wentworth; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice
Cc: Dan Holler; Andrew Morris; Rob Patterson; Jamie Gray
Subject: CORRECTED: STR Ordinance - CURENT PENDING ESCROWS

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

[EXTERNAL EMAIL]

Hello to All,

My name is Peter Maw and I have been selling real estate full-time in Mammoth Lakes for the past 20 years. We had to move out to town several years ago when my wife's father in San Diego was diagnosed with brain cancer – he passed away and we have since been renting our house on Manzanita full time to a local family – we are looking forward to returning in the next few years (as we are still helping my mother-in-law down south). In the meantime, I am still active in town and with my job in real estate. I have been actively involved in the Mammoth Community over the years and I would say that the “Yes on Measure R” committee was my most proud and enjoyable experience. To this day, I look around town and continue to see the ongoing positive impact that this had and I'm thankful to have been a part of it. My wife also ran a preschool for 9 years that catered to about 20 local families per year, on average.

My purpose for this email is not to be “for” or “against” the proposed Ordinance – there will be plenty of discussion tomorrow evening and I plan to attend in person.

The purpose of this email is to discuss how current pending real estate sales will be handled by the ordinance, keeping in mind that there are about 25 pending sales at the moment, of which over half are located in zoning areas that will be directly affected by this ordinance.

I respectfully request that the following, or something achieving the same objective, be added to the Ordinance (but obviously in approved language by the Town of Mammoth Lakes):

All current pending real estate sales in Mammoth Lakes (with open escrows) that opened escrow prior to Wednesday, October 18th, 2023, be excluded from the Ordinance in this specific circumstance and be allowed to obtain a TOT permit within XX days after October 18th, 2023. In my situation, the buyer and seller opened escrow months ago with no idea of this upcoming Ordinance.

Obviously, if the property were re-sold in the future by the new owner, it would indeed be subject to the ordinance if the ordinance were still in effect at that time. So this is not a request for a permanent exclusion, just this one time given that the property is in escrow with a deal that is about to close under previously agreed upon terms and conditions.

Here is my deep concern:

Myself, and other agents, have escrows going where buyers have removed contingencies in FULL, with deposits non-refundable (on average about \$40,000 that is non-refundable), per the California Purchase Contract. Sellers are required to perform and deliver the property as agreed upon and buyers entered in to contract with the sellers on the understanding that the subject property would be able to be rented nightly and a permit be able to be obtained from the Town of Mammoth Lakes. The Town of Mammoth Lakes has provided agents, and in-turn sellers, with a local form called the “Local Option Transfer Disclosure Statement” and this form is completed for each transaction, indicating

whether the property can be rented nightly or not and provided to the buyer to acknowledge and accept. Using this form, sellers have disclosed to buyers that these properties CAN be rented nightly. For that benefit to change mid-stream, after a contingency removal, is going to create serious legal trouble for all parties involved. This is a material change that has serious negative financial impact on all parties.

As mentioned above, I believe that this is a fair, reasonable and logical request to ensure that buyers for current pending sales, that went in to escrow prior to implementation of the ordinance, be allowed to secure a permit with the Town of Mammoth Lakes, within a certain time frame of the ordinance going in to effect, should it pass, and therefore have protection. Buyers expect Sellers to deliver the property as disclosed and agreed upon. Sellers need to be able to perform. A seller does not have the option to re-sell the property to someone else as, going forward, the property won't be able to get a TOT permit which affects the demand / value of the real estate negatively and they will experience a measurable financial loss. This puts every one of these escrows, and their principles, in jeopardy and I feel that the outcome is clear – but easily remedied by simple language being added to the Ordinance to protect this small but important number of transactions.

My hope is that you can all approve language that can be added to the Ordinance once you all meet and hopefully agree, possibly ahead of the Wednesday afternoon meeting, so as to put this issue to bed ahead of time. I hope that it is clear that I'm not asking for any special favors or treatment, simply that these escrows be allowed to close per the agreed upon terms of the contract that were mutually agreed upon previously, and in the case of my specific transaction, a deal that was agreed upon in writing months ago and set to close soon!

