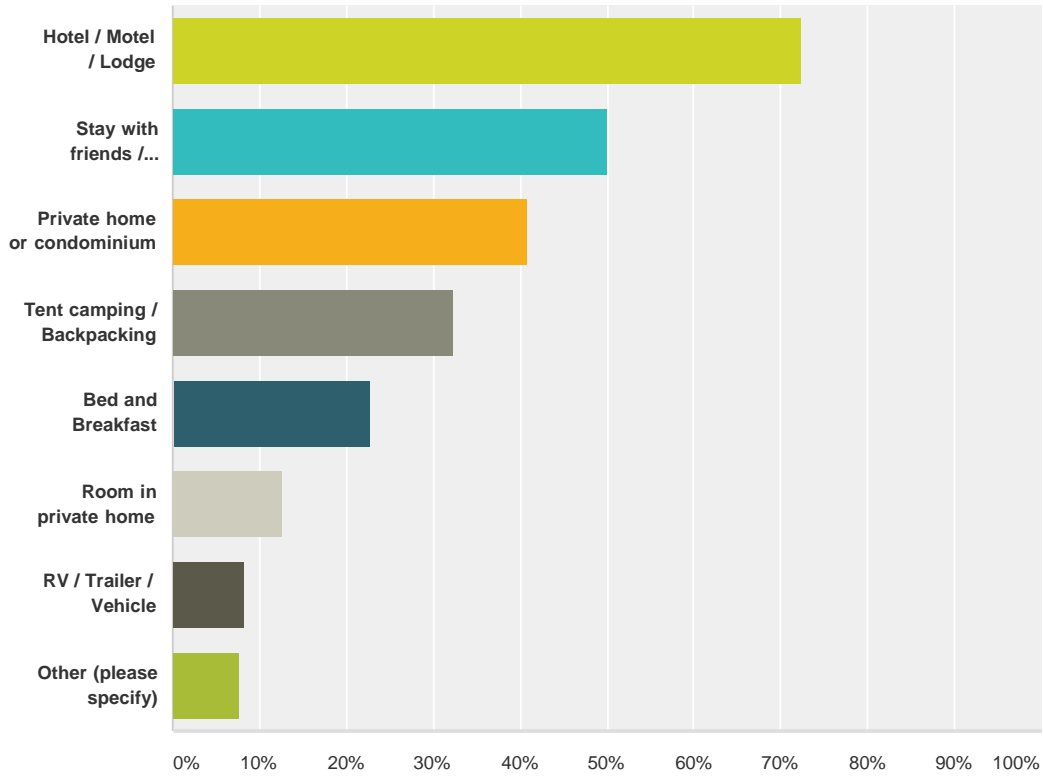


Q1 When I go on vacation, my usual overnight accommodations are... (Please check all that apply.)

Answered: 1,776 Skipped: 9



Answer Choices	Responses
Hotel / Motel / Lodge	72.35% 1,285
Stay with friends / Relatives	50.06% 889
Private home or condominium	40.82% 725
Tent camping / Backpacking	32.38% 575
Bed and Breakfast	22.80% 405
Room in private home	12.73% 226
RV / Trailer / Vehicle	8.28% 147
Other (please specify)	7.83% 139
Total Respondents: 1,776	

#	Other (please specify)	Date
1	AirBnB	11/1/2016 4:34 AM
2	I	10/31/2016 3:35 PM
3	Air BNB	10/31/2016 12:05 PM

City of Santa Cruz Vacation Rental Survey

4	Air bnb	10/31/2016 5:04 AM
5	Airbnb or VRBO	10/30/2016 11:14 AM
6	Airbnb	10/29/2016 5:57 PM
7	My wife and I--and both my daughters--use airbnb--exclusively. And we all travel--a lot.	10/29/2016 9:08 AM
8	Air B & B	10/29/2016 8:53 AM
9	Airbnb	10/28/2016 9:43 PM
10	Air bnb	10/28/2016 9:17 PM
11	VRBO or AirB&B	10/28/2016 10:28 AM
12	air bnb	10/27/2016 10:46 PM
13	Air bnb	10/27/2016 9:03 PM
14	Hostel	10/27/2016 8:46 PM
15	G	10/27/2016 2:24 PM
16	AirBnB	10/27/2016 1:12 PM
17	Airbnb	10/26/2016 10:25 PM
18	NEVER EVER A STR. Houses are for Living - Not for Vacationing	10/25/2016 4:39 PM
19	Sleep in my car at a gas station	10/25/2016 12:37 PM
20	I can't afford to go on vacation because my rent costs more than half my income.	10/25/2016 6:44 AM
21	Airbnb, VRBO	10/24/2016 5:43 PM
22	I can't afford vacations anymore	10/24/2016 5:31 PM
23	Airbnb and Vrbo	10/23/2016 12:39 PM
24	airbnb	10/18/2016 8:21 PM
25	AIRbnb	10/18/2016 8:21 PM
26	AirBandB	10/18/2016 2:39 PM
27	Air bnb	10/12/2016 10:08 AM
28	Timeshare	10/8/2016 11:22 AM
29	boat	10/7/2016 5:54 PM
30	Accommodatin depends on location.	10/7/2016 11:14 AM
31	Airbnb or vrbo	10/6/2016 5:39 PM
32	Depends	10/6/2016 5:26 PM
33	I alternate depending on the trip and accommodations available	10/5/2016 8:59 PM
34	Timeshare	10/5/2016 6:40 PM
35	Airbnb	10/4/2016 7:08 PM
36	short term rental	10/3/2016 7:30 PM
37	Air BnB	10/3/2016 5:28 PM
38	VRBO	10/3/2016 1:05 PM
39	air bnb	10/2/2016 1:20 PM
40	Airbnb	10/1/2016 10:15 AM
41	Airbnb	10/1/2016 9:51 AM
42	airbnb	9/29/2016 9:09 PM
43	Airbnb	9/29/2016 8:33 PM
44	Airbnb or VRBO	9/29/2016 4:37 PM

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45	Airbnb	9/29/2016 10:40 AM
46	Air B and B	9/27/2016 8:07 AM
47	Air BNB	9/25/2016 8:11 PM
48	AirB&B	9/23/2016 4:06 PM
49	Airbnb or Vrbo	9/22/2016 3:09 PM
50	AirBnB	9/22/2016 2:54 PM
51	Airbnb	9/22/2016 11:51 AM
52	Retreat center	9/21/2016 9:01 PM
53	retreat centers	9/21/2016 8:57 PM
54	Really appreciate Airbnb, used it in many cities and countries	9/21/2016 8:38 PM
55	Airbnb	9/21/2016 7:13 PM
56	backyard cottage or in-law rental	9/21/2016 6:18 PM
57	vacation rental	9/21/2016 4:37 PM
58	AirBnB	9/21/2016 4:08 PM
59	Sometimes a motel	9/20/2016 11:44 PM
60	Vacation rental house (or I would not stay in Santa Cruz area)	9/20/2016 8:18 PM
61	Air bnb rentals	9/20/2016 2:55 PM
62	Airbnb	9/20/2016 8:50 AM
63	Air BnB	9/19/2016 10:21 AM
64	must be dog friendly I have two	9/15/2016 5:26 PM
65	Air bnb	9/13/2016 10:11 PM
66	I also use Airbnb	9/13/2016 11:52 AM
67	often airbnb	9/13/2016 9:45 AM
68	Unless it is for a week or more. Then I rent on VRBO	9/13/2016 6:28 AM
69	airbnb	9/12/2016 3:58 PM
70	Air bb	9/12/2016 9:55 AM
71	kicked out on section 8 because my landlord turned my apt to short term rebtal	9/12/2016 8:46 AM
72	Hate hotels, gross. Homes are the future for many travelers	9/11/2016 8:32 AM
73	Air B n B	9/10/2016 7:11 PM
74	Airbnb	9/10/2016 4:55 PM
75	Airbnb	9/10/2016 12:23 PM
76	time share	9/10/2016 11:59 AM
77	Airbnb, VRBO	9/10/2016 10:31 AM
78	Airbnb/vrbo	9/10/2016 8:50 AM
79	Vrbo	9/10/2016 7:01 AM
80	Hostel	9/10/2016 1:00 AM
81	hostels	9/9/2016 5:01 PM
82	vrbo or equal. I need a kitchen for my constantly hunger children.	9/9/2016 4:44 PM
83	Air bnb	9/9/2016 4:00 PM
84	Air BNB	9/9/2016 1:00 PM
85	K	9/8/2016 9:54 PM

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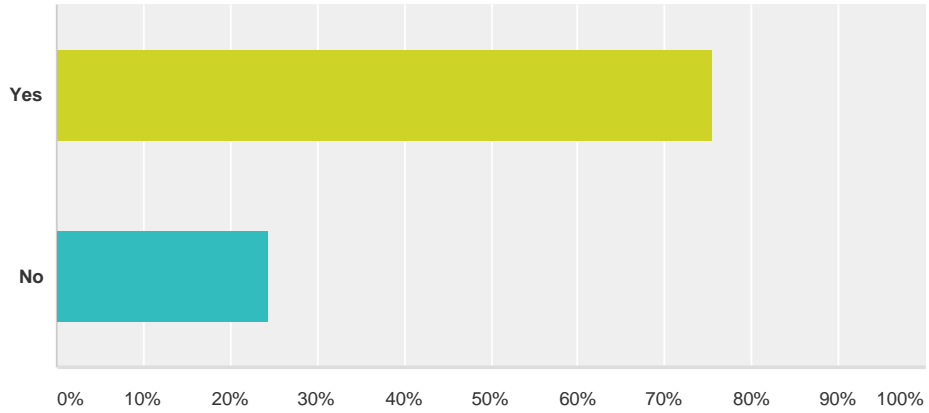
86	AirBnB private home	9/8/2016 8:57 PM
87	Vacation rental preferred	9/8/2016 5:07 PM
88	own a vacation home (not for rent)	9/8/2016 4:33 PM
89	air bnb	9/8/2016 4:05 PM
90	airbnb	9/8/2016 3:34 PM
91	air bnb	9/8/2016 10:45 AM
92	All of the above	9/8/2016 6:57 AM
93	Airbnb rental of entire home/apt	9/8/2016 6:29 AM
94	Most common: B&B's	9/7/2016 11:54 PM
95	home exchange	9/7/2016 9:54 PM
96	VRBO or AirBNB	9/7/2016 9:49 PM
97	Belong to organization called Servas that has hosts in 125 countries	9/7/2016 9:40 PM
98	Air BnB	9/7/2016 8:51 PM
99	We housetrade a lot	9/7/2016 8:46 PM
100	AirBnB	9/7/2016 8:23 PM
101	Hostels	9/7/2016 8:03 PM
102	Air BandB	9/7/2016 6:34 PM
103	Airbnb	9/7/2016 6:17 PM
104	Air BnB's	9/7/2016 6:10 PM
105	airbnb	9/7/2016 4:46 PM
106	beach rental homes	9/7/2016 3:30 PM
107	air b and b apartment rental	9/7/2016 3:29 PM
108	We use VRBO and Air BnB	9/7/2016 2:20 PM
109	Timeshare	9/7/2016 2:18 PM
110	Timeshare	9/7/2016 2:02 PM
111	Airbnb	9/7/2016 1:06 PM
112	time share properties	9/7/2016 12:54 PM
113	cruise or organized tour	9/7/2016 12:50 PM
114	Airbnb	9/7/2016 12:45 PM
115	VRBO	9/7/2016 12:41 PM
116	AirBnB	9/7/2016 12:38 PM
117	W	9/7/2016 12:34 PM
118	Second home	9/7/2016 12:17 PM
119	Airbnb	9/7/2016 12:05 PM
120	Vacation rental by owner	9/7/2016 12:05 PM
121	couchsurfing.com	9/7/2016 11:52 AM
122	Timeshare	9/7/2016 11:50 AM
123	Live Aboard Dive Boat	9/7/2016 10:45 AM
124	Vacation rental	9/7/2016 10:37 AM
125	Short term rentals	9/7/2016 8:53 AM
126	All of above	9/6/2016 10:46 PM

City of Santa Cruz Vacation Rental Survey

127	Air bnb or VRBO	9/6/2016 3:27 PM
128	Air B and B rentals in private home/unit behind private home	9/6/2016 2:40 PM
129	VRBO Apartment	9/6/2016 2:07 PM
130	Time share	9/6/2016 2:07 PM
131	Airbnb	9/6/2016 1:06 PM
132	We stay in our own Santa Cruz home.	9/5/2016 8:17 AM
133	Airbnb	9/4/2016 4:00 PM
134	vacation rental home	9/4/2016 12:54 PM
135	We rent a vacation home	9/4/2016 12:04 PM
136	VRBO, Air BnB	9/4/2016 11:50 AM
137	AirBnB	9/4/2016 8:00 AM
138	Airbnb	9/1/2016 7:59 PM
139	vacation rental	9/1/2016 12:27 AM

Q2 Have you ever rented a private home, apartment, condominium or room for a vacation?

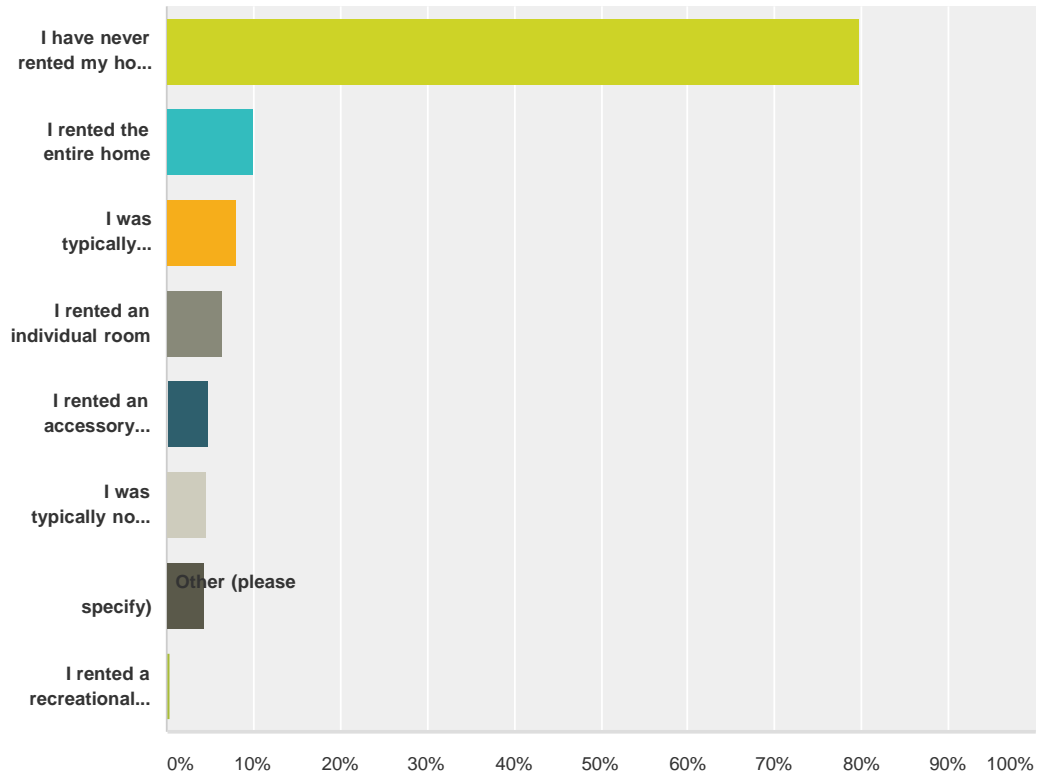
Answered: 1,770 Skipped: 15



Answer Choices	Responses	
Yes	75.59%	1,338
No	24.41%	432
Total		1,770

**Q3 Have you ever rented YOUR home, or a portion of your home, as a vacation rental?
If so, please check all the boxes that applied to your rental.**

Answered: 1,666 Skipped: 119



Answer Choices	Responses
I have never rented my home or a portion of my home as a vacation rental	79.71% 1,328
I rented the entire home	10.08% 168
I was typically present during my guest's stay	8.04% 134
I rented an individual room	6.48% 108
I rented an accessory structure on my property	4.74% 79
I was typically not present during my guest's stay	4.62% 77
Other (please specify)	4.38% 73
I rented a recreational vehicle on my property	0.36% 6
Total Respondents: 1,666	

#	Other (please specify)	Date
1	I would like to have the opportunity to rent out my oceanfront home in the future	10/31/2016 3:10 PM
2	O	10/29/2016 3:15 PM
3	We Have rented a complete home when staying in Santa Cruz	10/29/2016 8:53 AM

City of Santa Cruz Vacation Rental Survey

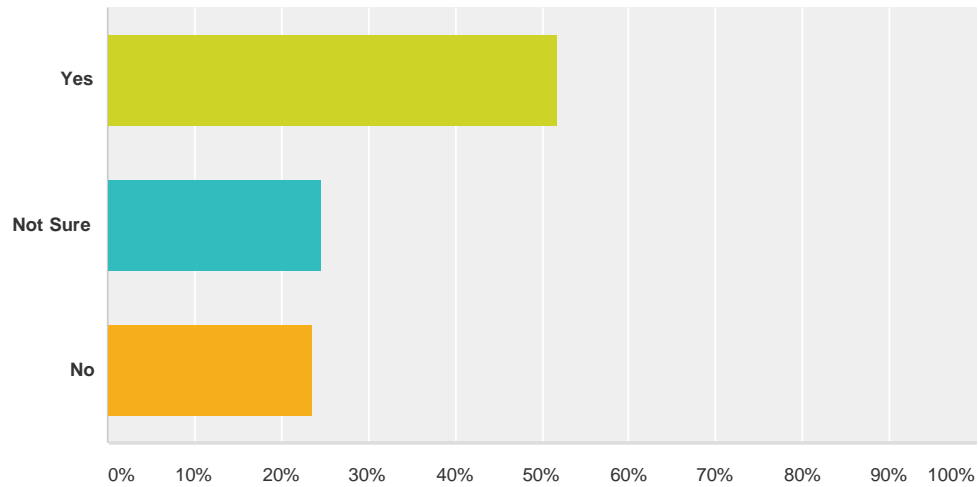
4	O	10/29/2016 1:08 AM
5	when we leave town we let friends stay here for free	10/28/2016 9:41 AM
6	I don't own a home	10/28/2016 6:34 AM
7	I am being honest. Can you expect honesty from others who have a different answer?	10/27/2016 9:03 PM
8	I have not rented my room short term but would be in favor of it if I needed the income.	10/27/2016 7:09 PM
9	I don't live in Santa Cruz	10/27/2016 2:24 PM
10	I rent at this time so I don't.	10/27/2016 1:23 PM
11	Never rented my home	10/27/2016 11:02 AM
12	And I NEVER would!	10/25/2016 4:39 PM
13	I can't even afford to rent my own place in Santa Cruz let alone rent it out. And I have a Master's degree and work at UCSC.	10/25/2016 12:37 PM
14	I rented most of the house except a back bedroom and bath that has its own outside door.	10/14/2016 11:41 AM
15	i have never but forse the need to due to financial issues	10/10/2016 2:41 PM
16	I rented an attached part of the house with a separate entrance.	10/8/2016 10:16 PM
17	I live in the ADU on the property and rent the main home	10/8/2016 11:22 AM
18	This is the going trend and it must stop. People are being forced to subdivide their homes because home prices are so high. Increase the property tax on homes, especially second, third homes, until you take the business out of owning a home and put a family into owning a home and rebuild your community	10/7/2016 10:42 PM
19	We own rental property and do not allow airbnb etc in their lease	10/3/2016 4:54 PM
20	I rented an accessory part of my personal home	10/1/2016 9:51 AM
21	I've done a house exchange.	9/29/2016 9:09 PM
22	years ago, one of our studios.	9/27/2016 6:48 PM
23	We don't own a home and never have. We are renting a place.	9/22/2016 10:34 PM
24	I would love to rent two rooms on my property	9/21/2016 7:22 PM
25	No	9/21/2016 7:13 PM
26	I live in a residential area zoned residential	9/17/2016 7:17 PM
27	I did a house trade.	9/14/2016 7:51 AM
28	Rented out the house with all our stuff in it, when we were on vacation elsewhere.	9/13/2016 11:58 PM
29	I only rent a space when I am away	9/13/2016 11:52 AM
30	We have regularly hosted international students in exchange programs	9/11/2016 2:23 PM
31	Not yet but that day is coming. If the dream inn can charge \$500 a night for a shoebox then I want in	9/11/2016 8:32 AM
32	I have rented out our mountain home	9/11/2016 7:45 AM
33	I own a vacation rental in Hawaii	9/9/2016 5:15 PM
34	I was about to, when we found the perfect long term tenants.	9/9/2016 4:44 PM
35	I had a house-sitter who stayed for free in return for taking care of the cats.	9/9/2016 2:28 PM
36	I have not done so only because you (the City) makes it difficult to do so.	9/9/2016 1:00 PM
37	I have a VHR in Lake Tahoe but not in Santa Cruz	9/9/2016 12:54 PM
38	sublet multiple rooms and used attached bathroom and separate structure for myself for two days at a time	9/9/2016 12:37 PM
39	I've definitely THOUGHT about it! In this town to make ends meet, I'd sleep in the yard--renters could have the house.	9/9/2016 11:09 AM
40	No	9/8/2016 11:59 PM
41	Most of my neighbor's have used my rental for when their friends or family come.	9/8/2016 9:04 PM

City of Santa Cruz Vacation Rental Survey

42	Rental is right next door to primary residence	9/8/2016 5:07 PM
43	It was for 30 days, so not sure if it applied	9/8/2016 12:02 PM
44	my landlord operated 4 Airbnb units on the same property we lived on (714 Riverside) : one ADU, one trailer and 2 2br houses. she had an agent working as "hotel manager"	9/8/2016 12:00 PM
45	We recently built an ADU on our property for available short term or long term income if needed.	9/8/2016 11:33 AM
46	Landlord rents a spare room	9/8/2016 11:23 AM
47	I have thought about renting my home while I'm away as a vacation rental.	9/8/2016 7:43 AM
48	Only a couple times to people I knew	9/8/2016 6:57 AM
49	We rent a cottage, but so far not for less than 30 days; typically long-term; and currently for one academic quarter	9/7/2016 11:54 PM
50	I tried renting my home on two occasions for a holiday weekend. Will not continue this. Have done successful house trades for vacation in other areas, countries.	9/7/2016 10:10 PM
51	I live half-time in Hilo, Hi and always rent our house for six months to one person, couple or family during that period.	9/7/2016 8:46 PM
52	I'm considering renting	9/7/2016 8:23 PM
53	I live in the lower half of my home or are travelling when I have a guest or I am travelling.	9/7/2016 6:10 PM
54	We did a house trade with a family in Vancouver.	9/7/2016 4:38 PM
55	once, for one week, to a friend whose parents were visiting a new grand baby	9/7/2016 3:32 PM
56	The situation was we were between tenants and let a couple stay for a few days. Craigslist.	9/7/2016 3:29 PM
57	Once many years ago I exchanged my home.	9/7/2016 2:51 PM
58	Unbeknownst to me, my renter rented a room in his house to short-term renters for about 6 months. I was unhappy with his decision not to tell me.	9/7/2016 2:25 PM
59	I have a duplex that I keep vacant for friends and family and rent it when no one is planned to come	9/7/2016 2:24 PM
60	no	9/7/2016 12:26 PM
61	Three month rental of my home when I go to second home, where I work too.	9/7/2016 12:17 PM
62	I would consider renting my home when I am away traveling	9/7/2016 12:05 PM
63	I AM a renter so I can't rent out my home.	9/7/2016 12:02 PM
64	Ive had friends visit with me for as long as 10 days	9/7/2016 11:54 AM
65	no but I host guests (for free) via couchsurfing.com	9/7/2016 11:52 AM
66	We are trying to rent our (county not city) residence on an annual basis but locals don't earn or want to pay much. Many seem to Airbnb their residences because it pays more, which creates less inventory for local long term rentals - it's upside down - no one is enforcing the Airbnb rules in the city or the county, so this problem is only going to get worse. Also with a huge Univ student population, many students need housing and can't afford much - we're a vacation town so the annual rentals are now vacation rentals, creating a REAL housing shortage. Why the city/county isn't enforcing the EXISTING RULES TO BEGIN with is BAFFLING, no enforcing CURRENT RULES just compounds the PROBLEM!	9/7/2016 11:47 AM
67	I exchanged homes (homeexchange.com)	9/7/2016 7:04 AM
68	I traded my home for one in England	9/6/2016 5:45 PM
69	my home is not set up for a rental, much different than a free standing unit that works well for rental	9/6/2016 2:40 PM
70	I no longer rent. I did during 2010-2013.	9/6/2016 2:03 PM
71	Short term stays only -- typically two nights	9/4/2016 12:03 PM
72	the ADU when not used for friends and relatives generates occupancy tax AND contributions to the Community Foundation of SC County	9/3/2016 1:28 PM
73	I live onsite, and am ALWAYS present during guests' stays	9/1/2016 12:31 PM

Q4 Are you aware of any vacation rentals in your neighborhood?

Answered: 1,778 Skipped: 7



Answer Choices	Responses
Yes	51.74% 920
Not Sure	24.58% 437
No	23.68% 421
Total	1,778

#	If yes, how many, and in what neighborhood?	Date
1	4 - Westside Santa Cruz	10/31/2016 3:35 PM
2	6+ harbor area	10/31/2016 3:10 PM
3	North SC towards Davenport, two	10/31/2016 3:02 PM
4	Four or Five--- Upper Westside	10/31/2016 2:35 PM
5	Several in Midtown area	10/31/2016 2:24 PM
6	Two in SC County/Unincorporated	10/31/2016 12:54 PM
7	3 Live Oak	10/31/2016 12:28 PM
8	Twin Lakes	10/31/2016 12:05 PM
9	2-4, Lakewood Village, Ca	10/31/2016 10:29 AM
10	Very few, I wish there were more	10/31/2016 5:04 AM
11	There are a lot in Seattle washington	10/30/2016 10:33 PM
12	3-4	10/30/2016 9:33 PM
13	At least 10 seabright	10/30/2016 7:48 PM
14	Westside. 3	10/30/2016 7:44 AM
15	Close to campus, in mid-town	10/29/2016 5:57 PM
16	Seabright	10/29/2016 11:16 AM
17	a few on the westside by the circles	10/28/2016 7:04 PM

City of Santa Cruz Vacation Rental Survey

18	Yes grant st park area	10/28/2016 5:35 PM
19	Mine through airbnb.	10/28/2016 3:00 PM
20	2 or 3 near Delaware and Woodrow	10/28/2016 11:40 AM
21	10 Live Oak	10/28/2016 11:35 AM
22	2	10/28/2016 10:28 AM
23	A couple in Villa de Branciforte	10/28/2016 10:03 AM
24	many in Seabright beach area	10/28/2016 9:41 AM
25	Numerous, west side	10/28/2016 7:48 AM
26	Many, lower Westside	10/28/2016 7:11 AM
27	4 or 5	10/28/2016 6:05 AM
28	High Street	10/27/2016 10:37 PM
29	Two, westside	10/27/2016 9:20 PM
30	Seabright	10/27/2016 9:03 PM
31	I can say there are many vacant vacation rentals between Twin Lakes and 17th.	10/27/2016 9:03 PM
32	2 aptos hills	10/27/2016 8:59 PM
33	West side, there are TONS. Many friends of mine do it	10/27/2016 8:39 PM
34	I haven't noticed.	10/27/2016 7:09 PM
35	2-3, Eastside/B40/Morrissey	10/27/2016 6:09 PM
36	There may be but I haven't noticed any.	10/27/2016 1:23 PM
37	There is one, 2 in Bonny doon	10/27/2016 12:01 PM
38	2 on the east side	10/27/2016 11:50 AM
39	All over	10/27/2016 10:24 AM
40	2 lower escalona area	10/27/2016 10:17 AM
41	Rio del mar	10/27/2016 9:44 AM
42	I rent my Santa Cruz property (Upper Ocean Street). I discovered my tenant was subletting the townhouse on AirB&B. The tenant was evicted. The property is now rented to another (less deceitful) tenant t	10/27/2016 6:18 AM
43	1 other, westside santa cruz	10/26/2016 2:47 PM
44	At least two on 15th Avenue.	10/26/2016 1:43 PM
45	Quite a few, Capitola Village	10/26/2016 10:44 AM
46	Not sure, about 4 on the far westside.	10/25/2016 8:41 PM
47	10 to 20 percent of total housing	10/25/2016 4:40 PM
48	Yes, and I fighting them like HELL!	10/25/2016 4:39 PM
49	Felton, unsure	10/25/2016 1:07 PM
50	Too many students crammed into greedy landlords townhomes in Bay Tree HOA (Peach Terrace & Torrey Pine Terrace) near UCSC. This makes me upset with greed and UCSC.	10/25/2016 12:06 PM
51	3 or 4 near wes side	10/25/2016 11:41 AM
52	Pleasure point is flooded with vacation rentals.	10/25/2016 11:36 AM
53	Several on the westside of Santa Cruz	10/25/2016 11:34 AM
54	Rio Del Mar Flats, loads about 30% are vacation rentals	10/25/2016 11:27 AM
55	Almost all of the homes; I think there are two houses on my block that aren't vacation rentals. I live near Sunny Cove.	10/25/2016 11:21 AM
56	A lot	10/25/2016 11:20 AM

City of Santa Cruz Vacation Rental Survey

57	The airbnb site for my neighborhood, Rio Del Mar, lights up with many short-term vacation rentals - upwards of 20 in a small neighborhood.	10/25/2016 5:48 AM
58	Aptos	10/25/2016 4:59 AM
59	6 on the block of 14th ave between E Cliff and Merrill	10/25/2016 12:50 AM
60	1 entire house, corner of Oxford and Almar, westside	10/24/2016 9:37 PM
61	Many, Seabright	10/24/2016 9:24 PM
62	Too many to count in east downtown.	10/24/2016 7:42 PM
63	Several	10/24/2016 5:43 PM
64	Approximate t; Twin Lakes	10/24/2016 5:26 PM
65	I've seen signs for about 6 vacation rentals on West Cliff Drive	10/24/2016 5:18 PM
66	15 - Westside/Circles	10/24/2016 5:01 PM
67	1, Avalon St.	10/24/2016 11:14 AM
68	one, Seabright area	10/23/2016 2:48 PM
69	many..... Westside	10/23/2016 9:41 AM
70	several - lower westside, santa cruz	10/22/2016 10:59 PM
71	5, Downtown	10/22/2016 1:40 PM
72	way, way to many	10/22/2016 9:29 AM
73	I am aware because of looking on airbnb	10/22/2016 8:21 AM
74	Every other house it seems here in Aptos	10/21/2016 10:19 PM
75	1	10/21/2016 3:54 PM
76	I don't know.	10/21/2016 3:52 PM
77	6 in lower Westside Swift St. Area	10/21/2016 8:24 AM
78	6, Upper West Side	10/20/2016 5:50 PM
79	at least 3 in WestB40	10/20/2016 11:58 AM
80	Seabright, don't know how many.	10/18/2016 9:29 PM
81	At least 5 in one block of W Cliff and .swift St.	10/18/2016 8:57 PM
82	Several in Seabright area	10/18/2016 8:42 PM
83	At least four in the 100 block of Cypress Avenue.	10/18/2016 5:48 PM
84	2. Morrissey.	10/18/2016 4:17 PM
85	Seabright-2	10/18/2016 1:54 PM
86	dozens, Beach Hill	10/18/2016 1:46 PM
87	1-2 eastside	10/18/2016 1:25 PM
88	too many to count in Pleasure Point	10/18/2016 12:50 PM
89	Too Many - at least 1 or 2 per block	10/18/2016 12:41 PM
90	1 B40	10/18/2016 12:39 PM
91	one for sure, but i've heard there are others	10/18/2016 9:46 AM
92	West Side Natural Bridges area	10/18/2016 9:32 AM
93	6th Ave-- 6+ & 10+more nearby	10/18/2016 9:23 AM
94	2, David Way & Westcliff	10/18/2016 9:18 AM
95	The end of seabright	10/17/2016 12:36 PM
96	2 eastside	10/16/2016 10:21 AM

City of Santa Cruz Vacation Rental Survey

97	One on Clark Av.....westside	10/16/2016 9:35 AM
98	1, Midtown	10/16/2016 9:05 AM
99	Seabright	10/15/2016 12:15 PM
100	West Side, 10-20? mostly south of Delaware Ave	10/12/2016 8:27 PM
101	Nobel and Meder (Upper West Side)- 3-5	10/12/2016 11:36 AM
102	Westside	10/11/2016 8:06 PM
103	At least 3 within 100 yards. Lower Westside	10/10/2016 5:44 PM
104	next door	10/10/2016 2:41 PM
105	neary lagoon	10/9/2016 4:54 PM
106	8 NB area	10/8/2016 12:51 PM
107	4 or 5; upper west side	10/8/2016 11:47 AM
108	too many, all over, each one taking the place of a resident or family	10/7/2016 10:42 PM
109	Seabright 8	10/7/2016 9:29 PM
110	SO MANY, TOO MANY	10/7/2016 5:54 PM
111	There are at least 2 on Walk Circle	10/7/2016 10:11 AM
112	Westside- one	10/7/2016 9:27 AM
113	about 5 blocks away in the circle streets on the lower westside.	10/6/2016 11:15 PM
114	Many, Seabright	10/6/2016 5:39 PM
115	2	10/6/2016 5:26 PM
116	I live in the Lighthouse Ave area. Surely there are plenty of vacation rentals but I don't know where or how many. . .	10/6/2016 3:12 PM
117	3 - lower westside- I'm sure there are way more	10/6/2016 9:59 AM
118	They are everywhere throughout the city and county	10/6/2016 8:40 AM
119	Lots of them on west side	10/6/2016 7:40 AM
120	there are several vacation rentals in the Pleasure Point area	10/5/2016 8:59 PM
121	a few - Seabright	10/5/2016 6:40 PM
122	Too many to count. 14th Ave & East Cliff	10/5/2016 6:04 PM
123	Several downtown	10/5/2016 12:23 PM
124	a couple, Seabright	10/5/2016 9:16 AM
125	westside	10/5/2016 8:55 AM
126	Westside ~ many	10/4/2016 11:37 PM
127	West side 2-3	10/4/2016 9:09 PM
128	1 / Seabright and 1 / West Side	10/4/2016 8:36 PM
129	Upper westside and 1	10/4/2016 7:49 PM
130	5+ eastside	10/4/2016 5:48 PM
131	2	10/4/2016 5:26 PM
132	Lower Westside 5+	10/4/2016 4:26 PM
133	3 Westside	10/4/2016 12:18 PM
134	1 near Capitola area but now house is for sale by owner	10/3/2016 9:46 PM
135	West side of Santa Cruz	10/3/2016 8:33 PM
136	4, lighthouse	10/3/2016 7:30 PM
137	A few; Seabright	10/3/2016 6:48 PM

City of Santa Cruz Vacation Rental Survey

138	Several in the beach areas near the Boardwalk.	10/3/2016 5:28 PM
139	2	10/3/2016 4:54 PM
140	one unit right above my home	10/3/2016 2:23 PM
141	Live Oak	10/3/2016 2:03 PM
142	Capitola - Opal Cliff Drive	10/3/2016 2:02 PM
143	5	10/3/2016 1:05 PM
144	West Side	10/3/2016 12:21 PM
145	Numerous. Pleasure Point.	10/3/2016 9:28 AM
146	Unsure how many, but I know they exist. Lighthouse Avenue.	10/3/2016 8:48 AM
147	on opal street in Capitola, some realtors bought an ocean front property to make it an Airbnb	10/3/2016 8:12 AM
148	lighthouse point	10/2/2016 6:32 PM
149	2	10/2/2016 12:48 PM
150	2 on our street	10/2/2016 11:58 AM
151	a few, West Cliff - Lighthouse, Bay - Monterey	10/2/2016 11:57 AM
152	1-Seabright	10/2/2016 5:11 AM
153	2 or 3 sea bright	10/1/2016 6:37 PM
154	Midtown, at least 2	10/1/2016 6:03 PM
155	six, Eastside SC neighborhood	10/1/2016 9:51 AM
156	4 or 5 west side Santa Cruz	10/1/2016 9:30 AM
157	2 West Cliff Drive area	9/30/2016 6:41 PM
158	at least 6 in midtown/seabright	9/30/2016 5:38 PM
159	2, escalona drive	9/30/2016 3:38 PM
160	MANY - along and off West Cliff Drive, Santa Cruz	9/30/2016 12:59 PM
161	Many, West side	9/30/2016 12:19 PM
162	2 upper Westside	9/29/2016 7:57 PM
163	At least 40-50 houses in Seabright	9/29/2016 7:54 PM
164	4 upper westside	9/29/2016 7:20 PM
165	3, westside	9/29/2016 1:09 PM
166	Many, many	9/29/2016 10:40 AM
167	My whole apartment complex just got bought, and they turned all units except for 5 out of 13 into AirBnB. Kicked out everyone else, and raised our rent and water bill. Beach Hill area across from Sunshine Villa.	9/29/2016 10:38 AM
168	2. One next door.	9/28/2016 10:11 PM
169	One near Branciforte/Water	9/28/2016 5:23 PM
170	95060..area code	9/28/2016 3:10 PM
171	1 - Aptos	9/28/2016 2:32 PM
172	too many. They are eating up the small supply of available housing.	9/27/2016 11:47 PM
173	Four/west harbor Seabright.	9/27/2016 6:48 PM
174	There is one and it is very well managed and not a problem for the neighborhood.	9/27/2016 10:56 AM
175	1000 in one mile area. Eastside Santa Cruz	9/26/2016 3:59 PM
176	1, Upper Westside	9/26/2016 12:27 PM

City of Santa Cruz Vacation Rental Survey

177	There are dozens of mini-motel 6s in my Seabright neighborhood. These are no longer residential properties, they are commercial enterprises - without ample parking or paid taxes!	9/26/2016 11:24 AM
178	6-8	9/25/2016 9:44 PM
179	Seabright not certain how many	9/25/2016 4:47 PM
180	2	9/25/2016 4:32 PM
181	Westside	9/25/2016 1:27 PM
182	Lower west side, 4	9/25/2016 12:07 PM
183	Live Oak	9/25/2016 11:17 AM
184	One; Seabright	9/25/2016 9:43 AM
185	We live on the westside, so there are MANY.	9/25/2016 9:34 AM
186	at least 3 but I am sure there are more on the lower Westside	9/24/2016 7:11 PM
187	7 or 8, west side santa cruz	9/24/2016 6:09 PM
188	Lower westside. 3-4 including ours	9/24/2016 10:38 AM
189	Live oak pleasure pt capotola	9/24/2016 9:06 AM
190	The 2 houses behind mine on Woodrow have been used as vacation rentals (short term) this summer for the first time	9/23/2016 4:48 PM
191	Westside, Lighthouse Field area: several illegal rentals	9/23/2016 4:13 PM
192	At least three	9/23/2016 10:44 AM
193	several Pleasure Pt	9/23/2016 9:43 AM
194	2 or maybe more?? close to mission and bay	9/22/2016 10:34 PM
195	Seabright	9/22/2016 2:06 PM
196	Beach area	9/22/2016 1:16 PM
197	I know of one currently. N. Branciforte area, no issues as far as I know?	9/22/2016 8:35 AM
198	West side	9/22/2016 12:08 AM
199	live oak- 2	9/21/2016 10:12 PM
200	several, lower Westside	9/21/2016 8:38 PM
201	2 upper westside	9/21/2016 7:32 PM
202	My neighborhood was a vacation rental	9/21/2016 7:22 PM
203	A lot pleasure point	9/21/2016 5:43 PM
204	5 - Santa Cruz High	9/21/2016 4:44 PM
205	10-lower westside	9/21/2016 4:37 PM
206	Several, on Glenwood Drive	9/21/2016 4:08 PM
207	Too many to count. Pleasure Point	9/21/2016 4:02 PM
208	Many, westside	9/21/2016 3:30 PM
209	About 1/3 if the homes in Seabright	9/21/2016 12:51 PM
210	one, next door, north on Swift Street	9/20/2016 11:44 PM
211	Many in Santa Cruz and many short rentals in Willow Glen	9/20/2016 8:31 PM
212	City of Santa Cruz	9/20/2016 8:18 PM
213	3+, Yacht harbor	9/20/2016 7:24 PM
214	4 - West Cliff/Clark	9/20/2016 3:58 PM
215	2 Westside	9/20/2016 2:55 PM
216	Midtown, 1 on my block, 1 around corner	9/20/2016 1:50 PM

City of Santa Cruz Vacation Rental Survey

217	harbor dostrict	9/20/2016 8:21 AM
218	1, Seabright area between Soquel and Broadway on Hanover Street	9/19/2016 9:04 PM
219	At least 2; Riverside Avenue	9/19/2016 5:29 PM
220	6 in immediate area	9/19/2016 4:30 PM
221	several in capitola	9/19/2016 1:37 PM
222	3, Natural Bridges	9/19/2016 12:37 PM
223	one	9/19/2016 10:21 AM
224	Five or six, all in the Upper West Side/west cliff area	9/19/2016 10:15 AM
225	do you mean the whole house or just a room?	9/19/2016 1:36 AM
226	4 in Seabright	9/18/2016 9:48 PM
227	illegal sublets of sec 8 apts and rooms owned by city home program as well as illegal occupancy allowed by management and city home program admin by Norman Daily in cahoots with JSCO!	9/18/2016 9:32 PM
228	Swift st. Modesto and sacramento	9/17/2016 7:17 PM
229	My neighborhood	9/17/2016 3:06 PM
230	402 Oxford Dr CA Santa Cruz	9/17/2016 2:59 PM
231	1 full time. 1 occassional Seabright	9/17/2016 12:13 PM
232	several, Cowell Beach neighborhood	9/17/2016 11:55 AM
233	they're all over the westside	9/17/2016 11:39 AM
234	100 block of Sacramento Ave has the most obnoxious AirBnB	9/17/2016 11:01 AM
235	West Cliff Dr. 900 block and Clark Street	9/17/2016 6:51 AM
236	two that I know of on my street-Myrtle	9/16/2016 10:40 AM
237	Sacramento Ave., west side one rent	9/15/2016 10:16 PM
238	over a dozen	9/15/2016 5:03 PM
239	on Riverside Ave	9/15/2016 1:11 PM
240	3, Westside near Natural Bridges	9/14/2016 11:31 PM
241	2	9/14/2016 7:39 PM
242	1 in Live Oak	9/14/2016 9:18 AM
243	3	9/14/2016 8:44 AM
244	Prospect Heights	9/14/2016 7:44 AM
245	Many, Pleasure Point	9/14/2016 12:09 AM
246	Behind the house I rent, landlord is renting out a studio as an airbnb. Lower Westside. Upper Westside a friend is renting out his entire large house, room by room thru airbnb. Another friend Airbnbs an ADU in her backyard.	9/13/2016 11:58 PM
247	At least 10 nearby and a house being treated as a hotel/hostel in view of my house	9/13/2016 4:51 PM
248	westside, there are a dozen or so within a few blocks, 2 within line of sight/sound, with one renting 12 beds a night like a hostel or hotel	9/13/2016 4:51 PM
249	1 WEST CLIFF	9/13/2016 4:39 PM
250	Felton. Approximately 300	9/13/2016 1:16 PM
251	3	9/13/2016 12:49 PM
252	many...westside SC near Natural Bridges	9/13/2016 12:42 PM
253	a dozen or so in Live Oak	9/13/2016 12:32 PM
254	2 west side, above King	9/13/2016 11:52 AM
255	Four entire house vacation rentals behind us on Manor Circle (then proliferating down West Cliff)	9/13/2016 10:58 AM

City of Santa Cruz Vacation Rental Survey

256	On Riverside Ave	9/13/2016 10:58 AM
257	Just ours, very occasionally.	9/13/2016 9:45 AM
258	At least 3 that i know about; Branciforte ave.	9/13/2016 9:03 AM
259	too many. west cliff	9/13/2016 8:39 AM
260	Quite a few.	9/12/2016 7:50 PM
261	At least 1.Seabright.	9/12/2016 7:09 PM
262	At least three that I know of and I live on neary street	9/12/2016 6:48 PM
263	sacramento, modesto, swift st.	9/12/2016 6:28 PM
264	One on Redwood Dr at Glen Canyon Rd	9/12/2016 5:51 PM
265	Many in Live Oak	9/12/2016 5:51 PM
266	I'm on West Cliff but I'm not sure how many	9/12/2016 5:44 PM
267	at least 5, on the westside	9/12/2016 4:02 PM
268	VR are all over town, in every neighborhood, especially Seabright and the Westside. But they are everywhere, all you have to do is a 5 minute Google search and you will see.	9/12/2016 3:59 PM
269	1, on laurel glen	9/12/2016 3:21 PM
270	according to Air B&B there is one on California St	9/12/2016 2:08 PM
271	Most of West Cliff and the residential blocks nearby appears to be second homes that are often vacant	9/12/2016 2:06 PM
272	Many, on the west side of Santa Cruz	9/12/2016 1:34 PM
273	7 near me in seacliff	9/12/2016 1:32 PM
274	in the circles, and generally on the westside, half a dozen that i personally know of and several more based on friends' reports.	9/12/2016 11:51 AM
275	I have seen signs on houses in and around the seabright neighborhood	9/12/2016 11:39 AM
276	3, Rio Del Mar	9/12/2016 11:36 AM
277	Several, twin Lakes.	9/12/2016 11:14 AM
278	yes one	9/12/2016 10:45 AM
279	2	9/12/2016 10:32 AM
280	We have 9 within 30 homes. One on each side of our home and one directly across the street	9/12/2016 9:35 AM
281	Too many- all over Aptos- ruining the neighborhood	9/12/2016 9:32 AM
282	Seabright near the cannery. Dozens. As you cross Eaton/Murray, that neighborhood has even more, as many houses are vacant except for summer time.	9/12/2016 8:55 AM
283	2 on 696 pacific ave #2 #3 darius mossen	9/12/2016 8:46 AM
284	Several, La Selva Beach	9/12/2016 8:43 AM
285	10 Seabright	9/12/2016 8:08 AM
286	Seacliff. too many to count!	9/12/2016 7:54 AM
287	A handful in Seabright	9/12/2016 7:05 AM
288	4 lower westside	9/12/2016 3:56 AM
289	Many. Seabright/east cliff.	9/12/2016 1:45 AM
290	2 on Woodrow between Oxford & Pelton, 1 on Pelton at Princeton.	9/11/2016 8:52 PM
291	Harvey West	9/11/2016 3:41 PM
292	Lower Seabright, Many many many	9/11/2016 2:01 PM
293	4-5	9/11/2016 11:47 AM
294	One, Westside	9/11/2016 11:40 AM

