



Monterey County Vacation Rental Alliance (MCVRA) Member Survey

107 responses

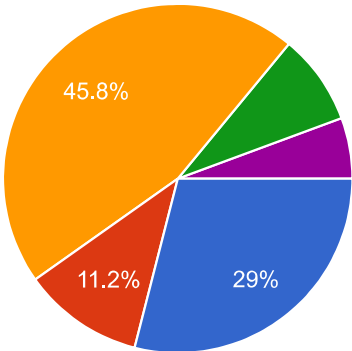
1. Name

107 responses

Names and private information redacted.

5. This STR is a:

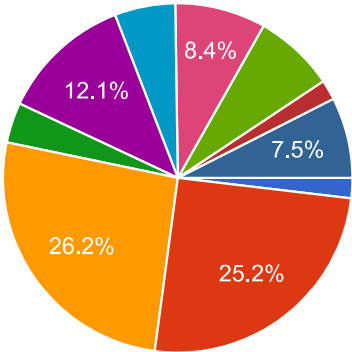
107 responses



- HomeStay - You rent bedroom(s) in your primary residence.
- Limited STR - You rent your whole primary residence up to 4 bookings per year.
- Commercial STR - If neither type above, this applies.
- Not sure
- Commercial STR

6. This STR is located in:

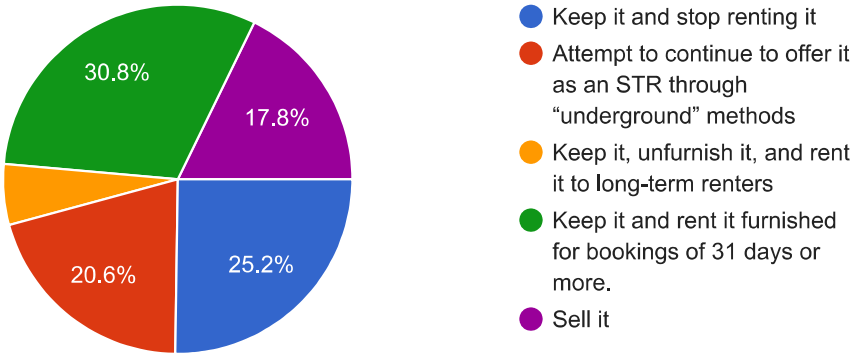
107 responses



- Big Sur & South Coast
- Carmel Highlands & Uninc...
- Carmel Valley & Village
- Cachagua
- Pebble Beach/Del Monte F...
- North County, Castroville,...
- Moss Landing
- Hwy 68 Corridor, Pasadera...

8. If STRs are banned by a local ordinance, what would you do with your home?

107 responses



9. If STRs were banned by a local ordinance and you chose not to rent to long-term renters, why would you choose this option?

107 responses

I want to have access to the house for my use.

I want the opportunity to use the property myself.

Have had long term renters in the past and they do not take care of the property - the cost and time to bring it back into a viable property is too much of a burden financially and emotionally.

We bought this house so we could retire in it in 5 years. We want to be able to use this house. Dick I would add below to number 10 - Spa to pool, plumber, electrician, I would add also a new number such as 11. IF you could no longer rent your STR would this affect your business community. Check all that apply Restaurants, wineries, gas stations, grocery stores, retail stores, special events, activities such as whale watching, aquarium, kyacking, bycycle riding,

Second home for family use

Family and friends will use the house on weekends.

We have operated for 20 years and have a long list of returning guests and prior guests to send invitations and reminders to. We don't like our house to sit empty for very long. It invites crime and it's healthier for it to be housing people.

I use this space for my family, only rent it occasionally.

I don't want someone else living long term on my property.

Used by family

I would try to rent for 31 days because I use the property 3-4 times a year and would not want to rent it full time.

I have family and friends stay here....besides rentals. Need some income.

Our family enjoys going to the home as well. We have had experience with long term renters and it has not been positive.

I live in Aptos and work in Monterey. The commute is a drag and I look forward to using my home in Carmel Valley Village a couple of nights a week to cut down on the commute. I need it to continue working the long hours that I put in. If STRs are banned I definitely will not offer it as a long term rental.