Thank you for your time and attention.

Regards,

Peter Maw

Member of the Mammoth Lakes Board of Realtors since 2003
Local property owner since 2003

Realtor® DRE 01405363
Berkshire Hathaway HomeServices California Properties
Cell (760) 914-2052
CA DRE# 01405363



BERKSHIRE HATHAWAY
HomeServices
California Properties

PETER MAW | Realtor® DRE 01405363
Berkshire Hathaway HomeServices California Properties
Cell (760) 914-2052
CA DRE# 01405363

Clerk

From: FI D <flduerr@gmail.com>
Sent: Wednesday, October 18, 2023 9:39 AM
To: Clerk
Subject: 10.18.23 Item 10.2 Short-term rental program review.

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[EXTERNAL EMAIL]

October 18, 2023
Mammoth Lakes City Council
Re: Item 10.2 Short-term rental program review.
Add to the public record.
clerk@townofmammothlakes.ca.gov

Mayor and City Council,
Is there a cap on Mammoth's population? If you continue to build, they will continue to come. If the council continues to approve large hotels, and sell every square foot of dirt to developers, than the Council's agenda item's comment under paragraph Background "...affecting the community including noise, trash, parking, and occupant safety ("Quality of Life Ordinance")" is conflating the two issues of Workforce housing vs. STRs. Implementing a 45-day STR moratorium to provide the Town to complete an analysis is not the solution.

It's simple, you keep over developing you're going to need more housing. The residents of Mammoth Lakes need to decide on what they want the town to become. A small city, or a small resort village. It is essential to comprehensively separate STRs as the root cause of the shortage of employee housing (State mandates and cities need to push back against Sacramento) and whether implementing a moratorium would effectively address this issue. It will not.

Thank you,
F. Duerr, PhD.
Snowcreek

Jamie Gray

From: kristin accardi <kris.accardi@gmail.com>
Sent: Tuesday, October 17, 2023 6:17 PM
To: Jamie Gray
Cc: John Wentworth; Sarah Rea; Chris Bubser; arice@townofmammothlakes.ca.gov; Bill Sauser
Subject: opposition letter to Oct. 18, 2023 moratorium

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

[EXTERNAL EMAIL]

I am writing to have my letter of opposition filed on the record for the October 18, 2023 town meeting relating to the proposed moratorium for TOT permissions. I currently own in the Mountain Shadows Condo complex and feel this is unjust to impose on only certain complexes in Mammoth. Mammoth decided originally which complexes would be allowed to rent out as a TOT property. When I purchased my condo I paid a premium price for the property because it was in the TOT rental zone. I could have easily purchased elsewhere for less money but chose to pay the higher cost to be permitted to rent my property when I was not present in Mammoth.

It is unfair to now change the rules and discriminate against only certain property owners in Mammoth. My rental property brings revenue to Mammoth. Your moratorium would cost me hundreds of thousands of dollars in lost real estate value when I sell if a new buyer could not obtain a TOT permit. I feel your "temporary" claim is disingenuous and this has a possibility of becoming permanent. If so, how did you choose which complexes would be affected? Do you plan on reimbursing me for my lost property value? Why not subsidize renters with an annual stipend if you need more housing rather than destroying the revenue we generate and risk my property resale ability?

Further, I have a local manager that does an excellent job. We currently rent out our condo on their TOT license. Your new moratorium will forbid me from renting on my own since I do not have my own TOT permit and you would now outlaw me obtaining one. Current owners should be grandfathered in and be allowed to still obtain a second licence on their property so that they can choose to operate on their own or continue with their manager. Your moratorium would force me to be at the whim of the manager. There are so many terrible ramifications with your proposal. I plan to attend the meeting to voice my opinion but also want this letter documented in the public record.

