

Jamie Gray

From: Marianne Lamutt <mzlamutt@gmail.com>
Sent: Friday, October 20, 2023 6:01 PM
To: Jamie Gray
Subject: STR Moratorium



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

[EXTERNAL EMAIL]

Having just learned of this moratorium through the Community e-News, I would like to share our outrage. We are homeowners and do not engage in STR's. Irrespective, to be told that we are no longer eligible, should the need arise, is outrageous and represents substantial government overreach.

And, to add salt to the wound, to see the City exempt certain areas from this restriction at the expense of all other areas is not only incredibly unfair but does not pass the smell test. Apparently the Village and Snowcreek have undue influence with the City as they are no more "resort" areas than many other communities. Over time, fewer available STRs will drive the nightly prices up - lucky Village and Snowcreek.

This type of moratorium - and forget the fact that it is "temporary" as that is how it started in Fresno, and Breckenridge and other Colorado areas - is short sighted. The housing market for locals in those areas has not improved as a result of the CO moratoriums. (Nor will it in Mammoth.) But it certainly has helped the collapse of the housing market in the CO ski areas. Talk with any real estate agent in the area. Better yet, speak with some of the homeowners who have not been able to sell homes as a result. Many prospective buyers need STRs in order to afford the property. I note that the moratorium exempts home sales which are currently underway. This is a clear acknowledgement that real estate sales absolutely will be adversely affected by this type of action. But perhaps this is not a concern of the individuals pushing for such a moratorium?

We are very disappointed to see the Mammoth city management fall victim to the misleading theory that this type of government action will resolve housing issues.

Please share our input with the Mayor and the City Council, as well as the incoming committee.

Ronald and Marianne Lamutt

Jamie Gray

From: Danielle Alcaraz <daniellealcaraz@yahoo.com>
Sent: Thursday, October 26, 2023 9:54 AM
To: Danielle Alcaraz
Subject: Opposing the Rental Ban on New Licenses

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[EXTERNAL EMAIL]

Subject: Opposing the Rental Ban on New Licenses

Dear Town Council Members,

I hope this message finds you well. I am writing to express my strong opposition to our town's proposed rental ban on new licenses. While I understand the town's intent to create more housing opportunities for locals, I believe that this ban may not be the most effective or equitable way to achieve that goal.

I am concerned about the potential consequences of this ban, particularly regarding property rights and property values in our community.

Here are some key points to consider:

1. ****Utilization of Properties:**** Many property owners, including myself, use our properties regularly and have no interest in long-term leases to locals. Short-term rentals allow for flexibility and personal use, and this ban would limit our choices as property owners.
2. ****Tenant Rights and Property Owner Rights:**** The State of CA has stringent tenant rights laws that can be challenging for property owners, especially with long-term leases. This is one reason many of us choose not to rent our properties for over 30 days.
3. ****Financial Implications:**** The ban on short-term rentals would have significant financial implications for property owners. Monthly overhead costs, including mortgages, property taxes, and HOA fees, often exceed the potential rental income, putting property owners at a financial disadvantage. Why should I cover a \$3K-\$5K loss every month? This is not our responsibility to provide affordable housing to locals.
4. ****Property Values:**** This ban will still not give locals affordable options. The median home/condo price is \$700K even and with interest rates at 10%, this is still not affordable to the locals. Banning STR will not make the property values drop so dramatically that locals will be able to afford to live within the community.

I understand the town's desire to make housing more affordable for locals, but there are alternative solutions that can be explored. These include building housing in outlying areas, incentivizing single-family homeowners to build Accessory Dwelling Units (ADUs), and collaborating with the Forest Service to create workforce housing on their land. These approaches can help address the housing issue without infringing on property rights and affecting our town's main source of revenue, such as bed tax. Affordable housing is not the responsibility of the homeowner. You will create a terrible economy for Mammoth Lakes.

I kindly urge you and your fellow decision-makers to reconsider the rental ban proposal and explore alternative solutions that can address the housing shortage in our community effectively while respecting property rights and values. I believe that by working together, we can find a balanced and sustainable solution that benefits both locals and property owners.

Thank you for your attention to this important issue, and for your efforts to preserve property values and rights in our community.