We like the option of being able to come up and enjoy all that the area provides. If they lose us as an STR they will lose all the revenue that comes with it. Our location is so desirable for a property developer to sell to someone who would scrape our home, build a much larger home for someone who will hardly ever occupy it - as most of our neighbors are 3rd, 4th, 5th homes or estates that have been in families for generations. No one sells and no one lives there.

My rental is a yurt and more conducive as a short term rental. Also, the property is in the country and not really good for a long-term renter because it's far from services.

This is our vacation home. We need the flexibility to use it personally.

Because I don't want to rent to long term renters.

I would rent long term, we would have to for income. we could not cover our current expenses even with this. We rely on the vacation rental to pay for our property.

I have my grown children and their families that stay in my home many times a year. I would never rent any part of my home long term because I want my home available to my family when they choose to visit.

It is a longtime part of our life.

This is still our home

For controlled use/privacy and family to use.

Because I live in the house; it is my only residence. When I rent it, I go to stay with friends, or take a mini-vacation.

I am worried about damage to my property with long-term renters

Our STR is not suitable for long term rental (no kitchen etc).

The space is inappropriate for long term rentals.

We have regular family visitors and no desire to have someone full time living there

I rent to help me keep my home of 20 years. I rent for less than hotels for families in need with children, elderly, etc.

My property is close to job centers and therefore not desirable for long-term rentals. Moreover, my home is with excellent views and therefore ideal for tourists and vacationers. I also would like to use it for our family from time to time. So long term rental is not practical for either party.

I love our home and would never consider selling it.

Can't afford maintenance and expenses without help from renters

1) Our place is not affordable to long term renters 2) we occasionally want to use it ourselves 3) long term renting can be very 'hard' on a home

There is no kitchen (just coffee maker, tea kettle, and mini fridge).

To maximize rental income.

This is a small Bunkhouse on our ranch, we would just keep it as a guest house.

This area is too expensive to stay in for me as a single, divorced, unemployed woman!

We use our home throughout the year as a second home

The main house would simply be too expensive to rent at a practical rate and still be an available place for the owner to stay occasionally. All units on the property that are rentable are currently housing/employing locals/caretaker along with current exploration into what it would take to house more locals (building permits are too strict to create viable structure for more housing in coastal zone)

Since I live in the house it would not be convenient to rent to long term renters.

Keep it for the family stays only

I like to pick who I rent to.

We do not wish to have full time renters on our property. We need time w/o renters to maintain our property. Long term rental increased wear & tear and the cottage was started to help us with retirement income to live here. We value the diverse group of people who get to experience our country style of living & we like sharing our life work of gardening & maintaining an older home.

we could not afford to live here after 20 years of home ownership

I will keep the room available for family.

If unable to rent as short term or long term, we would have to sell and move elsewhere

I want to use the home for my family and friends.

Not a viable option financially to rent long term because of the high cost of utilities. We would also lose the flexibility to have our own guests visit.

It is our primary residence. We do homestays and also rent the entire house out

Mortgage too expensive. We chose this house for STR income potential.

I would have to. When we rented full time the cost was more than we brought in over time. We had good tenets and bad, the bad ones stripped us of all income that was made.

I am still owed \$12,000.00 via stipulated judgment for over ten years from a dead-beat long-term renter. A five bedroom, three bath house in Carmel Valley and in CUSD, would hardly be considered affordable housing. With a five bedroom house a long term renter would most likely have driving age children, who bring friends and more cars. There would be more noise from young adults playing basketball, loud music, etc. The long term renter would most likely have pets which do a lot of damage.

I would have to sell it as I could not otherwise afford it.

I enjoy this home and it allows me to have family and friends use it when not rented.

,

My 83 year old father lives in the garage unit and we stay in the home when we visit him but like to rent it out about 12 times a year so we dont have to sell it.

Won't take the risk of not being able to afford to keep it.

We'll possibly transition to homestays and have additional operators

Not enough income

We would get a non paid house sitter to stay when we are away.