Sincerely,

Kristin Smith & Travis Smith

2289 Sierra Nevada Road
#E6
Mountain Shadows
Mammoth Lakes, CA

email: kris.accardi@gmail.com

Jamie Gray

From: Martin Kleinbard <kleinbardm@aol.com>
Sent: Wednesday, October 18, 2023 7:45 AM
To: John Wentworth; Bill Sausser; Sarah Rea; Chris Bubser; Amanda Rice; Jamie Gray
Cc: Ted Carleton; jmorris@snowcreekresort.com
Subject: Moratorium

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

[EXTERNAL EMAIL]

Dear Council members,

It has been a very long time since being involved and outspoken of the town affairs. When your loved one is dying of cancer you place personal matters ahead of the issues this town creates. Today I write as this item on the agenda to place a moratorium on Short Term Nightly Rentals in only certain areas of this town.

This Moratorium agenda bill fails on many fronts.

- * The bill states that the IMMEDIATE action is necessary because of the need for employee workforce housing. Yet fails to specify any increase in workforce housing this type of temporary or permanent act will create.
- * This bill makes several statements regarding the cost of purchase of residential units that is out of the reach of employees. This bill implies that somehow the town is responsible for curbing the escalating prices. This agenda bill fails as the town government is not supposed to implement laws that create a loss in value of Private property. This can be a Constitutional issue. I suppose the newer Council members do not know of the Landmark State supreme court decision handed down to the Town of Mammoth lakes in the late 1990's. This landmark decision put a end to Redevelopment Agencies in the state of California. All because of the Arrogance and short shortsightedness of the town of Mammoth Lakes Government.
The crux of the decision was due to the fact that the TOML circled the entire town in the scope of redevelopment. Redevelopment was for areas of Blight yet the Town placed the entire town described as blight ridden so the TOML could figure out what areas later. The law at the time required that areas of blight be described with specificity which it had not.
Apparently the redevelopment process was so abused it was struck down completely. The town FAILED her and it was very costly. Can we remember another big costly town FAILURE - The Airport.
- * This agenda bill fails as well a it states it is a issue of public safety without stating specificity and without credible data showing so. Again it FAILS
- * This agenda also fails as the areas in question were always areas of short term nightly rentals. In fact these condo complexes had rental offices and most the units were on the rental program and not available for LONG term rental. The town Fails here as well.
- *This agenda bill FAILS to understand the Condo ownership. Most of the owners of these condos purchased these units to use them as vacation residences. If these units are forced off the rental

programs the owners are not going to put them out to long term rentals as the owners will not be able to use them when not nightly rented. SO the owner will not make them available. Again the town Fails at this point.

I can go on and on and on again over the FAILURES and probable legal costs this action will create. I will stop here as I feel it should suffice. Many others have already voiced their opposition.

Thank you for your time.

Martin Kleinbard

Jamie Gray

From: jodi@snowcreekproperty.com
Sent: Wednesday, October 18, 2023 10:10 AM
To: 'John Wentworth'; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Jamie Gray; Clerk
Subject: STR Moratorium

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

[EXTERNAL EMAIL]

Council Members,

As a concerned property owner and a REALTOR who has lived in this town for 23 years, I am appalled that more research and thinking through the consequences of this moratorium, suspending new short-term permits of RMF-2 zoned properties, will affect our local economy. We all know that the moratorium will remain in effect the entire allowed period, per the ordinance, which in that time frame will certainly do its damage!