City of Santa Cruz Vacation Rental Survey

295	3, lower westside	9/11/2016 11:13 AM
296	seabright, 2	9/11/2016 10:49 AM
297	A few in Seabright area	9/11/2016 10:36 AM
298	6	9/11/2016 10:23 AM
299	approximately 10 in seabright	9/11/2016 9:09 AM
300	Westside, many	9/11/2016 8:32 AM
301	Near walnut and king	9/11/2016 8:04 AM
302	Beach Hill/ flats. Lots of Motels.	9/11/2016 8:02 AM
303	We live on the upper Westside and are surrounded by college rentals with one particular landlord owning 7. He gets between 5000-6000 per college rental by stuffing 5-6 kids in a house. It's now become a parking lot in many of the cup-de-sacs.	9/11/2016 7:45 AM
304	At least 3, Grant St Park	9/11/2016 7:43 AM
305	At least 3, East Morrissey (midtown)	9/11/2016 6:39 AM
306	4. Westside	9/11/2016 2:46 AM
307	Several, Seabright.	9/10/2016 10:53 PM
308	temporary house swapping, 2, no real impact on neighborhood	9/10/2016 10:01 PM
309	At least 3, near Sunny Cove beach.	9/10/2016 9:56 PM
310	Near downtown/ multiple	9/10/2016 9:16 PM
311	I see them along west cliff and soda can. Ive seen many	9/10/2016 8:55 PM
312	almost every other home	9/10/2016 8:42 PM
313	I live off Mission close to Laurel and there is one across the street	9/10/2016 7:56 PM
314	Dozens, West Side	9/10/2016 7:47 PM
315	2-3	9/10/2016 7:14 PM
316	Darwin Street	9/10/2016 5:21 PM
317	Two or three, Circles	9/10/2016 4:52 PM
318	One of the units in my complex has been used for this purpose!	9/10/2016 4:20 PM
319	several on my street	9/10/2016 3:50 PM
320	10 or so, seabright	9/10/2016 3:45 PM
321	Man	9/10/2016 3:19 PM
322	5+ Cyprus street, seabright	9/10/2016 1:31 PM
323	there are at least 20 within a 1mile radius according to airbnb.	9/10/2016 11:40 AM
324	Feton, lots of air b&b	9/10/2016 9:57 AM
325	One unit in my Mission St. apartment complex.	9/10/2016 8:45 AM
326	8 - lower westside	9/10/2016 8:08 AM
327	five on my block in Pacific Grove	9/10/2016 7:11 AM
328	3+ (live in north Branciforte area)	9/10/2016 7:10 AM
329	Yes, 3 downtown	9/9/2016 10:04 PM
330	Many in rio del mar and east cliff	9/9/2016 9:53 PM
331	A LOT - near twin lakes beach	9/9/2016 9:35 PM
332	At least a couple in happy valley	9/9/2016 9:22 PM
333	Seabright - many	9/9/2016 9:01 PM

City of Santa Cruz Vacation Rental Survey

334	20+ capitola near the village	9/9/2016 7:56 PM
335	seabright, at least 4	9/9/2016 7:11 PM
336	More than 20. Westside.	9/9/2016 7:08 PM
337	tons. west side	9/9/2016 6:58 PM
338	3 West side west Cliff Dr.	9/9/2016 6:53 PM
339	Twin lakes 7th to 17thave	9/9/2016 6:21 PM
340	I live between at least two units on Riverside ave	9/9/2016 5:45 PM
341	3-Santa Cruz, West Side	9/9/2016 5:17 PM
342	several - lower West side	9/9/2016 5:01 PM
343	One next door to me on the west side. And I know there are probably many many more in the area.	9/9/2016 4:58 PM
344	Too many to count, I live in lower Seabright	9/9/2016 4:57 PM
345	Not sure how many, capitola/SC boarder area	9/9/2016 4:13 PM
346	1	9/9/2016 4:11 PM
347	3	9/9/2016 4:00 PM
348	tons, seabright	9/9/2016 3:55 PM
349	One in Pleasure Point. I'm sure there are plenty more	9/9/2016 3:33 PM
350	At least 50, midtown	9/9/2016 2:44 PM
351	3, Beach Hill	9/9/2016 2:27 PM
352	At least 4, 26th ave	9/9/2016 2:21 PM
353	2 in NOLO	9/9/2016 1:52 PM
354	Twin Lakes; around 10 (through VRBO)	9/9/2016 1:12 PM
355	I live pretty close to W. Cliff, so there are a lot.	9/9/2016 1:11 PM
356	Clay street, 2	9/9/2016 1:03 PM
357	4, Lower Ocean	9/9/2016 1:00 PM
358	Several on the Westside	9/9/2016 12:54 PM
359	Many in Pleasure Point (which I know is County and not City)	9/9/2016 12:47 PM
360	lots and lots! near westcliff	9/9/2016 12:37 PM
361	many, near natural bridges	9/9/2016 12:06 PM
362	Harbor/Seabright. Too many to count	9/9/2016 11:43 AM
363	Numerous throughout lower westside	9/9/2016 11:41 AM
364	Midtown	9/9/2016 11:26 AM
365	West side, past the circles. I am aware of one aimed at business travelers, on Almar.	9/9/2016 11:13 AM
366	3-5 / Upper Ocean	9/9/2016 11:09 AM
367	3 - Beach Hill	9/9/2016 11:07 AM
368	at least 12 in Seabright area	9/9/2016 11:05 AM
369	At least 15, Near Neary Lagoon	9/9/2016 10:51 AM
370	Lower West Side	9/9/2016 10:43 AM
371	seabright, aptos, Pleasure point area	9/9/2016 10:43 AM
372	At least 5	9/9/2016 10:41 AM
373	5, Seabright	9/9/2016 10:39 AM
374	Many! West side	9/9/2016 10:25 AM

City of Santa Cruz Vacation Rental Survey

375	Just moved to a new neighborhood, not sure yet	9/9/2016 10:17 AM
376	a lot, market st.	9/9/2016 10:10 AM
377	2-3, Upper Escalona	9/9/2016 10:06 AM
378	Lower Escalona, ~6	9/9/2016 10:02 AM
379	20+ Pleasure point area of Capitola	9/9/2016 9:15 AM
380	Beach flats/beach hill area- there seem to be several!	9/9/2016 9:09 AM
381	Twin Lakes -- At least 5 on my street	9/9/2016 8:50 AM
382	4	9/9/2016 8:50 AM
383	4 lower ocean	9/9/2016 8:42 AM
384	a couple that I know of on Pearl St	9/9/2016 8:41 AM
385	Sunny cove; most houses here.	9/9/2016 8:28 AM
386	Lower Ocean/Riverside Ave; at least 2 properties with multiple exterior units, probably more	9/9/2016 8:14 AM
387	Westside Escalona and King streets	9/9/2016 8:00 AM
388	I live on 26th Avenue. I'm aware of at least five rentals on my street.	9/9/2016 7:55 AM
389	Too many in Seabright	9/9/2016 7:55 AM
390	At least one two doors down on Walk Circle is an AirBnB with constant loud groups	9/9/2016 7:53 AM
391	Many in Lower Seabright	9/9/2016 7:47 AM
392	5 Seabright	9/9/2016 7:37 AM
393	Pleasure Point. Don't know exact number, but a lot.	9/9/2016 6:28 AM
394	3 and Riverside Ave.	9/9/2016 5:10 AM
395	One, 714 riverside	9/9/2016 3:13 AM
396	Many in the riverside/Broadway area.	9/9/2016 3:05 AM
397	At least 4 Airbnb I live in midtown near seabright	9/9/2016 2:02 AM
398	MOST	9/9/2016 12:25 AM
399	Opal cliffs, east side Santa Cruz, over 10	9/8/2016 10:42 PM
400	West Cliff Dr., multiple	9/8/2016 9:54 PM
401	6 in downtown.	9/8/2016 9:47 PM
402	My landlord has 9 rooms that she rents out through Air BnB on our property in the river flats	9/8/2016 9:28 PM
403	at least two known, I'm sure there are several along seabright beach	9/8/2016 9:26 PM
404	Grant Park and at least 2 dozen that I know of.	9/8/2016 9:26 PM
405	5 short term rentals in one block/Westside, Alta Ave	9/8/2016 9:25 PM
406	2 on west cliff drive and one on San Jose Ave.	9/8/2016 9:10 PM
407	4 west side	9/8/2016 9:04 PM
408	Several. Near Twin Lakes, Live Oak, Seabright	9/8/2016 9:00 PM
409	I have no idea how many I have personally witnessed a couple for certain on the westside and know there are more.	9/8/2016 8:59 PM
410	At private residence not sure. At rental properties, there are many.	9/8/2016 8:57 PM
411	50-100 at least in Seabright Beach/Twin Lakes area.	9/8/2016 8:51 PM
412	around 20, boardwalk area	9/8/2016 7:36 PM
413	2 units on the property directly next door. Anthony St. 95060.	9/8/2016 7:02 PM
414	One, beach hill	9/8/2016 6:46 PM
415	4 seabright on pine street	9/8/2016 6:27 PM

City of Santa Cruz Vacation Rental Survey

416	2-3 on the 700 block of Riverside Avenue.	9/8/2016 6:05 PM
417	Westside Santa Cruz, too many to count, just look for signage	9/8/2016 5:53 PM
418	5-10, Seabright	9/8/2016 5:13 PM
419	Three. Lower west side	9/8/2016 5:07 PM
420	3 within several blocks of my Westside neighborhood	9/8/2016 5:05 PM
421	too many to count	9/8/2016 4:50 PM
422	2-3 in Downtown Santa Cruz near Maple St.	9/8/2016 4:37 PM
423	2 on my street in live oak	9/8/2016 4:33 PM
424	live next door to one, various others within walking distance	9/8/2016 4:33 PM
425	3; seabright	9/8/2016 4:26 PM
426	1, seabright area	9/8/2016 4:21 PM
427	1 in live Oak	9/8/2016 4:16 PM
428	At least 3, Seabright	9/8/2016 4:16 PM
429	lots - lower westside	9/8/2016 4:05 PM
430	Not sure how many but i imagine so. Beach hill by boardwalk	9/8/2016 4:00 PM
431	Lower westside	9/8/2016 3:55 PM
432	Pleasure Point, more than I can count.	9/8/2016 3:31 PM
433	Live Oak -- More than a dozen	9/8/2016 3:20 PM
434	most of the end of the block near the ocean.	9/8/2016 3:19 PM
435	Don't know how many. Live near the circles and at min know that there are a ton of vacation rentals on westcliff, but likely other spots as well.	9/8/2016 3:17 PM
436	Dozens. I consider my "neighborhood" the lower west side from the lighthouse to Natural Bridges SB because I live in the middle of that area and I walk that portion of West Cliff everyday.	9/8/2016 2:44 PM
437	Lots, in the Beach Flats/Boardwalk area	9/8/2016 2:30 PM
438	at least a dozen in the west side of SC	9/8/2016 2:27 PM
439	Dozens. Downtown / neary lagoon	9/8/2016 2:07 PM
440	Dozens, Westside Santa Cruz	9/8/2016 2:06 PM
441	25+	9/8/2016 1:58 PM
442	5-10, Westside	9/8/2016 1:58 PM
443	3 Seabright	9/8/2016 1:52 PM
444	Too many to count, Seabright	9/8/2016 1:40 PM
445	Seabright	9/8/2016 1:36 PM
446	uncountable amount, seabright	9/8/2016 1:16 PM
447	3 i'm sure of - dufour street, centennial street, and in Bonny Doon. I've heard of at least 3 more in the circles neighborhood, but don't know where	9/8/2016 12:58 PM
448	at least four on my block	9/8/2016 12:56 PM
449	2 or 3 near beach	9/8/2016 12:56 PM
450	Lower Seabright. Several.	9/8/2016 12:54 PM
451	countless, in Midtown	9/8/2016 12:46 PM
452	Westside; several	9/8/2016 12:35 PM
453	4-5 in Lower Ocean,	9/8/2016 12:34 PM
454	at least 12, Beach Flats	9/8/2016 12:20 PM

City of Santa Cruz Vacation Rental Survey

455	1, downtown	9/8/2016 12:16 PM
456	Some of the time I cannot tell which ones are rentals, although the more traditional rentals have small placards that show with whom the house is listed. I do think there are many MANY vacation rentals in my neighborhood, the lower Seabright area. This only exacerbates the situation in the neighborhood already, because many of the homes are weekend/beach homes for wealthy folks that live over the hill.	9/8/2016 12:13 PM
457	3 around Cleveland Ave	9/8/2016 12:03 PM
458	lots. Lower Ocean	9/8/2016 12:02 PM
459	Lower ocean. my landlord operated 4 Airbnb units on the same property we lived on (714 Riverside) : one ADU, one trailer and 2 bdr houses. she had an agent working as "hotel manager"	9/8/2016 12:00 PM
460	I live on West Cliff Drive. I know of 3 rentals in ;the 900 block.	9/8/2016 11:33 AM
461	1	9/8/2016 11:23 AM
462	7, downtown, around Chestnut between Mission and Laurel.	9/8/2016 11:22 AM
463	One - Sacramento Avenue on the Westside.	9/8/2016 11:16 AM
464	30+, west cliff	9/8/2016 10:39 AM
465	several, westside near West Cliff	9/8/2016 10:37 AM
466	402 Oxford Way (Corner of Almar and Oxford).	9/8/2016 10:13 AM
467	Many, West Side SC	9/8/2016 10:05 AM
468	one - lower westside	9/8/2016 9:55 AM
469	I know of possibly 5 on the lower west side of Santa Cruz	9/8/2016 9:47 AM
470	4 out of 9 apts at Pacific View Court on Beach Hill	9/8/2016 9:26 AM
471	Two, within 1 block of my home in the Seabright neighborhood	9/8/2016 8:29 AM
472	1, Seabright	9/8/2016 8:28 AM
473	At least five can be found on Air BandB and VBRO	9/8/2016 7:25 AM
474	Too many to count	9/8/2016 6:57 AM
475	1 across the sidewalk from me	9/8/2016 6:56 AM
476	? 3	9/8/2016 6:41 AM
477	at least 5; Seabright	9/8/2016 6:31 AM
478	2 others, lower westside	9/8/2016 5:47 AM
479	Too many in Lower Seabright.	9/8/2016 4:35 AM
480	West cliff and Auburn/atleast five	9/7/2016 11:44 PM
481	garfield circlces area	9/7/2016 10:32 PM
482	Lower Westside	9/7/2016 10:21 PM
483	Many, West Cliff Dr	9/7/2016 10:20 PM
484	Many, near Lighthouse Field	9/7/2016 10:12 PM
485	2, lower westside	9/7/2016 9:54 PM
486	Seabright	9/7/2016 9:52 PM
487	a couple	9/7/2016 9:49 PM
488	one next door to me in the Seabright Beach neighborhood.	9/7/2016 9:49 PM
489	One on Trevithan	9/7/2016 9:43 PM
490	Six lower westside	9/7/2016 9:03 PM
491	one, Villa de Branciforte	9/7/2016 9:00 PM
492	10+ lower west side	9/7/2016 8:53 PM

City of Santa Cruz Vacation Rental Survey

493	1 , in Westlake	9/7/2016 8:51 PM
494	5 In Manor Ave & Monterey St area	9/7/2016 8:35 PM
495	westside	9/7/2016 8:16 PM
496	10+, Seabright	9/7/2016 8:15 PM
497	west side	9/7/2016 8:10 PM
498	1 condo in the Seabright neighborhood	9/7/2016 7:58 PM
499	Ocean Street Extension	9/7/2016 7:50 PM
500	5	9/7/2016 7:50 PM
501	Too many to count! I think there's 3 on my block alone. Lower Westside off West Cliff	9/7/2016 7:50 PM
502	several	9/7/2016 7:31 PM
503	4 east side downtown	9/7/2016 7:27 PM
504	I've seen them on air bnb. Not sure how many, but some in downtown and ocean street area.	9/7/2016 7:26 PM
505	West side---at least 3 on my street	9/7/2016 7:12 PM
506	3, natural bridges	9/7/2016 7:03 PM
507	along Westcliff and surrounding lower Westside neighborhoods	9/7/2016 6:57 PM
508	Seabright. Dozens	9/7/2016 6:44 PM
509	Seabright: many	9/7/2016 6:32 PM
510	1 that I am aware of.	9/7/2016 6:31 PM
511	1, Seabright	9/7/2016 6:30 PM
512	east side, pleasure point, capitola, west side each houses	9/7/2016 6:23 PM
513	More than I can count. Swift & Westcliff	9/7/2016 6:10 PM
514	Sure, look at the Air BnB site. They are clearly mapped out.	9/7/2016 6:10 PM
515	1 next door, off of King St.	9/7/2016 5:54 PM
516	downtown area- at least 10 within 5 blocks	9/7/2016 5:53 PM
517	At least two in Live Oak	9/7/2016 5:43 PM
518	106 Iowa Drive, Santa Cruz, CA	9/7/2016 5:41 PM
519	3-4 Westside SC	9/7/2016 5:40 PM
520	See BeachNest Rentals, Ohana house. Bay and WestCliff	9/7/2016 5:27 PM
521	1 seabright area	9/7/2016 4:59 PM
522	Several, at least 20 on airbnb	9/7/2016 4:55 PM
523	2 or 3	9/7/2016 4:51 PM
524	at least one Fairmount Avenue	9/7/2016 4:48 PM
525	6that we are aware of	9/7/2016 4:47 PM
526	Mine was used that way (unpermitted) before I bought it	9/7/2016 4:46 PM
527	2, in Roundtree Condominiums	9/7/2016 4:43 PM
528	5-6 in three block area	9/7/2016 4:28 PM
529	4-5, Lower Escalona on Westside	9/7/2016 4:15 PM
530	several within a few blocks of us - westside, natural bridges area	9/7/2016 4:06 PM
531	Too many to say... I hate them. They are party houses which residential neighbor's can not stop	9/7/2016 4:06 PM
532	2 Westside King Street (betw Bay & Laurent)	9/7/2016 4:03 PM
533	at least 4 airBNBs Grant/Market area	9/7/2016 4:02 PM

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534	Two. Westside	9/7/2016 4:00 PM
535	3 of my direct neighbors, 1 more on the other side of the street (Quintana Court). That is 4 out of 8 houses in the street!	9/7/2016 3:47 PM
536	Several, Seabright	9/7/2016 3:46 PM
537	1, on Water Street	9/7/2016 3:45 PM
538	Dozens, Seabright area.	9/7/2016 3:43 PM
539	one on Westside	9/7/2016 3:32 PM
540	Across the street	9/7/2016 3:32 PM
541	Many, it seems. Seabright and Atlantic Ave is full of them.	9/7/2016 3:32 PM
542	Too many to count...Mitchell's Cove Westcliff	9/7/2016 3:28 PM
543	I'm aware of two in my immediate area and several in the neighborhood. Lighthouse/Cowells	9/7/2016 3:27 PM
544	3 on my street - west side	9/7/2016 3:26 PM
545	At least 2 that I know of in the greater Westlake neighborhood	9/7/2016 3:23 PM
546	7 in 2blks of 1 street of Seabright neighborhood	9/7/2016 3:22 PM
547	too many to count - Seabright	9/7/2016 3:20 PM
548	upper Westlake - at least 4 on 2 blocks	9/7/2016 3:18 PM
549	Many, W. Cliff and John area	9/7/2016 3:18 PM
550	Too many to count in Seabright Beach area	9/7/2016 3:16 PM
551	4 on windham Street near Cayuga	9/7/2016 3:07 PM
552	Westside, lots	9/7/2016 3:04 PM
553	(2) UNWANTED Airbnb's	9/7/2016 3:03 PM
554	>10 Westside	9/7/2016 3:02 PM
555	1 rigg and king	9/7/2016 3:00 PM
556	1 Lighthouse Neighborhood	9/7/2016 2:58 PM
557	several; lighthouse cowells	9/7/2016 2:55 PM
558	One on Sacramento Ave	9/7/2016 2:51 PM
559	3 and perhaps more immediately surrounding my home	9/7/2016 2:51 PM
560	One. On Fridley Drive, Westlake Area W. Santa Cruz	9/7/2016 2:49 PM
561	one on High Street	9/7/2016 2:48 PM
562	Upper Westside, 3	9/7/2016 2:42 PM
563	Pleasure Point at least 5.	9/7/2016 2:24 PM
564	Seabright area, about 4	9/7/2016 2:20 PM
565	One. Lower west side	9/7/2016 2:20 PM
566	two	9/7/2016 2:16 PM
567	3 or 4 in lower seabright	9/7/2016 2:05 PM
568	At least 4 have renters. Lots of White cars	9/7/2016 2:00 PM
569	Many in Lighthouse/Cowells and The Circles.	9/7/2016 1:57 PM
570	2 vacation rentals - Upper Ocean Neighborhood	9/7/2016 1:55 PM
571	2 on Mountain View Ave, 1 on Cayuga	9/7/2016 1:54 PM
572	Not sure how many. On the west side	9/7/2016 1:48 PM
573	Not sure, westside	9/7/2016 1:40 PM

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574	1 on the west side garfield park area	9/7/2016 1:38 PM
575	I know of 2, Seabright	9/7/2016 1:34 PM
576	Multiple, King Street/Miles	9/7/2016 1:31 PM
577	4	9/7/2016 1:30 PM
578	5 in Mount Hermon	9/7/2016 1:28 PM
579	4 within 200 ft, Seabright area	9/7/2016 1:27 PM
580	101 Hillcrest Terrace and is also a used as a multi rental property.	9/7/2016 1:26 PM
581	Many rentals I say not sure on numbers. I live in lower seabright beach area Mt View and Logan cross st.	9/7/2016 1:23 PM
582	two, one next door and another next to that	9/7/2016 1:21 PM
583	2 or three within view of my home	9/7/2016 1:16 PM
584	1, Seabright	9/7/2016 1:12 PM
585	Natural Bridges -- More than half the houses on Quintana Ct. are now being used exclusively as vacation rentals. This formerly residential street is now home to a slew of mini-hotels, impacting the residents around it.	9/7/2016 1:11 PM
586	several, Seabright	9/7/2016 1:10 PM
587	At least 4, Natural Bridges Westside SC	9/7/2016 1:00 PM
588	12 or more	9/7/2016 12:59 PM
589	two other - lower westside	9/7/2016 12:58 PM
590	3	9/7/2016 12:58 PM
591	a few, upper west side	9/7/2016 12:57 PM
592	2	9/7/2016 12:55 PM
593	Five homes on our block and three across the street are student rentals.	9/7/2016 12:52 PM
594	Varies depending on tenant schedules. Live Oak	9/7/2016 12:50 PM
595	Westside Santa Cruz many they have signs	9/7/2016 12:44 PM
596	About five I know of. Beach Hill.	9/7/2016 12:41 PM
597	West side Santa Cruz - Escalona	9/7/2016 12:41 PM
598	I have suspected several, Westside	9/7/2016 12:40 PM
599	too many to count, Seabright neighborhood	9/7/2016 12:39 PM
600	3-4, Aptos	9/7/2016 12:38 PM
601	1. Seabright	9/7/2016 12:36 PM
602	4 in condo complex on Mt. View Ave, Seabright	9/7/2016 12:32 PM
603	Nearly the entire street - 12th Avenue, but also surrounding areas near Twin Lakes Beach/Schwann Lagoon	9/7/2016 12:31 PM
604	4-5	9/7/2016 12:29 PM
605	Many. Lower Ocean	9/7/2016 12:28 PM
606	10 - 20 ; Lower West Side - below Delaware Ave.	9/7/2016 12:27 PM
607	at least one	9/7/2016 12:26 PM
608	2 on the eastside	9/7/2016 12:25 PM
609	Several, Live Oak	9/7/2016 12:24 PM
610	Lower West side corner of Oxford and Almar	9/7/2016 12:22 PM
611	I know of one near SC High.	9/7/2016 12:21 PM
612	Ocean View Avenue; at least 2	9/7/2016 12:16 PM
613	12 or more	9/7/2016 12:13 PM

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614	California / Laurel neighborhood	9/7/2016 12:10 PM
615	1, meadow road	9/7/2016 12:08 PM
616	Eastside	9/7/2016 12:05 PM
617	West Side/ Garfield Park Circles	9/7/2016 12:04 PM
618	At least 3 on Swift Street I am aware of	9/7/2016 12:01 PM
619	1 in seabright	9/7/2016 12:01 PM
620	I know of at least 3 in lower seabright	9/7/2016 12:00 PM
621	Many. West Cliff. I would expect vacation rentals so near the ocean	9/7/2016 11:57 AM
622	At least 4 or 5 in my direct neighborhood - West Side	9/7/2016 11:57 AM
623	2, escalona, west of Bay	9/7/2016 11:55 AM
624	one in King Street neighborhood	9/7/2016 11:54 AM
625	Know of 3 near upper Walnut Ave, Westside	9/7/2016 11:54 AM
626	3-5 West side	9/7/2016 11:54 AM
627	Numerous. Seabright beach area	9/7/2016 11:54 AM
628	20+ Garfield Park Circles	9/7/2016 11:54 AM
629	Many, Seabright	9/7/2016 11:53 AM
630	A few, lower escalona	9/7/2016 11:52 AM
631	1 east b40	9/7/2016 11:51 AM
632	Santa Cruz is riddled with them.	9/7/2016 11:51 AM
633	Lower Westside, Delaware - roughly 5-6	9/7/2016 11:47 AM
634	Not only do we have illegal Airbnb rentals, we have 7 college students living in a house that the owner PASSED some inspection cuz he MOVED THE STUDENTS OUT for the inspection and then moved them back IN AFTERWARD. That landlord is getting \$4200 a month on a house he bought 40 yrs ago and doesn't care to follow the rules even FAKED it right in front of the city inspector - wow is all we can say, wow.	9/7/2016 11:47 AM
635	3-4	9/7/2016 11:46 AM
636	At least 20 in the upper Seabright neighborhood	9/7/2016 11:45 AM
637	Plenty on lower Westside	9/7/2016 11:45 AM
638	Almost the entire neighborhood. It has destroyed any sense of community here as well.	9/7/2016 11:42 AM
639	One soquel	9/7/2016 11:17 AM
640	10	9/7/2016 10:55 AM
641	I live on the Westside between Woodrow & Columbia Streets. There is a Airbnb on Clark Ave. and one on Pelton Ave.	9/7/2016 10:45 AM
642	Harbor area -6-7	9/7/2016 10:14 AM
643	I live in Live Oak and I am surrounded by them. Some are posted and some are not. It really doesn't matter because nobody has ever sited anyone for a violation or been available to handle a complaint.	9/7/2016 9:58 AM
644	four or five	9/7/2016 9:56 AM
645	I don't think there are any within 2 blocks of my home, but there are others farther away	9/7/2016 9:51 AM
646	several in my neighborhood in Live Oak	9/7/2016 9:39 AM
647	West Cliff Drive - more than 10	9/7/2016 9:01 AM
648	Near or on W. Cliff Dr.	9/7/2016 8:40 AM
649	Lower Escalona	9/7/2016 7:04 AM
650	2-3. Westcliff	9/7/2016 5:59 AM
651	5+ lower westside	9/7/2016 5:55 AM

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652	Laguna St. 5-10	9/7/2016 4:37 AM
653	Laguna St: 5-10	9/7/2016 4:37 AM
654	Homes or studios. At least 7. Seabright bet. Arana, B'way, & Seabright.	9/6/2016 11:25 PM
655	3 west side	9/6/2016 10:46 PM
656	Near beach	9/6/2016 10:34 PM
657	3	9/6/2016 7:45 PM
658	1, Westside	9/6/2016 6:51 PM
659	West Side Santa Cruz, CA	9/6/2016 6:22 PM
660	not sure	9/6/2016 5:14 PM
661	4	9/6/2016 5:11 PM
662	402 Oxford Way, Santa Cruz	9/6/2016 5:03 PM
663	several downtown	9/6/2016 4:23 PM
664	I live in Port Ludlow WA. Does not apply.	9/6/2016 4:11 PM
665	I live on Oxford Way, close to West Cliff, and I can think of a handful within a 3-5 block radius (probably many more)	9/6/2016 4:10 PM
666	4. Lower Westside	9/6/2016 4:09 PM
667	Several in the Pleasure Point area.	9/6/2016 4:07 PM
668	dont know	9/6/2016 3:43 PM
669	Seabright, many.	9/6/2016 3:29 PM
670	At least 2, West Cliff/Natural Bridges	9/6/2016 3:22 PM
671	I don't live in the area	9/6/2016 3:02 PM
672	I don't rent in my own neighborhood	9/6/2016 2:40 PM
673	one apartment on lower Westside	9/6/2016 2:07 PM
674	7 homes in the Manor/Westcliff streets.	9/6/2016 2:03 PM
675	Two, Alta Avenue	9/6/2016 1:31 PM
676	Lower westside	9/6/2016 1:06 PM
677	4 units out of 15 available units at Pacific View Apartments	9/6/2016 12:20 PM
678	By Santa Cruz Wharf	9/6/2016 11:44 AM
679	3	9/6/2016 11:40 AM
680	at least 3, Westside/West Cliff Dr.	9/6/2016 11:33 AM
681	Garfield Park area -- several. Some full time rentals, others are intermittent.	9/6/2016 11:27 AM
682	One, in the Westside Circles	9/6/2016 10:23 AM
683	at least 6, Westside (Swift St)	9/6/2016 9:55 AM
684	1 on Beach Hill	9/6/2016 8:34 AM
685	4-5 in Beach Hill	9/5/2016 8:06 PM
686	Yes 3. Westlake	9/5/2016 6:23 PM
687	We are absolutely aware. There are two vacation rentals directly across the street from us. How do we know? There is no off-street parking for either rental. People are out in the front yard making noise in the neighborhood late at night. We are in a neighborhood that has frequent thefts, car break-ins, etc. It is difficult to be aware of who is who with the vacation rentals.	9/5/2016 6:20 PM
688	Lots, in the Seascape area of Santa Cruz County	9/5/2016 9:32 AM
689	3 lower Westside	9/5/2016 9:19 AM
690	4-5	9/5/2016 8:55 AM

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691	Westside Natural Bridges 4 on my street.	9/5/2016 8:17 AM
692	890 West Cliff Dr. # unsure	9/5/2016 8:06 AM
693	Don't llive in sc, but used to come many times a year.	9/5/2016 5:25 AM
694	One on Younger Way, Beach Hill	9/5/2016 1:58 AM
695	8	9/5/2016 12:50 AM
696	Several, Opal Cliffs	9/4/2016 9:50 PM
697	4+	9/4/2016 9:02 PM
698	2 in Aptos	9/4/2016 8:07 PM
699	many.... i'm near west cliff	9/4/2016 7:59 PM
700	1	9/4/2016 7:33 PM
701	We can figure this out later	9/4/2016 6:36 PM
702	3	9/4/2016 6:14 PM
703	Numerous on the west side of SC near west cliff	9/4/2016 5:40 PM
704	Lower west side and more than half the houses on the street/block are	9/4/2016 5:33 PM
705	SOMBA/Dufour/442? -Union Pacific tracks south of Seaside. new construction 2014?-15. haven't talked with residents, looks like it could be vacation rental.	9/4/2016 5:06 PM
706	Too many to count, beach hill	9/4/2016 4:48 PM
707	4 on the first block of National St	9/4/2016 4:38 PM
708	Westside	9/4/2016 3:12 PM
709	6-10 Lower Seabright	9/4/2016 2:47 PM
710	1	9/4/2016 2:34 PM
711	Westside 4 that I know.of	9/4/2016 2:13 PM
712	2, West side. Never a problem	9/4/2016 2:08 PM
713	Westside	9/4/2016 1:27 PM
714	Several in the lighthouse area. Lower west side	9/4/2016 12:59 PM
715	1	9/4/2016 12:34 PM
716	3 or 4	9/4/2016 12:08 PM
717	A few on westside	9/4/2016 12:03 PM
718	Unknown, Westside	9/4/2016 11:41 AM
719	Several Opal Cliffs area	9/4/2016 11:34 AM
720	1 across the street - westside - but primarily on the weekends when the family goes camping.	9/4/2016 8:46 AM
721	2 -Lower Westside	9/4/2016 8:00 AM
722	About one third of the neighborhood - westCliff	9/4/2016 7:32 AM
723	2	9/3/2016 11:30 PM
724	3	9/3/2016 10:08 PM
725	At least 5 I can think of along West Cliff and Oxford Way	9/3/2016 8:58 PM
726	hundreds that i see on airbnb	9/3/2016 8:50 PM
727	@ on my street, downtown neighborhood	9/3/2016 8:41 PM
728	Numerous, west side, lighthouse field area	9/3/2016 8:37 PM
729	Many. Seabright.	9/3/2016 8:34 PM
730	4 off of Swanton	9/3/2016 8:04 PM

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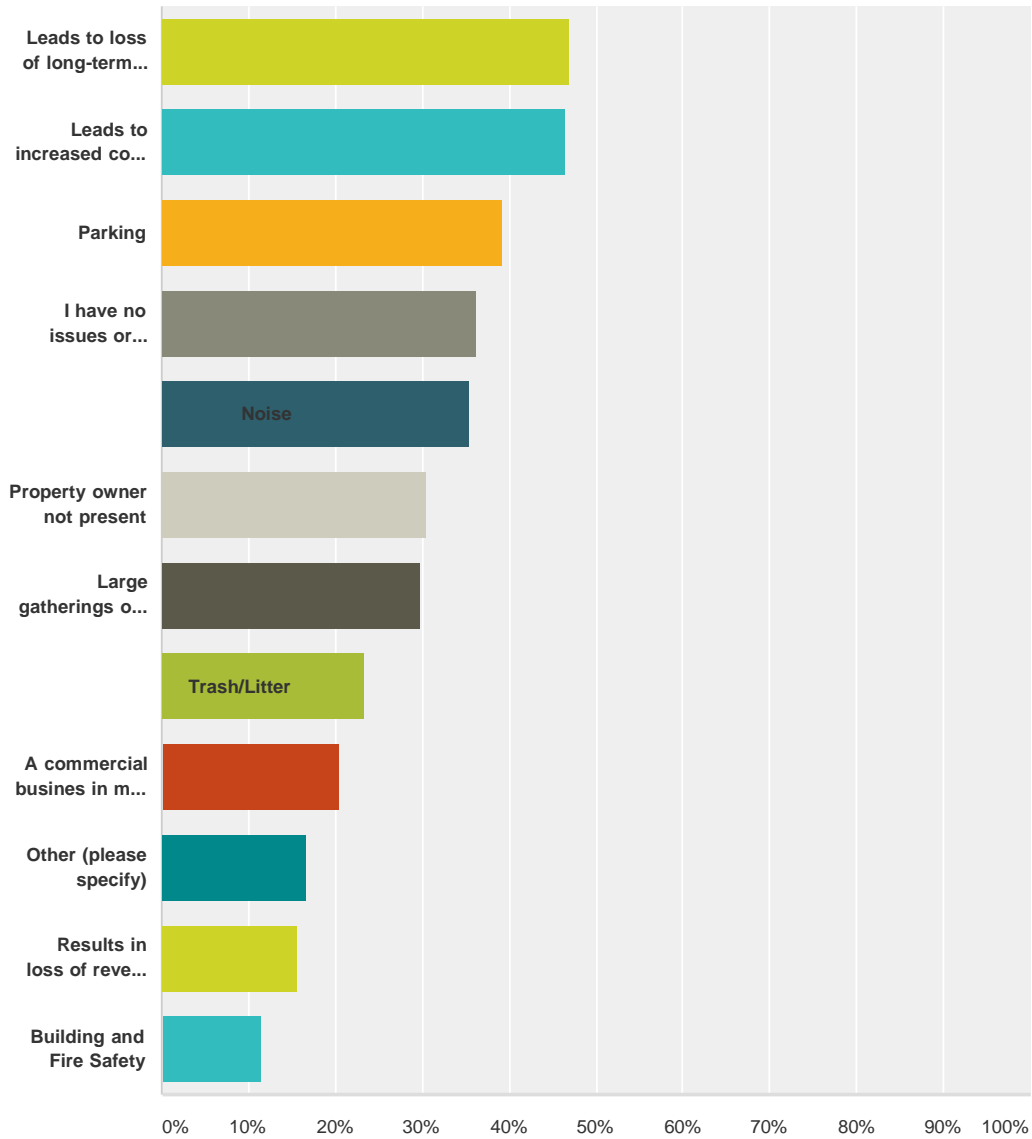
731	West Cliff / Soda Can / Columbia to Cliff / Lighthouse Cowells	9/3/2016 6:43 PM
732	Two on my block west side sc	9/3/2016 6:43 PM
733	Two: Westside/Lighthouse	9/3/2016 6:35 PM
734	west side	9/3/2016 6:22 PM
735	I live in a large townhousecomplex. There have been so many strange cars and people I have never seen before, who appear to be on vacation, that I suspect there are units being rented for vacations here.	9/3/2016 5:56 PM
736	Several, Beach Hill neighborhood	9/3/2016 5:37 PM
737	I have one in my back yard, and another 2 blocks away.	9/3/2016 5:36 PM
738	2 on my block of national street	9/3/2016 5:20 PM
739	West Cliff Drive/7+	9/3/2016 5:13 PM
740	Three within a six-house radius from my house on Oxford Way.	9/3/2016 5:02 PM
741	four on lower West Side Alta Ave	9/3/2016 5:02 PM
742	2 that I know of - Lighthouse Field area	9/3/2016 4:47 PM
743	3 Lighthouse-Cowells	9/3/2016 4:15 PM
744	lots! the circles	9/3/2016 4:14 PM
745	at least 4 w/in 2 block radius, lower West Side near lighthouse field	9/3/2016 3:48 PM
746	20+	9/3/2016 3:35 PM
747	Many in Lighthouse. Only know from looking at online bookstore my sites.	9/3/2016 3:25 PM
748	3 neighbors, westside by lighthouse field	9/3/2016 2:02 PM
749	Numerous in Lighthouse Field/Cowells	9/3/2016 1:29 PM
750	two next door and one behind me	9/3/2016 1:05 PM
751	many, west side.	9/3/2016 12:59 PM
752	tons on the westside	9/3/2016 12:54 PM
753	There are a few were I live on the Westside. This is a resort area near Steamer Lane, Cowel Beach and the Boardwalk. West Cliff alone brings tourists from around the world and in turn brings revenue into Santa Cruz.	9/3/2016 12:53 PM
754	1 house next door to ours.	9/3/2016 12:08 PM
755	Numerous - Lighthouse Field / Cowells	9/3/2016 11:53 AM
756	Live Oak, most of the neighborhood houses are vacation rentals	9/2/2016 6:02 PM
757	uncertain. legal or illegal?	9/2/2016 5:40 PM
758	Lower ocean, many vacation rentals	9/2/2016 5:31 PM
759	Lower Ocean. We have 3 airBnB rentals on our block alone. One property has an illegal RV, an illegal studio, and 3 other units that they just evicted long term tenants to convert 4 units for airBnB. https://www.airbnb.com/rooms/3512699?sug=50	9/2/2016 3:55 PM
760	2 on 700 block of Riverside. ABnB along lists 300+ entire homes in SC Co.	9/2/2016 9:49 AM
761	Capitola	9/2/2016 9:38 AM
762	lower west side, many 3-4 in my immediate area	9/1/2016 8:38 PM
763	I am in the Circles and there is one right behind me, with a hot tub out back, and thats always a noisy scene! We share a back fence so its like the partiers are in my back yard. I know of others closer to West Ciff.	9/1/2016 8:15 PM
764	4	9/1/2016 7:43 PM
765	Of permitted, TOT paying units, I know of roughly 10 in my West Cliff/Lighthouse neighborhood	9/1/2016 12:31 PM
766	Seabright	9/1/2016 11:01 AM
767	too many, seabright	9/1/2016 9:42 AM

City of Santa Cruz Vacation Rental Survey

768	2 others, lower westside	9/1/2016 12:27 AM
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Q5 Do you have any issues or concerns with vacation rentals in your neighborhood? If yes, what are they? (Please check all that apply.)