WE USE THE UNIT OCCASIONAL. NO MONEY VALUE IN LONG TERM RENTERS. COULD NOT AFFORD TO KEEP UNIT

not interested in renting long term - too much trouble and demands with tenants - too costly

Our home is our primary residence.

I want the flexibility to host my family during certain times of the year.

It's a vacation home so we want to use it. It also is too expensive to be "worker housing".

Because it's an extra room and we're not interested in permanent roommates. It's not equipped to be a private, long term residence.

Economics - make more with short term

I need to reside in my home and my college age daughter comes to visit so I need the extra space for her when she is home.

no.

Or might sell

I am happy to rent to longer-term renters, i.e. >30 days. But I like there from October through mid-May- it's my legal primary residence. I depend on rental income to fford it!

Don't want to deal with a long term tenant on our property.

I would not rent my home to long term renters because we need to live in it but rent it out on weekends to help our financial situation.

We need a place we can also stay for our seasonal business, it would not be possible to keep it financially and need to rent every time we need to be there to work, in addition to the cost of owning a home there. Also, we make more money with short term rentals than we would with long term rentals, we would sell and go to a county that welcomes STRs

I would never rent out my 2nd bedroom long term.

My Home Stay property represents virtually all my personal savings...about 90% of all I own. I will never let a long-term renter occupy without my ability to observe and insure my investment is safe. Fire dangers, crime, maintenance issues demand my full time attention and quick response. I'm just a elderly Great Grandmother with limited social security, business pension and savings resources. I cannot afford to pay big bucks to maintain my property and afford a modest lifestyle. My husband is handy around works virtually full-time fixing, painting and trimming our 1 acre property. I need the STR revenue to pay the bills, pay Property Taxes and make ends meet. Just goes to show that for every STR there is a personal story.... Banning by Ordinance ought to be aimed at visitor and resident safety.... not special rules intended to meet cooked-up social engineering goals of a few elite professors, bureaucrats and environmentalists who have their cheese and really care less about those w/o government funded pensions.

We would need to convert to long term due to income needed

We will keep it for our guests and family. We would never rent it long term- we do not want long term tenants! It is difficult to manage long term tenants these days they have too many rights.

Previous bad experiences with long term renters and I also want access to stay at the property myself and to offer it to family and friends.

We need this income to survive

It is a primary residence

We don't believe we would be able to book long-term renters. People rent in our area mostly for vacation, not for long-term residency. Also, booking long-term renters wouldn't allow us the freedom to enjoy our home. We book vacation rentals to support the cost of ownership of our home - not for profit, but to mitigate the cost of ownership of a property that has been in our family for years. As much as we would do everything in our power not to, we might be forced to sell if we are unable to use our place as a short term rental.

Because my renters only occupy my home during the major "week" events in Pebble Beach: AT&T Pro Am, Food & Wine Festival, Concours D'Elegance and First Tee Open

I want to use it as well. I am just trying to offset the cost of owning a home. Long term rental does not allow me to use my home.

Because we use the home ourselves about 10-20 times per year.

Because we use our home a lot thru course of the year.

Our STR is a family vacation home that we use a lot in between STR's. Long term rental is not an option for us. 30 night stay is sometimes an option, but no longer period than that. Long term rental is too much wear and tear on our home, and long term renters do not value the care of the home as we do.

We're pretty much sick of the people who call the shots in Carmel.

I need the revenue to support my family

I'd use it for out of town family & friends

The house supposed to be vacation home, If rent long-term, then I won't be able to use myself

Not worth it

Besides, overseas family members staying 4-6wks./yr. Our other guests generally are there for weekends. The house is quiet and vacant for neighbors during the week. If we rented to long-term renters, they would have noise all the time.

I don't want a long term rental in my home. I do limited airbnb.

We want to be able to work on and access our family home as we desire. Long term rental would eliminate all choice and options. We would NOT do this

We use the house summer months so 9 month rental is desired but difficult

We love our house but only able to get out about 6 weeks per year. We need to rent for financial reasons but we also think it is best if someone is in the home throughout the year. We would try to rent for a month at a time if possible.

