

From: [Nathan + Co.](#)
To: [PlanningAgency](#)
Subject: Thursday, March 16 Planning Commission meeting
Date: Wednesday, March 15, 2023 12:35:50 PM

EXTERNAL

Dear Planning Commission:

It's disappointing this important meeting is being held in person only. Is this sudden change intentional? It's an important subject and seems not community friendly by blocking any homeowner with a day job.

I am a homeowner in Monte Rio and an Airbnb host. I home share my home when I am not there. I have been doing this for six years. I have amazing relationships with neighbors. I've never had a complaint.

Have you been to Monte Rio in the winter? The town pretty much closes. Restaurants are closed during the winter OR open for just two or three days per week. The lack of tourists kills the local economy. I have told some of my neighbors who own businesses in or near Monte Rio of your plans. They are horrified. They know with your limitations - you will kill their businesses. It will be a version of winter 365 days a year.

I understand the need for regulation and I support it. I am 100% advocate of responsible hosting. But, I don't understand having current regulation, and not enforcing it. This has been the case in my community. If there are problem properties, illegal rentals, irresponsible hosts - enforce regulation! My understanding is that not even one property has been kicked out of the STR program. Is that true? If it is - it's shameful that you're even having a meeting on this subject.

So please make a fair recommendation on regulating short term rentals (and please enforce your current rules). Base your decision on fact and history. I live in a wonderful area and that's why it's called VACATION WONDERLAND.

If you restrict my rights to home share, my home will not go on the market and become affordable housing stock (or the new buzz term workforce housing). Instead it will sit empty without generating any income for my community or the county when I can't be there. Many homeowners feel the same.

Enforce current regulations instead of abandoning and making new regulations!

Respectfully,

Nathan Waldon
Homeowner in Monte Rio
Volunteer Co-Leader
Sonoma & Napa Region Airbnb Host Community Group