Answered: 1,764 Skipped: 21



Answer Choices	Responses
Leads to loss of long-term rental housing opportunities	47.05% 830
Leads to increased cost to rent or purchase homes in Santa Cruz	46.54% 821
Parking	39.34% 694
I have no issues or concerns with vacation rentals in my neighborhood	36.34% 641
Noise	35.54% 627

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Property owner not present	30.56%	539
Large gatherings of people	29.93%	528
Trash/Litter	23.30%	411
A commercial busines in my residential neighborhood	20.41%	360
Other (please specify)	16.78%	296
Results in loss of revenue on local hotels and motels	15.76%	278
Building and Fire Safety	11.39%	201
Total Respondents: 1,764		

#	Other (please specify)	Date
1	I know of 2 large multi- bedroom houses, where the individuals were longterm renting bedrms, we're asked to leave, so the landlord could get more rent from airbnb. That was a total of 8 single persons who had to relocate. Finding housing in that rental price range is nearly non existent. Lack of ADUS I feel contributes to this issue	10/30/2016 7:44 AM
2	violates basic concept of single family residential neighborhood	10/29/2016 2:31 PM
3	I am all for the rentals but I think the owner needs to be close by. I am an active Airbnb user	10/29/2016 1:50 PM
4	No	10/29/2016 8:53 AM
5	This is a serious issue for me. I have lived in Santa Cruz for 26 years and have worked at UCSC for 19 years. I am a professional with a Master's Degree and still can't find affordable housing. Some students that I work with are temporarily homeless---couch surfing or sleeping in their cars in the Parking Lots. AirBnB and short term rentals will only decrease our ability to find housing.	10/28/2016 11:35 AM
6	Loss of neighborhood character and neighbor involvement	10/28/2016 11:13 AM
7	Contributes to homelessness because people can't afford to live in SC.	10/28/2016 10:03 AM
8	in other neighborhoods though, I think it to be unfortunate that people have secpnd homes here that are often empty.	10/27/2016 9:03 PM
9	No, if there were they could be taken care of like any other neighborhood nuisance.	10/27/2016 1:23 PM
10	losing my rental and having to move because of turning my old rental into an air-bnb	10/27/2016 12:01 PM
11	occupied RVs parked overnight	10/27/2016 10:19 AM
12	Decreases community. Property on almar and oxford is a shame for whole neighborhood.	10/26/2016 7:33 AM
13	Homes are for the people that make our community what it is!	10/25/2016 4:39 PM
14	These should only be allowed after all the locals have a place to live.	10/25/2016 12:37 PM
15	traffic safety	10/25/2016 8:30 AM
16	I am a home owner and purchased this home so that I can use it as an investment and second home in such a beautiful place. A change in how I could pay to keep my property (income) would be a financial hardship.	10/25/2016 4:59 AM
17	Detracts from sense of neighborhood/ community	10/24/2016 9:37 PM
18	I live in this neighborhood because I was forced out of my rental on the West Side. The triplex I lived in sold and the new owner wanted to remodel the triplex into short-term rentals on AirBnB. He chose not to renew anyone's long-term lease, even though we were model tenants with good jobs, perfect rental history, etc.. I had to find a new place on the East Side for half the space but higher rent. I am lucky to have found anything at all. So while I don't have concerns for my specific, current neighborhood's short-term rentals, I definitely have concerns for the whole of Santa Cruz. I suffered financially because of this, and continue to do so.	10/24/2016 8:11 PM
19	in residential neighborhoods, it is better to have fully inhabited homes.	10/22/2016 10:59 PM
20	As a renter in a critical period of housing issues, it was made very clear to my family and I that temporary rentals are preferred to long term renters, and property here is an investment to yield the highest financial returns possible. Families and teachers need not apply.	10/21/2016 10:19 PM
21	Why is single family zoning law ignored?	10/21/2016 8:24 AM

City of Santa Cruz Vacation Rental Survey

22	Not feeling as safe-living in a residential zone, we want to know who is living next door. Don't want to lose our community. Concerned with rentals Not having to follow the same guidelines as hotels- skirting the laws	10/20/2016 11:58 AM
23	Why does the City allow hotel uses in single family zoned areas???	10/18/2016 8:57 PM
24	I have been a Beach Hill resident for 20 years with no issues.	10/18/2016 1:46 PM
25	loss of t.o.t. to city/increased densification in my neighborhood. i am literally surrounded by a.d.u.s	10/18/2016 9:46 AM
26	Parties everyday and night of rental, bonfires, fireworks, noise, noise and more noise!	10/18/2016 9:18 AM
27	Once a year there are block parties in some neighborhoods to promote community. My husband and I watch out for our more elderly neighbors and vice-versa, they watch out for us, looking for suspicious behavior. That sense of block or community awareness is destroyed with rentals. We help each other in emergencies, such as earthquakes and heavy storms. Residential neighborhoods should not become areas where strangers come and go at all hours with no commitment to the area.	10/18/2016 8:08 AM
28	The seabright beach trashcans are always overflowing	10/17/2016 12:36 PM
29	your survey questions are biased against	10/10/2016 8:30 PM
30	Vacationers disrupt routine in neighborhood. Like loud talking on front porch, drinking early in day, having friends over, hanging out. For regular neighborhood who aren't on vacation, this can be very disturbing.	10/8/2016 7:17 PM
31	Displaced Families. Fewer options when your rent goes up 30%.	10/7/2016 10:42 PM
32	Not knowing who will be next door	10/7/2016 9:58 PM
33	Student party and drug houses	10/7/2016 9:27 AM
34	short term rentals change the dynamic of a neighborhood. The tight knit community now becomes one infused with newer, less personal relationships with neighbors, and exposure to a lesser known element. Our next door neighbors rented out their house for only a few weekends, and we dealt with noise, we had 2 surfboards stolen.	10/6/2016 11:15 PM
35	Much more concern over college rentals and meth houses in my neighborhood- are you addressing these as this is the major issue with cars, noise, theft in my neighborhood	10/6/2016 5:26 PM
36	When our house is rented there are very strict house rules for noise, parking, trash and neighbor consideration	10/5/2016 9:24 AM
37	I think an idea to consider (that would be in keeping with the original "sharing" spirit would be to allow property owners who are providing long term rentals (for themselves or others) on a certain percentage of their property to rent a portion of their property on Airbnb. For example, 3/4 to 1/4 ratio. I was making sure to provide long term housing on most of my property, while using the last quarter to share our friendly home of locals with travelers from other countries. I think entire properties as vacation rentals pose more risks for parties and neighborhood disruption.	10/4/2016 11:37 PM
38	Most the cars in my street are residents	10/4/2016 7:08 PM
39	Hotels charge way too much in this town	10/4/2016 5:48 PM
40	H	10/3/2016 3:58 PM
41	I think it helps the local economy	10/3/2016 12:58 PM
42	with housing in such a crisis in Santa Cruz, it is a bad idea to allow or permit this types of situaitons to exist. I would also add, that SC should mandate that ALL undergrad students at UCSC be required to be housed on campus	10/3/2016 8:12 AM
43	Illegal activities	9/29/2016 7:54 PM
44	The AirBNB all over Santa Cruz make it so we have no other options to move to.	9/29/2016 10:38 AM
45	I have LOTS of concern with long term STUDENT rentals in my neighborhood!!!	9/28/2016 6:46 PM
46	Party home in proximity to neighbors w/ elderly and children sleeping!	9/27/2016 6:48 PM
47	A stranger every weekend across the street.....	9/26/2016 3:59 PM
48	Not knowing who these renters are coming and going	9/26/2016 11:25 AM

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49	Those fortunate enough to be able to afford additional residential properties are doing so merely for income purposes. They compete against others of their high wealth class to buy up any attractive homes they can foresee renting out via VRBO, or Air BnB. These mini-motel owners hire low paid housekeepers to clean up the interiors after their "guests" leave, but never do any cleaning, or tending to their gardens outdoors. They use our attractive communities for their own profit without providing any benefit to our neighborhood. How does anyone in city hall know how many times these mini-motels get rented out. Meanwhile, the guests are cheated out from being able to stay for a full day with check-out times scheduled at 11:00 am, so the owners can rent out their units to other families later the same day. The homes are no longer being used as single-family residences. Where is the enforcement of our zoning codes?	9/26/2016 11:24 AM
50	we have a serious housing shortage, this should be a priority not short term rentals. Short term rentals, for the most part do not pay taxes and hotels must.	9/25/2016 9:44 PM
51	Built with zoning/planning/building approvals/permits?	9/25/2016 9:43 AM
52	I have problems with vacation rental where owners are not present. Homes with ADU's are fine as long as owners are on hand.	9/24/2016 6:09 PM
53	Unpermitted vacation rentals in city and county	9/24/2016 9:06 AM
54	The people who stay there have no personal relationship with the neighbors so they are LOUD and OBNOXIOUS	9/23/2016 4:48 PM
55	particularly the loss of long-term rentals and increased cost of rent	9/23/2016 11:28 AM
56	Loss of property value	9/23/2016 9:43 AM
57	I know people who have tenants moving out and instead of filling the rooms they are reserving them for AirBnb to make more money	9/22/2016 12:08 AM
58	brings drug and alcohol use outside of residence, strangers in the neighborhood.	9/21/2016 10:12 PM
59	Allows homeowners to afford our unaffordable homes	9/21/2016 12:28 PM
60	eliminates housing for locals	9/20/2016 8:21 AM
61	Loss of "neighborhood community"	9/19/2016 9:04 PM
62	I'm afraid we are loosing our wonderful neighbor help neighbor, as more people seem to be turning their long term rentals and second homes into STRs with as many as 3 different groups/wk	9/19/2016 4:30 PM
63	We have all these beautiful houses sitting empty 4 days a week while people desperately need a place to live. Ridiculous!	9/19/2016 10:15 AM
64	i have many concerns about houses in my neighborhood rented to college students	9/19/2016 1:36 AM
65	illegal use cheating real lw income families needing an family apt instead of it going to welfare fraud, drug addicts, dealers, cooks and gang bangers!	9/18/2016 9:32 PM
66	So many random people visiting that could be dangerous to neighbors, especially children	9/18/2016 11:22 AM
67	Less street parking for home owners	9/17/2016 7:17 PM
68	Safety concerns and issues.	9/17/2016 3:06 PM
69	Several different people everyday. Safety of my home, family & myself. The house is being used like a Hostle. Who monitors the peopl	9/17/2016 2:59 PM
70	when owners are not lving on the property, then it often becomes a Party house, which is way different than a family or couple of people renting for a weekend vacation at the beach.	9/17/2016 11:55 AM
71	garbage cans in street with lids open and garbage blows into my yard, cans in street all week, Owner washes the driveway with soap and leaves suds in gutter	9/17/2016 11:39 AM
72	Hosing off the driveway & other water wastefulness, Fireworks, garbage cans left on street all week, flaming lanterns being released, they installed an outdoor shower by our bedroom window, arguments with neighbors who actually live here, unresponsive asshole owner	9/17/2016 11:01 AM
73	Loud noise and disturbance from short-term (i.e. vacation) rentals brings down property values.	9/17/2016 6:51 AM
74	My family lost their home in the market crash and I am sad to see them pay so much money to rent a home. My parents both work full time. I am scared that with rent rising they will have to move to another city, jeopardizing the mental health of my brother and sister once again.	9/14/2016 5:39 PM
75	Violation of laws (fireworks, public intoxication)	9/14/2016 12:09 AM

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76	I think it's a fantastic way to bring more tourism to Santa Cruz. I've thoroughly enjoyed each party that's rented from me & have even made new friends. Opening ones home to travelers is a wonderful way to connect with people from around the world	9/13/2016 8:17 PM
77	Temporary tenants feel no connection to the neighborhood. Reduction in privacy and security due to a series of strangers moving in an out of neighborhood. Disputes more likely to be handled by Police since there is no relationship between the temporary tenants and neighbors. Temporary tenants don't keep residential hours.	9/13/2016 4:51 PM
78	Many of us have great concern about the revolving door of strangers. Some people (women especially) do not feel as safe when a stranger is watching you in your yard, watching you going to and from your house, or looking at you through the window. Some families with children are rightfully upset that they have strangers living next door, for example. There are owner occupied rentals, non-owner occupied rentals, and non-owner occupied rentals that have a "host" on site. They have issues in common, as well as issues specific to their situation. There is a 12 bed house nearby that says they are not a hostel or hotel, yet they rent a bed in a shared room for \$65 a night. (The owner is not on site. Owner uses several "hosts.") Also, with that number of beds, and depending on the number of guests with cars, it is easy to go over the allowed number parking spaces. Living in a residential neighborhood, it is a reasonable expectation that one would not be living next to a hostel or hotel. Vacationers have a different mindset than residents. They are typically less concerned with being neighborly. They have no investment in being a good neighbor. I had one vacationer tell me that they paid for the house, they can do what they want.	9/13/2016 4:51 PM
79	Leads to lack of "neighborhood" where kids and families are present and looking out for one another.	9/13/2016 12:42 PM
80	For example, constant weddings and reunions now bring bands and enormous amounts of people.	9/13/2016 10:58 AM
81	Increased homelessness among UCSC students because of lack of affordable apartments	9/13/2016 10:58 AM
82	noise & parking are risks, but have not experienced that yet. (Honestly, unrelated-adult rentals are bigger active concern, affects us directly)	9/13/2016 9:45 AM
83	Unregistered and uncontrolled rentals not paying occupancy fees	9/13/2016 9:03 AM
84	If the business is conducted correctly, that is.	9/13/2016 8:53 AM
85	14 people in a home make more trash, more cars on the street in residential areas	9/12/2016 6:28 PM
86	I need a place to live with my kids.	9/12/2016 4:44 PM
87	Massive impact on cost of housing by prioritizing profit over people. Tourists over working families.	9/12/2016 4:02 PM
88	i think this is a huge problem and is forcing many long term residents to leave santa cruz because we cannot find affordable housing	9/12/2016 1:34 PM
89	Degradation of local neighborhood community.	9/12/2016 1:32 PM
90	many are evading the tax, even though they are rented on airbnb.	9/12/2016 11:51 AM
91	The STR's in our neighborhood have ruined what was once a quiet safe environment!	9/12/2016 9:35 AM
92	Yes	9/12/2016 6:07 AM
93	We have an epidemic of lack of affordable housing in the county that needs to be dealt with before we remove more homes from families in need.	9/12/2016 1:45 AM
94	Changing vibrant community into a vacation community.	9/11/2016 8:02 PM
95	My biggest concern is the lack of affordable housing for local, working people. Vacation rentals add to this problem by taking reasonable properties off the market for locals.	9/11/2016 5:03 PM
96	If a whole house/unit is used only for a vac.rental, I think it would add to increased housing costs and loss of long-term rental opportunities. If only part of an owner-occupied property were a vacation rental, not so much.	9/11/2016 4:26 PM
97	Feels less safe to have many strangers around on my street. It is harder to know who might be a suspicious person or a person who is casing the area	9/11/2016 2:01 PM
98	Property owners should be able to do what they want with their property. I have no problem with the rentals in my area	9/11/2016 11:47 AM
99	We've been lucky so far: no noise, parking, litter. The rental is in pristine condition and the owner seems to be responsible for good care. I would have concerns if those values are not maintained, but so far all is well in our area. Student rentals have presented problems that are much worse.	9/11/2016 11:40 AM
100	Loss of taxes to the City	9/11/2016 10:23 AM
101	As long as they are paying tot taxes in fine. Homeowner assumes liabilities per noise, trash etc	9/11/2016 8:32 AM

City of Santa Cruz Vacation Rental Survey

102	Strangers in neighborhood where there's lots of kids	9/11/2016 8:04 AM
103	In Berkeley, they are struggling with rentals for families due to the housing/college/AirB&B situation. Personally, I'm more concerned about long-term rentals for families, police, teachers, firemen, and the over enrollment of the college housing slumification of the neighborhoods near the UCSC. The city allowed th 12 bedroom remodel into a dorm on high street, allows too many parking permits to rentaks(more than homeowners), and won't limit the number of unrelate	9/11/2016 7:45 AM
104	neighborhood community building is more difficult when homes go short term rental. buiding community is hard enough...needs support rather than challenges to overcome	9/10/2016 9:22 PM
105	I want a community with neighbors I know, that I can exchange information with and who can count on us and us on them	9/10/2016 8:55 PM
106	it is awful turning homes to hotels in a neighborhood desperate for housing	9/10/2016 8:42 PM
107	Decrease availabilty of Off campus housing for UCSC students and even more problems for neighborsUCSC students	9/10/2016 6:37 PM
108	As a renter, I am keenly aware of the lack of rentals for someone renting one or two bedrooms. Not enough supply and high demand. AirB&B limits supply and pushes us rental rates. I'm a teacher of 20 years in Santa Cruz. I cannot afford to buy and renting is also insanely expensive.	9/10/2016 5:18 PM
109	We have one (Registered) and it comes with parking.	9/10/2016 4:52 PM
110	We don't know these people!!	9/10/2016 4:20 PM
111	Loss of long-term rentals & increased cost to purchase/rent are significant concerns given the housng problem here.	9/10/2016 3:56 PM
112	tenants walk thru my yard and let there dogs relieve themselves as one rental is clearly dog friendly	9/10/2016 3:50 PM
113	all of the above are concerns but the loss of long term rentals for people who live and work here is greatest concern	9/10/2016 3:47 PM
114	Takes away connection from the community and leaves gaps between neighbors.	9/9/2016 10:01 PM
115	increased crime	9/9/2016 7:56 PM
116	I am not at all worried about the parking/trash/people. I actually love that there are new people visiting Santa Cruz. But, given the extreme housing crisis we are in, having these types of temporary stays are a luxury. We need to focus on a current need of housing for the citizens of our city. That should be our priority. If the housing market and rentals ever become reasonable again then we can revisit this option. Right now though, we need to prioritize the needs of our community, not the nice to haves.	9/9/2016 7:11 PM
117	Turning houses into hotels is not consistent with the intended use of our SINGLE FAMILY residential neighborhoods for single families. Vacation rentals are incompatible with SFR neighborhoods..	9/9/2016 5:56 PM
118	Renters treat neighborhood like a parking lot	9/9/2016 5:45 PM
119	no comment	9/9/2016 5:23 PM
120	takes away from building a community	9/9/2016 3:55 PM
121	loss of sense of community	9/9/2016 3:21 PM
122	airbnb owners don't pay city taxes. The city and residents bear the burden and see no benefit in return.	9/9/2016 2:44 PM
123	there are no vacation rentals in my immediate neighborhood, but all of these apply in many neighborhoods where there are vacation rentals.	9/9/2016 2:43 PM
124	vacationers taking housing away from local unsheltered people	9/9/2016 2:03 PM
125	I can barely afford to live in the town I've called home for 12 years! It's absurd!	9/9/2016 1:50 PM
126	Would have issues if they had parties, but they don't.	9/9/2016 1:00 PM
127	The Service Industry suffers with low wage earners moving out of the area.	9/9/2016 12:54 PM
128	VHR are typically cleaner/nicer than other rentals	9/9/2016 12:54 PM
129	Rent rent rent rent	9/9/2016 12:18 PM
130	Decrease in sense of community - less neighborly, less family-friendly	9/9/2016 11:41 AM
131	I'm talking about AirBnb as well as permitted "residences"	9/9/2016 11:09 AM
132	If I could check more boxes next to my concerns on long-term rental availability and cost I would	9/9/2016 11:05 AM
133	These are a lot of the same issues with students renting houses	9/9/2016 10:06 AM

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134	loss of neighborhood character and community	9/9/2016 8:48 AM
135	It's a blessing to live in a place people want to visit. I would mostly like to preserve harmony in my neighborhood.	9/9/2016 7:55 AM
136	Housing is difficult enough in Santa Cruz with the university adding to our population.	9/9/2016 7:54 AM
137	Less of a neighborhood feel when you have temporary neighbors	9/9/2016 7:53 AM
138	Harder to find housing and money is getting funneled to larger cities and not staying local	9/9/2016 2:02 AM
139	Shortage of housing for renters and buyers while houses go unused for days weeks or even months at a time	9/8/2016 11:59 PM
140	I have a VRBO right next door, I hate it, the tenants come to party and they are loud and disrespectful of permanent residents. they are noisy and they dont care!	9/8/2016 9:10 PM
141	tension between neighbors over the issue, city tax revenue not collected as it is for hotels and needed for city services related to the extra inflow of people	9/8/2016 8:59 PM
142	You don't know your neighbors, weakens sense of community.	9/8/2016 8:51 PM
143	High person turn-over in a community-oriented neighborhood. Disregard for close neighbors from various renters.	9/8/2016 7:02 PM
144	Sense of security- new faces every week on private property	9/8/2016 6:46 PM
145	I don't know of any on my street currently but if there were any I would be concerned about the items I checked above.	9/8/2016 6:34 PM
146	Especially the concern about rising rent, which dovetailed the spike in these rentals on lower ocean	9/8/2016 6:06 PM
147	Loss of value to my house for future sale	9/8/2016 5:53 PM
148	Vacation rentals are subject to swings in the US/Global economy due to tourism therefore causing major price increases during the bull market and large drops during a bear market.	9/8/2016 5:13 PM
149	Vacation rental owners exploit neighborhood goodwill	9/8/2016 4:33 PM
150	No long-term neighbors/not knowing the people in my neighborhood degrades sense of community	9/8/2016 4:00 PM
151	Watched a Vacationer wash his car during the height of our drought/rationing; watched a Vacationer catch fire to debris in a rain gutter on the 4th of July; watched another group throwing fireworks off the roof of their rental onto East Cliff; too many loud, obnoxious party people.	9/8/2016 3:20 PM
152	Primarily that there isn't enough housing as it is in Santa Cruz and losing available units to vacation rentals is only compounding the problem. As a renter, I am paying about 48% of my take home income on housing- partially because landlords can make so much money off of short-term vacation rentals.	9/8/2016 3:17 PM
153	Leads to decrease in available properties available for rent or purchase.	9/8/2016 2:57 PM
154	In my view, the biggest problem, besides all of the above, is that you no longer know your neighbors. I have lived in this house over 30 years and know all of my neighbors and notice immediately if an unknown person or car in area. Short term renters are not only strangers but have no interest in maintaining good relations with neighbors in regards to parking, noise, trash, etc. Once there are many short term rentals it is no longer a neighborhood, but a business district with less oversight than traditional hotels or motels even.r	9/8/2016 2:44 PM
155	Also the negative impact on cultivating community connections since out-of-towners have no obligations or general long-term connection to their temporary neighbors.	9/8/2016 2:27 PM
156	Unethical and unscrupulous behavior by some landlords.	9/8/2016 2:07 PM
157	The "leads to loss of long-term rental housing opportunities" option is highly understated, but crucial.	9/8/2016 1:47 PM
158	my urban neighborhood is more than half rental housing, and the vacation rentals are offered by homeowners who rent rooms for extra income.	9/8/2016 12:56 PM
159	A neighborhood should be a community before it is a business. Some rentals are OK but we need to set a limit. A very small limit	9/8/2016 12:31 PM

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160	<p>My main concerns are safety and lack of neighborliness/sense of community. Most of the homes around my place are not really lived-in. The owners come once a week, or once a month and in some cases, once a year. A number of homes on my block are owned by the same family and nobody lives in them at all. The house directly behind mine is owned by someone who lives in San Jose and barely uses it. When they do come into town, they expect to be treated like they live there all of the time, but I don't even recognize them! And they always leave their bins out after they leave on Sunday and expect the rest of us to pick up after them. The other house next to me is completely empty. This is not good for my safety! Who would I go to if I were in need? Nobody was around in broad daylight when my garage was broken into and my bike was stolen. I feel unsafe due to having no neighbors plus then there are people who are only here for a week or weekend renting someone else's place, and they make a mess, leave trash out on my yard, blow up fireworks that scare the shit out of me and my dogs, etc. The growing presence of AirBnB also means that the few affordable places in this neighborhood are turned into rentals instead of residences. Thus, finding affordable rentals is difficult, so I'm locked into my affordable place, and I'm surrounded by rich people from Silicon Valley who are only here some of the time, and regular people on vacation. Neither of these groups who care for the neighborhood they way those of us who actually live here do. I'd prefer to live around regular people living in affordable housing, but this is not really possible in Santa Cruz. We need rent control.</p>	9/8/2016 12:13 PM
161	Slight reduction in community feel due to more strangers	9/8/2016 12:02 PM
162	Detracts from residential neighborhood and the attributes of same	9/8/2016 12:01 PM
163	Safety. Several times, Airbnb guests for units my landlord rented out just walked into my house without even knocking.	9/8/2016 12:00 PM
164	I am more concerned about the constant closing of West Cliff Drive for races. Right now there is a no parking sign for 9/11. There is another race scheduled for 9/27. Open Streets is in Oct. Yet another street closure. My point is, if you are worried about parking and noise levels cut back on street closures for races etc.	9/8/2016 11:33 AM
165	My issues are with the transients in vehicles leaving their waste products on the curb!	9/8/2016 11:25 AM
166	General overcrowding on holidays/weekends.	9/8/2016 11:22 AM
167	I think Air B n B is ruining our state. I am extremely concerned that our entire neighborhood is going to turn into Air B n B's and we will have to move. People are able to get \$700 - \$900/night if they are close to the ocean. It totally changes the feel of the neighborhood when you have strangers showing up on your street in large groups every day. The tech companies and Air B n B will be the downfall of our state. Only the extremely wealthy will be able to live here.	9/8/2016 11:16 AM
168	Groups of unknown people coming and going, loitering in front and on the sides, noise	9/8/2016 10:13 AM
169	Reduction in home values	9/8/2016 10:04 AM
170	weakening of our community with less permanent neighbors and reduction of safety with so many different short term renters coming in and out and around our home.	9/8/2016 9:26 AM
171	Unfriendly people	9/8/2016 9:17 AM
172	I feel it negatively effects the residential character of our neighborhoods	9/8/2016 8:29 AM
173	If there's proper parking I really have no issue with it.	9/8/2016 7:43 AM
174	Ruining the fabric of our neighborhood when there are more transient people	9/8/2016 7:25 AM
175	Vacation rentals are suppose to pay hospitality tax so there is no loss to city revenue. Nice slternative which is cheaper for travelers who can buy and make their own food in homes with kitchens instead of eating out every meal	9/8/2016 5:32 AM
176	vacationers have little to no interest in the community or their impact on the environment	9/8/2016 5:31 AM
177	Homeowners/landlords should answer to neighbors for any impact felt by the community - noise, litter, crowds, parties - just as with longer term rentals...	9/7/2016 11:54 PM
178	ban them we have to support hotels	9/7/2016 10:32 PM
179	Of course there may be all of the issues listed above but the #1 issue is loss of long-term rental housing opportunities and escalating prices to rent or buy as the supply is scarce. Just building more units for high income earners to live in is NOT solving the problem. We need affordable housing for the very low, low income, and the middle wage earners, like my children (teacher, social worker) who want to live and work here long-term but can't afford it.	9/7/2016 10:10 PM
180	He's rented his illegal out building for years. With housing demand so great I felt in some small way he was helping poorer renters. Now he's cashing in on air b&b. He's become just another greedy landlord.	9/7/2016 9:43 PM
181	I have a student rental next door which is often littered and loud. It looks like a tenement because no-one tends the lawn or maintains the building.	9/7/2016 9:40 PM
182	drives out blue collar workers like me	9/7/2016 8:16 PM

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183	If someone is renting our their primary residence I have little to no issues. However if they are renting out an investment property as vacation then I I feel that it leads to the current housing crisis.	9/7/2016 8:11 PM
184	I am particularly disturbed about the large numbers of studios and houses being used for vacation rentals because of the large increase in the student population at UCSC, particularly over the upcoming two years. Alrbnb alone has over 500 listings in Santa Cruz, all units being taken off the rental market.	9/7/2016 7:50 PM
185	Reduction in property values for those next to a vacation rental property.	9/7/2016 6:31 PM
186	partying strangers in the hood	9/7/2016 6:30 PM
187	If allowed to proliferate excessively, parking could become a problem. I would not expect noise, trash and misbehavior to be connected to airbnb type rentals due to the fact that guests are reviewed by their hosts and misbehaviour would impact their ability to rent from other hosts in the future. It is not as anonymous as a motel/hotel room.	9/7/2016 6:17 PM
188	Parking is not affected as they only have one vehicle.	9/7/2016 6:10 PM
189	They pay no taxes on their income	9/7/2016 5:54 PM
190	Crime/theft	9/7/2016 5:19 PM
191	Reduces homes available to working families	9/7/2016 5:04 PM
192	There are several vacation rentals near me.i do not have annissue with this. I believe property owners have thrvroghtvtobrent there homes. In my experience it is the day visitors that make noise al day and all night. They leave trash in my yard and all over the street. The vacation renters are much more respectful and frequent local businesses much more.	9/7/2016 5:03 PM
193	Have to educate each & every new person that comes in about the condo rules. High turnover = lots of hassle for other neighbors	9/7/2016 4:43 PM
194	security, we do not know who these people are and how well they've been vetted.	9/7/2016 4:28 PM
195	Noise...alcohol at night, singing outside, fireworks	9/7/2016 4:06 PM
196	Increased itinerant traffic	9/7/2016 4:03 PM
197	I have no issues as long as the owner lives on site	9/7/2016 4:00 PM
198	Illegal use of fireworks in neighborhood.	9/7/2016 3:55 PM
199	There are four student rentals on my street and it has been a nightmare getting the students to respect others living on the street. I think the situation would be much worse if the houses were vacation rentals.	9/7/2016 3:45 PM
200	Strangers coming and going in my small apartment complex	9/7/2016 3:45 PM
201	Loss of community with people coming in & out & homes not available for families who need stability	9/7/2016 3:26 PM
202	destroys neighborhood community & creates a childless neighborhood. People using short term rentals are disengaged about local issues.	9/7/2016 3:22 PM
203	It is hard to have a neighborhood watch without neighbors	9/7/2016 3:16 PM
204	potential damage to neighoring properties and vehicles from vacationers and others	9/7/2016 3:06 PM
205	Short term rentals turn our town into a transient community w/absentee home owners.	9/7/2016 3:03 PM
206	Overall loss of ambiance of my neighborhood. Vacation renters are not neighbors. Let vacationers stay in hotels/motels	9/7/2016 2:51 PM
207	I bought here so I could know my neighbors and my kids would know the neighbors. I worry about keeping that going when someone is allowed to rent short term. I also am concerned that the city will lose revenue due to homeowners not paying the 11% city tax.	9/7/2016 2:42 PM
208	Seems out of control in Live Oak	9/7/2016 2:20 PM
209	I think these short term rentals need to be regulated. I'm wondering if they should be contained to certain areas so that normal rentals are not disturbed. The price of housing here is outrageous and it makes it almost impossible for young families to live here.	9/7/2016 2:04 PM
210	They should be very strictly regulated	9/7/2016 1:46 PM
211	Currently rental property owners do not take care of their properties by comparison with home owners. I do not know whether this neglect would be similar for short term.	9/7/2016 1:43 PM

City of Santa Cruz Vacation Rental Survey

212	Fire & building safety issues especially if not managed property. Creates unwanted traffic, noise and sometimes illegal activity.	9/7/2016 1:26 PM
213	Quality of life for owner occupied places like mine where we live full time and in a very small footprint of an area.	9/7/2016 1:23 PM
214	There are at least 4 houses next to ours on Quintana Ct. which are being operated exclusively as vacation rentals. We feel as though we now live next to a commercial hotel district, except that it is worse than that because unlike hotels, there are groups of 15-20 people staying in each of these houses, throwing beer bottles into our driveway, using expletive language, and peeking at our child playing in our driveway through our fence. This is a safety and quality of life issue. We have had to call 911 numerous times to report problems with these beach rentals and our next step is to move away just like our neighbors with small children, who had no choice but to move a few months ago due to these issues. Ironically, after they moved, the owner of their house chose to convert it to a vacation rental, thus adding another one to the neighborhood.	9/7/2016 1:11 PM
215	Lowers my property value	9/7/2016 1:05 PM
216	Parties, parking and lack of home owner response to our concerns when we contact them.	9/7/2016 12:52 PM
217	There is almost no resident housing in town any more. Where are the people that live and work here supposed to reside? This has become an epidemic.	9/7/2016 12:50 PM
218	Arrest waste of police resources responding	9/7/2016 12:44 PM
219	Parking should be provided on site, not on street!! We're overcrowded already	9/7/2016 12:40 PM
220	...yet. I know my neighbors would oversee any rentals should they choose to do an airbnb situation. So right now, there are no issues	9/7/2016 12:40 PM
221	Specifically due to the rental/housing crisis most SC residents face, the city and county should no longer ignore the need for more restrictions on vacation rental properties	9/7/2016 12:39 PM
222	I may if there were more than one on my street. This one is well managed.	9/7/2016 12:36 PM
223	I don't like the "hotel" feel of the complex, rather than a real home for homeowners. But Santa Cruz is a seaside tourist spot, and this works out well for the cities economy.	9/7/2016 12:32 PM
224	motels(short term rentals) do not belong in neighborhoods	9/7/2016 12:26 PM
225	Noise	9/7/2016 12:26 PM
226	The property owners are very responsive to our concerns	9/7/2016 12:25 PM
227	I don't have a big objection to it, but I do have concerns.	9/7/2016 12:21 PM
228	I only ask for a responsible and readily available owner or manager who will respond immediately to problems.	9/7/2016 12:20 PM
229	Owners of vacation rentals in my neighborhood are very conscientious, make sure guests follow local noise ordinances, etc. I have only had positive experiences.	9/7/2016 12:05 PM
230	I support vacation rentals by owner	9/7/2016 12:05 PM
231	never knowing who is going to be around, who "belongs". Creates sense of insecurity in our home	9/7/2016 11:55 AM
232	short term renters are unaccountable and un-trackable	9/7/2016 11:54 AM
233	Vacation rentals should not be a neighborhood nuisance.	9/7/2016 11:54 AM
234	my main concern is the City will force hardship on the property owners. Please leave them alone unless you are getting complaints from neighbors	9/7/2016 11:52 AM
235	I love the idea of AirBnB, but there are almost no places to rent at a REASONABLE price in Santa Cruz anymore!	9/7/2016 11:51 AM
236	If you make the rules, and enforce the rules, I have no problem with vacation rules. But that some can do it illegally and others are put thru permit hoops is UNFAIR and it's ALL creating a true housing shortage.	9/7/2016 11:47 AM
237	Loss of neighborhood community	9/7/2016 11:45 AM
238	Not knowing who people are - they just come and go.	9/7/2016 11:42 AM
239	Aggressive dogs	9/7/2016 11:17 AM
240	The bad ones will be outed by the neighbors and I am sure the City has ways to stop them	9/7/2016 10:37 AM
241	No problems	9/7/2016 10:14 AM

City of Santa Cruz Vacation Rental Survey

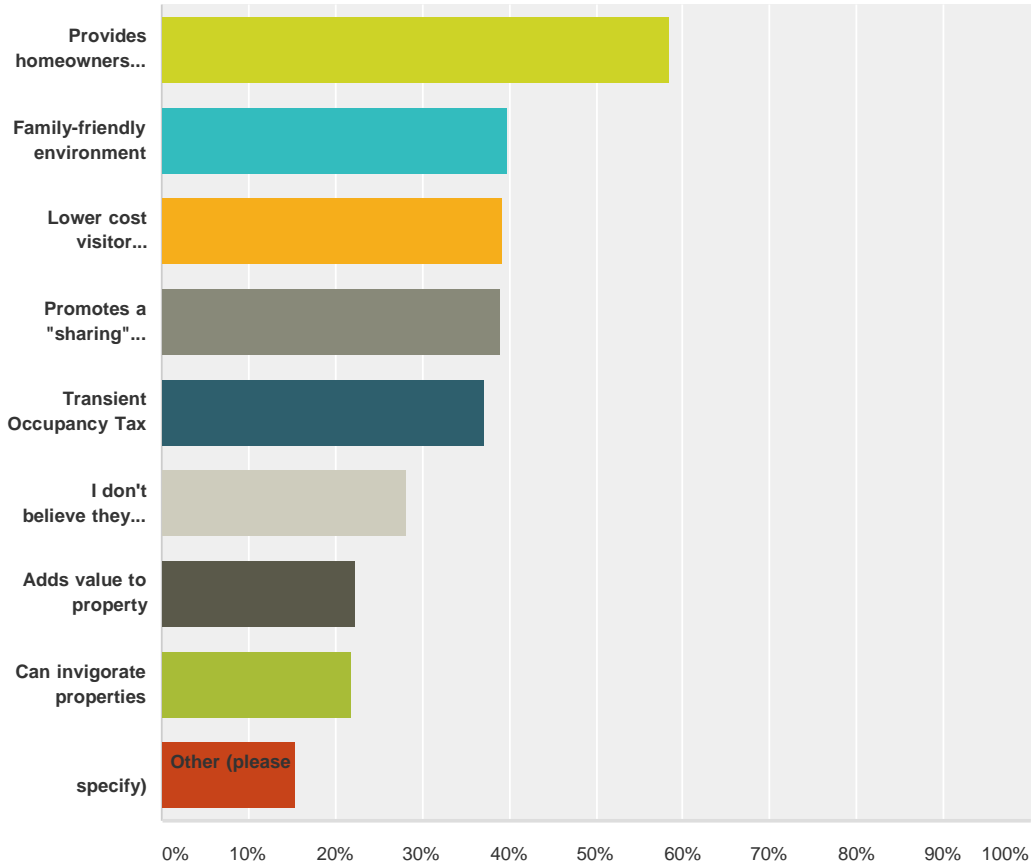
242	There is no feeling of community in the neighborhood because of the constant change. Obviously it's called vacation rental because that's what people are doing vacationing. You can't blame families for wanting everyone to vacation with them, so you constantly get large number of people celebrating together in a neighborhood that some people actually live in. It's cheaper for them with more people.	9/7/2016 9:58 AM
243	I believe the city has a right and responsibility to plan for housing, including permitting of ADU'S. The purpose and intent of this planning is thwarted when the housing market is reduced for renters when owners use these ADU'S for vacation rentals.	9/7/2016 9:56 AM
244	The guests I have hosted tell me that the hotels are often full and/or too expensive for them	9/7/2016 9:51 AM
245	Short term rentals help vacationers who otherwise would not be able to afford to take vacations and help communities attract out of town visitors and are a fantastic way to bring in added revenue to the city that otherwise would go to other cities that do have short term rentals.	9/7/2016 8:53 AM
246	Change in character of neighborhood, reduces value of neighboring properties	9/7/2016 7:21 AM
247	Fewer residents leads to less of a neighborhood feel	9/7/2016 5:59 AM
248	Loss of community due to non-residents replacing residents	9/7/2016 5:55 AM
249	Security	9/6/2016 10:46 PM
250	I think they are a great way for families to visit Santa Cruz. Whenever we travel we always rent on Airbnb or Vrbo because it's nice to have a familial space.	9/6/2016 7:45 PM
251	Partying	9/6/2016 6:51 PM
252	none. Our town deserves visitors and housing should be easy	9/6/2016 5:14 PM
253	As long as the property is not a blight I believe in owners being able to exercise their property rights with free unobstructed use of their property.	9/6/2016 5:11 PM
254	This rental is NOT owner operated and is a business not a vacation rental.	9/6/2016 5:03 PM
255	I think for the most part people that rent their homes do so as a means to make enough to keep their homes. It is the people that do vacation rentals instead of full time that can be more of an issue. If you live in your home the majority of the time you are going to take great care in who it is rented to. If your property is just an investment you will care less about it, and the neighborhood, and more about maxing out the rental dates and dollars. The hardest part of all of this will be enforcement in the end...	9/6/2016 4:10 PM
256	Owner not paying TOT to City	9/6/2016 4:09 PM
257	neighborhoods are less safe when people are just coming and going and neighbors don't know who people are. secondly vacationers are not courteous about cigarette smoking and toxic laundry detergent. 3rdly Many vacationers waste water and are not sensitive to recycling etc.	9/6/2016 3:43 PM
258	To date, there have been no problems. But I would be concerned if the unit was poorly run.	9/6/2016 2:07 PM
259	You are asking people to guess or express their general feeling or bias here, not good data gathering!	9/6/2016 1:31 PM
260	Since I live in an apartment complex. I now know longer know who me real neighbors are	9/6/2016 12:20 PM
261	Higher volume of traffic. Personal safety for children and adults who live here, reduces property value, community demographics move away from family units and adversely impact school and local resources	9/6/2016 9:55 AM
262	Absolutely. The people who are renting single family houses out as vacation rentals are conducting business in neighborhoods that are zoned as single-family residential.	9/5/2016 6:20 PM
263	I would have issues with parking and noise but the one rental I know of in my neighborhood has not made either of those an issue.	9/5/2016 3:42 PM
264	Not sc resident, but most above already apply to my town.	9/5/2016 5:25 AM
265	Properly managed.	9/4/2016 8:28 PM
266	I do not live in Santa Cruz but vacation there as I have family there.	9/4/2016 7:57 PM
267	vacation rentals better than increasing vacant second homes.	9/4/2016 12:03 PM
268	concerns are with campers transients in neighborhood	9/4/2016 11:50 AM
269	Many of the above issues come up with regular long-term rentals, and I suspect they might get worse with short-term rentals.	9/4/2016 11:19 AM

City of Santa Cruz Vacation Rental Survey

270	I support it but agree it should be regulated to mitigate impact on rental market. Entire apartments or homes that are not owner occupied or are kept off the long-term market for short-term rentals should be taxed as a disincentive.	9/3/2016 11:42 PM
271	Less affordable rentals for working people and service workers.	9/3/2016 8:41 PM
272	Loss of neighborhood stability and community.	9/3/2016 8:34 PM
273	Reduces rental property for locals. Would share many concerns listed above if such rentals happened here.	9/3/2016 8:24 PM
274	Too many occupants in the house. House or RV/Surfer Shack not being registered with city for rental or tot.	9/3/2016 8:04 PM
275	sharing the beauty of my community with visitors	9/3/2016 7:50 PM
276	Variety of people, parties, gatherings. Constant stream of different people.	9/3/2016 6:43 PM
277	loss of neighbors who live there FT, thus loss of neighborhoods	9/3/2016 6:22 PM
278	A special concern where I live is that the pool rules banning large parties, no glass containers, noise levels and rough playing are being totally ignored.	9/3/2016 5:56 PM
279	I live in a neighborhood that has many rentals/granny units(5 legal grannies, several homes lease) , and short term rentals can I change the zoning from R-1 to something in a lower tax rate or will my taxes go UP since the neighbors homes are worth more as rentals? It changes the character of my "hood"	9/3/2016 5:20 PM
280	Vacation rentals make the neighborhood feel less "neighborhoody." Sad.	9/3/2016 5:02 PM
281	Neighborhood zoned R1 - not for hotels	9/3/2016 5:02 PM
282	I feel that it is help to the property owner to be able to afford their mortgage.	9/3/2016 4:42 PM
283	people not actually paying appropriate transient occupancy taxes to the city	9/3/2016 4:14 PM
284	added traffic & unknown folks. we value our neighborhood and welcome visitors, but this is a "residential" neighborhood	9/3/2016 3:48 PM
285	The only issue I have is with them not being registered and paying TOT	9/3/2016 3:35 PM
286	Safety for my kids, so many strangers in neighborhood. Driving fast, no considerations for kids playing in the street	9/3/2016 2:02 PM
287	loss of highly skilled professionals who have lived a long time in SC and provided quality services in SC who had to move out of the area due to ADUs becoming airbnbs.	9/3/2016 12:54 PM
288	i have many many adus in my neighborhood. of 8 properties touching property line or prolongation of p.l. across street, only one property does not have a second unit or adu.	9/2/2016 5:40 PM
289	I've lost a lot of really good neighbors, less diversity.	9/2/2016 5:31 PM
290	Loss of community connection. I believe that when people "live" in properties, they are more likely to become invested in the community. When properties are used for short-term rentals, those staying bring revenue and diversity but cannot form the deep connections that create community. I do not believe in banning short-term rentals outright—but I do think limiting the number of them is warranted.	9/2/2016 10:02 AM
291	Property owners not paying TOT	9/2/2016 9:49 AM
292	Over-speculation of existing housing creating a crisis	9/2/2016 9:38 AM
293	When the owner is not present it changes the character of the neighborhood.	9/1/2016 8:15 PM
294	My only issue is specific to regulation of ADU's as STR's. I feel that further restriction will invite legal challenges to the city from private property owners concerned about violations of land use law and lower property values due to deed restrictions. Emphasis should be on enforcement of existing laws, and compliance.	9/1/2016 12:31 PM
295	Unfair imposition on neighbors	9/1/2016 11:01 AM
296	this is a very quiet neighborhood and the renters know that and fit in	9/1/2016 12:27 AM

Q6 I believe vacation rentals provide the following community benefits. (Please check all that apply.)

