

**From:** [Jen Cogliandro](#)  
**To:** [PlanningAgency](#)  
**Subject:** Vacation Rentals  
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## EXTERNAL

Hello Supervisors,

My name is Jennifer Cogliandro of Home Sweet Host Property Management and I stand here in front of you to represent Property Managers and Hosts alike.

I used to be mad at short term rentals, I thought they were all greedy property owners. But I quickly realized after working for over 100 hosts, that most property owners (I'd say  $\frac{3}{4}$  of them) want to keep their homes and they don't want them empty! Some need to go live with family for 3, 6 or 12 months to help out a sick family member or to visit a new grandchild. Some have jobs where they need to travel for months at a time. Some just want to see the world while they still can and why not earn money while traveling!

On the flip side, the nice thing about someone being able to rent out a home, they have a kitchen to make meals because maybe they can't eat out due to allergies or budgets. Maybe they have a budget but renting out several hotel rooms won't cut it. Besides, most hotels/motels are in unsafe neighborhoods. Who wants to have a girls weekend... and everyone has their own separate motel room and no sofa's to watch TV or dining tables to enjoy a meal together!?

My friends and I go up to Sea Ranch every NYE. We get away from the rest of the world and into nature where we can relax and enjoy each other's company.

Some people aren't short term rental fans and that's OK, they can stay at their hotels or motels.

According to the [2020 Census](#) for Santa Rosa there were just under 67,000 households and you're only allowing 250 vacation rentals? That's .004%

I disagree with the small number of units that you're allowing and that they have to be a certain distance from another short term rental. Take a look at the San Francisco short term rental laws. As long as you live in your home a certain number of days per year, you can rent it out a certain number of days per year. And that goes for anyone, in any neighborhood, any distance apart from each other.

I honestly believe that if there were more short term rentals, the Sonoma County economy and small businesses owners would benefit greatly from more visitors up here in turn

creating more jobs that are sustainable for living up here and not in poverty. Sonoma county has a lot to offer but people don't see it as a destination yet. Lets boost up our fellow small and big businesses alike and make it a destination for the future.

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