

Hello, I'm Tracy Monteforte. I have proudly called Humboldt County my home for 44 years. As both a resident and STR owner, I agree with the goals of the ordinance. Thank you to Director John Ford and Cade McNamara and our county supervisors for listening to the concerns of the community and making the many revisions to the STR Ordinance proposal.

Home shares can currently list multiple rooms with an administrative permit. A home share with more than one rental listing should have the same permitting threshold as those who wish to rent multiple units with operators residing on site. Currently home shares are able to operate with an administrative permit so long as occupancy and parking are adhered to. I am requesting that the same provisions be applied to operators who have more than one permitted listing and live on site.

In a previous draft, #81023, Section 60.05.9.6, it stated:

More than one Short-term Rental on one legal parcel may be administratively permitted in the following cases: All Short-term Rentals are more than 1,000 feet from the nearest neighboring residence; or One of two Short-term Rentals is two or fewer bedrooms of a dwelling unit that is occupied by the Operator.

I am requesting to have that provision added back to the final Ordinance.

My husband and I are super hosts of two Airbnbs on North Bank Rd in McKinleyville on the property we have owned, loved and lived on for 22 years. One rental is a 1-bedroom home-share and one is a one-bedroom ADU permitted prior to 2020, approximately 100 feet from our main residence.

We became hosts in 2018 when my husband was diagnosed with advanced cancer, not long after we were forced to close a business we had operated for many years. We feared we would lose our home and Airbnb seemed like our best option. We often have our kids, grandkids and other family visit from out-of-state and need our units during their visits, which is one reason we would never opt for long-term renting.

We provide a unique experience for guests who get to mingle with our rescue animals on 6 acres, in a farm setting, located just a couple of miles from town. We provide carrots to our guests to feed the critters and we spend time educating them about the rescue animals. You'd be surprised how many people have never interacted with a donkey! We offer suggestions on the many places to explore and dine in our local area. We are proud to represent Humboldt County in a manner that brings many guests back and inspires them to refer their friends and family to us. We have received over 1000 5-star reviews and volumes of glowing guestbook entries.

While we depend on our Airbnb income to keep us in our family home, it is more than just a business to us; it has become our passion. We're proud to provide a valuable service to our community, supporting the industry of tourism, and a memorable vacation haven for people from all over the world.

Please consider including the exception (#81023, Section 60.05.9.6)

in the final ordinance so that owner occupied hosts can operate their permitted two separate units with one Administrative Permit.

Thank you.