Answered: 1,754 Skipped: 31



Answer Choices	Responses
Provides homeowners additional income	58.44% 1,025
Family-friendly environment	39.91% 700
Lower cost visitor accommodations	39.17% 687
Promotes a "sharing" economy and lifestyle	39.05% 685
Transient Occupancy Tax	37.12% 651
I don't believe they provide any benefit to my community.	28.11% 493
Adds value to property	22.23% 390
Can invigorate properties	22.01% 386
Other (please specify)	15.51% 272
Total Respondents: 1,754	

#	Other (please specify)	Date
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City of Santa Cruz Vacation Rental Survey

1	Helps us pay our Mortgage and City taxes and afford to live in Santa Cruz	10/31/2016 3:35 PM
2	more services per unit (kitchen, laundry, etc)	10/31/2016 3:10 PM
3	Transient Occupancy Tax needs passage of some regulation.	10/31/2016 3:04 PM
4	personalized visitation experience for tourists	10/31/2016 2:35 PM
5	Pet friendly lodging	10/31/2016 12:54 PM
6	I can go closer the actual place I want to visit and not be just stuck with a hotel	10/31/2016 7:13 AM
7	Allows older/disabled people to be able to stay in their homes	10/30/2016 9:25 PM
8	Brings more diversity to the community	10/30/2016 7:41 PM
9	More authentic feel	10/30/2016 2:39 PM
10	provides a homey environment vs. a sterile hotel env.	10/30/2016 11:14 AM
11	We find them--on many levels--better than hotels.	10/29/2016 9:08 AM
12	We as visitors can stay at a reasonable rate	10/29/2016 8:53 AM
13	The additional options of vacation rentals draws more people to Santa Cruz.....more tourism.....more money in the local economy. There are a limited number of hotels in the area and they are expensive.	10/28/2016 10:44 AM
14	Exposes everyone to new/diverse groups of people	10/28/2016 7:07 PM
15	Allows people who might otherwise not be able to earn an income from a regular 9-5 for whatever reason a way to be able to earn some money through running a b&b.	10/28/2016 3:00 PM
16	It helps people afford their mortgage, especially when dealing with financial hardship or loss. With many homes on the west side being second homes for people, it gives people a chance to stay in homes they could never afford to own. It also assists people to be able to	10/28/2016 7:48 AM
17	Gives people opportunities to be kind to one another, to share their lives, to connect in a way that is not completely founded on performance economics	10/28/2016 6:34 AM
18	Brings more people to the area due a wider (and cheaper) variety of accommodation.	10/28/2016 5:23 AM
19	Air bnb builds links between communities and adds charm. I think it is fine when the owner is not 100% absentee all the time. They should have a right to sometimes rent, and sometimes inhabit.	10/27/2016 9:03 PM
20	Increased rental income for greedy landlords/investors	10/27/2016 6:09 PM
21	Promotes Santa Cruz as a tourist destination and increase overall revenue for other businesses such as restaurants	10/27/2016 5:41 PM
22	vacation rentals should only be for owner occupied properties, not an investment property	10/27/2016 1:44 PM
23	I believe our first concern is the home owners that need to supplement their incomes.	10/27/2016 1:23 PM
24	Provides renters ability to supplement their rent fee without having to choose full time roommates.	10/27/2016 12:34 PM
25	I think they are fine in principle. But not if it is such a huge economic incentive to do that instead of offering community rentals. Finding a place to live in Santa Cruz at an affordable price is nearly impossible. Maybe do airbnb with limits so that it is still an economic incentive to have renters.	10/27/2016 12:01 PM
26	Brings tourists who have money to spend in stores and restaurants	10/27/2016 9:39 AM
27	It can put less stress on a neighborhood than full time rentals because the rental period is only for a few days a week.	10/27/2016 9:13 AM
28	Rentals with kitchen better than hotel.	10/26/2016 7:33 AM
29	is the right of the property owner, and aids tourism	10/25/2016 11:09 PM
30	Encourages tourism, which helps local businesses.	10/25/2016 8:41 PM
31	These STR's are NOT LOWER COST VISITOR-SERVING	10/25/2016 4:39 PM
32	Driving locals to homelessness, thus increasing ticket revenue from policing. (Sarcasm alert.)	10/25/2016 12:37 PM
33	I am not interested in community benefits as an objective. It's private property and any effort to diminish an owners discretion is an illegal taking.	10/25/2016 11:33 AM

City of Santa Cruz Vacation Rental Survey

34	As cheap hotels are totem down to make way for expensive hotels, people spend less in town. Also, how do you think many people posy their mortgages? Student rentals in winter and vacation rental in summer. It's either that our students have to pay rent during the Summer to keep housing for the rest of the year. I am strongly against Amy vacation rental ordinance. Deal with the trouble spots instead of making everyone suffer.	10/25/2016 8:32 AM
35	useful option for homeowners experiencing income problems	10/25/2016 8:30 AM
36	Allows me to be able to own and use my home in this beautiful place.	10/25/2016 4:59 AM
37	This is low impact travel by using existing housing that would mostly be vacant rather than building more hotels.	10/24/2016 5:43 PM
38	Provide a good alternative to hotels, which I think are taking over the town and bringing in way too many visitors. I would much rather see more vacation rentals (as long as the homeowners aren't absentee) and fewer hotels.	10/24/2016 5:31 PM
39	Comfort to know when I'm not at my home, someone who is accountable is.	10/23/2016 9:41 AM
40	Makes Santa Cruz more attractive, offers good destination for small business retreats	10/22/2016 8:21 AM
41	It's sad to me that anyone would believe these rentals are family friendly. Whose family?	10/21/2016 10:19 PM
42	But I believe the problems outweigh these benefits. And too many people from outside Santa Cruz are trying to buy property to profit off of.	10/21/2016 3:52 PM
43	Can provide a sense of safety for those living alone	10/20/2016 5:50 PM
44	If regulated to the "normal" level that a red side the would have houseguests, then yes, all the benefits listed could apply	10/20/2016 11:58 AM
45	Renting my home or cottage can allow me to afford my mortgage at times. It also allows me to put more money into the yard and other upkeep as needed	10/18/2016 2:39 PM
46	i don't believe that this commercial endeavor belongs in an sfd zoned neighborhood. that's why i bought my house in this zoning.	10/18/2016 9:46 AM
47	This is a tourist area=\$	10/18/2016 9:23 AM
48	Just more noise, loud music, drinking, yelling, car doors and engine noise at all hours, people talking about everything, more yelling about suitcases, toys, groceries and this occurs at ALL hours	10/18/2016 9:18 AM
49	I see no benefits other than pure personal gain. A real "sharing" economy does not involve money-it brings benefits to all parties. This is completely forced upon falsehood by the companies that created the system.	10/18/2016 8:08 AM
50	creates a local experience for travelers	10/17/2016 4:54 PM
51	They are a tourist attraction themselves. Much more personal and local flavor than a hotel room for instance.	10/14/2016 12:27 AM
52	Many long-term rental properties appear neglected, since neither party has an interest in costly maintenance. Not everywhere of course, but it happens. Short term rentals are cleaned routinely.	10/12/2016 8:27 PM
53	Helps local businesss in or near the neighborhood	10/12/2016 7:10 AM
54	THis is a family oriented neighborhood, not a business district!	10/11/2016 8:06 PM
55	Spread peace sharing and cultural understanding from many different countries and viewpoints	10/8/2016 10:16 PM
56	If there is no regulation to conduct, vacation rentals in residential neighborhoods only add disruption. What would be nice is more nice hotels that locals could enjoy too. Like in San Diego, Hawaii, other tourist cities. It would provide for more jobs and income from restaurants, bars, spas.	10/8/2016 7:17 PM
57	Provides liveable wages in an industry that is notorious for paying unliveable wages	10/8/2016 12:51 PM
58	I have provided spectacular vacations to families who could otherwise not afford to stay so close to the ocean in Santa Cruz. They get an entire house that can be shared by multiple families. I feel really good about providing my short term rental to so many, compared to renting it to just one family long-term. This is great for our community and Santa Cruz benefits with the transient occupancy tax	10/8/2016 11:22 AM
59	The city would lose a ton of money if vacation rentals were not allowed. The tourists industry would see a downturn which in turn will hurt the city.	10/7/2016 9:29 PM
60	Vacation rentals are an important option to maintain a thriving tourism industry. Many travelers prefer a house, in a neighborhood, with a kitchen, etc rather than a standard hotel.	10/6/2016 3:12 PM
61	Short term renters generally take better care of rental property than long term tenants	10/5/2016 8:59 PM
62	We enjoy having meals in so having a kitchen is more like being at home.	10/5/2016 9:24 AM

City of Santa Cruz Vacation Rental Survey

63	*see above. I think allowing local homeowners to share a portion of their properties with travelers is a beautiful "world friendly" and "civil rights friendly" policy	10/4/2016 11:37 PM
64	gives homeowners flexibility when they have a difficult situation (I do- I would not rent to anyone long term)	10/4/2016 5:48 PM
65	As a person who uses such properties when I vacation and as a host I think it's important to have the option for more affordable and homey accommodations.	10/3/2016 5:28 PM
66	guests have more money to enjoy local restaurants. Owners of property benefit from income that can be used to better maintain property.	10/2/2016 11:58 AM
67	cultivates global community relations	10/1/2016 9:51 AM
68	Makes Santa Cruz accessible to more people because there aren't enough hotels	9/30/2016 6:41 PM
69	Most tourists with families wish to vacate in a home where they have privacy and peace and are able to cook and prepare their/their families meals rather than eat out every night. They also have the option of bringing their dog on vacation with them. There are not enough nice family hotels in Santa Cruz and what there are do not have kitchens or allow pets. Over holidays the income that is generated by tourists coming here is huge. There is no doubt in my mind that if you prevent home owners from renting short term there will be a huge reduction in tourists as they simply will have nowhere to stay. The economy of Santa Cruz will suffer, the council will no longer get their TOT tax, residents and owners of Santa Cruz will lose extra income which in itself helps them to pay off mortgages etc and means they can afford to live here and continue to invest on an every day basis in Santa Cruz businesses. I understand that some of the nightly rentals may cause disturbance to neighbors especially if the rates are low and many guests are allowed on property. As this is our family home we have specific clauses in our policy regarding no parties, max number of guests, no gathering outside, no noise etc. I recently looked for accommodation in Santa Cruz myself for my family and unless I wanted to pay over \$300 a night for a small hotel room with no kitchen and no dogs allowed there where no vacation homes available which goes to show how much Santa Cruz City needs to allow owners to rent out their properties to Tourists. Tourists will simply choose another destination for their vacations at a financial loss to the city and indeed homeowners and business owners.	9/30/2016 12:59 PM
70	Travelers spend money here which is good for the economy.	9/29/2016 9:09 PM
71	I am unemployed and this is my livelihood	9/29/2016 7:20 PM
72	vacation tenants are normally much more respectful than UCSC students who don't care at all about the neighborhood community	9/28/2016 6:46 PM
73	TOT only if it is actually COLLECTED	9/28/2016 6:49 AM
74	It is wrong.....	9/26/2016 3:59 PM
75	1. With today's soaring housing costs, a garage conversion (or your entire home while you are gone) as a summer vacation rental helps homeowners meet their mortgage. 2. Let's tourists interact with people in the neighborhood, instead of just other tourists in a hotel. This also benefits Santa Cruzans.	9/26/2016 8:35 AM
76	lowers property values in the neighborhood	9/25/2016 9:44 PM
77	I only believe benefit community if licensed and homeowner lives on property.	9/25/2016 4:47 PM
78	Provide more personal contact when owners are present	9/24/2016 6:09 PM
79	Revenue to other local businesses	9/23/2016 4:06 PM
80	I personally have used AirBnB and VRBO before and yes, it is convenient and comfortable staying in someone's home. It made me feel like a local, instead of a stereotypical tourist in another country. BUT - where Santa Cruz is heading is really challenging. This is not right anymore! Housing prices are exploding and my dream of living in Santa Cruz is slowly evaporating. We are renting a place for \$2600 and this is a "good deal" which is ridiculous!!! We live paycheck to paycheck and most of the money goes towards rent. It's highly frustrating... Vacation rentals are taking away homes to rent for residents.	9/22/2016 10:34 PM
81	Great for the community!	9/22/2016 3:09 PM
82	Hotels are a rip off! Can accommodate large families	9/22/2016 2:54 PM
83	Pet friendly, family friendly, comfortable accommodations for guests, weekly and monthly options for longer term visitors, encourages more options for visitors in our town which thrives on tourist activity, etc..	9/22/2016 8:35 AM
84	Brings more vacationers and more revenue to local businesses	9/21/2016 8:38 PM
85	We personally like the vibe of meeting new folks when we travel. I am, and makes traveling so much more affordable. We do not like hotels/motels etc.	9/21/2016 7:13 PM

City of Santa Cruz Vacation Rental Survey

86	I appreciate having extra cars and people present in my neighborhood at night to deter potential crime from down and out individuals who sleep at the High School	9/21/2016 4:44 PM
87	its a fun way to travel	9/21/2016 4:37 PM
88	Gives visitors a better cultural view	9/21/2016 4:11 PM
89	Allows more moderate income families to buy or stay in homes they might otherwise be unable to afford	9/21/2016 3:30 PM
90	Not sure...	9/21/2016 12:51 PM
91	Some will only use a home when visiting Santa Cruz	9/20/2016 11:44 PM
92	Gives pet friendly options	9/20/2016 8:18 PM
93	allows owners to host friends and family members free of charge	9/20/2016 6:01 PM
94	maybe increases value of neighboring properties?	9/20/2016 5:28 PM
95	my neighbor allows pets	9/20/2016 1:50 PM
96	Creates an alternative to the overpriced, subpar hotel accommodations currently available in Santa Cruz	9/20/2016 8:50 AM
97	From my experience of living across the street from a short term vacation rental, the benefit is singularly financial gain for the owner of the rental. Obviously, if the owner is paying TOT the City financially benefits too. Currently, without regulation from the City, the owner is under no obligation to act responsibly to his or her neighbors. When I asked my neighbor whether he was doing Airbnb he said yes. But when I told him that at times the people he was renting to were rude to us and came and went at all hours he said he couldn't do anything to control them. When I asked if he had set any limit on the number of people who rented his house, he said it was self-limiting and he relied on the renters to decide how many people stayed in the house. As far as the City benefiting from TOT revenues, it seems that the City is going to be making a big decision about either supporting "quality of life" and "neighborhoods" verses revenue. The decision seems to be between promoting tourism and protecting regular people who live and work here. Our neighborhood is about a mile and a half from the ocean and the Boardwalk. The idea of having areas set aside in town closer to "tourist" areas seems like a good compromise. Following Capitola's lead of setting aside designated areas where short term vacation rentals can operate seems like a possible solution for everyone.	9/19/2016 9:04 PM
98	provides personal positive experience for both parties	9/19/2016 1:36 AM
99	serve no value to the neighborhood, the tax base nor the city infrastructure!	9/18/2016 9:32 PM
100	Are in violation of zoning laws	9/17/2016 7:17 PM
101	Decreases the property value	9/17/2016 2:59 PM
102	Santa Cruz is a beach tourism town, it adds to the happiness of our area for quiet, families or individuals to have a vacation rental here, as long as it doesn't turn into noisy parties late at night.	9/17/2016 11:55 AM
103	with the proviso that it is "sharing" (i.e. renting a room in the house I am living in) which supports the POSITIVE side of the equation and removes the negatives (parties/ parking clogup/ garbage overuse/ lack of supervision).	9/17/2016 11:00 AM
104	I rent rooms or small houses that allow dogs when on vacation	9/15/2016 5:26 PM
105	as property owner, I can host visiting relatives and friends fre of charge when not in use	9/14/2016 11:31 PM
106	I don't mean to sound "woo-woo" but having a rotation of wonderful people in my home while I was out traveling myself this summer really brought new Chi into my home, where there had been a sense of stagnation before. Also I've been able to make a lot of improvements to my property with the revenue that was generated. I've had extremely positive experiences both in renting out my home, as well as renting other peoples' homes when I was traveling myself	9/13/2016 8:17 PM
107	i think it would be better if we had nicer hotels and kept vacationers there.	9/13/2016 4:25 PM
108	creates a sense of connection around the world.	9/13/2016 11:52 AM
109	Increases overall tourism in area.	9/13/2016 8:53 AM
110	no benefit in residential areas that is not zone for 14 people in one house with 6 cars on street	9/12/2016 6:28 PM
111	They take away housing for locals.	9/12/2016 4:44 PM
112	because of the dynamic nature of our town, it is important to allow for the tourist/ student season. Rental regulations should accommodate the summer, (90 day limit)	9/12/2016 4:02 PM
113	The people who rent homes for short term have NO respect & NO regard for the neighborhood! They don't acknowledge, it is a neighborhood and not a hotel!	9/12/2016 9:35 AM

City of Santa Cruz Vacation Rental Survey

114	Visitors to local businesses	9/12/2016 7:05 AM
115	I think highly regulated vacation rentals are fine so long as they charge the proper tax. Vacation rentals are not a new thing and they should be available because sometimes a family or a large group needs a house. What we should not be doing is allowing this industry to exploit loopholes and eat up already scarce housing.	9/11/2016 2:01 PM
116	This is tricky, community benefits vs. property owner benefits are two different things	9/11/2016 1:02 PM
117	in my experience the owners are also very knowledgeable about the area and provide tips on restaurants, places to go and things to do.	9/11/2016 11:47 AM
118	I don't see that these are low cost accommodations. they can be pretty pricey.	9/11/2016 11:40 AM
119	They could be a good thing if properly managed and regulated on number of nights per year; number of people; transparent way to to know if a home in your neighborhood is a vacation rental	9/11/2016 10:23 AM
120	Provides owner income at the expense of the greater community- infrastructure costs, sense of neighborhood	9/11/2016 6:39 AM
121	Increases business revenue in the community.	9/10/2016 10:53 PM
122	in tourist areas they provide a vacation alternative to hotels which is needed, however, confine them to established tourist areas	9/10/2016 9:22 PM
123	Community is not built on transients, its built on relationship	9/10/2016 8:55 PM
124	in very limited ways they can help folks who travel in the summer	9/10/2016 8:42 PM
125	Yes, there are benefits, but shouldn't affordable housing for residents be more important? Where do the people live who can't afford homes?	9/10/2016 5:18 PM
126	Greater Freedom for Homeowner.	9/10/2016 2:17 PM
127	Might make hotels actually step up their game instead of providing bottom-tier services for ridiculous prices	9/10/2016 12:23 PM
128	They don't promote a family friendly environment because they are usually loud, litter and party because they're on vacation at the beach. It makes everyone's rent higher and steals homes from people who need them who actually live here.	9/10/2016 11:40 AM
129	offers SC visitors a special perspective and they can share what the locals love to do	9/10/2016 9:26 AM
130	These rentals benefit ONLY property owners.	9/10/2016 8:45 AM
131	Minimal community benefit to those who earn income from this.	9/10/2016 8:21 AM
132	Two retired couples I know rent out the homes they live in ONLY when they go on vacation. This allows them to offset their travel costs and does not impact long-term housing opportunities.	9/10/2016 8:08 AM
133	They take away from a community	9/9/2016 10:01 PM
134	benefits are outweighed by the downside of driving out renters and causing local hotels to lose business	9/9/2016 9:53 PM
135	Of course they add value to homeowners renting out the space. But when there is such a demand for housing for the people who work in this city, that should outweigh this benefit.	9/9/2016 7:11 PM
136	Increased TOT does not justify vacation rentals - see my 10 below...	9/9/2016 5:56 PM
137	Individuals have different footprints than a business would in a neighborhood. If people want to convert their properties into businesses they should be taxed and regulated. Organizational software shouldn't supersede existing law.	9/9/2016 5:45 PM
138	negative effect on community only, no positive	9/9/2016 3:21 PM
139	I am not sure if all vacation rentals are charging the appropriate TOT, and that would upset me. I think they should charge like any other hotel or B&B	9/9/2016 1:11 PM
140	If restricted to Owner Occupied only (in one unit), can provide a much needed way for potential live-in owners to subsidize cost of ownership in lieu of extremely high rents.	9/9/2016 1:00 PM
141	Helps the local economy with tourists dollars.	9/9/2016 12:54 PM
142	It allows my family to pay our mortgage while still having flexibility for our extended family to visit and stay with us	9/9/2016 11:26 AM

City of Santa Cruz Vacation Rental Survey

143	I am torn. I believe that having a few available vacation rentals in a neighborhood is OK and encourages new energy in the neighborhood in a good way. However, I strongly feel that what the short term vacation rental culture has brought to Santa Cruz is affecting my community negatively. Many friends, even professors and seasoned professionals, are having a very tough time accessing housing. Many, as I am sure you are aware, are also getting kicked out of their rental homes when the landlords instead favor renting for short term air bnb, etc. We have to find the solution and strike a balance, or we will lose what I love about Santa Cruz.	9/9/2016 11:13 AM
144	I believe the detriment caused by vacation rentals exponentially exceeds any benefit they bring.	9/9/2016 10:51 AM
145	In a community with a housing shortage as severe as Santa Cruz any benefits are far outweighed by the negative impact on cost and availability of affordable long-term housing.	9/9/2016 10:43 AM
146	they don't provide a benefit to "my community" because they aren't being rented to my community and the majority of people who can afford to rent their houses out are in a financial position that allows them to have secondary places of residence.	9/9/2016 10:06 AM
147	Tourists and homeless people need to leave Santa cruz	9/9/2016 8:52 AM
148	brings money into the local economy	9/9/2016 8:41 AM
149	it doesn't do any of that, and it makes apartments more expensive as well. I've seen 4, thirty year olds living in a one bedroom here already. With semi decent jobs as well	9/9/2016 2:02 AM
150	I don't really have an opinion on this	9/9/2016 12:00 AM
151	only way for those who buy to afford mortgage and same with renters who have to lie to their landlords to rent their room so they can afford to live there.	9/8/2016 10:42 PM
152	Allows pets and most hotels don't	9/8/2016 9:57 PM
153	Allows for a real experience in a place	9/8/2016 9:47 PM
154	This is my "work at home job" so I can raise my children	9/8/2016 9:04 PM
155	if tax is collected then this could be a benefit but is it?	9/8/2016 8:59 PM
156	People who might otherwise not come to an area will come if the price is right and the accommodation is individual and welcoming. Personally, although I can afford to spend a significant amount on vacation/rental housing, I prefer something non-uniform and interesting. Main-stream hotels are a "last resort" choice.	9/8/2016 8:57 PM
157	Short term renters tend to disregard neighbors, house rules and tend to trash the rentals.	9/8/2016 7:02 PM
158	some allow pets and as a dog owner I can relate to wanting a dog friendly rental	9/8/2016 6:34 PM
159	I believe they can degrade neighborhoods.	9/8/2016 5:05 PM
160	not really sure, I need more info on this situation	9/8/2016 4:53 PM
161	Encourages creative/intellectual visitors, which enriches whole community	9/8/2016 4:41 PM
162	Commercial enterprises do not belong in neighborhoods	9/8/2016 4:33 PM
163	I believe the negative aspects far outweigh the positive for the community (T.O.T.). The rest of the items on the list benefit only the owner of the income property. Of course the visitor benefits with cheaper accommodations but typically doesn't care about my community.	9/8/2016 2:44 PM
164	If ethically used can facilitate first-time ownership and / or make it possible for current residents (owners or renters) to travel.	9/8/2016 2:07 PM
165	seems to promote money-greed in homeowners	9/8/2016 12:58 PM
166	reduces need for hotels/motels by using existing capacity, and are flexible enough to allow seasonal use. the motels in this area (lower ocean) lower their standards during winter and host prostitutes.	9/8/2016 12:56 PM
167	Visitors see more than the boardwalk.	9/8/2016 12:31 PM
168	Fits common sense perceptions of property usage	9/8/2016 12:02 PM
169	Vacation rentals are kept in great condition so they will appeal to renters. Owners are involved with the community so they can provide renters with available services.	9/8/2016 11:33 AM
170	Create a decrease in property values due to increases in the proportion of owner vs. renters.	9/8/2016 10:13 AM
171	Allows opportunities for visitors who may otherwise choose not to visit Santa Cruz due course to lack of better hospitality, I.e.. people Europe, other nations, etc	9/8/2016 9:32 AM

City of Santa Cruz Vacation Rental Survey

172	Vacationers spend money in Santa Cruz, thus helping local businesses.	9/8/2016 9:19 AM
173	i am not aware of any benefit to our community	9/8/2016 8:29 AM
174	Priority rentals for people who dont live or work in Santa Cruz	9/8/2016 7:24 AM
175	Alternative to renting out to ucsc students. Huge rentL crisis due to the fact that ucsc does not provide enough housing for attendees of college. Be careful not to blame housing crisis on vacation rentals please	9/8/2016 5:32 AM
176	Flexibility for homeowners - balance bringing in income with having furnished space when aging parents visit (long term rentals don't allow to occasionally using our space for friends & relatives visiting, etc)	9/7/2016 11:54 PM
177	They should not be able to have strangers constantly invade the neighborhood with more parties and parking issues and noise.	9/7/2016 10:32 PM
178	tourist dollars to economy and great short term rental option for people	9/7/2016 9:49 PM
179	hotels in this town are way too expensive for a family	9/7/2016 8:46 PM
180	I doubt if many are paying the tax but that would be good for the ones that are.	9/7/2016 8:46 PM
181	allows greedy landlords to rent stuff at higher rentals, has people in town makinhh no demands on services and are likely to be rich so they support high priced restaurants	9/7/2016 8:16 PM
182	Economic benefit to areas not heavily trafficked by tourists	9/7/2016 7:59 PM
183	WHEN THE OWNER IS PRESENT, I do not object as much to the renting out of a room in a house (it becomes more of a B&B experience). But the renting of entire houses, condos, and studios for short term stays when the owner isn't present doesn't seem right...mainly because there are so many of them. Can the number of units rented short term be capped? Or the number of days in a calendar year be capped? Or both?	9/7/2016 7:50 PM
184	Being able to rent a home, such as my family has done in Cambria, San Diego, June Lake, Bass Lake and more has allowed my parents, siblings, neices, nephews, grandparent to all be together and enjoy our time together. It has been a wonderful experience, one that we do at least every other year, if not yearly. Also, when my sister and mother went to Europe - Croatia, Slovenia, Serbia, and Germany we had a wonderful experience meeting the local people as well as staying in some wonderful places that made it more comfortable than being in a hotel room. A hotel has a certain function. A vacation rental makes it a comfortable environment. Especially, when one has aging parents and young children, no one is isolated in their hotel room.	9/7/2016 7:14 PM
185	benefits is not worth the issue of taking rentals off the market for residents and driving up house prices to drive santa cruz residents out of the market	9/7/2016 6:23 PM
186	Can provide an opportunity for locals and visitors to get to know and understand each other; can be a much more personal connection than staying in hotel/motel and as an additional option can be a win-win situation for all involved if properly handled. It also seems to me that airbnb's are well suited to Santa Cruz' local culture.	9/7/2016 6:17 PM
187	They spend \$'s in all the local venues, because I suggest them.	9/7/2016 6:10 PM
188	In the right places - tourist areas - they are fine. But not in neighborhoods where people are raising families.	9/7/2016 5:41 PM
189	prefer vacation rental as proprietors tend to maintain property well, as opposed to long-term rental where proprietors could be very "hands off".	9/7/2016 5:40 PM
190	Vacation rentals are one more gain for property specualtors that are part of a housing crisis in Santa Cruz.	9/7/2016 5:04 PM
191	I would have checked TOT for the city but they are opperating illegally and not paying TOT. Creating extra income for an individual homeowner is not a community benefit.	9/7/2016 4:48 PM
192	Allows people to see parts of the community where real people live	9/7/2016 4:45 PM
193	helps relieve congestion by spreading demand across the city	9/7/2016 4:19 PM
194	Added income goes into economy and also allows some families to remain in SC	9/7/2016 4:00 PM
195	I spent many years doing vacation rentals in Rio del Mar and Santa Cruz before buying in SC. It was an amazing and easy way to vacation with my family. Learning about the area, enjoying the beach and hanging out and cooking with friends and family. Much more practical than a hotel for young families in particular.	9/7/2016 3:27 PM
196	Increases the utilization of housing space.	9/7/2016 3:24 PM
197	Because housing is so high in Sc, renting a room is the only way many people can afford to stay in SC	9/7/2016 3:22 PM
198	Not sure how many are actually paying tax	9/7/2016 3:16 PM
199	Transient occupancy tax is also beneficial if the owner is honest to pay the tax. I believe a lot of them do not.	9/7/2016 3:15 PM

City of Santa Cruz Vacation Rental Survey

200	Do not fit in residential areas: changes the neighborhood when people are not committed to the local environment.	9/7/2016 2:49 PM
201	Helps with economy	9/7/2016 2:47 PM
202	Provides connections between people from other cities, states, countries	9/7/2016 2:23 PM
203	I think they can work when the owner is at the same location.	9/7/2016 2:20 PM
204	Food, gas, recreation \$	9/7/2016 2:17 PM
205	can reduce crime by keeping properties occupied	9/7/2016 2:04 PM
206	There are benefits AND it needs to be regulated to ensure that the cons (already limited housing market, high rents, etc) don't outweigh the benefits.	9/7/2016 2:02 PM
207	Provide flexible use of property for homeowners.	9/7/2016 1:57 PM
208	Mostly owned by out of area owners who don't witness their impact on our neighborhood	9/7/2016 1:27 PM
209	It's nobody's business who occupies my house!	9/7/2016 1:21 PM
210	provides taxes at best - many are under the radar	9/7/2016 1:12 PM
211	Vacation rentals destroy communities. They are displacing permanent residents with transient groups of vacationers. We don't know who our neighbors are anymore.	9/7/2016 1:11 PM
212	Makes me more willing to visit a place if I can use VRBO so I can cook where I'm staying.	9/7/2016 12:58 PM
213	Allows others to experience how great nice our community is.	9/7/2016 12:57 PM
214	diversity in lodging options & accessibility	9/7/2016 12:50 PM
215	More tourism dollars. City depends on tourism and government for incoming dollars for the community as a whole	9/7/2016 12:41 PM
216	allows others to share the experience of our beautiful area.	9/7/2016 12:40 PM
217	One positive, vacation rentals tend to be better cared for than some long term rentals... that said, it's a depressing thought that homeowners are more inclined to update rental properties for short term vacation goers as opposed to long term tenants. I think these properties dilute the community feeling. In the 10+ years I've lived in Seabright, the interactions with visitors staying in rentals has been minimal compared to the relationships developed with long term neighbors.	9/7/2016 12:39 PM
218	Only provides value if it's an owner occupied property with the owner present while an ADU of bedroom is being rented	9/7/2016 12:35 PM
219	Typically the short term renters are on vacation and keep their activities positive. Also homeowners are very keen on maintenance and good experiences for their guests.	9/7/2016 12:34 PM
220	allows buying a home you cannot afford unless you short term rent	9/7/2016 12:26 PM
221	I don't believe for one minute most people who rent out their home would pay a transient occupancy tax	9/7/2016 12:26 PM
222	Noise	9/7/2016 12:26 PM
223	Connects visitors more meaningfully to town, promotes respectful stays due to rules in place by homeowners	9/7/2016 12:05 PM
224	Adds flexibility to share homes in would like to live santa cruz and Hawaii and share rentals	9/7/2016 12:05 PM
225	Benefits depend hugely on the community	9/7/2016 12:01 PM
226	I think in certain places they provide benefit but the cost of living in Santa Cruz is out of control and therefore I don't support them here. Middle class families can no longer afford to live here.	9/7/2016 11:57 AM
227	cultural exchange	9/7/2016 11:52 AM
228	My parents LOVE staying in Airbnbs, esp since the Dream Inn is now about 400/night instead of in the 200s	9/7/2016 11:47 AM
229	provides great vacations	9/7/2016 11:16 AM
230	Property rights	9/7/2016 10:14 AM
231	I refer my guests to many local businesses- much more so than I imagine a hotel would! Guests who stay with me get to know Santa Cruz in a much more intimate way than staying at a hotel. I also help people who are relocating to Santa Cruz figure out what neighborhood they might want to live in, and I provide a more affordable place for people to stay when they attend local workshops or come to Santa Cruz to work on a short term project.	9/7/2016 9:51 AM

City of Santa Cruz Vacation Rental Survey

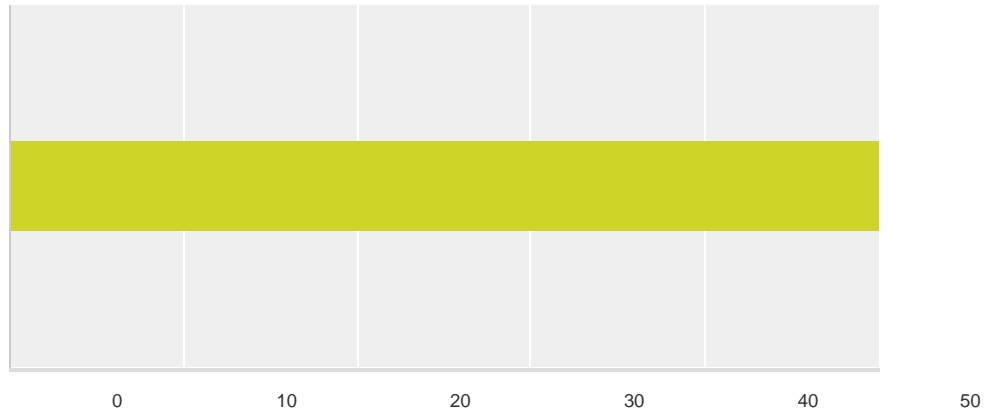
232	Attracts out of town vacationers who would otherwise not be able to afford the high costs of hotels, which brings in revenue that benefits everyone. A win win for all concerned.	9/7/2016 8:53 AM
233	Overall.. a benefit. Personally much prefer over hotel stays.	9/7/2016 8:48 AM
234	Decreases property value, ruins family neighborhood , increases parking and noise problems any benefit in my opinion is outweighed by items mentioned. nice ne	9/6/2016 10:46 PM
235	Beyond "additional income," in some cases short-term renting permits homeowners to stay in their homes.	9/6/2016 8:06 PM
236	Increases opportunities for families to visit Santa Cruz, which add to our tourism dollars.	9/6/2016 5:09 PM
237	I think when managed properly they offer a great overall benefit. They also can allow people that live here to go on vacation themselves if they can get some income while they are gone.	9/6/2016 4:10 PM
238	please note, I don't believe people are registering their rentals and paying an Occupancy tax. it would probably be better for SCruz to build some more hotels and a 5 star hotel.	9/6/2016 3:43 PM
239	comfort when traveling	9/6/2016 2:40 PM
240	Increases accommodation choices for tourists	9/6/2016 2:07 PM
241	Maintains neighborhood integrity by providing income allowing families to keep their homes. Properties are well kept which benefits the neighborhood as well.	9/6/2016 1:31 PM
242	Yes, provides homeowners additional income, but they only really need it because cost of living is so high. So it turns into a spiral. In order to keep living here or to buy a house, you may have to rent part of it out to help pay for it in the first place. So ultimately it is the same problem.	9/6/2016 1:06 PM
243	Generates additional revenue to the City as a result of more tourism to Santa Cruz. More local businesses (ie., restaurants) will generate more business which means more jobs and more tax revenue.	9/6/2016 11:44 AM
244	sends message to hotel industry to stop building monoliths	9/6/2016 10:23 AM
245	The folks who rent maintain their properties well	9/5/2016 8:06 PM
246	I cannot say that there is no financial gain for the property owner; however, I do not see that there are real neighborhood or community benefits. The vacation rentals I am personally aware of are businesses, not "homeowners" trying to get by. They do not contribute to the benefit of our neighborhood that we have worked hard to take back from "party houses" and renters that could care less about the quality in our neighborhood or community. These temporary customers do not have a vested interest in the community and the property owners who I know are only doing vacation rentals to make money (a.k.a. businesses in residential neighborhoods).	9/5/2016 6:20 PM
247	Provides alternatives to hotel/motel...allows us to feel 'like a local'...allows us to fix our own meals and bring our pets. If forced to only stay at Santa Cruz hotels...we would not visit, as we have family reunions in Santa Cruz and having to rent 5-6 hotel rooms would not cut it	9/5/2016 3:01 PM
248	Most are not paying transient tax	9/5/2016 9:19 AM
249	Vacation rentals being MUCH additional revenue into Santa Cruz. The tourist dollars are significant due to the rental of our home.	9/5/2016 8:17 AM
250	Legal business ok, but doesn't anyone from city look at motels?	9/5/2016 5:25 AM
251	There are NO upscale accommodation options in SC; had a staycation at Chaminade recently and was shocked at how overpriced it was for what we got. Vacation rentals help fill the void for decent accommodations in this county.	9/4/2016 9:50 PM
252	Brings families to Santa Cruz videos.	9/4/2016 8:23 PM
253	it brings much needed tourism to our community	9/4/2016 8:07 PM
254	We don't have any "brand name" hotels in town so I wouldn't come here without a home to stay in	9/4/2016 7:33 PM
255	Prohibiting short term rentals in private homes seems like government overreach	9/4/2016 4:00 PM
256	Tourists bring big dollars to Santa Cruz business firms.	9/4/2016 12:54 PM
257	Makes home ownership more affordable with AIRBNB options.	9/4/2016 11:41 AM
258	Invigorates our economy with more visitors spending money at local restaurants and businesses	9/3/2016 8:41 PM
259	The property next door to me has recently become a short term rental. As home owners, you expect your neighbors to occasionally have parties that may be noisier than day to day activity. Vacation rentals can generate noisy parties every week, especially large houses. So now, I have a commercial business next door, in a residential neighborhood with no oversight.	9/3/2016 8:37 PM

City of Santa Cruz Vacation Rental Survey

260	It may result in a small number of people being able to stay in a home that they could not otherwise afford.	9/3/2016 8:34 PM
261	Extra business for local restaurants and shops.	9/3/2016 8:24 PM
262	offers an option for global travelers	9/3/2016 7:50 PM
263	The Santa Cruz experience is enhanced when visitors are able to live like a local, in a neighborhood, interacting with locals.	9/3/2016 5:36 PM
264	Broadens choice from local hotel stock, esp. so guests can have access to kitchen, yard, families stay together, etc	9/3/2016 5:33 PM
265	I think though they may provide short-term benefits to some they ultimately hurt the local community.	9/3/2016 5:02 PM
266	Due to life's changes, job loss, divorce, etc people need a way to stay in their homes. The home owner is just as important as the renter. Maybe more so. The city should be open to sharing as long as it doesn't affect others in the neighborhood. It is up to the homeowner to be responsible for their tenants.	9/3/2016 4:42 PM
267	TOT - if applies and if/when paid. Benefits and costs contingent on details!	9/3/2016 3:48 PM
268	Provides options for family and friends visiting residents.	9/3/2016 3:25 PM
269	helps visitors have a more positive experience in SC and know where to dine, recreate, etc. our town has a lot of substandard motels	9/3/2016 1:28 PM
270	I don't see them as COMMUNITY benefit - I think they benefit the visitor and the property owner only.	9/1/2016 8:15 PM
271	Supported by the CA Coastal Commission (see article 30222 of CCC Coastal Act). Visitor-serving, private dev't actually has PRIORITY over private residential, general industrial, and general commercial dev't(!). See also section 30213 which may apply to some (but not all) affordable vacation rentals.	9/1/2016 12:31 PM
272	allows long time Santa Cruz residents to be able to pay high property taxes and not be forced to sell their homes to a Silicon Valley investor who would treat the entire property like an out of town vacation rental manager.	9/1/2016 12:27 AM

Q7 My overall opinion of vacation rentals in the City of Santa Cruz is...

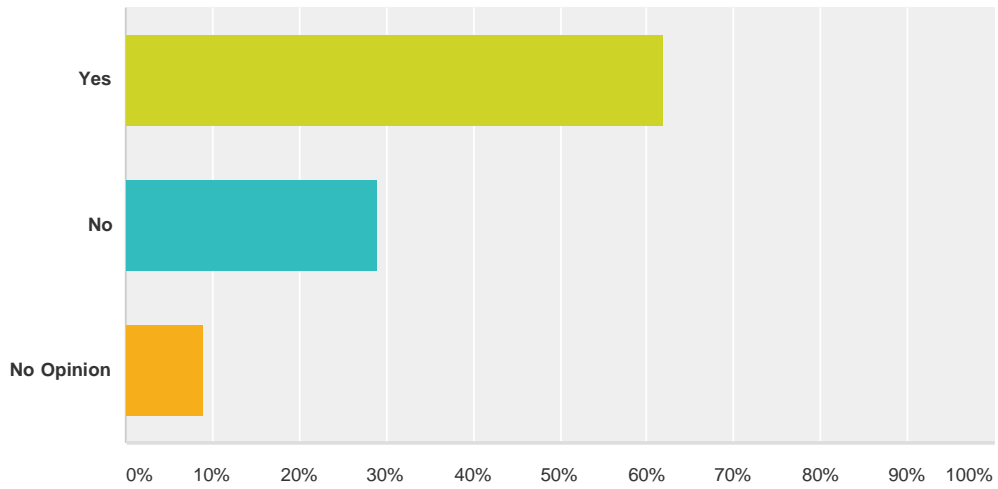
Answered: 1,704 Skipped: 81



Answer Choices	Average Number	Total Number	Responses
	50	84,701	1,704
Total Respondents: 1,704			

Q8 Do you think the City should regulate vacation rentals?

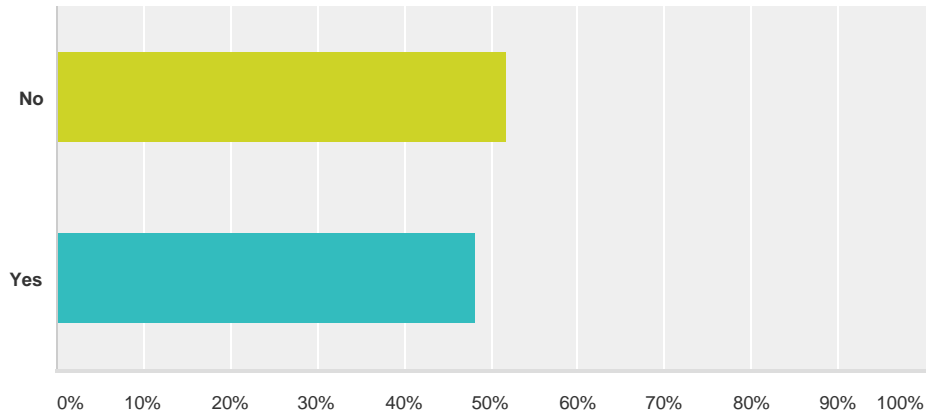
Answered: 1,772 Skipped: 13



Answer Choices	Responses
Yes	62.02% 1,099
No	29.06% 515
No Opinion	8.92% 158
Total	1,772

Q9 Are you aware of other Cities or Counties that regulate vacation rentals?

Answered: 1,724 Skipped: 61



Answer Choices	Responses
No	51.86% 894
Yes	48.14% 830
Total	1,724

#	If yes, where? (please specify)	Date
1	Napa	10/31/2016 3:35 PM
2	Orange County, Holister, Mendocino	10/31/2016 3:10 PM
3	Capitola, Live Oak area of Santa Cruz County, Carmel, Pacific Grove (?), Oceanside	10/31/2016 3:04 PM
4	Palm Springs, Seattle, New York	10/31/2016 3:02 PM
5	SC County	10/31/2016 2:35 PM
6	Carmel and Monterey	10/31/2016 2:24 PM
7	San Francisco, Palm Springs	10/31/2016 12:54 PM
8	Santa Monica	10/31/2016 12:34 PM
9	Laguna Beach	10/31/2016 12:28 PM
10	New york	10/30/2016 10:33 PM
11	San Francisco, Portland	10/30/2016 9:25 PM
12	San Francisco	10/30/2016 7:36 PM
13	San Luis Obispo	10/30/2016 2:49 PM
14	SAN Francisco, Barcelona	10/30/2016 2:29 PM
15	LA and SF (I believe)	10/30/2016 11:14 AM
16	Austin, texas	10/30/2016 8:19 AM
17	San Francisco, New York City	10/29/2016 3:15 PM
18	Believe they do in San Francisco, possibly Marin County	10/29/2016 2:31 PM
19	Trying to do it in San Diego	10/29/2016 1:50 PM

City of Santa Cruz Vacation Rental Survey

20	New York City, NY	10/29/2016 12:53 PM
21	New York City	10/29/2016 9:08 AM
22	I have read about San Francisco	10/28/2016 10:38 PM
23	New York	10/28/2016 7:07 PM
24	I think capitola does	10/28/2016 7:04 PM
25	SF	10/28/2016 5:35 PM
26	Santa Fe Nm	10/28/2016 2:49 PM
27	San Francisco	10/28/2016 11:40 AM
28	Kauai County, Hawaii	10/28/2016 11:13 AM
29	SF lost the fight vs Airbnb but aren't they regulating in some way?	10/28/2016 9:41 AM
30	many in California	10/27/2016 10:37 PM
31	NY	10/27/2016 8:59 PM
32	Not aware.	10/27/2016 1:23 PM
33	san francisco	10/27/2016 12:01 PM
34	San Francisco	10/27/2016 11:26 AM
35	San Francisco	10/27/2016 10:21 AM
36	County of Santa Cruz	10/27/2016 10:19 AM
37	San Francisco	10/27/2016 10:17 AM
38	http://www.delmar.ca.us/563/Short-Term-Rentals	10/27/2016 9:53 AM
39	S.F.	10/27/2016 9:44 AM
40	New York	10/27/2016 9:34 AM
41	Live Oak District, etc.	10/27/2016 9:13 AM
42	San Francisco, New York City, Washington DC	10/27/2016 6:18 AM
43	San Francisco and Santa Monica	10/26/2016 10:25 PM
44	Santa Monica. New York. New Orleans. Austin, TX. Boulder, CO.	10/26/2016 1:43 PM
45	Bay Area,center also coast	10/26/2016 10:23 AM
46	san francisco	10/25/2016 11:09 PM
47	San Francisco, New York	10/25/2016 8:41 PM
48	Honolulu, Hawaii	10/25/2016 7:54 PM
49	Yes, and most are all now starting to BAN STR's because they remove housing and cause problems...just look around!	10/25/2016 4:39 PM
50	We have a opportunity to set an example here as a progressive city that puts the welfare of the many above the profits of the few.	10/25/2016 12:37 PM
51	Maui county	10/25/2016 11:36 AM
52	San Francisco	10/25/2016 11:34 AM
53	New York!	10/25/2016 11:21 AM
54	Santa Barbara, New York	10/25/2016 11:20 AM
55	San Francisco	10/25/2016 10:02 AM
56	SF trying to	10/25/2016 8:32 AM
57	Santa Cruz County	10/25/2016 8:30 AM
58	SF	10/25/2016 7:57 AM

City of Santa Cruz Vacation Rental Survey

59	I have not researched this topic, but I assume most tourist destinations have to, unless displaced renters are of no concern to these communities.	10/25/2016 5:48 AM
60	Capitola	10/24/2016 9:40 PM
61	Carmel	10/24/2016 8:11 PM
62	I don't see how this matters. Santa Cruz needs to address its own issues, regardless of what other cities may or may not be doing.	10/24/2016 7:42 PM
63	Sausalito	10/24/2016 5:18 PM
64	NYC/Europe	10/24/2016 5:01 PM
65	County of Santa Cruz	10/24/2016 11:14 AM
66	New York, Capitola	10/23/2016 12:39 PM
67	South Lake Tahoe, CA	10/23/2016 8:57 AM
68	san francisco	10/22/2016 10:59 PM
69	SF, Santa Monica	10/22/2016 3:49 PM
70	Airbnb says so. Not sure where	10/22/2016 8:21 AM
71	Denver	10/22/2016 8:16 AM
72	Santa Barbara	10/22/2016 8:06 AM
73	New York, Key West	10/21/2016 8:15 PM
74	NYC	10/21/2016 4:30 PM
75	Austin, Galveston, Boulder, Denver	10/21/2016 4:08 PM
76	SC county	10/21/2016 3:54 PM
77	San Francisco	10/21/2016 3:48 PM
78	Santa Cruz County	10/21/2016 2:20 PM
79	San Francisco. Santa Cruz county?	10/21/2016 8:24 AM
80	Santa Cruz County, San Francisco	10/20/2016 5:50 PM
81	county of santa cruz	10/18/2016 11:17 PM
82	Virtually EVERYWHERE , why not here???	10/18/2016 8:57 PM
83	County of Santa Cruz	10/18/2016 2:07 PM
84	San Francisco regulates everything	10/18/2016 1:46 PM
85	San Francisco	10/18/2016 12:50 PM
86	SC County, Tahoe	10/18/2016 12:39 PM
87	many in so. cal. and bay area have regulated/outlawed or are considering	10/18/2016 9:46 AM
88	Santa Cruz County	10/18/2016 7:10 AM
89	San Jose, San Francisco	10/17/2016 4:54 PM
90	Capitola	10/16/2016 9:51 PM
91	Portland	10/16/2016 9:05 AM
92	Capitola	10/13/2016 4:07 PM
93	I havent researched this but it would be easy to do	10/11/2016 8:06 PM
94	San Francisco	10/10/2016 5:44 PM
95	santa cruz county	10/10/2016 2:41 PM
96	capitola, san francisco	10/9/2016 4:54 PM
97	Santa Monica	10/8/2016 10:16 PM

City of Santa Cruz Vacation Rental Survey

98	Nashville	10/8/2016 12:51 PM
99	Santa Cruz County	10/8/2016 12:49 PM
100	Santa Monica, San Francisco, Anaheim	10/8/2016 12:13 PM
101	San Francisco	10/7/2016 10:42 PM
102	there are many, google it	10/7/2016 5:54 PM
103	vienna, austria	10/7/2016 2:56 PM
104	San Francisco, NYC	10/7/2016 1:43 PM
105	San Francisco	10/7/2016 10:11 AM
106	San Francisco	10/6/2016 5:39 PM
107	Rome	10/6/2016 5:26 PM
108	No specifics, but I've heard press about it - generally.	10/6/2016 3:12 PM
109	Santa Barbara, Capitola	10/6/2016 9:59 AM
110	Austin, Seattle, Denver	10/6/2016 9:59 AM
111	San Francisco	10/5/2016 9:01 PM
112	I believe Monterey has a cap on vacation rentals but not on renting a room in houses where the owners are present	10/5/2016 8:59 PM
113	San Francisco	10/5/2016 6:40 PM
114	SF (require registering) & payment in some locations of occupancy taxes	10/5/2016 6:24 PM
115	Berlin, Vancouver	10/5/2016 12:23 PM
116	Sausalito but not enforced	10/5/2016 9:24 AM
117	Boulder, Chicago, Big Sur, Ashland, Portland, San Francisco etc...	10/4/2016 10:25 PM
118	San Francisco, New York	10/4/2016 9:09 PM
119	SF	10/4/2016 8:36 PM
120	Capitola	10/4/2016 5:48 PM
121	San Francisco	10/4/2016 5:26 PM
122	San Francisco	10/3/2016 9:33 PM
123	LA	10/3/2016 8:33 PM
124	San Francisco	10/3/2016 7:30 PM
125	New York, San Francisco	10/3/2016 6:48 PM
126	San Francisco	10/3/2016 5:26 PM
127	Several states we have visited, causes loss of transient tax	10/3/2016 4:54 PM
128	San Francisco CA	10/3/2016 4:02 PM
129	I think SF	10/3/2016 12:58 PM
130	Santa Cruz County, San Francisco County	10/3/2016 12:21 PM
131	Not sure where exactly but you hear about it in the news often.	10/3/2016 8:48 AM
132	san francisco	10/3/2016 8:12 AM
133	Napa. Monterey	10/2/2016 2:24 PM
134	manhattan beach, ca.	10/2/2016 11:58 AM
135	austin TX	10/1/2016 11:19 PM
136	San Francisco	10/1/2016 4:52 PM
137	Portland, Carmel	10/1/2016 10:15 AM
138	Santa Monica, CA	10/1/2016 9:51 AM