I would sell and buy in an area that permitted STR

We really aren't sure what we'll do at this point. Would like to retain it for family use but need some sort of income.

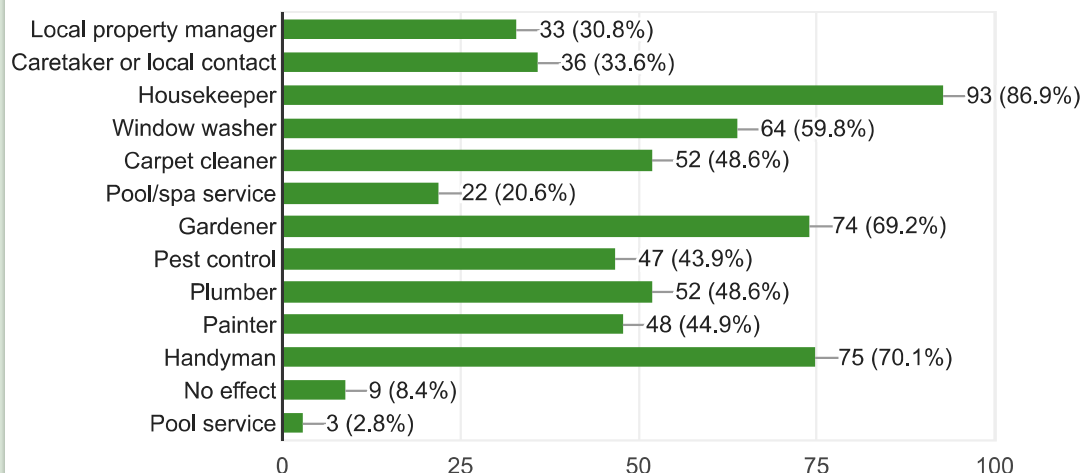
Couldn't afford to keep it.

Na

OTHER (7)

10. If you could no longer rent your STR, would this affect your service providers? Check all that apply.

107 responses



11. What is your total combined annual cost for these services? You might have this data in your 2018 tax return.

99 responses

\$4000

\$35,000

\$25,000

2000

12,000.

\$12,000

varies

45,000.00

\$15,850

\$4000-\$5000 a month (Maybe you could do a range here and people check it such as 0-\$500, \$500-\$1000

\$15,000

Approximately \$27,000.

between \$37-\$48K/yr

No added cost.

NA

9000.00

N/a

21,000

My estimate is \$3,000 - \$4,000 per year at least.

\$3,600

\$14,050 per 2018 tax return

Approx. \$5K to 10K varies year to year

12000

\$1000

\$ 19,931

\$15,000.00

\$6300.00

So sorry not to have this with me at this time. time.

\$10 to 15,000 a year

\$11,500

\$50,000?

\$18,750

9500.00

circa \$15,000.00

n/a

\$45,000

More than I could afford without being able to rent rooms.

4500

Appx. \$90,000

I have not rented for a full year so i don't know. I estimate the ost to be about \$35000

60000

\$800

About \$1200/year

\$1500

\$9,201

\$5000

\$18,000

Unknown. We do most of it ourselves.

Approx \$8,000

\$6,000

20,000

\$193,826.41

62,000.00

\$50,000

50,000

\$10,250

\$65,000

\$6000

\$8,000

Approximately \$7500

not certain at this time

No comment

\$11,000

\$7,000

\$8,000.00

I'm guessing \$65k-\$75k

not sure Probably about \$6000.

\$23K.... Plus \$15K "Other" costs

\$8,300+-

\$25,488

32000

\$16,500

30000

12000.

5700.00

\$300

\$10,000+

\$11351

?

~\$10,000

About \$6000

25,000

About \$25,000

\$21,122

approx 10K

\$11,641

\$10,000

\$7,500.00

\$34,000

9090

Jan-Aug 2019 \$9005.00/Sept-Dec estimate\$3000

12. Please add any additional comment.

58 responses

I would add another question. Would you be willing to sign petitions, join our group, contribute money to legal fees

Taxes and insurance are an additional approximately \$32,000.00

Right now we are holding off on making capital improvements. We'd like to remodel a bathroom and add more solar collectors, but we are hesitant about the outcome of the ordinance effort. Without being able to advertise, we know our income would drop significantly.