As a REALTOR, I have sworn to protect and advocate for homeownership and property rights. I believe this ordinance would be an infringement on private property rights for the following reasons:

- First and foremost, you are segregating and singling out certain zonings. For instance, if I owned a Wildflower unit, I cannot apply for a STR permit, however, my neighbor across the street at Sierra Manors can apply for one. This is also true for numerous condominium complexes that neighbor Resort Zoning. It's apparent that Resort zoning isn't included in this moratorium because it would affect Mammoth Mountain's financial growth and would in turn create a law suit if resort zoning was included in the moratorium, with a company as powerful as Alterra.
- Property values will decrease in the RMF-2 zoned areas. If you own property in a Resort Zoned or in the Old Mammoth Road zone your property values will most likely increase. What gives our local government the authority to determine the economic advantage for some property owners and not others!
- Most of the RMF-2 properties are owned by second homeowners. With the rising cost of fire insurance, HOA fees, taxes, and utilities, the homeowners have a right to offset their cost of ownership. Studies have proven that STR's where the owner has part-time occupancy of their property DOES NOT affect long term rentals available in a housing crisis.
- The policing of the Quality-of-Life ordinance is the town's responsibility! I have factual knowledge of complaints from neighbors on a STR rental property, were ignored and not responded to by the town on numerous occasions. How does the town plan on policing illegal STR's when this moratorium goes into effect? The inability of the Town enforcement of its ordinances should not be the burden of the property owners by forcing some homeowners to financially suffer while others have a financial

gain. Did you consider the resort zoning complexes will be burden with more STR's, causing stress on management and complex amenities that already struggle with resources available to them?

- Why haven't the figures on how many STR permits have been issued versus the availability of transient rental zoned properties been released to the public? The reasoning behind the emergency moratorium has not been fully researched or you are not painting a true picture of why this moratorium needs to be put in place.

There are short term fixes the town can implement, some suggestions are:

- Encouraging owners to rent their properties to full-time tenants rather than nightly visitors by offering them financial incentives to do so.
- Impose higher fees for short term rental permits.
- Conversions of unused commercial spaces into housing.

This moratorium must not be put in place!! There are other options the town can implement, that will protect property rights and help our housing crisis! The Town Council has a duty to make educated decisions to protect ALL of its people, instead in the favor of a few!

Jodi Melton

Jamie Gray

From: Chris and Erica Bernal <bernal1mail@gmail.com>
Sent: Tuesday, October 17, 2023 6:44 PM
To: Clerk
Cc: John Wentworth; Bill Sauser; Chris Bubser; Amanda Rice; Dan Holler; Andrew Morris; Rob Patterson; Jamie Gray
Subject: Short Term Rentals - Include in Public Comments

Some people who received this message don't often get email from bernal1mail@gmail.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

Good evening,

We own and operate two short term rentals in the Mammoth Lakes Community and value the city as our second home as well. We love the experiences that we enjoyed before owning our rentals as well as after ownership.

While raising our children, we often rented other short term rental properties for our family to enjoy the beautiful mammoth lakes. This was THE ONLY way we could afford to travel with our family of four, and we valued its existence so that we could share this slice of heaven with our kids and make memories to last a lifetime. After all the area surrounding our lovely town is a NATIONAL park for us all to enjoy. We definitely could not travel and stay in a hotel and eat out every meal so the rental program was huge for our family.

After we continued to save money, we found ourselves in a place to purchase our first home with the thought that the rental monies would help pay our mortgage and also allow us to visit our favorite family spot! Within a couple of years we were able to purchase another and continue to call mammoth lakes our home away from home. We have welcomed hundreds of families who use our properties regularly and value its existence. We are proud of our ownership and our second residence. It is vital to the community as well as to the thousands of families who journey to this great area each year.

When considering a moratorium with the possibility of reducing or halting short term rentals, the first people I feel for are the families who need this program to continue to travel to the region. Tread softly when making this decision and also please know that MOST people travel out of their city for work.

The argument that the workers need to live elsewhere falls on deaf ears with me. I work in west los angeles in Brentwood area where the homes are 10 million plus. I live in the santa clarita valley where I can afford to own a home and raise my family. It takes my husband and more than an 1 1/2 hours to travel to work each day. We do this because THIS IS WHERE THE WORK is. We appreciate that our clients are high income earners and employ us. I don't complain every day that I do not live in west los angeles.... I am grateful that I have clients that can afford my services.