City of Santa Cruz Vacation Rental Survey

139	SF, San Diego, NY	9/30/2016 5:38 PM
140	Santa Barbara I think! We tried to stop there on a road trip last year and no accommodation so we kept driving and stayed in a different quieter town! At a loss to the City of Santa Barbara	9/30/2016 12:59 PM
141	Princeville, Hawaii	9/30/2016 12:19 PM
142	SANTA CRUZ COUNTY	9/30/2016 6:53 AM
143	San Francisco	9/29/2016 9:09 PM
144	San Francisco	9/29/2016 8:33 PM
145	SF	9/29/2016 7:57 PM
146	Santa Cruz County	9/29/2016 7:20 PM
147	San Francisco, Paris	9/29/2016 4:37 PM
148	sf	9/29/2016 1:09 PM
149	I heard San Francisco	9/28/2016 10:11 PM
150	San Francisco	9/28/2016 6:46 PM
151	Santa Cruz county	9/28/2016 3:10 PM
152	SanFrancisco is making attempts to curb the AirBnB problem	9/28/2016 6:49 AM
153	Sausalito in Marin County, New York city	9/27/2016 11:47 PM
154	Some have owners live in a 20 mile radius of the rental for most of the year.	9/27/2016 10:56 AM
155	How about Santa Cruz County	9/26/2016 3:59 PM
156	San Francisco, New York, Boston, ...	9/26/2016 12:27 PM
157	San Francisco	9/26/2016 11:25 AM
158	Several communities in southern California.	9/26/2016 11:24 AM
159	County of SC	9/26/2016 10:07 AM
160	SF, I think.	9/26/2016 8:35 AM
161	Santa Monica, CA	9/25/2016 11:46 PM
162	The North Shore of Kauai, HI	9/25/2016 8:11 PM
163	Live Oak and Capitola	9/25/2016 4:47 PM
164	SF	9/25/2016 1:27 PM
165	Marin, sonoma, monterey	9/25/2016 12:07 PM
166	Sacramento	9/25/2016 11:17 AM
167	San Francisco and others are in the news media often	9/25/2016 9:43 AM
168	Berlin (Germany), Austin TX	9/25/2016 9:34 AM
169	Pacific Grove	9/25/2016 9:27 AM
170	Capitola	9/24/2016 3:42 PM
171	Santa monica	9/24/2016 10:38 AM
172	Portland	9/24/2016 9:06 AM
173	Many cities in CA	9/23/2016 4:13 PM
174	most of europe for starters	9/23/2016 11:28 AM
175	Laguna Beach	9/23/2016 10:44 AM
176	Berlin (Germany), but not sure about US	9/22/2016 10:34 PM
177	New Port Beach	9/22/2016 8:33 PM
178	San Francisco	9/22/2016 6:17 PM

City of Santa Cruz Vacation Rental Survey

179	Tahoe	9/22/2016 4:32 PM
180	Nyc	9/22/2016 2:06 PM
181	San Francisco	9/22/2016 1:16 PM
182	San Francisco. I'm sure there are others as well	9/22/2016 1:14 PM
183	Hawaii	9/22/2016 11:51 AM
184	Santa Monica, CA	9/21/2016 10:12 PM
185	Berlin	9/21/2016 7:32 PM
186	SF	9/21/2016 7:13 PM
187	San Francisco	9/21/2016 4:23 PM
188	San Francisco among many.	9/21/2016 3:45 PM
189	Many	9/21/2016 3:30 PM
190	San Francisco, San Jose	9/21/2016 2:06 PM
191	San Fran, Santa Barbara	9/21/2016 12:28 PM
192	Hawaii	9/20/2016 8:18 PM
193	Santa Cruz County	9/20/2016 7:24 PM
194	San Francisco, New York	9/20/2016 6:01 PM
195	Lenningrad Russia	9/20/2016 2:59 PM
196	Rohnert Park Ca	9/20/2016 2:55 PM
197	San Francisco and Pacific Grove and Palm Springs	9/20/2016 1:50 PM
198	Capitola, County of Santa Cruz	9/19/2016 9:04 PM
199	San Francisco	9/19/2016 5:29 PM
200	Laguna beach and I have read of other areas who are doing it or working on it but don't remember specifics at this time	9/19/2016 4:30 PM
201	San Francisco	9/19/2016 12:37 PM
202	San Francsco	9/19/2016 10:15 AM
203	?pacific Grove Carmel	9/17/2016 3:06 PM
204	Pacific Grove Ca	9/17/2016 2:59 PM
205	I think San Francisco, Santa Barbara, San Diego	9/17/2016 11:55 AM
206	SF	9/17/2016 11:01 AM
207	Sorry--other than S.F. I don't remember where I heard about it, but the most creative solution would be to implement regulation that ONLY allows renting of a room in the house one lives in---not whole houses.	9/17/2016 11:00 AM
208	San Francisco and i think maybe monterey	9/15/2016 5:26 PM
209	Santa Cruz County	9/15/2016 4:57 PM
210	Santa Barbara	9/15/2016 3:28 PM
211	San Francisco, Oakland	9/15/2016 1:11 PM
212	Carmel	9/14/2016 11:31 PM
213	SF	9/14/2016 4:19 PM
214	Sf	9/14/2016 8:44 AM
215	San Francisco	9/14/2016 7:51 AM
216	Sonoma	9/14/2016 7:44 AM
217	NYC, Ashland or	9/13/2016 10:11 PM

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218	I'm not sure what you mean exactly by "regulate"	9/13/2016 8:17 PM
219	Santa Cruz County	9/13/2016 6:06 PM
220	Santa Cruz County, Santa Barbara, San Francisco	9/13/2016 4:51 PM
221	Santa Barbara, Santa Cruz County, Santa Monica San Francisco, pretty much all of southern CA either have regulations or are drafting one.	9/13/2016 4:51 PM
222	South Lake Tahoe	9/13/2016 3:48 PM
223	Austin texas	9/13/2016 3:05 PM
224	San Francisco	9/13/2016 1:16 PM
225	SF	9/13/2016 12:49 PM
226	Santa Rosa, Berlin	9/13/2016 11:52 AM
227	South Lake Tahoe	9/13/2016 10:58 AM
228	Don't most cities regulate somewhat? Anyway, SF, NY come to mind.	9/13/2016 9:45 AM
229	NYC	9/13/2016 8:53 AM
230	pacific grove	9/13/2016 8:39 AM
231	San Francisco	9/12/2016 10:58 PM
232	San Fransisco	9/12/2016 7:50 PM
233	have done no research on this subject	9/12/2016 6:28 PM
234	Monterey	9/12/2016 5:51 PM
235	you know that there are. This is your job pretty sure. Boulder, CO, Bend, OR, Carlsbad and San Diego...	9/12/2016 4:02 PM
236	Yes, many dozens of cities regulate vacation rentals including the County of Santa Cruz. Carmel bans them entirely. Truckee, South Lake Tahoe, Napa, San Louis Obispo, almost every city that has tourism has adopted some sort of regulation to protect neighborhoods. A quick Google search will reveal many other cities in CA that have done this. There will be no need to invent the wheel for this issue, there are a plethora of sample VR regulations from accross California from which city leaders can choose.	9/12/2016 3:59 PM
237	Santa Barbara	9/12/2016 3:58 PM
238	I believe Ashland Oregon prohibits airbnb, as well as Nevada City, Ca	9/12/2016 1:34 PM
239	San Francisco	9/12/2016 12:56 PM
240	portland, tiburon	9/12/2016 11:51 AM
241	San Francisco	9/12/2016 11:39 AM
242	Santa Barbara	9/12/2016 11:36 AM
243	San francisco	9/12/2016 11:14 AM
244	San Francisco, Monterey	9/12/2016 10:32 AM
245	Capitola	9/12/2016 10:19 AM
246	Orinda, Danville, Laguna Beach, many more I am currently researching	9/12/2016 9:35 AM
247	Santa Monica	9/12/2016 9:32 AM
248	San Francisco and several others	9/12/2016 9:03 AM
249	SF, Santa Barbara, Boulder	9/12/2016 8:55 AM
250	San Jose	9/12/2016 8:08 AM
251	Seattle and San Francisco	9/11/2016 9:51 PM
252	San Francisco - not sure where else.	9/11/2016 8:52 PM
253	County of Santa Cruz, city of Capitola, Carmel and many other cities	9/11/2016 7:09 PM
254	Boulder and Denver Colorado, Austin Texas, Arizona has a state law, Idaho	9/11/2016 2:01 PM

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255	San Francisco, Kauai, HI	9/11/2016 1:02 PM
256	many coastal communities and lake tahoe	9/11/2016 12:12 PM
257	Los Angeles, San Francisco, Santa Monica	9/11/2016 11:49 AM
258	Arizona, Santa Monica, Los Angeles	9/11/2016 11:47 AM
259	SF	9/11/2016 11:40 AM
260	Monterey County	9/11/2016 10:49 AM
261	Pacific Grove	9/11/2016 10:23 AM
262	Ventura county	9/11/2016 8:55 AM
263	Capitola	9/11/2016 8:04 AM
264	There is one AirB&B over by Westlake Elementart. Total disregard for the families in the neighborhood, they'll rent to 7 people	9/11/2016 7:45 AM
265	San Francisco, Portland OR	9/11/2016 7:34 AM
266	San francisco, nyc	9/11/2016 2:46 AM
267	San Francisco, Costa Rica	9/10/2016 10:53 PM
268	Santa Cruz County already does this.	9/10/2016 9:56 PM
269	sc county for starters	9/10/2016 9:22 PM
270	Im aware of cities discussing it like SF Seattle and LA	9/10/2016 8:55 PM
271	san francisco	9/10/2016 7:55 PM
272	Austin, TX; Fort Lauderdale, FL; Santa Barbara, CA	9/10/2016 7:47 PM
273	San Francisco	9/10/2016 7:11 PM
274	CO	9/10/2016 6:56 PM
275	Santa Monica	9/10/2016 5:18 PM
276	not sure, just know they do	9/10/2016 4:55 PM
277	San Francisco, Santa Monica	9/10/2016 4:52 PM
278	La	9/10/2016 4:08 PM
279	Tuolumne	9/10/2016 3:50 PM
280	Santa Cruz County, Capitola	9/10/2016 3:47 PM
281	Maui	9/10/2016 1:31 PM
282	New York, Monterey and Big Sur I believe	9/10/2016 12:42 PM
283	San Francisco, New York, many others	9/10/2016 12:23 PM
284	Colorado- Boulder specifically bans vacation rentals unless they are the owners/renters primary residence and they are short term. Texas- Galveston, Austin and many other cities completely banned vacation rentals to solve the housing crisis.	9/10/2016 11:40 AM
285	San Francisco	9/10/2016 10:18 AM
286	Newport Beach	9/10/2016 9:26 AM
287	I am aware through news, not experimce	9/10/2016 8:21 AM
288	Santa Monica	9/10/2016 7:10 AM
289	San Francisco	9/9/2016 10:51 PM
290	Can't remember	9/9/2016 10:04 PM
291	Los Angeles,	9/9/2016 9:53 PM
292	New York	9/9/2016 9:35 PM
293	Portland, OR	9/9/2016 9:02 PM

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294	Santa Cruz County	9/9/2016 7:08 PM
295	anaheim,san francisco, santa monica, new york	9/9/2016 6:58 PM
296	Santa Cruz, Capitola and Sedonna AZ	9/9/2016 5:56 PM
297	San Francisco is moving towards it.	9/9/2016 5:45 PM
298	Santa Cruz County	9/9/2016 5:23 PM
299	Capitola	9/9/2016 5:17 PM
300	State of Hawaii	9/9/2016 5:15 PM
301	San Francisco	9/9/2016 4:57 PM
302	From what I understand they all do?	9/9/2016 4:13 PM
303	i cant be sure, but i would be shocked if it was not regulated	9/9/2016 3:21 PM
304	San Francisco, just recently June 2016	9/9/2016 2:44 PM
305	Carmel	9/9/2016 2:43 PM
306	SF	9/9/2016 2:31 PM
307	San Francisco	9/9/2016 2:21 PM
308	Anaheim	9/9/2016 1:52 PM
309	Hawaii county	9/9/2016 1:52 PM
310	Santa Ana	9/9/2016 1:49 PM
311	Barcelona, Amsterdam	9/9/2016 1:18 PM
312	San francisco	9/9/2016 1:08 PM
313	San Francisco, San Diego, Tallahassee-Florida, Santa Monica, Flaffstaff-Arizona	9/9/2016 12:54 PM
314	City of South Lake Tahoe	9/9/2016 12:54 PM
315	LA, SF, Capitola	9/9/2016 12:37 PM
316	San francisco	9/9/2016 12:17 PM
317	San Francisco	9/9/2016 11:07 AM
318	San Francisco, New York	9/9/2016 11:05 AM
319	Maui	9/9/2016 10:51 AM
320	Santa Barbara	9/9/2016 10:49 AM
321	Boulder, CO; Austin, TX; Galveston, TX	9/9/2016 10:43 AM
322	San Francisco	9/9/2016 10:42 AM
323	San Francisco	9/9/2016 10:41 AM
324	San Francisco, New York City	9/9/2016 9:09 AM
325	San Francisco	9/9/2016 8:50 AM
326	Bozeman, MT	9/9/2016 8:47 AM
327	San Francisco	9/9/2016 8:28 AM
328	San Francisco	9/9/2016 8:20 AM
329	Berlin, Paris, Barcelona, Vancouver, NYC, San Francisco	9/9/2016 8:14 AM
330	Live Oak, San Francisco	9/9/2016 7:55 AM
331	Santa Cruz County (SADA, LODA, Davenport/Swanton)	9/9/2016 7:35 AM
332	Portland	9/9/2016 7:34 AM
333	New york	9/9/2016 3:13 AM

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334	I also think that Santa Cruz needs stricter rent control laws. It's getting too crazy. And there's not enough jobs here to support that kind of rent. Vacation rentals are going to compound that problem.	9/9/2016 2:02 AM
335	Berlin	9/9/2016 1:37 AM
336	Ojai CA. In process w city council	9/9/2016 12:32 AM
337	OR	9/9/2016 12:00 AM
338	Monterey County	9/8/2016 11:53 PM
339	Big Sur, Monterey bay regulations on Airbnb	9/8/2016 10:42 PM
340	Portland OR, Vancouver BC	9/8/2016 10:30 PM
341	san francisco	9/8/2016 10:17 PM
342	Live Oak and Capitola	9/8/2016 9:54 PM
343	SF	9/8/2016 9:47 PM
344	SF is starting to regulate these rentals	9/8/2016 9:26 PM
345	Maui	9/8/2016 9:26 PM
346	Laguna Beach	9/8/2016 9:10 PM
347	SF	9/8/2016 9:00 PM
348	All the major cities are trying to regulate them, mainly because they perceive a loss of revenue from taxes. However, they neglect to factor in the additional revenue generated by people coming in to visit who might otherwise have gone elsewhere.	9/8/2016 8:57 PM
349	SF, NY	9/8/2016 7:02 PM
350	Fort Lauderdale, FL	9/8/2016 6:49 PM
351	SF	9/8/2016 6:42 PM
352	New York City, Santa Monica, San Francisco	9/8/2016 6:05 PM
353	SF	9/8/2016 5:53 PM
354	New York City	9/8/2016 5:40 PM
355	San Luis	9/8/2016 5:30 PM
356	Key West FL, San Francisco, CA	9/8/2016 5:14 PM
357	San Francisco	9/8/2016 5:07 PM
358	San Francisco	9/8/2016 5:05 PM
359	New york	9/8/2016 4:41 PM
360	San Francisco, CA	9/8/2016 4:35 PM
361	Locally just about all jurisdictions but City of SC	9/8/2016 4:33 PM
362	Sf	9/8/2016 4:26 PM
363	capitola, sc county	9/8/2016 4:05 PM
364	San Francisco	9/8/2016 4:00 PM
365	Santa Monica, CA	9/8/2016 3:44 PM
366	nyc	9/8/2016 3:34 PM
367	I think that New Orleans has tried to do this, can't think of the other examples I've heard of.	9/8/2016 3:31 PM
368	Oakland (partially)	9/8/2016 3:24 PM
369	Austin, TX, Chicago, IL	9/8/2016 3:17 PM
370	Santa Barbara, Colorado	9/8/2016 2:47 PM

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371	Honolulu and other Hawaiian towns. A very quick search reveals the following California cities and/or counties regulate vacation rentals; Calaveras County, El Dorado County, So. Lake Tahoe, Los Angeles County(cities include Avalon, Hermosa Beach, Santa Monica, Long Beach), Mendocino County, Monterey County, Carmel-by-the-Sea (prohibits any in residential districts), Pacific Grove, Napa County, Nevada County, Orange County, Placer County, Riverside County, San Bernardino County, San Diego County, San Francisco County, San Luis Obispo County, Santa Barbara County, Sonoma County, Ventura County.	9/8/2016 2:44 PM
372	Santa Monica	9/8/2016 2:39 PM
373	I have heard of this being considered in New Orleans and other towns—can't remember right now	9/8/2016 2:30 PM
374	Vancouver, BC	9/8/2016 2:27 PM
375	Numerous poorly conceived policies that are at least better than nothing-- sf, Portland, nyc. Better still to look at European models-- Berlin & Barcelona .	9/8/2016 2:07 PM
376	San Francisco, poorly.	9/8/2016 2:06 PM
377	Various cities in the Pacific North West	9/8/2016 1:47 PM
378	Santa Barbara, Los Angeles	9/8/2016 1:44 PM
379	no	9/8/2016 1:40 PM
380	Denver and Austin	9/8/2016 1:36 PM
381	Santa Cruz County	9/8/2016 12:56 PM
382	San Francisco	9/8/2016 12:56 PM
383	San Francisco	9/8/2016 12:51 PM
384	San Francisco	9/8/2016 12:40 PM
385	San Francisco	9/8/2016 12:39 PM
386	San Francisco	9/8/2016 12:35 PM
387	Anaheim, Santa Monica, New York & SF (not strict enough but at least something)	9/8/2016 12:32 PM
388	Hawaii	9/8/2016 12:31 PM
389	San Francisco and Carmel	9/8/2016 12:20 PM
390	San Francisco	9/8/2016 12:16 PM
391	Was it Santa Monica who regulated AirBnB rentals? I don't remember. I know there was a failed attempt in SF.	9/8/2016 12:13 PM
392	New York	9/8/2016 12:05 PM
393	Live Oak. San Francisco. Many others.	9/8/2016 12:02 PM
394	Aware that this has been identified as a problem elsewhere and has been either outlawed and/or regulated or some combination of both	9/8/2016 12:01 PM
395	San Francisco	9/8/2016 12:00 PM
396	San Francisco	9/8/2016 11:16 AM
397	Rohnert Park, CA prohibits Airbnb	9/8/2016 10:34 AM
398	San Francisco	9/8/2016 10:13 AM
399	Many cities in Colorado, Oregon, Texas	9/8/2016 9:47 AM
400	San Francisco	9/8/2016 9:15 AM
401	New orleans, san francisco	9/8/2016 7:24 AM
402	san francisco	9/8/2016 5:47 AM
403	SF, Santa Barbara, cities in FL, Georgia	9/8/2016 5:31 AM
404	Live Oak in SC County, San Francisco	9/8/2016 4:35 AM
405	New York City	9/8/2016 2:42 AM
406	Monterey and Carmel	9/7/2016 11:44 PM

City of Santa Cruz Vacation Rental Survey

407	Pleasure Point area, Carmel, Berlin	9/7/2016 10:20 PM
408	San Francisco	9/7/2016 9:54 PM
409	Goleta	9/7/2016 9:52 PM
410	wherever NIMBY haters hold sway, hopefully not in Santa Cruz	9/7/2016 9:49 PM
411	San Francisco	9/7/2016 9:40 PM
412	San Francisco	9/7/2016 9:38 PM
413	Paris	9/7/2016 9:35 PM
414	Sf	9/7/2016 8:53 PM
415	Santa Cruz County	9/7/2016 8:51 PM
416	Austin, Texas; Paris, France; NYC, New York	9/7/2016 8:46 PM
417	I have heard they do, bur can't remember specific cities	9/7/2016 8:35 PM
418	Napa, not a good solution	9/7/2016 8:23 PM
419	Denver, CO	9/7/2016 8:15 PM
420	santa barbara?	9/7/2016 8:11 PM
421	San Francisco	9/7/2016 8:06 PM
422	Carlsbad, Santa Barbara	9/7/2016 7:59 PM
423	Carmel, San Francisco	9/7/2016 7:50 PM
424	Japan regulates short term rentals (minimum of a 1 week stay) and San Francisco also regulates them. Every city should regulate them. But not the renting out of rooms. That seems like more of a private and personal decision and not as likely to impact students (and locals!) looking for places to live.	9/7/2016 7:50 PM
425	Does San Francisco? I know Capitola does.	9/7/2016 7:50 PM
426	Santa cruz county	9/7/2016 7:39 PM
427	Santa Cruz County	9/7/2016 7:31 PM
428	San Luis obispo county	9/7/2016 7:27 PM
429	San Francisco	9/7/2016 7:15 PM
430	I've heard of New York and I believe SF, at least attempting to regulate.	9/7/2016 7:14 PM
431	Palo Alto	9/7/2016 6:58 PM
432	New York City requires registration of whole-unit rentals (and SF?)	9/7/2016 6:44 PM
433	Santa Cruz County	9/7/2016 6:31 PM
434	SF	9/7/2016 6:30 PM
435	Portland. Air BnBs must be IN the home of the renters so that houses are not taken off the regular rental market to be used as money making vacation rentals. I think renting out rooms or back units or garage conversions of vacation rentals is fine.	9/7/2016 6:23 PM
436	San Francisco	9/7/2016 6:10 PM
437	Healdsburg	9/7/2016 6:10 PM
438	santa monica	9/7/2016 5:53 PM
439	New York	9/7/2016 5:53 PM
440	San Francisco	9/7/2016 5:43 PM
441	San Francisco, Sebastopol, Santa Barbara, New York City	9/7/2016 5:40 PM
442	San Francisco, Austin, & Miami Beach, among others.	9/7/2016 5:27 PM
443	San Luis Obispo	9/7/2016 5:19 PM
444	Santa Cruz County	9/7/2016 5:18 PM

City of Santa Cruz Vacation Rental Survey

445	San Francisco, NYC, LA	9/7/2016 5:04 PM
446	Out of state	9/7/2016 5:03 PM
447	SF	9/7/2016 4:59 PM
448	Carmel, San Francisco	9/7/2016 4:58 PM
449	You need not look far, Capitola and Santa Cruz County are dealing with the issues - Aptos and Live Oak. Outside the area you can look south to Santa Barbara, Anaheim and Pasadena. I'm sure there are lots more.	9/7/2016 4:55 PM
450	San Francisco	9/7/2016 4:51 PM
451	Most do	9/7/2016 4:48 PM
452	San Francisco, New York	9/7/2016 4:45 PM
453	San Francisco	9/7/2016 4:43 PM
454	San Francisco	9/7/2016 4:41 PM
455	San Francisco, Portland, OR	9/7/2016 4:38 PM
456	san francisco	9/7/2016 4:28 PM
457	San Francisco	9/7/2016 4:27 PM
458	Austin, Texas; San Francisco, Philadelphia, Nashville, Savannah, Atlanta, Denver	9/7/2016 4:27 PM
459	Austin	9/7/2016 4:26 PM
460	San Francisco	9/7/2016 4:24 PM
461	San Francisco	9/7/2016 4:05 PM
462	Santa Barbara, San Diego, Anaheim, Irvine, San Francisco, Napa, South Lake Tahoe	9/7/2016 4:03 PM
463	New York	9/7/2016 3:59 PM
464	Santa Cruz County (Aptos), City of Monterey	9/7/2016 3:54 PM
465	Laguna Beach, CA	9/7/2016 3:47 PM
466	Huntington Beach, many examples are out there.	9/7/2016 3:43 PM
467	S M	9/7/2016 3:41 PM
468	SC county, Maui county	9/7/2016 3:32 PM
469	Santa Barbara	9/7/2016 3:32 PM
470	I just had heard that some cities were stopping air b and b.	9/7/2016 3:29 PM
471	San Francisco is trying.	9/7/2016 3:27 PM
472	San Francisco	9/7/2016 3:24 PM
473	Ojai	9/7/2016 3:23 PM
474	SC County regulates vacation rentals ratio	9/7/2016 3:22 PM
475	San Francisco	9/7/2016 3:16 PM
476	San Francisco I believe	9/7/2016 3:07 PM
477	Santa Monica, Forbes article: http://www.forbes.com/sites/andrewbender/2015/06/15/new-regulations-to-wipe-out-80-of-airbnb-rentals-in-californias-santa-monica/#35a999331da0	9/7/2016 3:03 PM
478	Santa Cruz county, SF	9/7/2016 3:00 PM
479	Santa Barbara	9/7/2016 2:58 PM
480	Santa Cruz County	9/7/2016 2:51 PM
481	Berlin, Germany	9/7/2016 2:48 PM
482	Santa Cruz County, Anaheim, Carmel-by-the-Sea	9/7/2016 2:35 PM
483	Bend, OR	9/7/2016 2:35 PM

City of Santa Cruz Vacation Rental Survey

484	If problems arise, then look at regulating, otherwise allow	9/7/2016 2:25 PM
485	capitola/ live oak	9/7/2016 2:24 PM
486	San Francisco	9/7/2016 2:23 PM
487	New York	9/7/2016 2:22 PM
488	Hanalei, HI	9/7/2016 2:22 PM
489	Seattle	9/7/2016 2:20 PM
490	SC County	9/7/2016 2:17 PM
491	Mountain View and Lake Tahoe	9/7/2016 2:16 PM
492	Capitola	9/7/2016 2:14 PM
493	various places where the hotel lobby is trying to deny property owners the ability to augment their income	9/7/2016 2:13 PM
494	SF	9/7/2016 2:05 PM
495	San Francisco	9/7/2016 2:04 PM
496	Just rented one in Pacific Grove---have no idea if they are regulated there.	9/7/2016 2:04 PM
497	San Francisco, Sausalito	9/7/2016 2:03 PM
498	Hood River, OR	9/7/2016 1:59 PM
499	Anaheim	9/7/2016 1:55 PM
500	see recent article in Sentinel	9/7/2016 1:54 PM
501	capitola, pacific grove, san francisco	9/7/2016 1:42 PM
502	Austin, TX	9/7/2016 1:42 PM
503	Berlin, New York	9/7/2016 1:34 PM
504	malibu	9/7/2016 1:30 PM
505	Santa Monica	9/7/2016 1:28 PM
506	Pine Mountain Lake	9/7/2016 1:28 PM
507	South Lake Tahoe	9/7/2016 1:26 PM
508	Thought San Francisco, but not sure...	9/7/2016 1:25 PM
509	Prague Czech	9/7/2016 1:23 PM
510	Maui	9/7/2016 1:21 PM
511	not sure where, just vaguely remember something from the news	9/7/2016 1:21 PM
512	SF	9/7/2016 1:12 PM
513	Laguna Beach, Los Angeles	9/7/2016 1:11 PM
514	I think San Francisco with Airbnb	9/7/2016 1:00 PM
515	Napa, Santa Cruz county (Live Oak area)	9/7/2016 12:58 PM
516	Not sure but I'm sure they exist	9/7/2016 12:57 PM
517	Santa cruz	9/7/2016 12:55 PM
518	don't know but government is far reaching	9/7/2016 12:50 PM
519	Tahoe	9/7/2016 12:44 PM
520	Kailua, Hawaii is just like Santa Cruz	9/7/2016 12:42 PM
521	New York, San Francisco	9/7/2016 12:41 PM
522	Santa Rosa	9/7/2016 12:38 PM
523	several	9/7/2016 12:36 PM
524	It seems to be more likely in many communitie, espically the Califnornia coast.	9/7/2016 12:36 PM

City of Santa Cruz Vacation Rental Survey

525	New York	9/7/2016 12:32 PM
526	Out of state - Sedona, Arizona	9/7/2016 12:31 PM
527	Hawaii	9/7/2016 12:29 PM
528	SF	9/7/2016 12:28 PM
529	Laguna Beach	9/7/2016 12:27 PM
530	Belgium, Paris	9/7/2016 12:27 PM
531	for one san francisco, santa barbara, http://www.santabarbaraca.gov/services/planning/mpe/vacation_rentals.asp , seattle(http://www.seattle.gov/council/issues/regulating-short-term-rentals), Denver, etc.	9/7/2016 12:26 PM
532	Capitola	9/7/2016 12:26 PM
533	Santa Cruz county	9/7/2016 12:25 PM
534	Portland , Oregon	9/7/2016 12:25 PM
535	San Francisco, New York City	9/7/2016 12:16 PM
536	San Francisco, New York... LOTS of places. You *do* read the news, right?	9/7/2016 12:12 PM
537	San Diego, Santa Monica, Santa Barbara, Pacific Grove	9/7/2016 12:10 PM
538	Pacific Grove	9/7/2016 12:09 PM
539	San Francisco, Guerneville	9/7/2016 12:07 PM
540	San Diego	9/7/2016 12:04 PM
541	Santa Barbara - all short-term residential rentals remain prohibited in the City, unless they receive proper land use approvals and permits, as necessary.	9/7/2016 12:02 PM
542	Monterey, County of Santa Cruz	9/7/2016 12:01 PM
543	new york	9/7/2016 12:00 PM
544	San Francisco	9/7/2016 11:59 AM
545	Ojai (banned short-term rentals), Indio, Santa Monica, SF	9/7/2016 11:55 AM
546	San Francisco	9/7/2016 11:54 AM
547	Santa Monica, CA	9/7/2016 11:54 AM
548	San Francisco (90 days), Chico, Monterey, Ojai, Hermosa, Santa Monica, Pacific Grove, and tons of others have put in various levels of restriction. We need it ASAP - housing shortage is at a crisis level at this point.	9/7/2016 11:53 AM
549	Santa Ynez	9/7/2016 11:52 AM
550	Santa Barbara	9/7/2016 11:51 AM
551	Los Angeles	9/7/2016 11:51 AM
552	Bend Oregon	9/7/2016 11:50 AM
553	The cities that do, like SF, are only pandering to 'big business' / the hotel industry lobby.	9/7/2016 11:49 AM
554	Anaheim	9/7/2016 11:47 AM
555	San Francisco	9/7/2016 11:45 AM
556	Monterey, Pacific Grove, Capitola, San Francisco	9/7/2016 11:45 AM
557	I have heard of other cities limiting vr in neighborhoods	9/7/2016 11:43 AM
558	Santa Cruz County	9/7/2016 11:42 AM
559	santa Cruz County, Carmel, Anaheim, many others	9/7/2016 11:19 AM
560	South Lake Tahoe, California	9/7/2016 11:07 AM
561	Just search Google for "vacation rental ordinances"	9/7/2016 11:00 AM
562	Portland, OR; SF; SJ; Savannah, GA.	9/7/2016 10:47 AM

City of Santa Cruz Vacation Rental Survey

563	San Francisco (not enforced), Sausalito (prohibited) Mill Valley (requires 'hosts' to register and purchase a business license)	9/7/2016 10:45 AM
564	I am sure most do	9/7/2016 10:37 AM
565	Berkley	9/7/2016 10:28 AM
566	sedona	9/7/2016 10:09 AM
567	Denver, Santa Barbara, Anaheim, Palm Springs	9/7/2016 9:56 AM
568	I've heard there are some regulations being considered in SF and a couple other communities, but don't remember which ones.	9/7/2016 9:51 AM
569	San Francisco	9/7/2016 9:26 AM
570	Santa Cruz County	9/7/2016 9:01 AM
571	Paris, Berlin	9/7/2016 8:35 AM
572	San Francisco	9/7/2016 8:35 AM
573	I thought San Francisco and NYC were regulating vacation rentals.	9/7/2016 8:03 AM
574	County of Santa Cruz	9/7/2016 7:51 AM
575	SF, other 'vacation' communities with high value residential property	9/7/2016 7:21 AM
576	Many	9/7/2016 7:04 AM
577	Ojai, San Francisco	9/7/2016 5:59 AM
578	Ojai: limits AirBnB stays to one month or longer	9/7/2016 5:55 AM
579	SF	9/7/2016 4:37 AM
580	San Francisco. New York.	9/6/2016 11:25 PM
581	I heard capitola does I suspect a staff member could get some solid data . Does it matter we should do the right thing for our neighborhoods	9/6/2016 10:46 PM
582	Mendocino	9/6/2016 8:27 PM
583	San Francisco	9/6/2016 6:51 PM
584	capitolA	9/6/2016 5:14 PM
585	Santa Monica	9/6/2016 5:11 PM
586	County of Santa Cruz	9/6/2016 5:09 PM
587	Capitola	9/6/2016 5:03 PM
588	Berkely and SF are going through this now as far as I know. To what extent they regulate currently I do not know.	9/6/2016 4:10 PM
589	San Francisco	9/6/2016 4:09 PM
590	santa monica	9/6/2016 3:43 PM
591	Pismo Beach	9/6/2016 3:22 PM
592	Too many to name	9/6/2016 3:02 PM
593	Monterey, Pacific Grove, Tiburon, Santa Monica, Ojai, Manhattan Beach, Danville, Santa Cruz County	9/6/2016 2:03 PM
594	SF	9/6/2016 1:55 PM
595	Santa Monica allowed STR in ADUs because the owners are on site and the rentals are well managed	9/6/2016 1:31 PM
596	Santa Cruz County	9/6/2016 12:20 PM
597	Santa Cruz County	9/6/2016 11:33 AM
598	NYC, though not effectively	9/6/2016 11:27 AM
599	I don't know if they do or don't but Santa Cruz should not base it's policy on what other cities or counties are doing	9/6/2016 9:55 AM
600	Sonoma, Pismo Beach, Morro Bay, and Goleta	9/6/2016 8:36 AM
601	San Francisco	9/6/2016 8:34 AM

City of Santa Cruz Vacation Rental Survey

602	Santa Cruz County	9/6/2016 8:33 AM
603	Santa Cruz County	9/5/2016 6:32 PM
604	Lots...go on-line and do a search. There are plenty of examples in Santa Cruz and Monterey counties...and many others in California.	9/5/2016 6:20 PM
605	San Francisco	9/5/2016 5:01 PM
606	San Francisco	9/5/2016 3:03 PM
607	San Francisco	9/5/2016 10:31 AM
608	Santa Cruz	9/5/2016 9:32 AM
609	Not sure	9/5/2016 8:55 AM
610	SF	9/5/2016 8:17 AM
611	Carmel	9/5/2016 8:06 AM
612	In hawaii	9/5/2016 7:50 AM
613	South Lake Tahoe	9/5/2016 6:36 AM
614	I think San Francisco is trying	9/5/2016 5:25 AM
615	San Diego	9/5/2016 1:58 AM
616	Orange County, Capitola	9/4/2016 9:12 PM
617	San Francisco	9/4/2016 7:59 PM
618	Santa Cruz	9/4/2016 7:33 PM
619	Too many to list	9/4/2016 6:14 PM
620	Pretty much every coastal tourist community	9/4/2016 4:48 PM
621	Santa Cruz County	9/4/2016 4:01 PM
622	San Francisco	9/4/2016 4:00 PM
623	San francisco	9/4/2016 3:59 PM
624	Monterey	9/4/2016 2:47 PM
625	Europe, Hawaii	9/4/2016 2:34 PM
626	Kauai, Hawaii	9/4/2016 2:08 PM
627	San Francisco	9/4/2016 1:06 PM
628	Manhattan Beach: regs keep increasing second homes vacant	9/4/2016 12:03 PM
629	SC County	9/4/2016 11:41 AM
630	sf sc county	9/4/2016 9:13 AM
631	Capitola?	9/4/2016 8:46 AM
632	Ashland, Or Santa Fe, NM	9/4/2016 8:00 AM
633	San Francisco	9/3/2016 11:42 PM
634	Santa Cruz County	9/3/2016 11:30 PM
635	Santa Monica	9/3/2016 8:50 PM
636	Santa Cruz and Monterey counties. Many others.	9/3/2016 8:34 PM
637	Santa Cruz County, Carmel, Santa Monica, Tiburon	9/3/2016 8:04 PM
638	Don't know specific ones, but know that cities/counties do in parts of the Country.	9/3/2016 6:43 PM
639	Wary of more regulation - what exactly would that entail? Remain neutral on this until I can understand what that regulation would be and its impact. I'm not in favor of more taxes per se	9/3/2016 6:43 PM
640	SF	9/3/2016 5:45 PM

City of Santa Cruz Vacation Rental Survey

641	Santa Cruz County!	9/3/2016 5:36 PM
642	New York, San Francisco	9/3/2016 5:33 PM
643	County of Santa Cruz	9/3/2016 5:13 PM
644	Carmel	9/3/2016 5:02 PM
645	carmel	9/3/2016 4:47 PM
646	More in Europe	9/3/2016 4:30 PM
647	I believe Santa Fe, NM may have regulations	9/3/2016 4:28 PM
648	Capitola--not allowed at all	9/3/2016 4:15 PM
649	Denver, Austin, SLO	9/3/2016 3:48 PM
650	Most coastal towns in CA	9/3/2016 3:35 PM
651	County of Santa Cruz. Others in US.	9/3/2016 3:25 PM
652	SF	9/3/2016 1:29 PM
653	San Francisco	9/3/2016 11:53 AM
654	NYC	9/2/2016 6:02 PM
655	many in southern california, county of santa cruz. they are widely regulated because of problems.	9/2/2016 5:40 PM
656	Barcelona, SF, NY	9/2/2016 3:55 PM
657	My understanding is that many do regulate and that, although I, personally, am not supportive of an outright ban of short-term rentals, that in California Santa Barbara, Los Angeles, Fresno, and in other states New Orleans, Atlanta, and Denver all have, essentially, banned short-term vacation rentals. Other cities that I believe regulate but not so strictly are Washington, D.C., Chicago, San Francisco, Long Beach, San Diego, Colorado Springs, San Jose, and Seattle.	9/2/2016 10:02 AM
658	Don't they all?	9/2/2016 9:49 AM
659	Santa Cruz County, Capitola	9/2/2016 9:38 AM
660	Marin, Carmel, Santa Barbara	9/1/2016 8:38 PM
661	Many	9/1/2016 7:59 PM
662	Many, the county	9/1/2016 7:43 PM
663	San Jose and San Francisco	9/1/2016 12:40 PM
664	Santa Monica, San Francisco, Berkeley, San Diego, Palm Springs, Portland (actually quite permissive), Carmel (see lawsuit from Pebble Beach residents regarding discrepancy in policy from Monterey County restrictions), New York	9/1/2016 12:31 PM
665	Many big cities and tourist desitations	9/1/2016 11:01 AM
666	Santa Cruz, San Luis Obispo	9/1/2016 9:42 AM
667	Out of town managers need someone on site to manage whole house rentals to make sure renters respect the neighborhood. STR in ADUs are managed by the owner living on site which works perfectly, so no regulation is necessary.	9/1/2016 12:27 AM

City of Santa Cruz Vacation Rental Survey

Q10 Please provide any thoughts, suggestions or insights you may have on vacation rentals in the City of Santa Cruz.