The additional income helps me with the upkeep of my home since I am retired and on a limited income.

Also I am in Monterey county, but not sure my area is "unincorporated". On Del Monte Golf Course Sylvan side.

I wonder how we can really combat big money hotels and snobby neighbors!! Contact only by email please!!!!!!

Our home is at the mouth of the Valley and feel we are sucked into the issues around the Village and Quail Lodge. We have had no issues in our area. In fact our neighbors are positive of STRs over long term renters (because we strongly screen our guests).

Banning STRs (or extremely limiting them) would only result in an exhorbitent increase in hotel rates and will cut down drastically the number of people that are able financially to visit this area.

In addition to the service providers we pay, the TOT we pay annually averages about \$12 - 15,000.

I think STRs are really important in the Salinas Valley, especially along the wine corridor, because there are very few options for visitors and many people want to visit the River Road wineries.

Monterey Dunes Colony homes are NOT potential affordable housing options. These are \$1M+ homes with \$15K in yearly HOA dues. Our community was built in the 60s with short term rentals in mind - we used to have a rental office on site! We have very restrictive and well monitored rules about rentals to

keep the community happy. These have been working well for decades and we should be allowed to continue to self monitor. A better solution for affordable housing is to use the TOT collected to fund better solutions. A system that requires everyone to register and pay TOT would be much better than the honor system in place today.

My Airbnb guests do not want to pay \$500 to \$1400 per night to stay on the Monterey Peninsula. When Monterey County puts me out of business, they will eventually discover their greed will backfire on them because they won't get my TOT and they won't get the local motel/hotel taxes either. My guests will vacation elsewhere.

Gated community with private security. Families have enjoyed this coastal location and the county enjoyed collecting room tax for 32 years without problems.

Property taxes, insurance etc total the amount I receive. Approx

The proposed hefty fees and burdensome procedures will render the current hosts/guests relationship into a hotel model and pose a economic hardship that makes renting STR impossible. The extra income we made is reinvested in home improvements and local spending. That not only helps to make our town more attractive to tourists but also creates jobs and increases county tax revenues. A positive feedback loop. The number one reason people choose to vacation with us is for home-like setting and individualized attention and responses. In other words, we fill in a niche market where commercial hotels fall short. When was the last time a Motel 6 or Holiday Inn will put a cake on the table because you are celebrating your 50th birthday or a family reunion? When was the last time the rental place becomes the focal and integral part of your whole vacation? Well, our guests told us so.

The economic benefit to the locality is numerous with our renting STR. Our rental guests and us rental hosts:

- buy and stock on items from local retailers and supermarkets,
- regularly eat out at local restaurants and cafes,
- add jobs by hiring cleaning staff and maintenance crews,
- visit local attractions such as whale watch and Monterey aquarium,
- support and promote local eco system protections and awareness.

Without renting our STR, we might:

- abandon the remodeling plan for a new kitchen and new bathrooms,
- scale back the upkeep of our property,

But most importantly, it's a punishment to those who desire a vacation experience with individual attention and responses at a location that is not commercially viable. Our community is more diverse and prosperous with our bringing in vacationers near and far who prefer home settings to hotels.

Moreover, many owners first encountered our community as a short term vacationer. After many visits, they eventually bought and became home owners. The vacationers are one of the major sources of home buyers and vital to local economy.

We can't understand why there is this movement against STR's across the board. Rules and regulations are fine but this level of restriction isn't going to help anyone. I know our guests spend a lot of money while on vacation along with the money we put into the property both in expenses and capital improvements which we can afford to due thanks to the rental income.

This entire charade is driven by 1) covert traditional hospitality industry money and 2) vociferous few against 'neighborhood effects of STRs' which ironically would be mitigated by a good ordinance

There are two motels in Soledad, about 90 % of my bookings are people coming to visit Pinnacles. Otherwise my guests are people working in the area or visiting the Peninsula.