Without the short term rentals values of property values decrease greatly and fast. Fewer people travel to the area and the ones who are complaining about having nowhere to live affordably in the city will LOOSE their income entirely. Do I feel sorry for people who are traveling from Bishop to Mammoth in order to clean my home at \$250 per visit? Absolutely NOT! This is an amazing rate for 45 minutes of work which is only afforded to them because of the short term rental program.

Mammoth thrives because of tourism and the city relies on it for the general fund. We saw businesses shutter during the COVID rental shut down and that was only for 3-4 months. Imagine a Mammoth with less rentals...it would be catastrophic for the businesses.

A moratorium is the beginning of a bigger problem. The short term rental program should also have careful consideration and regulations in place at all times, which currently as stands it does a good job of collecting taxes and monitoring health and safety. A moratorium quite simply opens the gate to city council forced reductions, restrictions and removal of licenses. It creates an immediate property value reduction that some are predicting at 40% plus! If the goal is affordable housing (which is the murmur I am hearing) there are far better ways to achieve this. Tax Incentives, partial subsidies and other options are a better fit for affordable housing not a moratorium on the rental program. A forced reduction in property values due to moratorium won't give the council a low enough rent for the workers to live in the area...it will instead *end the work and halt the businesses*. It will sacrifice the jobs for the very people that are in question.

I feel very strongly that the short term rental program needs to stay for the travel affordability of families and also for the economic vitality of the city. Before considering a moratorium or reduction in rentals both topics need evaluation. Mammoth Lakes is not owned by the residents of mammoth and the decision of its rental program should not be decided by a few people who want affordable housing for workers....there is a greater responsibility here and that is to keep a program that allows family travel to the region.

Thank you for your time and careful consideration,

Erica Bernal
661-289-2179

Clerk

From: John Yasko <john@timsmithgroup.com>
Sent: Tuesday, October 17, 2023 4:04 PM
To: Clerk
Subject: Moratorium on Short Term Rentals

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

[EXTERNAL EMAIL]

To Town of Mammoth Lakes Council Members and staff,

I am John Yasko, RMF2-zoned property owner for over 20 years. More recently, I purchased a slightly larger condominium to accommodate my needs and to have room for my now adult children and grandchildren to vacation in Mammoth. The prior generations of my family have been coming to and vacationing in Mammoth Lakes since the late 1940's, before Mammoth Mountain Ski area existed and well before the Town of Mammoth Lakes incorporated. We've owned a residential property off and on in Mammoth since the early 1970's. My parents sold in the early 90's, and as soon as I started my own family and could afford to buy, I made Mammoth Lakes my second home so my children could have the same experiences I did. The period of time from the late 1960's through the 1980's saw tremendous period of building and growth, primarily with developer Tom Dempsey (and builders from Southern California) that enticed vacationers from Southern California to buy a vacation home near Mammoth Mountain Ski area. Tom Dempsey built numerous 4 acre complexes with 80 – 100 units, which were established with an HOA and on-site managers unit and an on-site rental office. The manager or management couple, lived on site, was employed by and paid wages by the HOA. These managers were held accountable by the persons that employed them, the owners and elected board. Very, very, few units in these RMF-2 zoned properties were occupied as long-term rentals. Local residents didn't live in these RMF-s zoned properties and the owner usage was on average split, approximately 50% of owners did not rent their properties at all, and about 50% of owners chose to make their properties available for rent when they were not owner-occupied. Not much has changed today. I have served on a local HOA for over a decade and those numbers of owners that rent versus those that don't are accurate today.

We rent not to run a business, but to earn some rent when we weren't occupying the property to help pay the mortgage, utilities, insurance, and the HOA fees and occupancy taxes. In addition, we pay for cleaning, property management (as high as 50% property management fees in the past. There isn't a profit to be made. There is a loss in most years.