Answered: 1,137 Skipped: 648

#	Responses	Date
1	I believe that the City of Santa Cruz should should allow and not interfere with those of us who pay our fair share in occupancy, local and state taxes. We all follow the rules and take care of our properties. Most of us truly use them as our additional or primary means of income and should be allowed to continue to do so. Living in Santa Cruz is such a high priced proposition and the offset is good for us and for the community we are all spending our \$\$ in and around.. We are also creating additional space for people who want to have a kitchen, and privacy of a home, instead of the hotel / motel short term experience. I	10/31/2016 3:35 PM
2	City should focus effort on making sure vacation rentals are safe and fully permitted as such. Perhaps occupancy limits would limit the number of "party houses" in our town. The way I see it, if wealthy out of the area owners can let houses sit vacant for 11 months out of the year, why not earn some tax money from those same owners? The need for revenue is great. Fine line between moderate regulation and limiting private property owner rights.	10/31/2016 3:10 PM
3	Vacation rentals drive up home prices, many are bought by non resident investors, declining occupancy by families affects school enrollment which leads to declining revenues to schools. Real estate investors seem to be the group that stands to gain the most. Vacation rentals without any regulation have a strong negative effect on residential neighborhoods.	10/31/2016 3:04 PM
4	People that have worked hard to own their homes should be allowed to rent the home or portion of home as they desire. Santa Cruz is a vacation community, and I don't think the city should try to implement new policy decisions that don't fully recognize that fact. Also, the city needs \$\$\$ BAD. Taxes paid by vacation operators is a valuable source of income to the city. My rental is not suitable to short term rental, but I'd like the rules to be uniform and clear for ALL concerned parties. I have stayed in vacation rentals before, and I prefer this form of lodging over traditional hotels. In general, one gets more for the \$ by going this route.	10/31/2016 3:02 PM
5	I think this survey was biased against the people currently running vacation rentals. City has blown it in their handling of this issue so far. There has been no communication to residents about what fines are levied against those violating codes, and no attention paid to enforcement. I just saw that the Coastal Commission advocates this form of housing, so why is the city council opposed? Besides, in addition to paying property taxes, the vacation rental folks are also paying a hotel tax, correct? Why is the city once again shooting itself in the foot by refusing this revenue? I don't get it. Put effort into prosecuting violators, not punishing those that did everything right from the get go. Full disclosure: I sell real estate in this town, and do not want disclosure needs to become more onerous than they already are. But further regulation seems burdensome to private property owners, and I would not recommend that course of action.	10/31/2016 2:35 PM
6	Please note that we rent a room out in our home, and we are renters ourselves! We DO pay TOT (registered to do so late last year). If we were not allowed to rent out our spare bedroom year round, we would definitely not be able to afford our rent. Our landlord is aware of our subletting, and is fine with it. I don't understand why the city is trying to punish those that are playing by the rules. Why not spend time and effort to go after those that are flying under the radar instead? SO many people we know of are doing what we are doing, and very few of them are paying TOT. City needs to wise up to this. Go after those that are trying to skirt regulations, not those that are OBEYING THE LAW, please!	10/31/2016 2:24 PM
7	I frequently rent a room in a home for cheaper travel, either for business or pleasure. Also I have a special diet (kosher), so I like to have access to a kitchen. Occassionally I bring my pet (small dog) with me, in which case my first preference is to rent a smaller, whole home.	10/31/2016 12:54 PM
8	I think the city made a big mistake in going after the granny flat folks. They are not the problem. If you need to penalize anyone, it should be out of area landlords and speculators, although even there it's a free country. They are still paying property taxes.	10/31/2016 12:28 PM
9	I believe the property owner should be responsible for maintaining the the quality of the rental property.	10/31/2016 12:05 PM
10	I will not vacation Santa Cruz as often as I have been if vacation rentals become less available. I come to SC at least 3 times a year. I eat every meal out and shop as well as seek entertainment. I will look for other similar cities with vacation rentals if SC restricts or restrains rentals such as Airbnb.	10/31/2016 10:29 AM

City of Santa Cruz Vacation Rental Survey

11	I love this option. It often helps us decide if we are going to come visit or not. I have met the nicest people and enjoy the warmth and comfort of being in a home setting. We can travel with our pet more. This service will make or break our decision to come to Santa Cruz and we spend a lot of money in your city doing other things which helps your economy.	10/31/2016 7:13 AM
12	I probably would not have stayed in Santa Cruz if I could not find an Airbnb	10/31/2016 5:04 AM
13	i suggest that vacation rentals should be limited to one per person and it should be on their property. This would eliminate people taking advantage of the system and purchasing property just for vacation rentals.	10/30/2016 10:33 PM
14	I think, as a person who has benefited from a STR in Santa Cruz, and as a homeowner myself in Oakland, that I should be able to use my property as I see fit, as long as I am not harming anyone else. Real estate properties everywhere in and around the Bay Area are being driven up by the success of Silicon Valley, not by short term rentals. The property tax rates are so high in my area, that I have considered doing a short term rental of my own property. Eliminating STRs in Santa Cruz may actually have the opposite effect - middle class people who can really use the supplement to their income, may be forced to sell (to guess who? wealthy SVers) if they can't make ends meet, given the increasing cost of living in the Bay Area and beyond. Then, SC may well become a place full of vacation homes for the wealthy. In any case, the proposed solution is a finger in the dike. Unless there is a major, devastating earthquake here, property values/real estate prices will continue to go up and up, with only the occasion market correction to impede their upward trend.	10/30/2016 9:33 PM
15	It brings more families to the city of Santa Cruz	10/30/2016 7:48 PM
16	Allow it for the benefit of society at large.	10/30/2016 7:41 PM
17	We wouldn't have come for my cousins wedding if it wasn't for airbnb because the hotels costs were nearly double. We spent three days there eating out and paying for items in the City and loved it.	10/30/2016 3:40 PM
18	My wife and I enjoyed our stay in your city. Our airbnb rental enhanced the visit. Being in a home is much more enjoyable than a hotel or motel.	10/30/2016 2:50 PM
19	As a visitor to Santa Cruz from the Bay Area, in the past I have had to forgo trips to SC during long or holiday weekends because the cost of even crappy hotels is ridiculously high. I support private rentals as a way to increase revenue for the city and increase quality choices of accommodation for visitors.	10/30/2016 2:43 PM
20	We loved having the option to stay at an AirBNB	10/30/2016 2:39 PM
21	Please keep such rentals available. It is the cheapest way families to travel.	10/30/2016 2:29 PM
22	Having the option to rent a home or space in a home encourages our family to travel more often. We love to cook, have space to spread out and shop and live like a local. It saves money and makes the vacation feel more like "ours" rather than a sterile hotel experience.	10/30/2016 11:14 AM
23	I know people who can't find longterm rentals, are using airbnb, for short term housing solutions. Until they can find something. I'm not sure how to regulate this. How do you resolve why some would get to do vacation rentals, and others not. I'm not particularly crazy about gvt regulating. Maybe 1 solution would be, that vacation rentals can't have kitchens. Only something offered like u would see in a hotel, ie small refrigerator, coffee maker. Leave " housing' for residents. I know people who cannot find longterm housing, particularly a room to rent in someone's house, has increasingly become difficult. I attribute that to airbnb and the lack of granny units....which homeowners can't afford the costs to legalize, as well as navigate all the hoops the inspectors have the power to make them go thru. So they give up or don't try. The city recently made changes to the codes, a lengthy process....unfortunately it didn't resolve/help this. I have neighbors who have empty, red tagged converted garages.....who would love to legalize..... have tried since these code changes. But still there were so many unnecessary and costly regulations, they gave up.	10/30/2016 7:44 AM
24	I depend on vacation rentals in Santa Cruz often when guests and family members are in town. It's important to me that visitors aren't stuck in a hotel room downtown, and that they are able to have the experience of staying in a Santa Cruz neighborhood home. I've become friends with Airbnb hosts; they're all wonderful people who are able to bring in income to balance the high cost of living in Northern California. We'd be at a loss without these neighbors who are generously opening their homes to visitors.	10/29/2016 5:57 PM
25	Airbnb is fine, limiting it, or constraining it to protect conventional vacation rentals amounts to locking in the status quo, and creating a category monopoly, like cabs in NY. Better to lean on the University to increase its stock of student housing.	10/29/2016 2:34 PM
26	I think they should not be permitted in single family residential neighborhoods. This is a fundamentally commercial activity and contrary to the very basic concept of the integrity of residential zoning.	10/29/2016 2:31 PM
27	As I said the owner should be around. It is suppose to be a sharing community. We have stayed in many places and we have never been a problem to anyone. I do not even know my neighbors on my street, they could be some real jerks too.	10/29/2016 1:50 PM

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28	we have family in SC and it was so nice to stay close by and be part of the family for a week..but not in the same home..we really enjoyed our time in Noreen's home...	10/29/2016 11:23 AM
29	My experience with short term vacation rentals is that they provide lower-cost, higher quality accommodations & a better, more personalized view of the community.	10/29/2016 11:08 AM
30	By "regulate" vacation rentals, I simply mean that the city should carefully consider and produce a set of simple guidelines in the form of an ordinance that spells out for residents their obligations to their neighbors if they choose to use their property for vacation rentals. There are sensible ways to approach this so that everyone benefits.	10/29/2016 9:08 AM
31	As a visitor, without the availability of Air B & B , we would not be able to afford to stay in Santa Cruz, resulting in loss of local business. Such Car rental, restaurants, shopping.	10/29/2016 8:53 AM
32	I think vacation rentals provide visitors with safe clean places to stay. With more options I'm more likely to visit. I prefer staying in a home when my family travels, vacation rentals make that possible.	10/28/2016 11:30 PM
33	Again...more lower cost rentals....more tourism...more money in economy	10/28/2016 10:44 PM
34	I think they add appeal of the city and provides income to home owners.	10/28/2016 10:38 PM
35	I stay at Airbnb in Santa Cruz because it is nicer, homey, more comfortable, and less expensive than hotels.	10/28/2016 9:43 PM
36	AirBnb does a good job of taking care of things. Leave it alone...leave people alone. Santa Cruz gov has become way too overbearing. people are unhappy about that. VERY unhappy	10/28/2016 9:17 PM
37	Homeowners should be allowed to rent out their properties as they see fit as long as public safety and anti-nuisance codes are followed.	10/28/2016 7:07 PM
38	Our landlord gave us 3 months notice to vacate and will turn our place into an airbnb. This has happened to other friends too. I'm losing my home in a market that is now much worse because prices have gone up and there is less available due to this exact issue. I hope that Santa Cruz regulates. I understand occasional rentals and a limit to vacation home rentals but this has gotten extreme.	10/28/2016 7:04 PM
39	Regulation and permits should be required. The neighborhood should be considered. WE live in a planned hud with mimimal parking and housing set back. IT is not appropriate for air b and b or hotel style useage. It effects the quality of life in a negative way for close quarter neighbors.	10/28/2016 5:35 PM
40	I rent a room through airbnb and it allows me to earn money when I couldn't otherwise. It has allowed me to pay off credit cards and contribute to the local economy. I keep my rates low to allow families and low income people the chance to visit this area where bad motels can cost more than \$300 a weekend. When I travel I stay at rentals through airbnb because they are more affordable and allow me to meet the local people and stay in a homelike environment.	10/28/2016 3:00 PM
41	Housing is getting quite expensive across the country. Being able to rent out a portion of a home to vacationers allows people to create a way to afford housing	10/28/2016 2:49 PM
42	I hate to see homeowners taking the brunt of the vacation rental moratorium. We already pay dearly through our property taxes, especially those who do not benefit from prop. 13. A compromise between hotel owners and vacation home owners might be a solution so home owners are not taking the full brunt in solving the housing crisis. First, why do hotel owners get away with the good deal in the moratorium? 1) Having fewer rooms for vacationers drives the prices of for hotel rooms? With the moratorium hotel owners win. 2) The moratorium would increase the residential rental stock, thus potentially lowering residential rents. Hotel owners may benefit because the larger pool of people paying the lower rents would accept lower wages. What I would like to see is the hotel industry increasing housing for hotel workers or paying more taxes for this purpose. If you are going to, put restrictions on home owners in order to solve Santa Cruz's housing crises, then put them on hotels/businesses as well.	10/28/2016 11:40 AM
43	How about lowering the taxes of Santa Cruz homeowners who can prove that they rent to locals and/or students. Increase the taxes of homeowners who use their homes for short term rentals and Airbnb.	10/28/2016 11:35 AM
44	The Sentinel reports that the residents of the city are 53% long term renters. That is a large constituency that needs to be addressed. If vacation renting one's own home through services such as VRBO or AirBnB is able to reduce the impact on long term renters, it may not be bad. However, it would have to be regulated to 1-2 times per year max to prevent giving owners a de facto incentive to turn residential properties into commercial rental operations.	10/28/2016 11:13 AM
45	If vacation rentals are managed correctly and pay OTO taxes to the city, they are very important to create a family welcoming environment for tourists that come to Santa Cruz. We are a coastal town and one of our major economy is tourism, we have to support it. Rental of rooms and properties is a new business that allow home owners to supplement their income, and capitalize on a industry did not even existed 10-20 years ago. Thankfully today rental web site allow this type of business to occurs so owners can use extra money to maintain/live in their very expensive properties.	10/28/2016 10:28 AM

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46	I know several working families including single parents who rent and are struggling to survive and provide for their kids. They've all had to move in the past year or two and have had very difficult times finding rentals. Vacation rentals are part of what's pushing our local, working citizens out of the area. This includes people who work in social services, teachers, and others who work to better this community. There are plenty of local hotels, the short term home rental market has taken things to a new level for the long term rental market.	10/28/2016 10:03 AM
47	people who live in their home, even part time, whether they buy or rent, should be able to short term rent all of their house some of the time, and/or some of their house all of the time. This means that neighborhoods stay filled with actual neighbors	10/28/2016 9:41 AM
48	I believe vacation rentals should be allowed and know many people who would not be able to afford their mortgage payments without at least temporary stays of guests. The people I know who rent out rooms or their homes are very conscientious and reponsible when it comes to choosing quality guests who will not disrupt or defile the neighborhood.	10/28/2016 7:48 AM
49	Consider who is behind the suggestion to regulate - humans or an economic system. What is Santa Cruz about? Is Santa Cruz willing to continue at the forefront of goodness to humanity?	10/28/2016 6:34 AM
50	I visit Santa Cruz regularly and always stay in short term private accommodation. It allows me an affordable way to enjoy Santa Cruz, and spend time in the city. If thee properties were not available I wouldn't be able to spend as much time in the city, which means spending less in the shops and restaurants, less time to engage and add to the vibrant social scene, etc.	10/28/2016 5:23 AM
51	personal freedom !	10/27/2016 11:11 PM
52	No more AirBnB k thx byeeeee.	10/27/2016 10:46 PM
53	I support the ability of people to rent out part or all of their home is they live in it for perhaps 30 days out of the year. Investor vacation rentals could be a disaster for the little available housing we have, and could dramatically exacerbate the affordable housing crisis	10/27/2016 10:37 PM
54	If the rentals are considerate of neighbors I think it's fine. When I travel airbnb is my choice	10/27/2016 9:50 PM
55	I think it's ok if it's done in a way that doesn't take rooms off the market for renters. Like if someone is going on vacation and rents out their room. Or if a homeowner lives on property and would otherwise not rent out a room long term. But I've had friends lose their rental homes because they were turned into Airbnb spaces. And now we're looking for a house to rent and there is barely anything on the market and prices has gone up. It feels like we're being driven out.	10/27/2016 9:20 PM
56	If you have local people providing AirBNB like rentals I think it benefits the community. Homeowners who are not residents of Santa Cruz, (have never lived here or have "root" here) who also rent their home out are less likely to be involved in the community or care about the community.	10/27/2016 9:03 PM
57	I'd aim for rent control first, and researching models of that first. Then consider grandfathering in vacation homes that exist, then create regulation based on this kind of community feedback (nice work btw), and allow that to disallow 100%absentee Airbnb home owners. I would not like to see Airbnb disapproved. At minimum, it would feel like the awful repercussions of back-unit tenancy inspections that displaced people about 2-3 yrs ago (or worse).	10/27/2016 9:03 PM
58	I think it's short sited to over regulate. This promotes family centric tourism and opens our community to being in a more dynamic relationship with the rest of the world.	10/27/2016 8:59 PM
59	The growth in the number of Air BnB type rentals is taking long term rental properties off the market resulting in a shortage of housing and increased rents.	10/27/2016 8:46 PM
60	As a long time Santa Cruz resident and mother, I just had a nightmarish time finding a new home to live in this summer. I've been here 15 years and never seen the crisis this bad. Prices are unaffordable and everyone is doing airbnb. I am am working professional with two kids and I was homeless for a month. I think it's a problem that people keep homes empty and then airbnb them. It's going to ruin our city in the end.	10/27/2016 8:39 PM
61	With some slight guidelines, they are a wonderful choice.	10/27/2016 8:03 PM
62	I believe in a shared economy, people added to their income, making homes affordable for those that have mortgages.	10/27/2016 7:09 PM
63	Vacation rentals should be allowed in Santa Cruz!	10/27/2016 6:34 PM
64	How much does it cost the city to create a new affordable rental unit? How much TOT does the city get for each of these vacation rentals (which would have been available as a housing unit)? Do the math...	10/27/2016 6:09 PM

City of Santa Cruz Vacation Rental Survey

65	It's a slippery slope when governments start restricting private property rights in this manner. I think well-managed vacation rentals — ones that don't create neighborhood issues and pay all taxes — should be left alone. By contrast, vacation rentals that generate legitimate complaints, violate local ordinances, or don't pay taxes should be subject to being penalized or shut down. I would advocate for a middle ground: allowing them to exist but making sure they're not disrupting neighborhoods. A larger issue, frankly, are the party houses that dot the westside and make life a living hell so much of the time for those who live near them. The only real solution to the rental housing crisis is to have UCSC build significantly more housing for its students. The addition of more apartments or dorm rooms on campus would help re-balance the supply and demand within the city and surrounding areas more than anything else the local government could do through these proposed limitations on property-owning rights.	10/27/2016 2:55 PM
66	The housing crisis here is caused by the overly strict, expensive, and burdensome process of getting permission to build or repair homes in both the city and the county. Look at the root causes of the housing shortage - it is not 300 or more people renting out their spare rooms. We need to build more housing - but doing so is so hard. The crisis was caused by the NO GROWTH policies.	10/27/2016 2:31 PM
67	Vacation or short-term rentals should only be for owner occupied. Otherwise rentals should be for long-term rentals.	10/27/2016 1:44 PM
68	I think it is good for all sides. The community, the home owners, the vacationers and society.	10/27/2016 1:23 PM
69	I think that there's a both/and solution. If SC disallows people to have investment properties which only collect short term rental fees (or at least to severely limit those), then the neighborhoods will once again have actual neighbors in them, because the people living in those properties will be there long term, whether they are renting or owning. However, if a person is residing in a home long term, whether they are renting or they own, they should be able to rent out part of their home at any time, and/or all of their home for at least a few months each year. This would mean that people can have stable neighbors/neighborhoods, rents on investment properties don't go so high that long term renters can no longer afford to live there, and owners and renters can have income to help pay their mortgage or rent, respectively. Also, neighborhoods could be restricted to a certain density of properties where the entire house can be rented out at any given time. This could be something that Airbnb could include in its search algorithm for Santa Cruz, which would help ensure that tourist traffic doesn't run roughshod over quality of life of full time residents.	10/27/2016 12:34 PM
70	I was recently asked to move so the landlord could do an airbnb. I know of several other people in this situation. I've lived in Santa Cruz (city and county) for 15 years. The rents are now horrifying. I was lucky enough to get one of the few remaining rentals at a below market price - which is simply un-doable given my pay rate (which is still better than many - I'm at UCSC). The housing market here is so profoundly bad - for students and low-income workers. The reason is not just airbnb - but it is a significant contributor. I strongly urge you to consider regulating them and incentivizing having long-term renters.	10/27/2016 12:01 PM
71	Some people can't afford to visit Santa Cruz with their families if they have to buy a lot of rooms in a hotel	10/27/2016 11:50 AM
72	There should be regulations for safety of all involved. At the same time, I know rentals are a good source of income for people.	10/27/2016 11:26 AM
73	I truly hope the City continues to allow airbnb and short-term vacation rentals. I've enjoyed many a happy staycation in SC. Hotels are just too cost prohibitive at the same level of quality.	10/27/2016 11:02 AM
74	No, but there should be limits to what people can charge for regular rentals...prices are way too high. People have gotten greedy in what they charge.	10/27/2016 9:39 AM
75	There is known large economic benefit to the local economy from short term rental tenants. A vacation rental tenant is not a hotel room tenant. The City of SC will lose tourist revenues if hasty decisions are made. Vacationers don't have to come here.	10/27/2016 9:13 AM
76	There should be limits on the number of available vacation rentals. There should be rules governing where they are, how many there can be in a given area, the number of guests allowed, and the option to revoke a property owners ability to have a vacation rental if they break rules or if there are a lot of neighbor complaints about the unit.	10/27/2016 6:48 AM
77	Should not be banned but needs to be regulated closely. Practice can have many adverse impacts on neighborhoods. Not fair to legitimate businesses to allow private homeowners to skirt laws and regs to make a few bucks	10/27/2016 6:18 AM
78	I think vacation rentals provide a much more personal way to visit this beautiful area. Visitors can stay in a space that is more like home, pay a little less than a hotel or motel and interact with the host who can guide them to sights, restaurants etc. that are geared to the guests tastes. Can be a more relaxed experience with less stress about parking, carrying luggage and is usually in a quiet neighborhood.	10/26/2016 10:25 PM
79	If full time rental is not an option for the owner (in my case our only spare room is used by other family members when they visit) then I think vacation rental is a better option than having the room lie vacant for periods of time.	10/26/2016 2:47 PM

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80	As a long-time resident (and third-generation local), I am appalled by the scarcity of long-term rentals. People are becoming homeless and/or leaving the city. Please stop catering to the tourists and think about your residents who live here and make this city run. We love it here and don't want to leave. If a homeowner NEEDS additional income from a SECOND or THIRD house that they own, maybe they should sell one of their homes and/or cut down on expenses like the rest of us. If that isn't feasible, then they need to be treated as any other hospitality-based business (with all of the same safety, health, tax, and license procedures/regulations). Many vacation rentals are operating year-round. They're basically hotels.	10/26/2016 1:43 PM
81	Site visitor serving facilities in commercial zone	10/26/2016 10:23 AM
82	The city should change its rental inspection program for long term rentals! Many rental units are gone because of those unfair rules and costly inspections. Many people that I know converted to short-term rentals vs renting long term and face dealing with city inspection program for long term rentals! It's unfair these city policies are not mentioned as a cause of the problem of the housing shortage. Change those long term policies or make everything that's rented subject to inspection!!! Why is an ADU that is unpermitted ok for short-term rental (or at least not inspected) but not for long-term rental? The city created these problems with bad regulation- lets not do it again!!!!	10/26/2016 7:33 AM
83	This city's revenue largely comes from tourism. Shutting down facilities for that is beyond stupid. Not allowing vacation rentals is cutting the city's throat and will cost jobs. If people can no longer work here in the tourism industry then yes you will have solved the housing problem but at a terrible cost.	10/25/2016 11:09 PM
84	As long as neighbors don't complain about repeated abuses of short-term vacation rentals, I don't think that the city should get involved. Why is it more important to safeguard the income of hotel/motel owners than it is to help the average homeowner (who is probably less wealthy) pay a large mortgage? And if homeowners rent out their houses while they themselves are on vacation, how would this impact the availability of long-term housing. If the city denies such homeowners the right to rent out their houses, it is simply harming the homeowners without helping anyone else -- provided homeowners are careful about prospective tenants and do not repeatedly cause a hardship for neighbors. Does the concern about short-term rentals stem from strong objections by the community at large or from council members who have already made up their minds and are pursuing their own agendas?	10/25/2016 8:41 PM
85	I am a full time Licensed Clinical Social Worker who moved to Santa Cruz with my partner and my dog 3 months ago when I accepted a job with the Live Oak School District. It has been impossible to find an affordable place to live, and as a result, we are still living in our van. Housing here is far worse than in Hawaii which is where we moved from, and vacation rentals are only adding to the problem.	10/25/2016 7:54 PM
86	If there is no moratorium, or if it is imposed and lifted, it would be helpful to continue a moratorium for multi-unit rentals/homes, and also to pass a law that prevents any landlord who evicts current long-term renters in order to rent to short-term vacationers.	10/25/2016 6:45 PM
87	They take away from locals!!	10/25/2016 6:04 PM
88	I have a concern about an approach that would restrict short term vacation rental of an owner occupied premise. I have an ability to use a family home elsewhere for a seasonal or short term residence pretty much any time of the year and I'm pretty sure that unless I have an opportunity to rent my place when I can live elsewhere I think I won't be able to afford to maintain my home in Santa Cruz. I think the circumstances I describe are substantially different from the circumstances where residences are permanently converted to vacation rentals. I want to live in Santa Cruz, but I am not sure that I will be able to do so unless I can have the flexibility to do short term rentals of my primary residence.	10/25/2016 4:40 PM
89	I would suggest you BAN STR's....give them 6 months to close down, and enforce your ban once you do.	10/25/2016 4:39 PM
90	Cities shouldn't tell home owners what they can do with their properties	10/25/2016 3:07 PM
91	It's lets people who have families go on vacation for less money - it's good for people who can't afford hotels	10/25/2016 1:11 PM
92	I have no issue with vacation rentals, for they enable individuals who may not otherwise be able to afford hotel fees during peak times to come visit Santa Cruz and take part in our economy. I do think property owners who choose to evict individuals in their units and remove the rental spaces permanently from the market should be moderated.	10/25/2016 1:07 PM
93	They should be illegal as long as there are homeless people. Period.	10/25/2016 12:37 PM
94	Thank you for monitoring the situation.	10/25/2016 12:06 PM
95	No insights	10/25/2016 11:41 AM
96	This should be allowed. We are a world class tourist town	10/25/2016 11:36 AM
97	My opinion is that we cannot provide rentals for the citizens that support Santa Cruz all year round. We should focus on affordable rentals for permanent residents first.	10/25/2016 11:36 AM
98	We need more rentals for long-term residents! Prices are way way way too high, \$2900/month I heard is the average in Santa Cruz County.	10/25/2016 11:27 AM

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99	<p>I moved back to Santa Cruz after living in San Francisco for a number of years and I watched as the "sharing economy" slowly drove out the working-class people of that city. Now I see it happening here and it is terrifying. It's not just vacation rentals that need to be regulated but all rentals - there are housing codes that need to be enforced and rules to be put into place so that residents can report issues and then have a way to have the issues resolved. I work full time and have a good rental history and it took me nine months to find a place to live; many rentals advertised on websites such as Craigslist are aimed towards the transient population of college students and are run like boarding houses - where single rooms are rented out independently of one another and rent is charged per person, often with the intention of having two people per bedroom in a multi-bedroom house. I'm an adult who wishes to not have many roommates and there is no way that I can compete with this on my modest income. In addition to this, most leases are September-June, with the summer months serving as short-term vacation rentals. Even if I were to take a short-term lease like this, I would be forced to move every summer, since landlords here are able to cash in on the lucrative summer rental market. Just as many of my friends had to leave San Francisco (even though their jobs are still there), many of my friends are now forced to leave Santa Cruz. We are being made to live in this perpetual "college student" atmosphere - constantly moving and having to live with many roommates and not having jobs that can support any kind of adult lifestyle. You want to live by yourself? Or have children? Yeah right! Not in this town. Until the powers that be stop caving into outside money and start taking into consideration the people who already live and work in this town, we are screwed.</p>	10/25/2016 11:21 AM
100	This would be bad for tourism and our economy	10/25/2016 10:02 AM
101	Property owners' rights to use their homes as they wish must be tempered with limits to protect the community welfare, fellow residents and public services.	10/25/2016 9:46 AM
102	I do not believe that vacation rentals are a major priority concern. Affordable housing is. The city would do well to promote the building of small affordable houses & tiny houses instead of more huge hotels. The Lincoln Court is a perfect model of lovely small units. Civilized living on a small scale.	10/25/2016 9:11 AM
103	The company I work for held their annual meeting in a beautiful, beach rental on 15th Ave. Instead of being in a sterile hotel conference room, we cooked meals together and bonded in a way that Madd the mtg super productive. We spent \$\$ and shopper's corner, pleasure pizza and local liquor store. This put \$\$in local pockets, instead of hotel company	10/25/2016 8:32 AM
104	Allow rentals with reasonable limits and controls. No conversion of apartments to short term rentals.	10/25/2016 8:30 AM
105	Build more housing instead of enacting regulation.	10/25/2016 8:10 AM
106	Santa Cruz	10/25/2016 6:44 AM
107	I think that as soon as the number of people in need of permanent housing drops below an acceptable level, those with the desire to offer short-term vacation rentals could draw from a lottery. The winners get to rent their units for 3-month periods, and then their lottery voucher would expire. This would help balance the needs of both groups.	10/25/2016 5:48 AM
108	Vacation rental elementate the sense of a strong community as well as occupying rentals that local families will not have access to as long term rentals.	10/25/2016 12:50 AM
109	I'm fine with people renting out rooms in their homes for some extra income, whether short term or long term; I'm not fine with entire houses being rented on a regular basis, I feel it takes away from the sense of community. I don't want to live in a community of hotels where no one has any attachment to the neighborhood. I also have too many friends who've had to move away because they can't afford the rent here anymore, and short term rentals take away from the rental stock.	10/24/2016 9:37 PM
110	I think short term rentals are ok so long as they aren't taking up what was previously registered as a long-term rental. If someone wants to rent out their second bedroom in their home, great. But not a full apartment that a long-term renter could use. I love the idea of AirBnb and have used it myself, but Santa Cruz has reached a state in which short term rentals are not helping. If you think about the logical progression we're seeing, in 5 years Santa Cruz will be available only to tourists and to the wealthy, and maybe large groups of college kids stuffed into someone's garage. I wish I could say I was joking, but this was the case two years ago when I lived on the West Side. It wasn't even a converted garage--just a regular old garage with a pack of college kids in it because they couldn't afford anywhere else. Naturally, that house was a loud party house given the amount of college kids in one place. So consider that as well--the lack of rentals is likely to increase noise complaints not just from visitors, but from all the students living illegally in cramped conditions.	10/24/2016 8:11 PM
111	Stop them, immediately! This city is losing its long term residents in favor of tourists and college kids. Families who have lived here their whole lives are being forced to move away because of the cost. My family is one of them. My brother, sister and I all know we'll have to move if we want to afford a home. That will break us up and prevent our kids from growing up together, as we will likely not end up in the same area. Families are being torn apart because of landlord greed.	10/24/2016 7:42 PM

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112	Allow rentals with noise/nuisance restrictions, collect occupancy tax. Do not limit number of days, improve tax collection system to allow online tracking/payment. Many homeowners who would do short term rentals would NOT do long term rentals if there was a ban on short term. It would just take the house out of the rental market completely without helping the problem that Santa Cruz has not added sufficient new units to the housing stock to accommodate those who want to live here. Short term rentals are an affordable way for families to come stay by the ocean compared to multiple hotel rooms.	10/24/2016 5:43 PM
113	All the new hotels under construction bother me much more than vacation rentals. They bring tons of traffic to town and use real estate that could go to building affordable housing. I'm sick of businesses detracting from the local community for profit.	10/24/2016 5:31 PM
114	Require affordable housing in new development. Incentivize long term rentals and the creation of granny units.	10/24/2016 5:23 PM
115	I hope you include Air BnB houses.	10/24/2016 5:19 PM
116	I understand that homes are so expensive here that to buy a home people have to be creative with income to afford house payments but, I also believe that one reason housing costs are so expensive is because of the high rates vacation rentals charge. If a vacation rental gets \$300 a day, many landlords may think that \$2000 or \$3000 a month is a good deal. And mostly, the more vacation rentals there are, the fewer long term rentals there are which because of supply and demand drives prices up.	10/24/2016 5:18 PM
117	I wouldn't have a problem if we weren't in an affordable housing crisis.	10/24/2016 5:01 PM
118	Vacation rentals in residential neighborhoods are detrimental to this community for many reasons. Long term they will provide property owners with more money but they will increase segregation of the population based on property ownership and income.	10/24/2016 11:14 AM
119	Only concern is party houses in neighborhoods, they can be vacation rentals or student rentals	10/23/2016 2:48 PM
120	I think that homeowners should be allowed to rent their property in whatever form they wish. I think that Santa Cruz has inherently always been a tourist town and the hotel industry in Santa Cruz is currently in very bad shape. The hotels do very little to grow because demand is so much higher than supply. They need competition so that the beach flats turn more into an attractive location. Plus, as a homeowner, I like the idea of having someone in my home when I am out of town and to have a little extra income. That seems like a very fair idea. I would not let sketchy people in my home and short term rental services do a great job of attracting only good guests. It would obviously be another great revenue stream for the city of Santa Cruz.	10/23/2016 9:41 AM
121	I feel we have enough laws on the books for disturbing the peace. The city should concentrate more on Student Rentals. Address the parking issues that go along with this. The only difference between a student rental and a vacation rental is time. Most vacation rental owners supplement their income to pay for their mortgages. We should embrace the sharing economy and not regulate it.	10/23/2016 8:57 AM
122	Vacation rentals disrupt neighbor hood community. They deplete the rental inventory. I do not want vacationers as neighbors. They should stay in hotels.	10/23/2016 2:14 AM
123	Pretty please make it easy to pay ToT. It is so inconvenient at this point that even people who are inclined to comply are penalized. You made it much easier to get a business license, use something similar to manage vacation rentals. I wouldn't mind having to get a vacation rental license if you made it super simple.	10/22/2016 3:49 PM
124	it is truly unfortunate that there are so many empty vacation rentals lining the streets, and even more people who cannot find housing due to the high rental prices, or cannot buy a home because the market is so inflated.	10/22/2016 9:29 AM
125	I just tried running Airbnb for my dads house. It's very difficult and not nearly as lucrative as one might think. I've decided to quit and it's really a shame. Santa Cruz city was not helpful but rather an additional burden and way too expensive of a tax. It's part of why I quit. I'd be delighted to share more about that experience.	10/22/2016 8:21 AM
126	We should always promote tourism to help the Santa Cruz economy.	10/22/2016 8:16 AM
127	It is so hard to find a place to live here, and new hotels pop up all the time. For a while my house rented a room for air bnb but we decided it was awful for us and the community, so we stopped.	10/22/2016 8:06 AM
128	As the class divide increases and people continue to be displaced from their homes, we will continue to see the degradation of the middle class, homelessness and crime will increase, and it will be harder to find quality teachers, first responders, medical practitioners and other critical members of the community. It's clear where political interests are and if you are empowered to do something about it, why don't you?	10/21/2016 10:19 PM

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129	I feel like I need to know more - on the one hand, I know many prop for whom Air BNB is a way they are able to afford to live in Santa Cruz. On the other hand, I fear that people making money this way leads to less housing for residents. I'm also concerned that there are vacation rentals that are sitting vacant much of the year. I feel like there needs to be more data and research done, and a balance struck between supporting people who reside in their houses making extra money renting rooms and granny units, and making sure short term rentals don't add to the already crazy price tag of living and renting in Santa Cruz.	10/21/2016 4:08 PM
130	I think that if the city grandfathered in granny units, it would help both the rental shortage AND homeowners who are on fixed incomes and need to rent out a room or granny unit . I think that's a start.	10/21/2016 3:58 PM
131	City should have same rules as county	10/21/2016 3:54 PM
132	Biggest concern is disruption of neighborhoods with people who come and go: detriment to community bonding. Plus negative impact on SC residents searching for rentals to live here.	10/21/2016 3:48 PM
133	I think there should be some limit on vacation rentals given the extremely impacted housing market. We need to conserve residences for people who live and work here. But it should be balanced with homeowners who need the extra income, and invested in homes with the expectation that they could be used as at least part-time vacation rentals. I think this applies to ADUs too, I don't agree with the City Council banning existing legal ADUs from being used as vacation rentals - this was unfair to those who went through the expense and hassle of getting a permitted ADU with the expectation that those costs could be partially mitigated with the option of doing a vacation rental. We need balanced regulation. An all-out ban isn't fair to homeowners, but I also don't want to see our community bought up by out-of-town investors and rented to wealthy vacationers most of the year.	10/21/2016 2:20 PM
134	Single Family residential zoning must be acknowledged and followed.	10/21/2016 8:24 AM
135	I have a neighbor that rents our her unit as a vacation home. I believe she does this legally, and as her neighbor, I have never encountered a problem whatsoever. Seems to me that the key would to get compliance under control first, and then regulate further if that's what the community wants	10/20/2016 5:50 PM
136	If they had to follow the same regulations and adhere to strict guidelines--maybe. I completely understand the appeal of the comfort of renting a home. Of course we've all rented homes in Tahoe for example with groups who have initiated the rental- I get it. Ultimately I didn't buy a home in a commercial zone and I fear this is such an unregulated area and people are profiting without having to be under the same constraints as hotels. Not really fair.	10/20/2016 11:58 AM
137	I think we should try to craft a policy that encourages people to keep rental property available for long term rentals. I don't object to an occassional short term rental (maybe limited to 30 day increments not more than twice a year	10/18/2016 11:17 PM
138	My concern is that they take away housing that is needed for locals. I do understand however that many homeowners need the additional income to make ends meet.	10/18/2016 9:29 PM
139	Very disruptive to peacefully, normal life in our residential zoned communities!	10/18/2016 8:57 PM
140	Short term rentals give people alternatives to a hotel.	10/18/2016 8:42 PM
141	I understand the concerns some people hold. And I understand the desire for certain regulations (for example, on restricting ADU's from being rented). But, overall, I think the pros definitely outweigh the cons - Airbnb is a good thing.	10/18/2016 8:21 PM
142	I feel that if homeowners are renting out their private home while they are away is not a problem. It gives the family more income to upgrade their home, and it doesn't take away from the community rental market.	10/18/2016 8:21 PM
143	Historically, every time the city regulates housing in any way shape or form, the supply becomes limited and the price goes up..ie rental inspections, rent control and huge fees to developers for a very limited low cost housing.	10/18/2016 7:42 PM
144	Santa Cruz is a popular vacation destination. Vacation rentals in the Seabright area, as one example, have provided a cost effective way for families to visit -- a tradition going back perhaps 80 years or more. The City of Santa Cruz and local businesses and attractions benefit greatly from these visitors. It would be a shame not to allow vacation rentals to continue.	10/18/2016 5:48 PM
145	Adding all of the city's AirBnB and VRBO properties to our rental inventory is the fastest and biggest-impact move we could make toward solving the rental crisis. Whether or not other cities have done so, we need to do it here: the inability of locals to find affordable housing is a problem far outweighing the smaller income property owners would bring in. If they're absentee owners, the neighbors would thank you. Enforcement would be made easier by the fact that owners have to advertise their property. On your end, you should make it easier for people who do want to rent out part of their property. My wife and I turned a garage into a fully-accredited ADU but were dismayed at how hard this was and understand why people would want to bypass the system.	10/18/2016 4:17 PM
146	The housing market for long term rentals is very tight and expensive. Please limit vacation rentals.	10/18/2016 2:07 PM
147	When you own a home you should be able to rent out a room, entire house, space to anyone. It's your home and it costs to live in this amazing City. Let it be shared in all capacities.	10/18/2016 1:54 PM

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148	This city will always be marketed as a vacation destination so let the commercial market work as needed. All residents benefit from the TOT and tourists can trust public services to be available.	10/18/2016 1:46 PM
149	With property values so high, this is a critical supplemental income for our monthly balance sheet. We like the flexibility it gives us to block out dates for visiting family. This would not be possible with a full time rental. Also vacation rental is beneficial for parking as there is usually only one car	10/18/2016 1:10 PM
150	It's disappointing to see people paying over market for houses in our neighborhood and then turning them into vacation rentals. Especially when, during the buying process, they've said that they have no intention to turn the property into a vacation rental. I want people who buy houses in this neighborhood to live in their houses and be part of the neighborhood, or to rent the houses to long-term tenants that can be part of the neighborhood. Other than occupancy tax (which is arguably too low), I don't see that vacation rentals contribute much to our community. If vacation rentals are to be permitted at all, the number of nights should be limited and the number of vacation rentals per block should be much less than is currently permitted. In determining the number of vacation rentals per block, the number of vacation rentals in adjacent blocks should also be considered.	10/18/2016 12:50 PM
151	There are too many vacation rentals in my neighborhood and they take away from the family/community feeling. Noise is an issue and so is parking and safety.	10/18/2016 12:41 PM
152	Please prohibit vacation rentals in R-1 districts & do not allow ADUs to be vacation rentals.	10/18/2016 12:39 PM
153	people should not see their property as a credit card and dump the effects on their neighbors. if there are to be short term rentals, owner should live on site.	10/18/2016 9:46 AM
154	What is the # of vc's and Airbnb's? Will city & county regs be equal?	10/18/2016 9:23 AM
155	Vacation rentals just turn my neighborhood into just another commercial zone. If I had wanted to live in that environment I would bought my home there. STOP SHORT TERM VACATION RENTALS!!!!!!	10/18/2016 9:18 AM
156	Our housing shortage is at a crisis level. We cannot afford to have housing stock be used for vacation rentals when there are so many families and individuals without homes or paying over 50% of their income to housing. This situation is obscene.	10/18/2016 8:18 AM
157	Limit vacation rentals to, say, 5 days per month per property, to encourage home owners who really need to make money from their property to rent it to long-term residents instead. Available, affordable rentals are the real problem in Santa Cruz, and vacation rentals exacerbate it.	10/18/2016 7:13 AM
158	I believe through transient tax as well as the permit process for vacation rentals santa cruz is already regulating vacation rentals. If the city is concerned about high rental pricing, which i will admit is an issue in the area- they need to work with UCSC!!!! UCSC students are a major issue for the rental market- because the school does not have enough housing on campus and does not require students to live on campus they share housing in santa cruz and drive up the rents. Furthermore, the bus system completely caters to the students. If the city of santa cruz is serious about helping the cost of rental units they will address this problem first.	10/17/2016 4:54 PM
159	My opinion is that many home owners short term rent their place/room to pay for additional costs that renters do not need to deal with, such as expensive property tax bills and continuing, on-going maintenance to the property. Some of these people highly depend on this monthly income to make ends meet. I, too, would like to think that this would be an option for me as well, if needed in the future and do not think that cities should have the right to take this away from home owners.	10/17/2016 12:32 PM
160	My wife and I rent a room on weekends for some months now. It is very helpful for our income as we are semi-retired. I am 68 and have health issues. This is something I can do. Others like us in Santa Cruz and around the country are able to keep there homes with support from short term rentals. We have not had one problem with guest or neighbors since beginning, moreover our nice room attracts very nice people and many from Europe. We meet our guest and usually recommend places to eat and things to do in our City. I'm not a Libertarian but in this case I feel the City or other government agency's have not enough reason to take away a homeowners right to rent short or long term. Thanks	10/16/2016 9:51 PM
161	Owners should live in Santa Cruz	10/16/2016 10:21 AM
162	We also have tenants in a legal unit and watch the growing rental crisis. Short term rentals CAN aggravate the rental market, making less space for people who live and work here. To reduce the number of available rental property for locals is ethically wrong, just for the additional money or ease with quick turn over. However, it should be within an owner's right to use the property as they wish. But if an owner with multiple properties can be tracked for how they contribute to the economy and community overall, that would be a start.	10/16/2016 9:05 AM

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163	I think any policy that would dissuade/make it more difficult for owners from offering vacation rentals to visitors would negatively impact tourism and the laid back atmosphere Santa Cruz offers. Vacation rentals are quickly becoming the best way (and potentially only way) to travel. The trend won't stop and over regulating them or making it difficult for owners would likely affect tourism and possibly create a black market for them. Hotels just don't cut it and in Santa Cruz, they are few and far between, expensive and dated. Santa Cruz needs to capitalize on the enormous opportunity vacation rentals offers.	10/14/2016 12:27 AM
164	Too many hosts dodge taxes and insurance problems. I am concerned about rising rents.	10/13/2016 4:07 PM
165	Vacation rentals have some benefits, mostly for property-owners and tourists/friends from out of town. I think they help the overall curb appeal of a neighborhood, since they are usually kept up pretty well. But we have a shortage of affordable housing for locals. Many people cannot find a decent place to live in town within their budget. UCSC is partly responsible for this, but also property owners. I'm not saying they're greedy, but it's kind of no-brainer to pack a house full of students instead of local family trying get by. Vacation rentals consume some of the housing supply that could otherwise be used for students or families. That problem needs to be addressed as well, but maybe another time...	10/12/2016 8:27 PM
166	We have used air bnb for our own travel accomodatuons for years. We love the lower cost, the homey feel, and the opportunity to meet kind people all over. So when our housemate moved out, we decided to try air bnb-ing our spare room instead of finding another housemate. Not only do we bring in over 50% more monthly revenue this way (which is desperately needed right now as we just had our first baby and are adjusting to the loss of my income as I stay home with him), we have more flexibility (so my parents could come stay with us for a month to help out with baby), and have met some truly wonderful people. We are big believers in the sharing economy and sincerely hope we will be able to continue enjoying it by sharing our home in this way. We have been and will continue to report 100% of income earned from our short term rental, and are happy to support the city with our TOT. Thank you for considering these matters.	10/12/2016 10:08 AM
167	Vacation rentals provide a source of income for property owners so that THEY can afford to live here. Please do not take away our rights. It is wrong on so many levels. The property owners of Santa Cruz should have a major voice in deciding short term rental policy. In the City Council meeting that my wife attended, even though that voice was clearly dominant throughout the session, the actions of the council to regulate ADU's for short term rentals do not reflect the wishes of the property owners. How is this right?	10/12/2016 7:10 AM
168	Ridiculous. When I bought my house 18 years ago this was a quiet street with only single-family homes. Now, between the ADUs and the vacation rentals, our street is a parking lot and no one knows anyone anymore. It is NOT the same place it was.	10/11/2016 8:06 PM
169	Santa Cruz is a vacation and educational destination. Both these uses are well served by short-term rentals. Short-term/vacation rentals have existed in Santa Cruz for over a century. Don't limit this valuable service to the community.	10/11/2016 10:28 AM
170	i think the city should require all rentals to use a sound recording meter that is public accessed to assess if the property is a sound nuisance. I also think that vehicles should be limited by parking passes even in residential areas to identify vacation rentals by address. student rentals are more of an issue and they also should be regulated and property owners in violation steeply fined for continuous infractions	10/10/2016 8:30 PM
171	Some are managed well, others poorly. The poor ones are the problem.	10/10/2016 5:44 PM
172	If there are no issues with neighbors, let them continue to be a vacation rental. If there are continued problems, they lose their right to be a vacation rental.	10/10/2016 3:30 PM
173	vacation rentals need to be regulated but across all houses not just ADU's. more regulations on ADU will reduce the amount built. Less ADU equal less housing	10/10/2016 2:41 PM
174	Vacation rentals belong only in a few neighborhoods, like the boardwalk, the wharf, the Harbor areas. They should be heavily taxed, like Hotels.	10/9/2016 4:54 PM
175	I hope they will encourage as it opens up diversity and peace between people of different ages, races, and countries.	10/8/2016 10:16 PM
176	Vacation rentals immediately bring to mind noise, trash, cars, noise, disrespect for the people who live in the neighborhood. I housesit for someone who lived near the Harbor and there was a vacation rental across the street. The sweet quiet neighborhood became disrupted with noise, partying on the front porch, people working on their car while vacationing. Because the noise was during the day, they weren't technically being disruptive...but they were very disruptive to the usual quiet culture of the neighborhood. And nothing could be done about it. Even the pets of the house I was watching were anxious, feeling something wasn't right. All the vacationers and friends parked in front of the house and occasionally blocked the driveway (of the house I was watching).	10/8/2016 7:17 PM
177	Vacation rentals of one or two rooms WITH THE OWNER or their short term representative PRESENT would seem to cancel out the downside of these rentals and support the positive effect !!	10/8/2016 3:25 PM

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178	Prefer them any day over student rentals Over a decade or more noise, parking, wild behavior were/are the norm for student houses near the beach. Social media has been a catalyst for increasingly bad situations, where parties quickly escalate out of control as students tweet the party info to their extended circles	10/8/2016 12:51 PM
179	With the limited manpower that the city has for policing vacation rentals I am sure that there are some owners who are avoiding paying TOT. If the city allowed companies like Airbnb to collect and submit taxes to the city, as Santa Cruz county allows, then the city would receive more revenue. It would also make it easier on the owners as the 11% would be deducted from their return instead of submitting checks each month.	10/8/2016 12:49 PM
180	Requiring that renters and the big businesses that support them (AirBnB, HomeAway) disclose their whereabouts, pay their taxes and comply with local safety and access codes is a good start to protect local neighborhoods from commercialization.	10/8/2016 12:13 PM
181	AirBnB and similar encourage owners to derive short term profits which change our communities from neighborhoods to profit-driven commercial enterprises. Santa Cruz is already unaffordable for many, and this short-term rental practice drives up the rent costs for everyone and depletes the already limited housing stock. We must enact legislation to curtail this - it is hurting the citizens of Santa Cruz.	10/8/2016 11:47 AM
182	Currently we have minimal regulation - you need a permit, pay an annual fee, and pay monthly transient tax. We should keep things as they are.	10/8/2016 11:22 AM
183	Vacation Rentals in the City of Santa Cruz and in the entire County should be eliminated. A housing CRISIS exists. Business, taxes, and profits from homes are fueling a vacation rental economy that has displaced many people and families in Santa Cruz County. Santa Cruz County needs more LONG TERM housing to make Housing Affordable Again in Santa Cruz. Eliminate short term housing and immediately you have more LONG TERM housing for people to rent or own to live which will make supply go up and demand go down. Value does not need to be added to property. A community has greater value when a family lives in a home. Current homeowners do not need additional income, they have a home. Future homeowners need to be able to save money by paying affordable rent. Hotels and Campgrounds should cover all the needs of vacation goers.	10/7/2016 10:42 PM
184	See comments above. Our family always rents homes in other cities. We can't stand staying in hotels - they are noisy, not flexible with check-in check out, and they are usually more expensive than a private home. Plus you have to pay for all meals if you stay in a hotel vs cooking in a home.	10/7/2016 9:29 PM
185	they encourage criminal activity like illegal card games and other stuff we don't need or want.	10/7/2016 5:54 PM
186	it is a question of scale. renting out a room of an owner occupied house once in a while is fine, however, converting entire residences into short term rentals changes the character of the neighborhood.	10/7/2016 2:56 PM
187	Regulation is needed and there needs to be a clear avenue or method to report violations. I would like to see more benefits provided to full time residents of Santa Cruz -- be it in the form of SCMU credits or reductions in parking permit or some manner in which the impact of vacation rentals and the renters bring to the full time residents.	10/7/2016 1:43 PM
188	Address drug, vagrancy, and mental health issues in town.	10/7/2016 9:27 AM
189	I think it's a much nicer option for guests instead of very high priced and frequently unavailable hotel/motel accommodations in Santa Cruz & Capitola	10/7/2016 8:28 AM
190	They provide needed income to the city through tot tax. Santa Cruz businesses deeply benefit from the tourists coming to Santa Cruz and spending money. Having your whole family and friends under one Roof while traveling is a great experience that you can't get with a hotel.	10/6/2016 7:31 PM
191	The houses that are AIRBNB that I am aware of are terrific and allow a cost effective way for people to come to Santa Cruz - most of our hotels are in very unsavory parts of town !	10/6/2016 5:26 PM
192	I am always concerned about the transient population (not talking homeless) coming into neighborhoods and not caring about neighbors or neighborhoods. But this can apply to UCSC students too. I have had way more problems with students than vacation populations.	10/6/2016 3:13 PM
193	I attended the city council hearings regarding the ADU ordinance. My feeling is that much of the argument was based on speculation rather than facts. For example, how would a vacation rental cause worse parking problems than a long term rental? My family has 3 vehicles parked at our house. When we, we travel we have one. Trash? It's not likely that travelers are responsible for the frequent abandoned mattresses around town. That's long term renters. Most of the large gatherings, and noise, in our neighborhood is the rental houses with college kids. Personally, it doesn't bother me, but I feel the finger's being pointed in the wrong direction for most of these concerns. Vacation rentals are becoming more and more popular not because it's cheaper. It's because more people are discovering that it's a better way to travel - especially with a family. Would you rather have a hotel room with a bed and a mini bar, or a house with a kitchen, living room, and space for everyone? This is an important asset for Santa Cruz to continue to attract travelers.	10/6/2016 3:12 PM