The income helps keep our property clean and well kept

New STR property owner

As a single woman wanting to stay in her large home, I rely on the income from the STR and enjoy my guests. We are quiet and not disruptive to the neighborhood. Parking is on property. I will resent unnecessary restrictions which are good for certain properties in the county but not mine. Considering I live on this large property and cause no problems to neighbors, PLEASE DO NOT RESTRICT MY RIGHT TO USE MY HOME AS I CHOOSE.

My family is loud and disruptive to the neighborhood. They will come if I am no longer allowed to have STRs or if you make it too difficult and impractical.

We maintain ourselves

thanks for the work you do

Our home is in Unincorporated Carmel, (Flanders area) which is "lumped" with the Highlands in your survey. I believe they have very different treatment under the draft ordinances.

If I'm guessing your intents here, it might be relevant to ask how much other income (restaurant usage, shopping, etc) is being generated by our guests.

We almost lost the property in 2008. Prior to renting short term the sheriff would have to come to the property three to four times a year for complaints, by our other tenants. I was afraid to return to property because of threats several times. Now it's a peaceful place to live and everyone on the property can enjoy the quiet.

In addition to revenue lost by providers detailed above,
To ban STR would have two immediate consequences.

The county would lose significant revenue they cannot afford to lose.

The market values of all houses, including those who do not do str, would plummet

I am not sure if my father living in the garage units counts as home stay-- the law should permit family members living on the property as home stays at least.

Section 8 should have multiple choices. I'll try to rent underground first and then sell the property if it doesn't work. Litigation is also possible.

3 properties

When we are traveling I like having someone in my home for protection.

WE HAVE RENTED THIS FOR 30+ YRS. STILL COULD NOT KEEP IT IF RENTS STOPPED

If I moved into it, I would consume resources at a rate of 365d /yr presently the county derives revenue from this without a 365 day draw on resources

We have a fully equipped outbuilding we stay in when renting the main house. We are assuming this eliminates us from the Home Stay category?

Our workers would be severely impacted. All make good wages above \$25/hr.

Renting out my guest suite to supplement my income has allowed me to keep my home. I work 2 jobs and am a divorced single parent with 2 kids in college.

I have an out of state home and I like to bounce between them and 30 day min stay in my house affords me to do that. Short term renters have kept me out of foreclosure on my out of state property. It has been a saving grace for me. Would the state and county prefer more foreclosures than income coming in from rentals? I do not think so.

I rent my home for 1 week or more from May-Oct. I have regular renters who love to stay in a Carmel home. This is how I was introduced to Carmel. The local revenue stream from rentals that, like, mine,

follow the current rules, is enormous. Please don't kill the goose- and possibly the farmer as well.

I'm assuming our guest house doesn't qualify as a "home stay" but more as a commercial STR.

Since I lost my job and
My wife is just a school
Teacher, we would have to sell our home if we could not have STR. I am a life long resident of Monterey County, born and raised.

These regulations would be crippling to our income and we would be forced to sell, it seems wrong to put this hardship on families that paid for there property and should be able to use it as they see fit for their needs, this would cause a large loss of income to our family

I think it is so sad to be turned in for someone who has a personal vendetta. Nothing to do with Airbnb. Will explain by a phone call.

My guests avoid hotels like the plague. For example recent motor weeks event guests and friends spent multiple \$K's for local travel, entertainment, personal services, food and wine. Prior to finding my STR they were staying in Gilroy and Hollister and commuting. Trying to stop STR's will drive elite travelers underground and absolutely loose out to other localities that understand the actual metrics. I am an elderly retiree; personally hosting a few guests mostly in the summer months. Each guest receives my full attention whenever they are on my property. They arrive as guests but depart Monterey County as my personal friends and leave with a new understanding of how truly friendly and welcoming our area really is. My property has received hundreds of Five-Star ratings over the years. Those ratings reflect not only my efforts but the aggregated experiences they gained from their stays. I will continue to monetize my investment in my personal residence whatever the County decides. But stupid ill conceived regulations will cost local small businesses and TOT revenue far in excess of what local talking heads assume. .