A business must turn a profit or it does not sustain itself. And with the rising costs of values and more recently, mortgage interest rates, it seems market forces themselves will reduce the buyer pool that thinks they can buy a vacation home and make a profit. As in all previous decades, there has always been an issue over the lack of affordable housing for the local worker. This is an issue every community faces. It is not a Mammoth issue, a resort issue, it is an issue around the world. The town council was on the right track by purchasing the Shady Rest tract for building of affordable housing. That is the right solution versus, targeting private property owners of condominiums.

There are other issues to consider before considering a moratorium on short term rental permits:

1. First and foremost, it is my understanding 60-70% of the town budget is derived from TOT while TBID funds marketing and visitation. What happens when part-time owners revert to not renting their property at all and the inventory of short term rentals is reduced? That equals a lot less revenue to fund town facilities and assets, police and fire services, snow removal, road maintenance, parks and recreation, town staff. What is your plan to

replace this revenue in the budget? How will the Town of Mammoth Lakes pay its obligation related to the Hot Creek Aviation lawsuit? Many part time owners like myself will choose not to rent at all, short or long term.

2. Long term rental is not an attractive option, if I choose to make my property a long term rental, then I cannot vacation myself. The solution is not to rent.
3. This past legislation session saw an State assembly bill threatening to bring a statewide 15% tax on short term rentals despite over 400 local communities already collecting occupancy taxes. When TOT and state taxes on short term rentals are 30%, no one will rent short term in these communities with existing TOT.
4. The State of California is already a pro-tenant and litigious state. Fewer and fewer buyers are interested in purchasing rental investments when the current laws prevent a property owner from evicting a tenant in a timely manner for failure to pay rent or be subject to limit on rent increases. Currently, there is no limit on fire insurance premiums, mortgage interest rates, or taxes but an owner can't increase the rent by more than 10% if ownership costs are escalating?
5. Have you considered the impact on property values of RMF-2 zoned properties? These were the properties that have been zoned to permit vacation rentals, impacting many owners decision to purchase their RMF-2 zoned property vs. a SFR in Mammoth that is not eligible for nightly rental. It does not appear that limiting nightly rentals has impacted the affordability of Single Family zoned homes, why would it impact affordability of RMF-2 zoned property?

The Town of Mammoth Lakes should focus its efforts on funding the building of the additional phases of the affordable housing being constructed on the Shady Rest parcel rather than attack its source of occupancy taxes that contributed to the purchase of the Shady Rest parcel.

John Yasko

Clerk

From: Janice Gray <Janice@MammothMRG.com>
Sent: Tuesday, October 17, 2023 12:44 PM
To: Clerk
Subject: Questions regarding STR moratorium!

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

[EXTERNAL EMAIL]

Hello,

My name is Janice Gray; I am a realtor with Mammoth Realty Group. I have a few questions that I would like addressed by the Town Counsel at their 10/18/2023 meeting:

If you vote in “an emergency short term moratorium” for 45 or longer days:

- 1. Can an owner of a condominium that currently holds a “Town Rental License”, sell his condo to another person, and transfer his ‘Town Rental license’ to the new owner as part of the sale?**
- 2. Can an owner of a condo currently holding a “Town Rental license” with a rental company in Mammoth switch his “Town Rental License” to different rental company?**
- 3. Does the “Town Rental License” belong to: a specific condo? or to a specific rental company? or to a specific owner?**
- 4. If you implement your moratorium in the middle of an escrow, and the condo is in the RMF-2 zone, will this condo be allowed to continue with its nt/nt rental status and be able to acquire a “Town Rental License” -OR NOT?**
- 5. Have you, the Town Council given any thought to how your proposed “45 DAY MORATORIUM” will negatively impact the value of everyone’s condo in the RSF-2 zone?**
- 6. Is this proposed “45 Day Moratorium” even legal without prior notification to all property owners in the RMF-2 zones?**

Janice Gray
760-914-0927
Janice@MammothMRG.com
DRE #00831051
Mammoth Realty Group, Inc.