Sincerely,

Danielle Alcaraz

Jamie Gray

Subject: FW: Rental licenses for new properties

From: Jenny Milnes <Jenny.Milnes@redbullperformance.com>
Sent: Tuesday, October 17, 2023 2:20 PM
To: Dan Holler <dholler@townofmammothlakes.ca.gov>
Subject: Rental licenses for new properties

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

[EXTERNAL EMAIL]

Hi Dan. I am writing you today to share my thoughts on the new measure to ban rental licenses on new properties. I am strongly opposed as I believe it will cause a series of negative events that will NOT solve the problem of unaffordable housing and it will hurt the people of Mammoth Lakes. First, the price of condos will likely plummet because the market of buyers will drastically decrease when there isn't a possibility of renting short term. Homeowners will not sell unless they absolutely must, which will hurt all workers in the real estate business. Overtime, as more condos begin to sell and there are less short-term rentals available, the demand will go up and the short-term rental prices will increase. Skiing is already unaffordable for most, and surge in accommodation costs could result in fewer visitors & less spending in Mammoth Lakes. This will impact the job market & need for local workers.

I believe that it is the responsibility of the Mammoth Mountain to find affordable house, not the responsibility of homeowners. I urge you not to pass this measure as I truly believe it is not the solution to the problem that needs to be solved.



Jenny Milnes • Director of Business Operations
2700 Pennsylvania Ave • Santa Monica, CA 90404 • USA
+1 424-353-9972
jenny.milnes@redbullperformance.com • www.redbull.com
RED BULL GIVES YOU WINGS

Jamie Gray

From: Rob Patterson
Sent: Monday, October 30, 2023 10:07 AM
To: Jamie Gray
Subject: FW: Opposition to STR Moratorium

FYI

From: Timothy Hogan <tim@timothy-hogan.com>
Sent: Monday, October 30, 2023 9:24 AM
To: Rob Patterson <rpatterson@townofmammothlakes.ca.gov>
Subject: Opposition to STR Moratorium

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

[EXTERNAL EMAIL]

Dear Rob,

I am writing to express my opposition about the recent decision to limit STR (Short Term Rental) permits.

Firstly, my deep affection for Mammoth and the Sierras is unwavering. My wife and I were fortunate to officially join the Mammoth community this past year, after a decade of cherished weekends and storm-chasing trips.

We responsibly maintain a TOT license and operate our property within the zone affected by the moratorium. We've invested heavily in renovations from local contractors and we contribute significantly more in taxes than the previous owners.

It's evident that Mammoth, being a sought-after resort town, faces the challenge of limited supply. With property values skyrocketing nationwide due to pandemic influences, Mammoth is no exception. While STRs might play a role in property valuation, laying the blame solely on them in the pursuit of affordable housing is an oversimplification.

If affordable housing is the primary objective of the council, then the approach should be comprehensive, ensuring no section of the community is unfairly targeted.

Let's consider some numbers:

- Median Mammoth home price: \$845K (a 16% increase from last year).
- Median household income in Mammoth: \$77,545 or \$6,462 monthly.
- A typical mortgage, with 20% down payment at 7% interest over 30 years, equates to approximately \$4,200 monthly - consuming 65% of the median household's income.

To make housing truly affordable for the median household, property values across the board would need to drop drastically, tanking the economic stability of our beloved town. This is not a viable option.

Furthermore, the council should clarify whether the primary aim is home *ownership* or *affordable housing*. These objectives, while related, require different approaches. First off, the notion that everyone must own a home is a cultural construct, as highlighted in Adam Ruins Everything: <https://www.youtube.com/watch?v=ydca1wzlheg>

Acknowledging Mammoth as a tourist destination means recognizing tourists as valued customers, and our entire economy as a business. Tourists *are* our local economy, a fact seemingly appreciated by the council given the proposed increase in the tourism advertising budget.

Mammoth thrives on businesses, from individual STR owners like myself to larger entities like Alterra and Limelight. All businesses, especially the large ones, require a robust workforce. Historically, sizable corporations would provide housing for their staff. Shouldn't the major businesses in Mammoth bear responsibility of housing their employees? Surely Alterra and Limelight can afford it more than individual homeowners who have saved their entire lives and invested in the town! It is counterproductive, myopic and discriminatory to punish individual homeowners and torpedo property values in a misguided attempt to combat the STR industry.

In conclusion, if the council's genuine intent is to promote affordable housing, I urge a reconsideration of the current strategy. Instead, focus on holistic solutions that ensure both the vitality of our town and the well-being of its residents.

Thank you for your attention to this matter.

Sincerely,

Timothy Hogan
917.751.0358



Tim Hogan

Founder - Director/Photographer
Timothy Hogan Studio



tim@timothy-hogan.com



9177510358



www.timothy-hogan.com



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