We depend on this income to provide to our household

We are classed as a home stay but we have a detached Caretaker Unit, there are no deed restrictions regarding it and we live on the property in the main house. This whole business of renting rooms in your house is crazy. Who started this? The one thing that has not been addressed is density. We have 16 acres our STR is a one bedroom unit and no neighbors for 1,000 feet. A category should be allowed for STR's that allow couples only. Noise is never an issue and there really is no additional traffic on the roads. The Cachagua Area has no visitor serving facilities, people enjoy coming to the country and visiting the Peninsula in a short drive. STR's are a perfect Cottage Industry for the Cachagua Area!

Not renting would reduce this expenditure (perhaps 1/3 to 1/2), not remove it completely.

The proposed regulations allowing up to 4 short term rentals per year is quite arbitrary. Why 4? as long as the short term rental is not causing a problem all this would do is reduce the number of people coming to monterey. we don't have enough daily rental rooms in the motels and hotels. And many people with families, large groups, pets, couples etc definitely do not want to stay in a commercial environment. I know I have been using vrbo forever - and refuse to stay in single serve soap establishments. If rentals were prohibited in Tahoe, i would not stay in a hotel instead i would just go somewhere else.

Our guests have been: couples and families coming to the area for weddings, reunions, graduations, anniversaries, birthdays, golf trips, girls and guys trips, snowbirds getting out of their winter, a well known baseball player for a boys trip, golf pros and amateur golf pro, Monterey County homeowners who are renovating their home and need temporary housing, and other vacation rental owners from other states. They all have one thing in common. They want to be together under one roof in a private home where they have the freedom to cook their own meals or go out to restaurants. Sometimes they bring a nanny to babysit, while the adults go out. These people do not want to stay in separate rooms in a hotel. They want the convenience and privacy to enjoy each other while being in a home environment. The limited STR of 4 bookings per year is not enough, and needs to be increased. We can legally rent our home for 30 nights without any TOT being collected. The county is missing out on this much needed TOT.

I guarantee if we rent this out long-term it won't be affordable for the average person. Long term renters can be a pain for the neighbors

Without short term lease, I won't be able to keep the house. Also I felt the vacation home helped a lot of families to be able to travel to the beautiful Monterey area.

This is my job

Overseas family members stay at the house 4-6wks./yr. We would have to find other options for them if we had long-term renters. Plus, we also have 4 STR families who make it their tradition to visit our house every year.

I would really love a phone call a

Guests have shared they would NOT come to the area if they did not have a house stay option for the special events. They would go to other cities / towns for family feel and stays

For me 9 months at a time has been good, the majority of leasing is ST., if unavailable we as others would have to sell their house

The proposed ordinance is burdensome and is unjustified. In 6 years of renting, we have had only one complaint which was trivial about someone using our house. The large majority of homes in the Carmel area are second homes. People who come to the area and use STR homes spend a great deal of money in the area that benefits all.

This is my primary residence. I need the income from the 4 months of being used as an STR to enable me to afford this house in Carmel..

Our house is a lovely old historic home, characteristic of early/mid 20th century architecture in this region. People come from all over the country and the globe to stay and love the charm of the home and the proximity to the beach. The only way we can afford the maintenance expenses and high property taxes is to rent out the house as an STR. If STRs were prohibited, we would be forced to sell the house and we are certain whomever purchased the home would demolish it and rebuild to maximize their investment.

We love the STR process and the income and flexibility it provides. Our house has been used for an STR for decades. We (and the previous owner) have always been very careful not to adversely impact the neighborhood while providing a wonderful place for families from around the world to come and visit this beautiful area. Many young families benefit from having a reasonably priced place to stay with a kitchen and family area. It would be detrimental all around for the county to restrict or unreasonably burden this activity.

If Monterey Dunes Colony did not have STR's I believe the association would need to lay off staff since STR's at the Dunes pay a daily rental fee for extra security, maintenance and office staff. Thank you for fighting for us!!!