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194	We have many hotels and camping areas in Santa Cruz, I have watched rent increase, becoming harder to find a reasonable place to live in part due to landlords milking money out of vacation rentals instead of families.	10/6/2016 9:59 AM
195	The city should be re-zoned for them. Residential neighborhoods should not have them. They remove prime housing from the community. For instance, living on 6th Avenue was a line of empty houses, but the housing prices are in the millions because they were all 'business' properties of short term rentals (legal or not).	10/6/2016 9:59 AM
196	Homeowners who rent out their own home for small periods of time should be left alone. It is very expensive to live here and this helps supplement their income. People renting out their home to vacationers full time should not be allowed to do so as this is taking away from long term rentals and pushing up prices. There should be a limited number of permanent vacation rentals and this is what should be regulated.	10/6/2016 8:40 AM
197	I would like the TOT to be collected through AirBnB.	10/5/2016 9:01 PM
198	I think that people who live in their home should have no restrictions as far as it comes to renting out rooms, if there is adequate parking and no alterations to the house	10/5/2016 8:59 PM
199	As long as the accommodations are legal, I have no problem with residences being used for family vacations, sitting unused as many second homes are in SC or ???.	10/5/2016 6:40 PM
200	Tax the hell out of 'em	10/5/2016 6:24 PM
201	I think there needs to be some type of licensing and inspection process that is substantial enough that property owners will have to pay a large fee. I also think there should be limits to how many short term rentals are allowed in the county.	10/5/2016 6:04 PM
202	Airbnb is a blight on any town. It removes rentals from the market and drives purchase prices up. It's a cynical business that seeks to commodify shelter even more than it already has been by banks.	10/5/2016 12:23 PM
203	The City should pass an ordinance like the County's. We can't afford to lose housing units to vacation rentals.	10/5/2016 12:15 PM
204	City and County regulations should support the property managers and homeowner's that have a good track record of vacation rentals. The inexperienced or negligent owners should receive vacation rental permits.	10/5/2016 10:13 AM
205	It allows more families to have time in Santa Cruz.	10/5/2016 9:24 AM
206	Vacation homes are a huge industry in Santa Cruz. There have always been vacation rentals in this county. Airbnb has democratized the industry so more homes can become vacation homes as well than the more common beachfront mansions. More people can now monetize their property the way the wealthy have always done so here in SC.	10/5/2016 8:55 AM
207	Santa Cruz,	10/5/2016 8:48 AM
208	I would not like to see any restrictions on vacation rentals in the City of Santa Cruz.	10/5/2016 7:47 AM
209	I think families that want to rent their whole home as a vacation rental for a week when they go on vacation should be allowed to. I think property owners/landlords that want to rent their property nightly in between long term tenants to make up costs should be allowed to. I think families and households that want to share their life by renting out a room in their home on Airbnb should be allowed to. I think property owners who either live on most of the property or provide long term rental accommodation to locals on most of the property, should be able to rent a portion of their property as a vacation rental. At least 3/4 to 1/4. That's what makes sense to me. As far as regulating the spread of airbnbs, the tot tax regulations are prohibitory enough that once local property owners really understand that they have to do the accounting and collect and remit tax every month most won't want to bother. Something to consider might be regulating the spread of non owner occupied "entire property" vacation rentals. These provide no long term housing for local people at all are more likely to have noise disruptions for the neighborhood because no one is on the property to keep them in check. (But, of course, these are the big mansions- high price vacation rentals which do provide good tot tax for the city) Either way, I think granny units, in-law units, accessory dwelling units, or "guest houses" should be able to be exactly that ~ as they have been historically in Santa Cruz and all over the world ~ places for relatives or friends to come stay temporarily, and enjoy the hospitality of family or locals who live there :)	10/4/2016 11:37 PM
210	This is an amazing partnership between the City of Santa Cruz and an short term rental host. When the City is able to collect 11% of the income and a Santa Cruz resident is able to monetize their home and host people from all over the world. We are together increasing the stature and welcomeness of Santa Cruz. It would be a shame to end such a unique opportunity. Funneling tourists through corporate hotels is pretty much the equivalent of putting up a wall.	10/4/2016 10:25 PM
211	Not all vacation rentals are available year round. Some are being used by out of town family coming to visit for months at a time. Short term vacation rental is a viable way of making use of the unit when it sits empty. Contributing to the TOT seems like a reasonable and fair way to sustain this. Additionally, with the university, there are always people coming into town for fellowships or sabbaticals often bringing their spouse and children. These people need furnished dwellings for less than a year but more than a weekend. Sites like AirBnB provide this type of situation. While they may be short term, these folks are part of our community: shopping at our stores, using our transportation, etc.	10/4/2016 9:09 PM

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212	<p>People are always on the move in rentals, especially in a university town. Roommates come; roommates go. Longstanding neighbors often make lots of noise, pollute the night sky with bright lights, stuff their curbside trash bins to overflowing, and park numerous cars on the street. The City doesn't go out of its way to regulate those folks. Airbnb is highly self-regulated, and it's a system that works quite well. Visitors to SC will stay longer and spend their dollars on the many other retail and service options beside hotels that the city has to offer. More and more people are visiting SC all the time. There is room for both styles of accommodations. Airbnb is an enterprising business that capitalizes on an idea of the people, by the people, and for the people. What's the problem? Tax it as the hotels are taxed and leave it alone.</p>	10/4/2016 8:36 PM
213	Not enough of them	10/4/2016 6:11 PM
214	I think housing and rental prices are stoked by greedy landlords not people trying to supplement their income so they can continue to live in Santa Cruz.	10/4/2016 5:48 PM
215	I believe owners in house/adjacent/invested in the neighborhood is key to having short term rentals be a positive and not a degradation of neighborhood. I recommend "airbnb ...The Good, The Bad... and The Ugly What's a City to Do? A Guide for City Planners and Concerned Neighbors" by Steve Unger	10/4/2016 5:48 PM
216	I am unable to find suffice by work in Santa Cruz to support my family and pay my mortgage. I am Able to rent my home to supplement my income and work outside the area on weekends. This allows me to spend the week days With my children volunteering in thier schools and being a stay at home parent.	10/4/2016 5:26 PM
217	I think it would be to have.	10/4/2016 5:11 PM
218	We have a serious housing shortage and need long term rental options to be available for people	10/4/2016 4:29 PM
219	I have lived in Santa Cruz my entire life and now being at a point where I can afford to live "better" without roommates and working toward buying a home I am so sad about likely not being able due in part to short term rentals.	10/4/2016 4:26 PM
220	I run a small business and tourism season is my strongest. Let's encourage vistors to santa cruz	10/4/2016 12:18 PM
221	We can't rent our guest room on a long-term basis, as we have frequent visits from family members; however, being able to rent it on a short-term basis provides us with an important source of income as we get older and cut back our work hours and head towards retirement. We've been doing this for a few years, and have never had a complaint from neighbors or caused a problem for our neighborhood. We often rent to visiting UCSC graduate students, here for a short project, and if we couldn't do that, the city would simply be losing one more affordable housing option for someone who needs to be here, plus our TOT payment.	10/4/2016 9:14 AM
222	Please regulate vacation rentals because residents cause so much disturbance to surrounding neighbors from noise and fill the streets full of unwanted vehicles. They park on fire lanes and transform peaceful areas into hectic roads.	10/3/2016 9:46 PM
223	Make rules regarding noise control during the night	10/3/2016 9:39 PM
224	Santa Cruz has a severe housing shortage. Rather than regulating short term rentals, I believe more new construction in Santa Cruz would be helpful.	10/3/2016 8:33 PM
225	I believe they are a good idea-visitors can experience the various neighborhoods that make up Santa Cruz	10/3/2016 7:30 PM
226	We are teachers, and rent our home in the summer through Airbnb; the rental income makes it possible for us to travel with our kids in the summer, and occasionally provides an important source of income at other times of year. As you know, it is extremely difficult to own a home in Santa Cruz County, especially as a young family with two working parents who are teachers. We really appreciate the opportunity to rent our house to families (particularly other teachers!) who take care of it during the summer while we're able to take advantage of that time with our kids. Otherwise, honestly, we'd be at a financial disadvantage paying for camps, and not having any additional income.	10/3/2016 6:48 PM
227	Vacation rentals help people with lower incomes to be able to go on vacation and promote positive social interaction and much needed income for many people that can't afford to make ends meet any other way.	10/3/2016 5:28 PM
228	I wholeheartedly support vacation rentals in the City and County of Santa Cruz, whether offered independently or via a service like Airbnb or VRBO, but I think there should be better accountability of the transient occupancy taxes being charged and paid. Also, there should be a better accounting of unauthorized and untaxed vacation rentals, which appear to be numerous.	10/3/2016 5:26 PM
229	Vacation rentals near the beach cause severe neighborhood problems, noise parking etc	10/3/2016 4:54 PM
230	I personally think it's a great idea because I rented a room on the east coast and was very satisfied with the accommodation. Clean, comfortable and friendly owners.	10/3/2016 4:02 PM
231	I think it is a great idea, it brings visitors to the City, who inturn will tell their friends it will bring more visitors.	10/3/2016 2:23 PM

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232	As a host to Airbnb guests, I am now able to live in my own home. Previously, I rented the entire home (mostly to students). Now I am able to live in my own home, provide month to month rental to one or two students and accept Airbnb guests. I feel I'm striking a balance by continuing to rent to students (or SC residents) while getting the extra income that allows me to afford to live in my own home thru Airbnb. I also pay TOT and employ housekeeping and maintenance people on a part time basis.	10/3/2016 2:03 PM
233	Given the overwhelming shift in paradigm in what was once hotel or resort stay, now the public prefers to have option to stay in a private residence. If we tax on that stay via transient tax the community benefits without any outlay in labor. Hard to beat that kind of benefit. Costs us nothing.	10/3/2016 1:05 PM
234	I'm strongly in favor of them. The current efforts in San Francisco are a bureaucratic nightmare in terms of cost of administration & enforcement. People love coming to Santa Cruz because of vacation rentals and these visitors to our city provide much needed funds to owners so they can keep their homes.	10/3/2016 12:21 PM
235	Vacation rentals are a vibrant part of the accommodation market in Santa Cruz. There are limited number of mid-priced accommodations in the city and to limit them will have an impact on visitors options. I do understand community concerns and hope that city puts more onus on the oversight of these rental units rather than the abolishment of the practice as a whole.	10/3/2016 8:48 AM
236	This is a bad idea. There are not enough homes for people to rent who cannot afford to purchase. Allowing home owners to operate what essentially is an income / commercial property is not fair to the citizens, nor the neighbors	10/3/2016 8:12 AM
237	they provide a need. people want to vacation in a home and not a small overpriced hotel room. VRBO's bring more business into the city	10/2/2016 6:32 PM
238	Just make sure vacation rentals are registered, pay their taxes and respect the neighborhood	10/2/2016 12:48 PM
239	It seems that smaller places that house 2 people tend to disrupt neighborhoods less, especially if the owners live on site. When owners live nearby, larger homes also can be less disruptive.	10/2/2016 11:58 AM
240	There is a market for short time rentals. Home owners, especially those on fixed income, need help to pay their mortgage and taxes. As long as the short time rentals don't create any problems to neighbors, home owners should be able to enjoy a return on their largest investment, that's the American way.	10/2/2016 5:11 AM
241	we are a vacation destination, why would we NOT have vacation rentals?	10/1/2016 6:37 PM
242	I think it's a wonderful way for out of town guests to really get a feel for our wonderful community.	10/1/2016 6:03 PM
243	Short term vacation rentals intensify the commodity status of housing, making it more scarce and expensive for people who need it for a basic standard of living. Housing is a human right. It should not be a profit opportunity.	10/1/2016 4:52 PM
244	A minimum occupancy per month should be placed on short term rentals, to ensure the community is benefitting from TOT as well as the other financial benefits of tourists.	10/1/2016 10:15 AM
245	Airbnb provides an fantastic way of growing/networking in local and global communities. It is an incredible way to cultivate peace in our world.	10/1/2016 9:51 AM
246	We rent our home out when we go on long vacations, like a full week over Christmas. It helps us afford our vacation and we go out of our way to host nice families. Our house is much bigger and nicer for a family to visit Santa Cruz than squishing into a hotel room with no kitchen. We always pay our taxes.	10/1/2016 9:30 AM
247	We own a high end vacation rental house. We have remodeled and re-landscaped since we bought it. It is a much nicer house now than it was. Most of the groups that stay at our house are 3 generation family groups, that is, grandparents, parents and kids. A house is a much nicer gathering place than a hotel. Santa Cruz will lose a lot of business if you stop short term rentals. All these groups go to the BoardWalk, shopping, wine tasting and out to eat multiple times. Most are long-time VRBO.com renters. They will go elsewhere if this isn't allowed in Santa Cruz.	9/30/2016 6:41 PM
248	Provides additional value to the city via TOT, tourism, local hosting and shared economy.	9/30/2016 5:38 PM
249	The City of Santa Cruz's bureaucrats should keep their noses out of people's private properties as long as they are not a health or disturbance problem. This is way too much gov'n't interference. Property owners should not have to be bothered by meddling bureaucrats and jealous policy wonks. The ability to offer accommodations to people whether relations or strangers is the option of the property owner. I know you bureaucrats love to interfere and tax anything you can.	9/30/2016 5:00 PM
250	As an Airbnb host, I am finally able to do regular maintenance and upkeep on my property. Many SC homeowners have high mortgage payments. I have put all the income from Airbnb back into the property. I provide part-time employment for two people.	9/30/2016 3:25 PM

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251	Regulate individual properties who have had complaints against them. If you have to regulate the rental period reduce it to 4 or 5 day minimum along with age limits. OR have owners incorporate a sound rule regarding offenders i.e. 1 neighbor complaint and then they can be removed. There are many ways around this issue which can keep rental owners and residents happy.	9/30/2016 12:59 PM
252	Limitations on vacation rentals could have a catastrophic impact on property values in Santa Cruz and will cause a significant loss in Transient Accommodation Tax revenues.	9/30/2016 12:19 PM
253	FAR MORE SENSIBLE TO REGULATE VACATION RENTALS THAN PERMANENT RENTALS. WE HAVE A CRITICAL SHORTAGE OF AFFORDABLE RENTALS FOR CURRENT RESIDENTS. FOR	9/30/2016 6:53 AM
254	Less regulations please.	9/29/2016 9:09 PM
255	Allowing us to rent our home will make it more likely to invest and create jobs in Santa Cruz.	9/29/2016 8:33 PM
256	Owner should live onsite or near by. Tourism is important to Santa Cruz year round.	9/29/2016 7:57 PM
257	I am a mature unemployed women with no chance of getting another good paying job like I used to have. Airbnb has become a way for me to pay my bills	9/29/2016 7:20 PM
258	My concern is that entire areas will become "islands" of short term rentals and take away from neighborhood quality feel. The short term rentals should be allowed to form a cluster of units.	9/29/2016 4:37 PM
259	I believe that vacation rentals make Santa Cruz more affordable for both tourists and homeowners. They also serve as a great overflow mechanism for the hotel industry when all accommodations are booked out through summer. If vacation rentals are banned then owner occupancy will in turn decline and Santa Cruz will continue to become less affordable for residents.	9/29/2016 1:09 PM
260	I walk my neighborhood of Pleasure Point and so many homes are empty. Only filled on weekends with guests. It's a shame that these houses sit empty most the time while other struggle to find affordable housing. This has been an issue way before Airbnb started. There are permanent signs on homes that have been renting for 10, 20 + years. I have no problem with people using the Airbnb service, I just think it's crazy we have so MANY rentals where entire homes are sitting empty.	9/29/2016 10:40 AM
261	Stop them now!	9/29/2016 10:38 AM
262	I know of at least two employees of mine who have landlords converting residential rentals into vacation rentals. This eliminates much needed housing from our long term rental market.	9/29/2016 10:33 AM
263	I think it is ok to have a vacation rental in a residential area if the neighbors don't object. I they do object, those concerns should be taken seriously	9/28/2016 10:11 PM
264	I support vacation rentals because it helps those of us who are struggling to afford our home mortgages and the astronomical yearly property taxes. I believe keeping the community intact is what creates a place, helping homeowners keep their homes in Santa CRuz should be a priority.	9/28/2016 6:46 PM
265	No short-term vacation rentals should be allowed in ADU's. ADU's were permitted in order to increase the rental stock for long-term rental needs. For vacation rental properties...Limit the number. Require permits. Collect taxes. Have a central number for complaints and revoke a permit for repeat complaints.	9/28/2016 3:10 PM
266	I feel vacation rentals further limit the already tight rental market in Santa Cruz. Additionally, I think vacation rentals decrease revenue for a city since tourists may choose stay in their vacation rental instead of venturing out into restaurants.. Providing employment opportunities in hotels also lessens with the increase of vacation rentals	9/28/2016 2:32 PM
267	I would be more inclined to support the vacation rental of room(s) in an occupied house, than of an entire house, but only if there is sufficient parking to limit street parking to at most 1 vehicle. Having an owner on-site for active management would help insure impact on neighbors is minimal and positive. A system of tracking party and noise complaints and penalizing owners, similar to that for student party houses would insure owners actively monitor their properties and clients.	9/28/2016 1:22 PM
268	be Strident and Vigilant	9/28/2016 6:49 AM
269	Vacation rentals are contributing to the housing crisis and hiking the price of the few rentals available. Landlords do whatever they please in Santa Cruz. IT'S DISGUSTING.	9/27/2016 11:47 PM
270	Personas who regularly rent out accommodations should be subject to the same licensing, insurance, and other requirements that hoteliers have.	9/27/2016 10:10 PM
271	I think that Santa Cruz is a vacation destination and always run short on rental place. Short Term vacation rental add value to the area and I think the City and County can benefit from the taxes generated by it.	9/27/2016 6:50 PM
272	No me gusto. Changes the character of the neighborhoods. Best to regulate and issue permits based on density of rental units.	9/27/2016 6:48 PM

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273	The sharing society helps people to continue to choose Santa Cruz to visit. If we want tourists to continue to come here it is important to offer home/room vacation rentals to those that want that type of accommodation. It tells others Santa Cruz is staying up with the new things that come along. People really appreciate that. It gives our town good public relations and more people will choose Santa Cruz to visit which helps our businesses and local economy.	9/27/2016 10:56 AM
274	I believe all property owners have the right to rent to anyone they want to. The City needs to stay out of regulating my home property. If my neighbours or I have a problem there are many nuisance laws already on the books. Leave property owners alone!!	9/27/2016 8:07 AM
275	Its has created a tension on my block . Have been yelled at by neighbors for questioning vacation rental. Do not talk to neighbors anymore.	9/26/2016 3:59 PM
276	Vacation rentals squeeze housing in a city where housing is already expensive. This is especially true for "granny units" that are "only" rented for short-term rentals. The city should require that short-term rentals that exceed 30 days per year be subject to the same taxes and fees as hotels, and subject to zoning laws. Renting your house for a week or two is fine. Renting a house short-term for the entire year isn't.	9/26/2016 12:27 PM
277	They should be extremely controlled, and neighbors should be notified which houses are vacation rentals.	9/26/2016 11:25 AM
278	A retired dentist from Modesto bought our neighbor's house and another home in our neighborhood just over 2 years ago. They rent out both units via the VRBO website, and explained on the web-page advertising their neighboring home that they "thought it would be fun to add another home to their portfolio" - as their reason for buying this property. This couple has never spent one night in this house and apparently bought it only to serve as income property for themselves. They are not good neighbors. A good neighbor would recognize the importance of maintaining any flora that helps to provide some sense of privacy between our homes. Instead, these VRBO/motel operators have cut down several trees between our houses and trimmed our ivy hedge to the property line - thereby reducing its effectiveness as a visual barrier. They never provide any water to their rental units gardens and paved over the rose garden that had existed behind their house in order to provide an extra parking spot for their guests. They never clean up the debris left behind outside of their house by their own guests, or by other beach visitors. These mini-motel owners act as if they do not want to spend any of their time (or money) maintaining the yards surrounding their income property. They are not around the neighborhood to provide any security, and depend on us neighbors to provide a safe and beautiful neighborhood for their guests. Many times this property has been rented out to three, or more couples at the same time impacting our limited street parking with their multiple vehicles. I would prefer to have a single family living in this "single residence" zoned house instead of losing our daily privacy to multiple families checking in/out of this mini-motel disguised as a home. We have owned our Seabright home since the 1930s and have helped to develop the attractiveness, safety, friendliness, and welcoming attitude in our community. The owners of the VRBO houses in our community have contributed nothing to our neighborhood.	9/26/2016 11:24 AM
279	Seems reasonable to limit to a max percent or nights per year. In general, I am more supportive of people renting a spare/guest bedroom than entire houses....which can work especially well for people just moving/in transition while they look for more permanent housing.	9/26/2016 10:07 AM
280	Just attended an annual company meeting of 25 people who work around the USA. It was in a home on 15th Ave. (so not the city), but it was beautiful, warm and friendly: overlooked the ocean. We cooked together, saw each other in the morning, and shared much more than we would have in a hotel. Plus the costs were considerably less expensive than restaurant meals and lodging in a hotel.	9/26/2016 8:35 AM
281	They should be regulated and not allowed to take over neighborhoods with no owner on site. They should be limited I number and pay all taxes just hotels due.	9/25/2016 9:44 PM
282	If I owned a home, I think renting out a room for Air BNB guests would be a great way to bring in extra income and I would absolutely do it. Also, you get to meet interesting people and be an ambassador for your community. This town is so damn expensive; we should welcome ways to help people here pay their mortgages. I would guess that most Air BNB travelers are quiet and respectful. (I mean, they kind of have to be if they want to get a good review from their host; and they will want good reviews so they can use Air BNB again sometime.) Also, I think any way we can stimulate the economy in this town is a good thing. Tourists here bring \$\$\$ into our town. Air BNB is great for both homeowners needing extra income and travelers needing a cheap place to stay. I can't imagine that a home being rented out to an Air BNB traveler would be more problematic than, say, a house rented by a group of UCSC students. I think the students would be more likely to party, make noise and leave trash than an Air BNB guest. Air BNB is great! Please don't legislate it out of this town!	9/25/2016 8:11 PM
283	These types of vacation rentals should not be allowed in residential neighborhoods; they are a commercial enterprise. Having to live next to one is a nightmare.	9/25/2016 4:32 PM
284	The cost of housing in Santa Cruz is too high. Anything that promotes private residents as short-term rentals just aggravates this challenging situation. I've heard from home-owners that they earn more from short-term rentals than from long-term rentals, so this in fact does remove private residences from the long-term rental market. Moreover short-term rentals of private residences not only harms hotels but also bed and breakfast places, of which we have plenty on the west side.	9/25/2016 3:31 PM

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285	VR's should be regulated and taxed with some exemption for minimal / occasional rental.	9/25/2016 1:09 PM
286	I think vacation rentals where the property owner is present (like ADUs) create much less impact to the neighborhood than whole house, absentee landlords do	9/25/2016 12:07 PM
287	no	9/25/2016 11:17 AM
288	Vacation rentals can change character of neighborhoods. Neighborhoods should have say in whether this is acceptable use in their neighborhood. Each proposed rental should have conditions of approval. When conditions are violated appropriate (reasonable) penalties should ensue to keep the neighborhood peace. Maybe require off street parking. Public should weigh in on reasonable regulations of vacation rentals.	9/25/2016 9:43 AM
289	Vacation rentals are a huge problem here. We were forced out of our home because our landlord wanted to convert the three adjacent properties he owned to AirBnB rentals. As a result our rent (for a small family of two adults and one child) increased overnight from \$1850/month to \$2500/month, and has since continued to increase. These rentals reduce the housing stock and drive up prices, all in a town where people--even those with "good" six-figure tech jobs like I have--struggle to survive, let alone get ahead. What kind of town is Santa Cruz going to become? A haven for the tech industry and the otherwise wealthy or a diverse community of students, families, artists, and the cocktail of creatives that give this town its soul?	9/25/2016 9:34 AM
290	Leave the situation as it is. We don't need the City to micromanage this activity. There already exists ordinances to handle the type of problems that arise with any property in our city whether it is a rental or not. As you are aware, homes in Santa Cruz are difficult to afford and sharing them with others for income to help support owning a home should not be regulated or interfered with by city planning any more than it already is.	9/25/2016 9:27 AM
291	I believe that there are too many homes being used as vacation rentals in the various areas of Santa Cruz. This should be regulated by Santa Cruz City or Santa Cruz County as to how many can operate within a given radius.	9/24/2016 7:11 PM
292	Where I've seen problems is vacation rentals with no management or ownership on hand. Homes that have their primary residence plus an ADU on their property work the best.	9/24/2016 6:09 PM
293	Don't allow ratio to get too high. Would like to see a mix of mostly family homes, plus long term rentals and some short term rentals.	9/24/2016 3:42 PM
294	I believe in situations where an ADU is legal and the owner is present on the property they should be allowed to rent it as a part time rental unit. Often this allows owners an alternative source of income to pay for mortgage and taxes. Also this provides TOT tax revenue for the city. In our case the ADU is often used by our out-of-town family which makes it unavailable for use as a long term rental. Using it as a short term rental while it is vacant helps us make our monthly payments.	9/24/2016 10:38 AM
295	I lived next to an unpermitted Airbnb for a while before we figured out what was happening. Vacation rentals totally change of an area from residential to commercial bringing in a wide variety of transient people that are unknown to neighbors. The city and county need to regulate as well as make sure to be aware of unpermitted rentals.	9/24/2016 9:06 AM
296	I think that large groups of people who don't belong in a quiet neighborhood can ruin the homeowners weekends and summers by abusing the "quiet hours" that are the unspoken rule	9/23/2016 4:48 PM
297	Homesharing increases tourist access to once out of reach communities such as Santa Cruz. Short term rentals have little negative effect if homeowner stays on the property - particularly to rental costs and contributing to a housing shortage.	9/23/2016 4:06 PM
298	we should be investing in affordable, low-income housing, not vacation rentals which put outsiders before local citizens.	9/23/2016 11:28 AM
299	SC issues too many parking permits. This cause problems for locals that need to park on the street.	9/23/2016 10:44 AM
300	I don't have a problem with v rentals per se, I have a problem with the number of them in our beach communities esp.	9/23/2016 9:43 AM
301	We had to move out of our home last year, because our landlord had "other plans". It was a triplex on the Westside of Santa Cruz in a great location close to the ocean. Rent wasn't that cheap either, but still was \$700 (!) less than we are paying now for rent. \$700 more each months is A LOT of money. The landlord told all the tenants including us (a family of 3) to move out as soon as possible. He also told us that he is going to use the triplex for AirBnB - "to make more money". It's a shame, this is not right!!! We were lucky to find a different place so quickly, but as mentioned above, it is \$700 more each month. A LOT of money. Also, when looking on craigslist, I mostly find vacation rentals (less than 30 days) now. This is so discouraging. Santa Cruz is changing tremendously and faces already a lot of challenges (due to Silicon Valley). Through the increasing amount of vacation rentals, it just gets worse. I worry that we have to move at some point and that we can't afford to live here anymore. It makes me mad/sad.	9/22/2016 10:34 PM
302	Beach Hotels can be so "run down". Having rental homes gives a better atmosphere to the entire area. To stop the option of vacation homes would change the quality for tourists. And Santa Cruz is a tourist town!!!	9/22/2016 8:33 PM

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303	We are generally already overregulated in Santa Cruz. More interference with private property owners rights is unnecessary	9/22/2016 4:32 PM
304	I think it's a great thing for our community! I have stayed in Airbnb or Vrbo in places around California or Hawaii and love the chance to stay in another persons home! I love he privacy and the neighborhood feel, something you can never have at a motel.	9/22/2016 3:09 PM
305	Vacation rentals provide people a different experience of Santa Cruz. Being stuffed inside of a hotel in the flats isn't a safe environment for families. Really, you should be regulating UCSC and their admission rates since they don't have a cap on incoming freshmen, and continue to over populate our city. New freshmen come in, seniors graduate and continue to live here in Santa Cruz, which are town doesn't have the infrastructure for. My vacation rental has grossed over \$10,000 in TOT for the city of Santa Cruz for this year alone, and would gladly continue to pay to have the privilege of utilizing my property as a vacation rental. We originally rented to students, who completely trashed our home within less than 6 months, causing over \$10,000 in damage, and tried to sublet our home to drug addicts without our permission our knowledge. Because of this experience, vacation rentals have completely changed our outlook on Santa Cruz tourism. The blatant disrespect many UCSC students give to Santa Cruz landlords causes them to never want to rent their home and in turn, have a short term rental property, so they can make sure that there is proper upkeep and that the neighborhood could stay safe and quiet. The UCSC students that we rented to completely tricked us and threw major frat parties every week which we got multiple complaints from our neighbors and the police. Since we have been using Airbnb, our neighbors are so happy because they don't have to live next to noisy and rude students that don't care about anybody else's well being. I also believe that the hotels in town charge exorbitant prices for pretty lousy accommodation and I deeply enjoy offering our property as a vacation rental to families that just seek to have a affordable way to visit our beautiful town without having to rent 5 hotel rooms and spend a fortune on a simple weekend getaway. Please do not regulate or punish short term vacation home owners, especially those whom pay the TOT, because I will never rent to another UCSC student again and would find it very unfair that we can't use our property to it's best ability.	9/22/2016 2:54 PM
306	I think they are an integral part of our community as this is a tourist town	9/22/2016 2:06 PM
307	Vacation rentals shouldn't be banned, but it makes sense to manage them for the type of community we want to create.	9/22/2016 1:14 PM
308	Air B&B is a spectacular way for people to come into town and be able to bring their entire families if they decide to rent the whole home there are strict requirements from the air B&B owners and you're required to pay in advance with a deposit and cleaning deposit. I have traveled and rented homes for years around the world and feel as a local real estate broker this can only bring more people and more money to our community. I would like to have the availability of renting an Airbnb spot for a couple of days here and there on the beach during all of our wonderful seasons.	9/22/2016 11:51 AM
309	Airbnb is going to continue to exacerbate the housing crisis until it is regulated. People see it as the opportunity to make quick cash. It is resulting in even less affordable housing in Santa Cruz, as though that were possible. The economy will ultimately suffer because the people who actually work here are at the point where we can't afford to live here any more.	9/22/2016 12:08 AM
310	While weekenders may be OK staying in a hotel/motel, family vacationers will seek other towns if they cannot stay in a home environment for one or two weeks of their precious vacation. SC would lose their discretionary vacation spending and local residents who would be willing to rent their places for a short term will lose the potential add'l income which they would be likely to spend locally. In today's sharing economy SC will be left in the dust if it regulates itself out of this trend.	9/21/2016 8:38 PM
311	The rental market is tough enough for RESIDENTS of Santa Cruz. I believe this would further complicate an already tough rental market.	9/21/2016 7:48 PM
312	I support vacation rentals in Santa Cruz. I think it's a great for everyone!	9/21/2016 7:42 PM
313	Keep your nose out of people's PRIVATE property	9/21/2016 7:32 PM
314	Short term rentals actually increase housing affordability as owners who might not be able to afford to live in Santa Cruz can do so via the rental income.	9/21/2016 7:20 PM
315	We know folks that live in Santa Cruz I am by sharing their home with vacationers it gives them extra money to spend on other things they would not otherwise be able to purchase.	9/21/2016 7:13 PM
316	I would be quite upset with the restriction of the rights of property owners regarding short term rentals unless it was backed by substantial evidence that it would provide a tangible benefit.	9/21/2016 4:44 PM
317	there are not enough safe and clean hotels. There are many people who like to stay in homes for the comforts it offers when traveling. By opening up homes more people can travel here and enjoy our town.	9/21/2016 4:37 PM
318	There aren't enough hotel rooms for all visitors and vacation rentals offer a different kind of housing, often less costly than a typical hotel room	9/21/2016 4:08 PM

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319	They need to be owner occupied. People who buy houses and just turn them into vacay rentals should be banned. If you don't live there, you can rent it out.	9/21/2016 4:06 PM
320	It should be an option for certain types of properties and under reasonable restrictions. AirBnB inspired policies around the country are a great source for thinking about developing a policy in Santa Cruz.	9/21/2016 3:45 PM
321	I don't have a problem with them until they affect the rental market.	9/21/2016 3:42 PM
322	I think it's important for vacation rentals to pay their share of taxes and comply with any safety or other regulations, but overall I think they are an important part of our economy and I like that they allow SC residents to benefit from tourism. We live in a popular tourist destination, and that has always been a part of the local culture and economy.	9/21/2016 3:30 PM
323	They should be allowed within reason. The city should tax them and use those tax revenues to help develop rental housing for residents.	9/21/2016 3:30 PM
324	Housing is already insanely unaffordable in Santa Cruz, especially for low income families and students.	9/21/2016 2:06 PM
325	My concern is commercial in a residential area, lack of formation of community, and lack of affordable rentals for middle and upper middle class families	9/21/2016 12:51 PM
326	Owner occupied does not negatively affect neighborhoods.	9/21/2016 12:28 PM
327	As long as an owner abides by codes and ordinances that apply equally to all owners, it should not matter if the owner choses to live there or rent short-term or for longer periods. The city should not interfere in an owner's decisions concerning their property.	9/20/2016 11:44 PM
328	I think the city should not be regulating private home rentals.	9/20/2016 8:31 PM
329	I think they are good for the local economy, good for the neighborhood, and good for tourists who elect to come and spend their money in our city. I personally know several couples and families who have opted for Santa Cruz over Carmel/Monterey/San Francisco precisely because of our liberal position on vacation rentals. I know several people with disabilities, with service animals, with allergies and dietary restrictions that preclude them from staying in hotels who would not otherwise come to Santa Cruz if they were unable to rent quality beach houses in neighborhoods. Generally, they are respectful and contribute to our local economy in ways that other populations generally, they are respectful and contribute to our local economy in ways that our local population does not.	9/20/2016 8:18 PM
330	I have a second home in Santa Cruz that is almost exclusively used for family (non-paid) visits. We rent it a couple of times each year to family friends that we know at a deep discount, just to cover our modest property taxes. If vacation homes are regulated further, we would obviously NOT continue to do that, and the City would lose out on the small amount of TOT we pay (around \$1500 per year). It would sit vacant when not in use by extended family, which would be about 90% of the time during the Winter months. The freedom to head over the hill is worth way more to me and my family than the rent that we would receive if we were to rent it out year round. Besides, the grandkids would have a fit if we did that! I wish the city would use the TOT money to beef up police patrol, but that's another issue. I understand the need for affordable housing in the area, but I think that's primarily the city's responsibility to provide.	9/20/2016 7:24 PM
331	I used to own a second home in SC, and this survey makes me happy that I got rid of it. I think this is a solution (and a bad one) in search of a problem. I still own part of a home (in the County) as part of a trust. I think you should let homeowner's do what they want with their homes, as long as it is not adversely affecting neighbors, and they are acting within the parameters of the law. There are many families like mine that purchased their homes back in the 50's. Are we supposed to feel guilty about our present day good fortune? I don't get it. Furthermore, the city should not be turning away the revenue in TOT. Focus on capturing MORE of it, not turning away would be remittances.	9/20/2016 6:01 PM
332	Santa Cruz is a tourist town. I'm not sure why there is a need for this survey? It is most often a cheaper way to travel, and with greater amenities than a typical hotel room. Renting a place with a full kitchen allows people to save on meals or accommodate those with special diets.	9/20/2016 5:28 PM
333	The owners reap the benefits, i.e. income, while we neighbors deal with the noise of the late night vacation partiers. We should at a minimum have a phone number of the owner so we can call and wake them up at 2:00 am as we are so frequently awakened by their guests. There should also be hefty fines for disturbing the peace of the neighborhood (paid by the owners).	9/20/2016 3:58 PM
334	Get Government out of the Real Estate Management business. Private Property rights must prevail. Liberal social engineering sucks!!!!!!!!!!!!	9/20/2016 2:59 PM
335	My property. Pay my property taxes then you can tell me what to do. I built my ADU 10 years ago. You can't change the rules in the middle of the game!!!!	9/20/2016 2:55 PM
336	first effort should be to enforce existing rules (my neighbor tells me there are many). the visitors I have met have all been plesant and quiet, but the unit I know of is small and tucked away. the young family that lives on the property relies on income to pay mortgage. they are good neighbors. Sometimes they exchange rent for child care, I believe?	9/20/2016 1:50 PM

City of Santa Cruz Vacation Rental Survey

337	<p>Airbnb has made traveling tremendously accessible to people. Not only is it easy to use and operate, but the accommodations are generally always clean and of good value. The review process ensures that. When I was married in in Santa Cruz in 2007 I searched high and low for suitable accommodations in Santa Cruz for family and friends to stay in. The options at the time were atrocious. I finally settled on the Mission Inn because the prices hovered around \$100/night and it looked reasonably clean. After the wedding I was embarrassed to learn that several of my guests had to leave because of cockroaches, dirty sheets, noise and rude service. Airbnb provides a personal touch that in my opinion is VERY Santa Cruz. Hosts are able to recommend local businesses and events to guests and provide an experience unparalleled in our hotel market. My only concern is that I would be wary of developers/builders buying entire buildings with the sole intention of converting them into Airbnb accommodations. This has been a problem in SF and this is when it can cause real impact to the housing market. As it stands most people are renting our rooms in their homes, their own homes while they are away, or ADU's. The extra revenue for local families is a huge help in an economy that was rated the 3rd most expensive city to live in in the U.S.</p>	9/20/2016 8:50 AM
338	<p>I noticed that something was different in our neighborhood. There were so many more people around, folks I didn't know—some acting oddly, parking had become difficult when in the past there had never been a problem. Over several months I noticed that the "vibe" of the neighborhood had going from peaceful to edgy. Then one of my neighbors told me that the people who live across the street from me were renting their house out on Airbnb. Suddenly everything came into focus. I learned that the owners of the house stay somewhere else in town when they rent out their house. Through their listing on Airbnb and our observations we estimate that during the past year our neighbors have rented their house around 40 times and they have a 4 day minimum stay. Each Airbnb renter typically has 3 or 4 vehicles and it's typical during a stay that other people visit and stay over throughout the time. In other words, it's not a consistent group of people throughout the entire stay. The Airbnb renters are transient and don't have a connection to the neighbors and the neighborhood. There is no incentive for them to be considerate or "good neighbors". In essence this short term rental is changing the nature of our neighborhood from residential to a commercial area. And, this enterprise is currently completely unregulated. Short term vacation rentals circumvent the planning and health and safety processes that are in place for hotels and motels. They rely on our Police Department for enforcement whereas hotels and motels must provide their own security. This puts short term rentals on an unequal footing with hotels and motels. Our neighbor's Airbnb advertisement touts that their rental is on a quiet, family friendly block. The irony of this is striking since their rental is creating a noisy, unstable environment—ultimately unraveling the fabric of our neighborhood. My neighbor told me that he is renting out his house to help pay the mortgage. It's hard to know someone's motivation. I wonder about the sincerity of his comment because in hindsight I realized they began renting on Airbnb after they remodeled their house. In their Airbnb listing they state, "The house itself is a newly renovated single family residence (1,340 square feet)...recently remodeled kitchen...3.bedrooms, 2 new bathrooms." When they were doing the construction I didn't see any permit notices on their house and I wonder if their property has been appraised since it was remodeled from a 2 bedroom, 1 bath house.</p>	9/19/2016 9:04 PM
339	Do not do it.	9/19/2016 7:18 PM
340	<p>It is very odd that the city worked on ADU's and nothing else when ADU's require owners to live on the propeerty and are mostly quite small and not housing large loud partiers which is what is going on in many of the the vacation rentals owned by out of town owners who don't really care about the neighborhood and encourage large gatherings and partying. Years ago families came to SC for 1-4 weeks and would rent a home. Now many of these larger homes have up to 20+ people renting it together for large amounts of money and coming for 2-4 days strictly to party. .</p>	9/19/2016 4:30 PM
341	<p>I think most of the issues can be addressed with the laws we have and if we do not have enough police to enforce the laws we currently have we will not be able to enforce more. Living next to a house or two of students can be as bad or worse. We have one of each. Make laws that address the actual problems that are enforceable. Enforce the Party House Rules and make those stronger if needed so that they cover more of the short term rentals.</p>	9/19/2016 10:21 AM
342	<p>All decisions regarding vacation rental policy should prioritize Santa Cruz residents who are working and live in town, as opposed to absentee home owners making a buck off their vacation home. We need housing now. We do not need more vacation rentals, at all. Our economy receives plenty of tourism without us dipping into available housing stock for residents to attract more. We need housing now! Not more rentals!</p>	9/19/2016 10:15 AM
343	santa cruz is a tourist town	9/19/2016 1:36 AM
344	<p>The vacation rentals in my area seem to allow occupancy at far higher numbers than a long term rental. One unit directly across from me regularly allows 6-8 people in the same space I am allowed to have 4 people, which translates to more cars and more noise making it unpleasant for long term renters.</p>	9/18/2016 9:48 PM
345	<p>Allowing homeowners to run illegal, unregulated business out of their homes is detrimental to neighbors and neighborhoods. I suspect few report income nor pay all proper fees and taxes. When the city turning a blind eye to unregulated business people have no recourse to complain. If short term vacations rental and airBnBs are allowed they should be forced to register, be inspected and adhere to all the same constraints and fees that any business and hotel/motel/ins are forced to follow. I think they are bad for the city because vacant properties are always a blight to neighborhoods and cities. Legal and illegal short term rentals, airBnB are destroying cities ie SF. Don't let it ruin SC!</p>	9/18/2016 9:32 PM