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.

Jamie Gray

From: Sean Bradley <cal36crew@gmail.com>
Sent: Tuesday, October 17, 2023 3:06 PM
To: John Wentworth; Bill Sauser; Sarah Rea; Chris Bubser; Amanda Rice; Dan Holler; Andrew Morris; Rob Patterson; Jamie Gray
Subject: Short Term Rental Moratorium

Some people who received this message don't often get email from cal36crew@gmail.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

Town Council Members, et. al.

I am writing you all to state that I am opposed to the 45-day moratorium on short term rental licenses.

My reasons are as follows:

1. I do not see what 45-days will accomplish and highly suspect this is just the precursor to a long term ordinance.
2. I use my property and have no interest in using it as a long term rental.
3. I fear this will have unintended negative consequences on the Mammoth Lakes economy, town finances and general health of the town.
 1. Less part-time owners like myself since they will be unable to offset the cost of ownership resulting in less availability for visitors and less business activity.
 2. Higher rental rates resulting in less visitors and less business activity.
 3. Lower property values resulting in lower tax revenues.
 4. A multitude of ongoing lawsuits that will cost the town a lot of money.
 5. Other unintended negative effects I cannot foresee.

I think it would be very unwise to move forward with this ordinance. Choose wisely.

Kind regards,
Sean Bradley
449 Sierra Manor Road #8

Clerk

From: Debbi Frolove <dfrolove@msn.com>
Sent: Tuesday, October 17, 2023 2:57 PM
To: Clerk
Subject: my opinion on Question: urgency to instate a moratorium on STR

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

[EXTERNAL EMAIL]

Question for the council-

if you want to prohibit STR and to open those properties up to locals- why would someone buy a property but then not be able to enjoy what Mammoth has to offer since renting to a local prohibits them from coming to Mammoth and enjoying our wonderful town and spending money
I just don't see someone buying a property and renting to a local and then if owners want to come and enjoy the town of Mammoth Lakes- they will have to rent a hotel room

If a client buys it only to rent it to a local that type of buyer is called an investor

if a buyer purchases about 500,00K it will cost them TODAY about 4K a month for PITI -that is principal interest taxes and insurance (without utilities) and the 2nd homeowner today needs 30% down payment on a loan ----- this price range is for a one bdrm

not many locals can afford \$4,000 per month plus the utilities so it defeats the town council's purpose of trying to bring more rental properties to a local

Since a 500K loan will not buy a 2-3 bdrm today the price of a 2-3 bedroom for a family to rent in Mammoth none of the locals can afford to rent

I have spoken with the administration at the hospital when I hear of a home for rent for 5-6K and they say that is beyond the reach of a local family
and when I was in search of a local to rent a room in our house in town it was impossible to find someone at the price we needed to help support our huge monthly costs

only people who bought years ago and before the pandemic (which artificially inflated prices as the loan rates were so low since the government needed to stimulate the economy as everyone was staying home due to Covid and they were not going out to spend money) can afford to rent a property to a local at a very low rate

Anyone buying at today's loan rates cannot afford to take a loss to help subsidize the local rental market

For the last few years my husband and I have been renting a bedroom out of our home in Mammoth to a number of long-term locals-

I went through Mammoth Housing or the hospital- Mammoth Housing vetted the potential renters for us so they were a good resource

We were paying 5K for a mortgage plus utilities (propane, trash, electric, wood and snow removal, electric, trash, & water)

the utilities

added another almost \$1,900/mo So for almost 7K a month to have our house we had a room for rent for \$1,500 - \$1,700 but which no local could afford

to help us out. The best we got was \$900.00 So we lost money carrying a local to live in our house

We eventually had to sell last Dec as we could not continue to spend that much money and not bring in a long-term renter to help offset

at an amount we needed so we could continue to afford the home

so we sold the home and moved to Bishop

Debbi Frolove