City of Santa Cruz Vacation Rental Survey

346	I think owners that use Air Bnb to rent their home are degrading our neighborhoods by not contributing any taxes and by removing that rental from any option for a family to live there, and also adding the constant flow of strangers to an otherwise safe neighborhood could lead to other dangers. We already struggle with the student population in SC, why should we have to worry about vacation rentals taking up the rest of our rental market?	9/18/2016 11:22 AM
347	I just watch the tenants breaking traction with one of several cars and leave are area at 50 Mph. In a 25 mph residential area	9/17/2016 7:17 PM
348	I think they undermine hotel and motels. I believe they bring down property values. I don't think they should be allowed to operate in a residential neighborhood.	9/17/2016 3:06 PM
349	The house should not be used as a Hostle or Motel in a residential area. Too many people in & out of the house	9/17/2016 2:59 PM
350	Vital that residential neighborhoods keep a neighbor to neighbor feeling. Continually new temporary neighbors without a host is asking for trouble. With a host, renter or owner, staying in the home, is fine.	9/17/2016 12:13 PM
351	the main problem is when owner does not live on the property, then there is low accountability for renters behavior. If the owner is living there they are highly accountable to make sure renters are harmonious, quiet and compatible with the neighborhood. We live here BECAUSE it is a vacation spot, so no surprise that we expect to share it with WELL BEHAVED vacationers. They are here walking around west cliff all day long, 365 days a year anyway. The city needs to have sensible, not paranoid, regulations about such rentals. The main reasoning so far is that we need more LOW INCOME HOUSING-- that is due to lack of city planning, not due to individual homeowners need to provide that.	9/17/2016 11:55 AM
352	my neighbor should have to pay me to have his AirBnB next door	9/17/2016 11:39 AM
353	On our side of the street on our block we are the only Owner occupied home. There are 2 student rentals, an AirBnB, and a rental house along with us. Allowing AirBnB's in a neighborhood already overrun with student rentals creates a transient neighborhood with no permanency which leads to bad things. Since when is it OK to open up a hotel in a residential neighborhood? We are actually thinking of moving to a nearby city because Sacramento Ave, where we live, has become overrun with out- of- towners. At least limit the number of people that can be there at one time and maybe limit it to no more than 20 rents per year. Thanks for doing this survey	9/17/2016 11:01 AM
354	Should have looked at the whole list---See comments above...	9/17/2016 11:00 AM
355	Vacation rental owners need to be directly responsible for the behavior of their tenants, as if they lived there. There needs to be a direct, ideally financial penalty for landlords whose tenants disrupt the peace and quiet of residential neighborhoods, e.g. if police called out a third time for noise in say, the space of a year, owner pays a \$500 or \$1,000 fine.	9/17/2016 6:51 AM
356	I have lived here over 50 years. It is a sad place with homelessness, crime, traffic, prices too many people with bad attitudes!!!!	9/16/2016 9:35 PM
357	My partner and I (who live in San Jose) rent from an amazing pet-friendly home owner in Santa Cruz all of the time, including 3 full weeks every November. We have several friends from the East Coast who enjoy this house as well. Without these kinds of options, we likely would not come...especially given the lack of decent pet friendly lodging. Plus, since the accommodation cost is reasonable, it allows us to spend more money in local establishments. Last but not least, we are considering eventually moving to Santa Cruz if we too could have the option of renting as a way to offset the cost.	9/16/2016 11:24 AM
358	Need regulations. They are a hotel in our neighborhood. Using extra water, sewer, I'm conserving. If I'm paying for a hotel conservation is not on my mind as would be the rentals.	9/15/2016 10:16 PM
359	if you go after anyone it should be landlords that don't live in the area. i think more UC students should be housed on campus which would free up more housing for young professionals. i live downtown and many of my neighbors work over the hill. they have good jobs and can afford higher rents.	9/15/2016 5:26 PM
360	Airbnb and other vacation rentals in Santa Cruz should not be allowed. Rent is too high already as it is.	9/15/2016 1:11 PM
361	Please institute reasonable regulations to help keep our local neighborhoods safe, quiet & family friendly.	9/15/2016 6:39 AM
362	I think homeowner should be on premises or close by. Fines should be stiff for violators. Regulation will only work if regional in focus (if Santa Cruz regulates but Capitola does not, then what?)	9/14/2016 11:31 PM
363	In the 13 years I lived at my last residence the vacation rentals made parking hell. I had to constantly ask people to move from my parking spot. Vacation rentals are contributing to the housing problems in Santa Cruz.	9/14/2016 7:39 PM
364	Limit stays or days available throughout year	9/14/2016 5:39 PM
365	I believe that certain area such as neighborhoods near the beach should have a limit to allow neighborhood to thrive as a community of people and families that are familiar. And to keep the cost of lousing in those areas to a managable amount for those who want to stay in the community.	9/14/2016 4:19 PM
366	We live in NOLO and have no Parking!	9/14/2016 4:14 PM

City of Santa Cruz Vacation Rental Survey

367	I think vacation rentals should be limited to the summer when the university is out of session, so those homes could be used for both college rentals and short term rentals.	9/14/2016 9:13 AM
368	I work out of town and would like to have the flexibility of renting my house the days of the week I am at work but still return to where my children are in school.	9/14/2016 8:44 AM
369	My top priority is the people who live here. The income from rentals helps residents with their housing expenses, yet too many of those rentals increase the housing expenses in the first place.	9/14/2016 8:30 AM
370	They have seriously impacted the availability of affordable long term rentals for local working people.	9/14/2016 8:28 AM
371	The cost of living is very high here and I know a few families outside of my neighborhood who are only able to pay their mortgage through renting part of their home through services like Airbnb. I have heard the argument that these people could rent to students instead but they would never be able to make as much money and students are not the same kind of guest as a vacationer. I think that limiting vacation rentals will be very detrimental to families who can't make ends meet-- further pushing the middle class out of Santa Cruz-- and make the cost of visiting Santa Cruz even higher for visitors, possibly hurting our local economy as vacationers choose to stay elsewhere. Limiting vacation rentals could have unintended consequences and the city should study the issue carefully before making big changes.	9/14/2016 7:51 AM
372	Concerned about the dramatic lack of affordable family housing	9/14/2016 7:44 AM
373	It is already too hard and expensive to rent in Santa Cruz. We need long term affordable housing for current residents!	9/14/2016 6:03 AM
374	I don't think they need to be regulated for every interaction/rental occurrence but there should be a way to report abusive rental situations, so more of a way to report problems. I don't think the City has the ability or resources to devote to a tightly controlled short-term rental situation	9/14/2016 12:48 AM
375	We need regulations like property owners have to use the property and be responsible for what happens there	9/14/2016 12:09 AM
376	I'm conflicted. I'm a 30 year resident of Santa Cruz, a social worker and have never been able to afford to buy. But I have lots of friends who are homeowners with additional units who rent them out thru airbnb, and I can totally understand why they want to take advantage of the opportunity to make extra money. I can't say I wouldn't do it myself, if I had the option. At the same time, it takes so many rental units off the market, driving the rents and competition for units WAY up, so regular people like me, working in the helping professions, can't afford to live here!	9/13/2016 11:58 PM
377	There is a difference to me between a local home owner renting part of their house or property for vacation renters and the absentee owner from out of town who buys up properties here and vacation rents them. Many long term residents do vacation rentals to be able to continue living in Santa Cruz.	9/13/2016 10:11 PM
378	I think keeping a cap on the numbers of new vacation rentals is a relatively good idea. Although, I would be sad if I wasn't able to continue this wonderful experience if I were to move. My current property "made the cut" just before the deadline, but now I'm locked into this particular property & if I ever wanted to move within Santa Cruz, I'd like to be able to continue my practice of vacation renting my home when I travel	9/13/2016 8:17 PM
379	I believe the city should adopt the Santa Cruz County Vacation Rental Ordinance, keep vacation rental going, just regulate them better	9/13/2016 6:06 PM
380	make permits to rent for vacations easy to get in both the city and county	9/13/2016 5:09 PM
381	We should regulate short term rentals in order to keep our neighborhoods a family friendly environment. Some suggestions include: Limit the number of renters at a given time based on available parking and not rooms in the house, have unannounced inspections (we have a de-facto hotel in our neighborhood that changes things to pass an announced inspection), require that the owner live on premises at least part time (6 months a year), have the phone number of the owner (not host) prominently posted (visible from the street) so that they can be contacted, instead of the Police, when there is a problem and have real financial penalties on the owner and the host when violations occur.	9/13/2016 4:51 PM
382	Post sign on property (not just internet) with phone number to call in case neighbors or others have a concern. It needs to reach a person 24 hours a day. If individual rooms or multiple beds in a room are being rented, require the owner to live on the property. A "host" simply does not have the same investment in the neighborhood or community as the homeowner would. Also, hosts often rotate so there is no single person with whom to address concerns. Limit the number of people per bedroom to 2. A house in the neighborhood has a bed in the living room, but removed it when there was an inspection, then put it back. There should be no warning for inspections. Limit the number of days per year a house can be rented out to vacationers/shared economy renter. Require a minimum of X number of days for the vacationer/shared economy renter to rent. Have a city enforcement department or point of contact for neighbors of vacation rentals to call who will address concerns with the neighbor and the hostel/hotel/vacation rental owner. Please see concerns on question #5 under other. The revolving door of strangers in the hostel/hotel/vacation house has a negative impact on the neighborhood both in terms of safety and in terms of typical residential neighborhood standards. Thanks for the survey!	9/13/2016 4:51 PM
383	ANYTHING TO BRING MORE BUSINESS INTO THE CITY HELPS	9/13/2016 4:39 PM

City of Santa Cruz Vacation Rental Survey

384	It is already difficulty maintaining a traditional Santa Cruz community life style with the high rents driven by UCSC and horrible traffic. Landlords are putting 5-6 people in a 3 Br, 2Ba house. The high rents and high prices make it impossible for our teachers, police and other middle class workers to buy a home or rent a reasonable rate. Vacation rental generate addition revenue which acts to increase rents and prices. The city is too focused on increasing revenue rather than maintaining and improving our lifestyle.	9/13/2016 4:07 PM
385	One concern is that we don't know who to call if a problem arises at the rental. In Tahoe, there is a prominent sign posted with owner info regarding max number of people and cars allowed at the property at any given time. Short term vacation rentals make it difficult for neighbors to know when something suspicious is happening because there is no continuity of residents at the rental. Additional insurance as well as health and safety inspections should be required for people running their home as a rental business.	9/13/2016 3:48 PM
386	Vacation rentals provide significant income to the city through TOT. If the city should regulate it, start with absentee owners who live outside of Santa Cruz and not contributing to the local economy themselves.	9/13/2016 3:05 PM
387	As long as the rentals don't become noise and litter nuisances then the homeowner should have the right to do with the property as they please. I have personally rented larger homes for group getaways and it is so much more fun and personal than staying in hotel rooms. Santa Cruz is a great destination for families and friends and we should NOT make it harder for larger groups to visit. The only thing we should do is get the same vacation tax levied on hotels as revenue for our city.	9/13/2016 2:20 PM
388	I believe a limit should be placed on how many vacation properties can be in a neighborhood. Look at Capitola. Near the Esplanade was once a COMMUNITY of people--it's now nearly ALL vacation rentals.	9/13/2016 1:16 PM
389	i am a teacher here for 25 years. I am living in a tiny cabin I can barely afford. I have lost 11 friends...educators and women of service who have LEFT because of cost of living. home owners are making a killing on Air b n b and it has seriously impacted our already exceedingly bad rental market. We should have an application process with a cap on the number that can do this and a cap on the number of years. maybe each year homeowners can be in a lottery and get a chance once every 5 years to do this.	9/13/2016 12:49 PM
390	I think these should be limited, especially due to the lack of housing and large number of homeless individuals. Vacation rentals drive up the cost of living for average people who are already struggling and make it nearly impossible to find a place to live long term, as money hungry landlords can make twice as much on a vacation rental than on a long term local renter. There is increased garbage and noise in what used to be a quiet family neighborhood. Our street is a ghost town through the week and a party on the weekends when we are trying to relax.	9/13/2016 12:42 PM
391	More time than not, these vacation rentals are occupied by people that are there to party and making noise to the wee hours."Oh, we're only here for a short bit," but magnify that with each party that comes in.	9/13/2016 12:32 PM
392	I have stayed in Rbnb's with families, and in others where its just a business. The former is more in keeping with the concept of creating a sense of global community. I think that absentee landlords aren't interested in that and aren't concerned about neighbors. I rent rooms to people who live and work in Santa Cruz, and rent my own space when I travel to see my children who have moved away. This helps me afford to travel to see grandchildren. I think short term business rentals may need to be treated more like hotels with higher city fees beyond transient tax.	9/13/2016 11:52 AM
393	Severely limit amount of vacation rentals per block or per area. Home must be owner-occupied, not a "lock box". Limit amount of vacation rentals any individual or entity can own. Not an issue of private property rights because vacation rental impacts are to the neighborhood and community in general.	9/13/2016 10:58 AM
394	Require that they be held to the same regulations as hotels and motels.	9/13/2016 10:58 AM
395	Question 8 is ambiguous. All activity is "regulated" to some extent. Please allow short term rentals, please make the rules clear. Please make it easy for me to pay my TOT taxes, I _want_ to support our lovely city of Santa Cruz. Our city has always had vacation rentals. As a host: We like to make our unused rooms available to visitors to Santa Cruz (sometimes). It's a nice way to meet people; we charge a low amount but the income doesn't hurt. We only have 1-2 people at a time, often in town for work (near UCSC) or conferences or workshops. As a resident: Our city also has a high amount of long term rentals to unrelated adults (both students and non-students). This category of renters has had more adverse affect to us than short term renters, at least in my neighborhood.	9/13/2016 9:45 AM
396	Regulate!! Make them pay into city fees and only allow owner occupied rentals(not whole home out of town owners).	9/13/2016 9:03 AM
397	Airbnb actually runs a pretty tight ship. My partner and I have occasionally rented a room, and the guests were always excellent. If the business is run correctly, there should be no adverse effects in the neighborhood. Tax income for the City has GOT to be a good thing.	9/13/2016 8:53 AM
398	Without oversight, vacation rentals do not have to conform to health and safety standards. This does not benefit either visitors or the community.	9/13/2016 8:47 AM
399	allowing people to rent their homes as a vaction rental is ruining the fabric of our community	9/13/2016 8:39 AM

City of Santa Cruz Vacation Rental Survey

400	It's a tricky situation here because the cost of living is so high, many people rely on renting part of their home to, say, afford a bedroom for their child. On the other hand, there is such a housing crisis here ...it's unfortunate that more nice places being used as vacation rentals aren't homes instead. Regulate by income level?	9/12/2016 11:57 PM
401	They provide much needed short term housing stock. There are numerous roach motels in Santa Cruz and STRs may begin to shift the tide.	9/12/2016 10:58 PM
402	We need to address the housing crisis in Santa Cruz. I make 90,000 a year and cannot afford to own a house.	9/12/2016 7:50 PM
403	Taxes should e collected the same as hotels.	9/12/2016 7:50 PM
404	they are motels, in residential area. 12 to 14 people per night with parties, trash and 6 to 8 more cars on street, no room for regular home owners, to park. that is why there are motels, in commercial zones. they should pay more taxes, water fees, garbage fees, sewer fees because they are 12 to 14 people in the house. they should not be permitted in residential areas	9/12/2016 6:28 PM
405	I think a tax on such rentals makes sense. As does registering them and just knowing where they are for data purposes. But in a town like Santa Cruz, which is a resort town, it's hard to say "no" to vacation rentals because it's a huge part of our economy and it's a serious sign that our current selection of hotels and AirBnBs isn't adequate. When I travel, I book a whole condo on AirBnB because they allow dogs and do not force me to never leave my dog unattended. If we have lots of AirBnBs it's because our tourist industry isn't providing people with what they want. While I certainly see the harm in reducing the housing stock this way, the answer is to add more housing stock instead of reducing people's flexibility in how they treat their own property.	9/12/2016 5:44 PM
406	The home I lived in for a year with 5 friends on Delaware was recently sold. The owner rents it out on weekends bc he can make more money that way than renting it out to permanent residents. I work at UCSC, I make good money and moved back in with my Mom as I cannot afford first last and deposit, besides the high monthly rent in town. Each of my friends who were forced out of that house were put into a similar situation. Every time a unit is taken off of the permanent resident market, so that a property owner can make more money, that's one more person closer to homelessness. It impacts us all. Housing is not some commodity to be bought and sold as any other good or service. It is a basic human right and should be treated as such.	9/12/2016 4:02 PM
407	While I am pleased that the City is finally waking up to the impacts of VR on single family neighborhoods, on the price of homes, rent, etc. I fear that City leaders have waited too long in that there are now so many people who are profiting from renting their homes that there is now too big a constituency to pass meaningful regulations. However, I urge the City to move forward in discussing the issue and regulating the industry. These are businesses in residential neighborhoods. We loose housing to second homes, to students who cannot find or afford housing on campus, and now we loose housing to vacation rentals as well. I think everyone agrees that we have a housing crisis, vacation rentals are part of the problem. So we have to decide if we will try and protect neighborhoods and the ability for families to afford to live here, or are we going to be a community of vacation rentals and everyone else will be priced out accordingly. Lastly, it should be noted that while the City waits to regulate VR, the City looses hotel tax. I know someone who rented his house on the Westside this summer and netted 30k, yet be cause there are no regulations and no permitting process for VR, he paid zero tax. The City is leaving money on the table and has been for years. If you are going to allow them, then at least ensure that the owners are paying the tax.	9/12/2016 3:59 PM
408	Housing shortage and pricing is making it hard for some families to stay in Santa Cruz.	9/12/2016 3:21 PM
409	I am ambivalent about this issue. On one hand I like to rent an apartment when I travel, but on the other hand, I have concerns about what vacation rentals and privately owned vacation homes are doing to our local economy and community. Every home that is rented by the night, rather than the month, is not available to locals who need a home. Every time I see a homeless person pushing a cart past someone's empty second home I think it's unfair that some people have more homes than they can occupy, while others have none. I worry that these off-the-books vacation rentals may not be paying the TOT tax. I worry that they undermine the hotel industry that provides jobs for local people who then can't afford to live here. Perhaps the answer is to let people share a room in their home for less than a month, but not rent out the whole house. That way locals can get a little extra income while supervising the tourists. If a person has a whole empty house, they should put it on the market for full time renters. I'm glad the city is going to examine this issue and try to create a solution.	9/12/2016 2:08 PM
410	When a single room in a house for rent in Santa Cruz is \$1100, and the average pay for workers here is \$12-15, how can people afford to live here? How?!?	9/12/2016 1:41 PM
411	I am praying that the city does something to change the presence of airbnb in our community, I believe it is destroying the local culture and I am very upset about so many of my dear friends not being able to find housing because the market has skyrocketed, and I believe airbnb plays a huge factor in this. Thank you.	9/12/2016 1:34 PM
412	It needs to be balanced with the overall housing needs of the community. Housing costs are too high in the region and this exacerbates it, but at the same time it is a great option for families and property owners	9/12/2016 12:56 PM
413	There should be a tax on vacation rentals that goes DIRECTLY into a fund to create affordable housing.	9/12/2016 12:16 PM

City of Santa Cruz Vacation Rental Survey

414	It is becoming increasingly difficult for the residents of Santa Cruz county to be able to afford to rent property of any kind. While I understand that the city relies heavily on the revenue of tourists, this should not come at the detriment of those who live here. Protecting the residents should be a higher priority than tourism.	9/12/2016 11:36 AM
415	Many people rent and vacation rentals should be investigated as a possible cause of rents going up in Santa Cruz.	9/12/2016 11:14 AM
416	I don't think the airbnb model is sustainable long term - short term they are subverting tax laws & hotel regulations & all liability. It's a temporarily not level playing field.	9/12/2016 11:06 AM
417	I have a small vacation rental on my property as well as two long term rentals. I feel that my situation should be the model. I have NOT turned my long term rentals into vacation rentals and I never will. I think it is a problem when people turn their houses over or their long term rentals over. The rents are out of control in this town, and the rentals and homes that are being used for vacation rentals have quickly increased the problem.	9/12/2016 10:45 AM
418	I think owners being present is very important. A house turned into a hotel defeats the whole homey feel of the sharing economy.	9/12/2016 10:32 AM
419	Let people use or rent their property as they wish.	9/12/2016 10:19 AM
420	The lack of availability of rental homes for long term residents who live and work here coupled with staggering costs in the rental market AND housing market means people (most especially low income and/single parents) cannot find housing.	9/12/2016 9:55 AM
421	Stop Short Term Rentals, completely! At a very minimum, there needs to be much more strict regulations on how many can be in a given area, for instance 9 within 30 homes is ludicrous! Also, regulating how many people can be staying in a given home at a time.	9/12/2016 9:35 AM
422	WE HAVE AN AFFORDABLE HOUSING CRISIS in SCC!!! I've lived here for 20 years and it's NEVER been as bad as it is now. The issue lies with the boom of short term rentals choking out residents and short-term vision/greed of property owners here, as well as lack of housing at UCSC. WE NEED RENT CONTROL and regulation of short term rentals- no more than 10% of housing overall in the County. PLEASE! Our town's landscape is changing for the worse and those in the neighborhoods living near it see it every day. DON'T LET GREED RULE SC!!!	9/12/2016 9:32 AM
423	My primary concern about vacation rentals in Santa Cruz is that they provide a tremendous incentive for would-be landlords to remove their properties from the long-term rental market, decreasing the overall housing supply when demand is growing, and leading to price inflation. The cost of housing in this city is already untenable for low- and middle-income residents due to the influx of people who make Silicon Valley salaries and commute over the hill; due to the influx of people who have been displaced from core Bay Area cities due to the increasing cost of living; and due to other factors such as the growth of UCSC (which has not been matched by *affordable* on-campus housing opportunities for students). What we're seeing— in Santa Cruz, in the greater Bay Area, and arguably in coastal California generally— is a perfect storm for housing costs, and consequently a housing crisis. The only moral thing to do vis a vis vacation rentals in this context is to limit them to properties that are generally occupied by long-term residents, and tax them to fund affordable housing in the community. Specifically, it seems appropriate to allow people who generally live in their house to rent it on AirBnB (for example) for a week or a weekend when they are going out of town themselves— though my understanding is that San Francisco has had difficulty enforcing this policy. If such a policy were adopted here, it would have to be matched by rigorous verification procedures. Additionally, short-term vacation rentals should be taxed at a rate greater than traditional hotel rooms are taxed. Ideally, this would involve taking the same transit occupancy tax *and then* an additional tax to fund affordable housing in the community. Such policies could provide a minor disincentive to consumers to use vacation rentals while at the same time ensuring that the community (which is certainly bearing the burden of this type of economic activity) receives some offsetting benefits.	9/12/2016 9:03 AM
424	I think they need to be limited by % in a block or neighborhood. One idea is limiting them to 90 days, which seems fair. It's a tough issue, because the Air BNB surge has a direct affect on local housing availability and pricing, but at the same time, when I travel with my family, I prefer to stay in a home (with 3 kids, hotels are expensive and inconvenient).	9/12/2016 8:55 AM
425	IF your worried about too few long-term rentals, just limit the number of days per year you can do short term rentals. Also, I am very regularly disturbed by the long term rental next door, where as I have never been disturbed by the short term rentals on our street.	9/12/2016 8:08 AM
426	Owners and/or property managers need to inform renters of rules & regulations. (trash day, parking allowed, noise limits, fireworks, etc) And enforce them.	9/12/2016 7:54 AM
427	I have never had a problem in my neighborhood with people in a vacation rental being loud or obnoxious or disruptive or taking up too much parking. On the other hand, I have encountered plenty of disturbances from various long term renters in the neighborhood. Short term rental units are, comparatively, not a problem at all in my neighborhood.	9/12/2016 7:05 AM
428	As long as property owners rent respectfully I'm not concerned. It is sometimes difficult to make ends meet in SC and a vacation rental gives owners an opportunity to help defer the cost of living in SC.	9/12/2016 3:56 AM

City of Santa Cruz Vacation Rental Survey

429	I'm against regulation in most instances but unless something is done we will far too many locals without housing opportunities. The vacation rental season goes perfect for UC students.... Not for the rest of us who have lived here and stay to contribute to our community.	9/12/2016 1:45 AM
430	I have a daughter who rents one when she is here yearly, large enough for our family dinners. I have multiple families steadily one just one lot, in a garage that was red tagged at one time, must be several Hispanic men in there at all times, creating parking problems, plus two other residents on same crowded property.	9/11/2016 11:58 PM
431	This is lemons we can make lemonade out of. We can have a city full of short terms rentals that are problematic, or the City can regular the short term rentals and keep our neighborhoods neighborly and generate extra income for the city and for homeowners. Regulation can be a win-win.	9/11/2016 8:52 PM
432	County of Santa Cruz, city of Capitola, Carmel and many other cities I am sure vacation rentals are taking away housing for permanent residence of Santa Cruz through personal observation. If there is any concern over housing pressures in the city of Santa Cruz it seems obvious this is one action that can be taken since the County of Santa Cruz has already it I know it multi family residential units where there's been an offer to turn them into vacation rental units so much like me any motels in neighborhoods I'm sure this trend will continue and I wonder if the city will ever take any action other than talking about it and serving others for their opinions	9/11/2016 7:09 PM
433	There needs to be some sort of cap; there are tons of properties listed on Air Bnb alone and it's hard to see how that's not contributing to this housing crisis that is pushing me out of my 10 year home.	9/11/2016 5:06 PM
434	Please regulate this industry so that local hard working people can afford to live in this town.	9/11/2016 5:03 PM
435	Most of the downsides are due to the city's decades of anti-housing supply policies. We have many issues from the City saying "no" to all sorts of things, from transportation infrastructure improvements in the past to infill development. Trying to then cure these deficiencies with even more regulation of what people can do with their own property is not solving the real issue. I suggest putting far more energy into making ADU creation turnkey (from financing to permitting to design) and marketing that. Then the fact that a portion are taken by vacation rentals - who cares.	9/11/2016 3:41 PM
436	We have an awful housing shortage here. We also have many greedy landlords who start to see these outrageous rent numbers and immediately raise their rents, simply because they think they can. I moved out of a rental a couple years ago. The property manager and I were chatting and he said he raised the rent. Mind you, he did not fix or improve anything about the property. His reasoning was simple: 'I raised it and I still had 25 people who came to look at the place'. I know this is not a problem of short term rentals, but they also impact the situation, and we need rent control or regulation. We now have landlords who can rent the property for chunks at a time and make more money (or they think they will make more money) than renting to a long term renter. I know of people who have been evicted so that the landlord can use the home for short term rental. I also know of houses that were formerly rented and are now listed on Airbnb. We also have UCSC that impacts the housing in this town. Each year they allow more students in, and they do not have the means to house them, yet their admissions increase. Another problem I see is how would you regulate the existing rentals? A solution would be to raise the local tax rates to make it less of an incentive to rent. Then daily scour the websites and apps and look for violators. Slap them with a severe warning and then a healthy fine. How can we incentivize people to rent at reasonable rates to other good people? This is a complicated issue but it is made worse by the size of this town, having UCSC here and also our proximity to Silicon Valley.... Let's keep our great city liveable and affordable for all. Let's channel tourism in here also but keep in mind the impact on local rents and traffic. Please help the younger people who might want to raise families and buy a house someday...	9/11/2016 2:01 PM
437	I have been on both sides of this equation. I used to be a homeowner who intermittently rented a nonconforming room attached to my garage (already existing when we bought the property) to help meet our huge property tax payments. I eventually stopped doing this even though my realtor and mortgage broker encouraged it, because it didn't feel right. Why should I have to 'break the law' to have a modest but comfortable standard of living in Santa Cruz? Now I am back into the rental market and just this year was forced once again from my rental because the owners were selling to take advantage of the tight market. As it was 3 years ago, it was a nightmare finding a place, and we have strong, steady income and are model tenants (no smoking, no pets, no weed or other drugs). It must be much tougher for others of more modest means.	9/11/2016 1:02 PM
438	I believe a homeowner should have the right to rent out his home, either entirely or just one room. I also believe that the home owner and "new business" should be held to the same standard as hotels and other businesses in the city. When renting rooms/houses for less than 30 days they should pay TOT, have a business license, be ADA compliant, have life safety devices and equipment, undergo annual inspections from gov'm officials, meet certain parking requirements, etc. If the home is now fully or partially operating as a business, it must be held to the same commercial standards.	9/11/2016 12:12 PM
439	An excess of vacation rentals appears to be problematic in this community because it is creating a lack of permanent housing options. In addition to reduced amount of permanent housing options, short term rentals are increasing the cost of the few permanent housing rentals that do exist. This is a factor in low income persons becoming homeless as well as median income persons having to relocate to more affordable communities which is going to reduce the amount of qualified professionals critical to our county's infrastructure such as teachers, healthcare providers, social workers and maintenance staff.	9/11/2016 12:03 PM

City of Santa Cruz Vacation Rental Survey

440	Cities should reasonably regulate short term rentals but NOT ban them. They provide alternates to hotels and are better suited for families. We have vacationed many times for a week at tourist locations and always prefer a house over a hotel.	9/11/2016 11:47 AM
441	The city should be inspecting vacation rentals the same way they inspect long term rentals, as in all should be registered so the city can collect occupancy tax and track complaints and health and safety issues. Visitors to Santa Cruz help support our local businesses but they also have an impact on our quality of life and should be taxed by the city to help pay for our infrastructure costs like roads, police, fire etc. I think parking and ride tickets at the Boardwalk should be taxed at a higher rate to contribute to the bottom line here. Those visitors don't eat in local restaurants, stay in local hotels or vacation rentals or spend any money outside of the Seaside company. Their contributions don't offset their impact.	9/11/2016 11:13 AM
442	ban them completely	9/11/2016 11:10 AM
443	I would be supportive of a limited number of days per year for renting to vacationers and a transparent way to know where the units are, who owns them, and a contact number. They should be noticed or signed I believe with contact information posted. Also there should be a limit on the number of people in the unit. We had a VRBO that rented to groups of 16 people which was a nightmare to live next to. We had to call the police 4 times which is a waste of our police resources I believe.	9/11/2016 10:23 AM
444	They are ok but need to be regulated.	9/11/2016 10:22 AM
445	Completely disallow short-term vacation rentals in the City of Santa Cruz. In a city with such an insanely limited supply of rental housing, this is a no-brainer!!	9/11/2016 9:45 AM
446	They can provide a alt source of income for property owners and cost saving options for visitors.	9/11/2016 8:55 AM
447	Make them pay taxes on the income and let it roll. It's gonna happen either way, the free market is changing the landscape, hotel owners are making a mint. Not really good for neighborhoods but neither are hotels etc.	9/11/2016 8:32 AM
448	Having new people come and stay for a week at a time makes the neighborhood feel less cohesive. We have lots of kids in the neighborhood and new drivers and new people in and out is a concern.	9/11/2016 8:04 AM
449	Like the college rentals, when people are staying in a place without the owner present, the notion that you don't need to stay quiet or be considerate of neighbors going to work the next day is problematic. I can see the Upper Westside is sliding into college rental hell. I'm not sure how short term rentals will apply to those neighborhoods. I'm not opposed, but with no regulation it may be problematic. Even with regulation our own city council member lied to his constituents and barely got a slap on the wrist. Who will really be able to monitor this?	9/11/2016 7:45 AM
450	I think there should be a moratorium on vacation rentals and do something about the abhorrent rental market. Working people cannot afford 2500 a month for a two bedroom cottage.	9/11/2016 7:43 AM
451	Regulating short term rentals to keep a neighborhood residential in feel is fine. Regulating short term rentals to reduce the cost of long term rentals is unfair to the property owner and will not have the intended outcome. Most will pull out of the market leaving few new long term rentals and reducing our cities economic viability. The cities slow and nebulous permitting process is to blame for our current housing crisis. Look internally first	9/11/2016 7:35 AM
452	Particularly because Santa Cruz is already challenged by a transient, or fluid, student population (that frequently parties or is unconscious of respecting the need for quiet in the earliest morning hours) we definitely need rules and regulations regarding vacation rentals of ALL types.	9/11/2016 7:34 AM
453	Only allow on owner occupied properties & legal ADU's Enforce!	9/11/2016 6:39 AM
454	Student rentals (noise, parking) are already a concern. Vacation rentals only adds to this problem.	9/11/2016 6:22 AM
455	Outlaw vacation rentals in residential neighborhoods	9/11/2016 2:46 AM
456	I think you risk the appearance of being under the influence of hotel and motel operators when you restrict the use of lawful rental units.	9/10/2016 10:53 PM
457	consider limiting them to summer and winter break (2 weeks before/after New Years)	9/10/2016 10:01 PM
458	mostly, support community building by confining vacation rental geographically and leaving other places for long term neighbors. especially, don't allow vacation rentals where there are lots of student houses	9/10/2016 9:22 PM
459	The only peace we get from the student rental is during the summer. I want a neighborhood with neighbors who share my intwrest in neighbors and neighborhoods. We invited renters to our block party, none came, only home owners came. Understandably, short term renters have nothing to gain, no investment in knowing us, they are temporary.	9/10/2016 8:55 PM
460	they should be limited - very limited and taxed like crazy	9/10/2016 8:42 PM

City of Santa Cruz Vacation Rental Survey

461	Obviously tourism is a major industry in Santa Cruz, and as a community we should continue to support it. However, in doing so we also need to be aware of the negative effects vacation rentals have on our residents, many of whom are the employees and thus the backbone of the industry. Too many vacation rentals drive home prices up and create a commercial, rather than neighborhood feel. According to Forbes magazine, Santa Cruz is the 3rd least affordable city in the U.S., with 113% of the average resident's wage required to pay down a median priced home in the city. It's literally impossible for the average Santa Cruzian to buy a median priced home in the city they work. We need to address this issue seriously and quickly. While vacation rentals are important in creating jobs in the tourism industry, they also make it more difficult for the industry's employees to live where they work. We need a healthy balance.	9/10/2016 8:13 PM
462	I am concerned about the impact that short-term visitors may have on neighborhoods. Residents take pride in their homes, build relationships with their neighbors, and keep watch on activities on their streets. Short term renters do not contribute to these neighborhood values and may, indeed, introduce problems such as noise, disrespectful driving practices (speeding, taking up parking spaces in front of other homes), increased garbage in street, and even crime. Additionally, short-term vacation renters are contributing to the housing shortage that already exists in Santa Cruz. In the last few months, I have talked with several young families who have moved to other areas because of the ever increasing rents here. Their jobs are still in Santa Cruz, however, which means that more commuters are being added to our already congested roadways. Three or four years ago, many cash buyers came into Santa Cruz and began buying mid-range priced homes. I have wondered if many of those have now been converted to vacation rentals by the out-of-area buyers. The City has myriad problems and you have my sympathy as you try to resolve them. I hope you will consider that problems are seldom black-and-white. Often, problems are connected and require a holistic view to create solutions. (i.e. loss of local housing = more commute traffic). Vision is also required. What kind of community do you want this to be? Who do you want to live here? We moved here nearly four years ago but we have been talking about leaving for the last two years. This is not the "livable" interesting and diverse city we envisioned it would be. I certainly wish you luck.	9/10/2016 8:02 PM
463	All rentals in santa cruz are unaffordable to people in the service industry. If you don't have a kind or generous landlord that keeps rents reasonable then you are out of luck.	9/10/2016 7:56 PM
464	Long term housing rental affordability is such a problem here that I think it needs to take priority over vacation rental. One measure I would support is to require that property owners who rent out as short term / vacation rentals be residents of Santa Cruz. I also support taxing the property owners on their rentals, and perhaps using that tax to help create housing solutions.	9/10/2016 7:47 PM
465	There have been no problems in our neighborhood.	9/10/2016 7:14 PM
466	Only once did we rent a whole apt; that was in Paris. Our first night, the bathtub pipes sprung a leak and utterly flooded the apt., affected the people below. We couldn't reach the owner for 2 days. Yes, they should be regulated. In SC, when whole homes are rented, one concern is that vacationers bring more people than they say they will. If people become airbnb businesses, renting their houses out longer term, obviously this negatively impacts housing costs here and we end up with vacant houses much of the year--that, too is a problem (allowing nonresident vacation-home homeowners to turn SC into a ghost town, like London, Manhattan, downtown SF...).	9/10/2016 6:56 PM
467	Owner of Vacation Rental should apply for license to City. City should develop criteria for issuing license, to include density of units, parking permits, penalties for non-conformance and enforcement of same.	9/10/2016 6:37 PM
468	I think a certain number of vacation rentals are Ok but the whole airbnb thing is making it so locals cant find housing and housing is getting way more expensive. I know someone who has been looking for housing in SC since March, another person wasnt going to take a job at UCSC because she couldnt find a decent room to rent for a decent price. And all these people doing airbnb that income should be reported and taxes paid on that, local and otherwise. I cant stand what is happening in Santa Cruz. The whole vacation rental thing is making it such much harder for locals to stay here and for young professionals and young families to stay here. Rents are outrageous already and airbnb makes it so much worse. If people need income, they can rent a room out to a young person. Oh but wait, they wont make 2 or 3K on that room... I care a ton about whats happening in our town and I apologize for the rant... And I dont blame neighbors for being upset if they have a ton of airbnbs in their neighborhood, we are livign in single family home neighborhoods not hotels! SC is so beautiful an area but the downwise is being a huge destination area so of course airbnb here is going to be super popular. One more rant, since when is it Ok to put a small frig, hot plate, microwave in a small room call it an efficiency studio and charge \$1200 bucks a month for rent, that seems to be the new trend. Never knew before a few years ago we have so many greedy landlords livign in our town...	9/10/2016 5:28 PM
469	If the property owner is present, I have no concerns and believe they should be allowed with no constraints. If the property owner is not present, they should be tightly regulated in regards to parking, noise, number in neighborhood, number of months in year rented, etc.	9/10/2016 4:55 PM
470	Regulate - yes. Ban - no! Don't force people underground. People should easily be able to comply with regulations and pay TOT.	9/10/2016 4:42 PM
471	The City is already overregulated. Restricting individual property rights further is not necessary. Our city should be welcoming to visitors that support our businesses in anyway that we can.	9/10/2016 4:41 PM

City of Santa Cruz Vacation Rental Survey

472	Vacation rentals should be advertised as such, so that other tenants KNOW what THEY are renting!!	9/10/2016 4:20 PM
473	If you must be zoned as commercial real estate to run a business why would you be allowed to run a hotel (all be it 1 unit) in residential zoning? At least renters have a longer term stake in being responsible neighbors.	9/10/2016 4:16 PM
474	Although I have registered concerns here, I am reticent to promote regulatng vacation homes until it is clear from from experience/research what the problems are.	9/10/2016 3:56 PM
475	There are enough illegal rentals (including next door) that go completely unregulated--no way the city will keep up. There is constant overnight RV camping without any police or city intervention. There are too many issues for this city that have not been addressed, lets not add another one. Please crack down on this since my street has become a speedway of vehicle and pedestrian traffic of renters. Until the city can have some consistency in enforcement in transient camping and illegal units, I suspect residents won't have much faith in city leaders to get anything accomplished.	9/10/2016 3:50 PM
476	should be a moratorium on any new vacation rentals until our affordable housing crisis is resolved for people who live and work here. Vacation rentals reduce available housing stock for people who work here. Let the hospitality industry take care of people who come to visit Santa Cruz.	9/10/2016 3:47 PM
477	Raise revenue by allowing it to be done legally by paying TOT	9/10/2016 3:19 PM
478	We should allow short term rentals and then re-visit the decision after several years' of experience. We can then regulate based upon actual problems not speculative problems.	9/10/2016 2:17 PM
479	My main concern is people renting out places that could be rented to locals who struggle to find affordable housing and many who have had to leave the area because of the astronomical rents. We need as many granny cottages and master bedrooms as possible to help singles and couples who can't afford what single family homes in the area go for these days. My husband and I live in such a granny cottage and I am so grateful for our landlords not turning it into a VRBO though I know they could make more money that way. We're both career musicians and music teachers and I was born and raised here. It's a sorry state of affairs when locals who bring joy and culture to an area are forced to leave. Most of my friends and colleagues have left over the last five years. That said, I do have a good friend who has paid her mortgage in the area through AirBnB after loosing her job and not being able to find work. It has kept her going for over five years where she would have otherwise had to sell the home and move away. Of course, had that home not cost so much to begin with, maybe she could have rented out a couple rooms to long term house mates and still made her mortgage every month? I think we need studio and one bedroom spaces the most. Before my husband and I found our current place we stayed with my parents in Monterey for a while, then rented a room in Santa Cruz from a friend. Those situations certainly weren't ideal for a couple and the cost wasn't much less than what we pay now for a one bedroom stand alone cottage with it's own bathroom, kitchen, storage shed, etc. Maybe a limit on how many of these all inclusive type places can be rented in the area? People renting out just a room in their home for tourists also usually implies the homeowners are present, which might feel safer to neighbors. I don't have a big problem with that and it allows people to meet and share culture from around the world. Beyond regulating VRBOs, we need rent control. The vast majority of our locals are not tech employees, doctors, or lawyers. They work to maintain the infrastructure in service or construction. They teach our kids. They have musical and artistic gifts that only they can share with the world. They work hard and make a living that would have supported them and their families just a few decades ago. If there could be a tiered rent control system that would implement over five or ten years, landlords and those using VRBO for income could gradually adjust to lower incomes from these sources, but on the flip side, everyone would have more disposable income to go around, hopefully taking up the slack and allowing more people to share their gifts and contribute personally to society rather than just be the select few holding the golden ticket of real estate. Rather than renting to the top bidder, people need to respect and offer opportunity for the gardener caring for your flowers, the preschool teacher treating your child like her own, the person caring for grandma as she repeats the same question day after day, and the ambulance driver who can't afford to live where she saves lives. We build our towns from the bottom up, not trickling down from the 1%.	9/10/2016 12:42 PM
480	The hotels in the city of Santa Cruz are for the most part a giant rip-off (poorly maintained, often dirty, much too expensive for what you get). This fact, combined with the high price of homes in Santa Cruz makes something like airbnb a God-send for the tourist economy. It makes for better, more affordable and better located accommodations while helping those that want to own their own home in this city a little more affordable.	9/10/2016 12:23 PM
481	There should be no vacation rentals allowed unless the rental is the owners (or renter's) primary residence and they are just renting it out while they are away OR it is a small (less than 500 square feet) accessory dwelling unit on their property. All rules should protect affordable housing opportunities for santa cruz residents. All vacation rentals should be registered with the county in order to rent them out and pay taxes which go towards affordable housing projects for residents.	9/10/2016 11:40 AM
482	Strictly limit vacation rentals; protect affordable long-term rentals in SC.	9/10/2016 11:15 AM
483	to ignore the impact of vacation rentals on housing affordability as 3 council members in a previous vote did demonstrates a remarkable lack of concern about affordable housing in our community. Good for the other 4 who showed they actually care	9/10/2016 10:40 AM

City of Santa Cruz Vacation Rental Survey

484	I think they are great. They promote tourism and help our economy as well as property owners.	9/10/2016 10:31 AM
485	The loss of long term rentals drives up the rent cost making it harder for those who live here and contribute to the community, pay taxes, send their kids to school, spend their money here year round...its almost impossible to live here with the rent costs. My husband and make 10k a month and we are moving out of the area so we are not rent poor anymore. Please do something!	9/10/2016 10:19 AM
486	Air B and B has to go. More people are leaving Santa Cruz because they can't find a place to live, rent has gone up dramatically in a few short years.	9/10/2016 9:57 AM
487	Short term vacation rentals need to be acceptable for Santa Cruz. We are a tourist town, and many people from all walks of life enjoy staying in someone's home versus a hotel. It is a special experience. There should be NO restrictions (except payment of TOT) for vacation rental situations which are owner occupied, especially if the owners are onsite during the vacation rental. As far as neighbors go, the vacation renters could be considered "friends" of the owners, as the owners will ensure the property is maintained, noise restrictions followed, trash picked up... owners will not allow vacation renters to act in an unsuitable or disrespectful manner. I'm sure most neighbors do not even notice when vacation renters are staying at a private residence when the homeowners are also present. For vacation rentals where the owners are not present, short term lodging permits might an option, as a way for the homeowners to ensure renters are respectful of neighbors. As SC is apparently the 3rd most expensive place to live, it is helpful to have additional income, while offering tourists a pleasant and welcoming environment in which to stay, and also while being respectful of neighbors. Please do not "throw the baby out with the bathwater" due to some possible issues regarding vacation rentals - we challenge you to find SOLUTIONS instead!!!	9/10/2016 9:26 AM
488	It's already VERY difficult for citizens with lower or middle incomes to live here. Where are our teachers, medical staff, law enforcement, office or retail workers, hospitality business employees, etc. supposed to live?	9/10/2016 8:45 AM
489	Limiting vacation rentals to mixed use for seasonal sublet or medium term housing for local teachers or students during fall/winter/spring, vacationers during summer.	9/10/2016 8:21 AM
490	I believe it is fine to rent out the home you live in when you go on vacation if you do it in a responsible manner (proper parking, limited number of guests, party/noise regulation agreements).	9/10/2016 8:08 AM
491	The cost of living in Santa Cruz is driving people from our community out daily. Those that own homes and have children in school need to have additional income and create and unique place for their kids to meet new people from all over the world. Airbnb or vrbo afford all these options and more. Some people end up being friends of the family. It matters and is important to keep short term rentals as a means to stay in Santa Cruz for some residents.	9/10/2016 7:53 AM
492	Limit them to home exchanges or short term, maybe 30 days a year,so as to preserve residential housing stock	9/10/2016 7:43 AM
493	The Coastal Commission and Gavin Newsome for the State of California support STR's as a service to low income visitors (compared to hotel prices) and as a cost savings to State employees who travel for work.	9/10/2016 7:11 AM
494	Strangers have no accountability to the neighborhood, cannot recognize if someone belongs (safety issue) - Santa Cruz is too high crime to allow a flow of unknown people through our neighborhoods	9/10/2016 7:10 AM
495	I like the idea of allowing summer vacation rentals at market rates in return for renting to students for stabilized rent during the year.	9/9/2016 11:25 PM
496	I'd like to see some limits placed on the number of vacation rentals that can operate within the city of Santa Cruz. It affects the community negatively when too many properties are occupied by people who aren't part of the community. However, I think it would be very unfair to restrict owners who have existing properties that they use for vacation rentals.	9/9/2016 11:09 PM
497	Neighborhoods need to be preserved and protected as does housing stock. Homeowners can long term rent to make additional money.	9/9/2016 10:04 PM
498	I thin they should be banned, especially in Santa Cruz where housing is already crunched and sparse for the people that were born here. There is no more affordable houseing for families and local residents.	9/9/2016 10:01 PM
499	Both the cost of living and the availability of rental homes/apartments in Santa Cruz is absolutely horrendous and vacation rentals are only giving money to the already wealthy as opposed to increasing business for local hotels/motels.	9/9/2016 9:53 PM
500	They should pay all taxes the motels and hotels do	9/9/2016 9:10 PM
501	Tax vacation rental owners so they are more likely to consider long term rentals instead.	9/9/2016 9:02 PM
502	Regulate numbers per neighborhood, not ok when we aew suffering such a housing shortage. We aldo NEED rent control!	9/9/2016 9:01 PM

City of Santa Cruz Vacation Rental Survey

503	I believe if someone who is born and raised here for the past over 32 years cannot find a place to rent, we should not be renting homes out to tourists. In the last 5 years apartments in my complex have gone from 1,200 for a two bedroom to 2,800 plus. Something needs to change.	9/9/2016 7:56 PM
504	This is small part of our housing crisis here in Santa Cruz. But, I appreciate you inviting people to take this survey to learn more. It would be great if you did a survey similar to this about our housing crisis in general here. There's a lot of community members with great ideas about how we can help this housing crisis. Inviting people living here to help brainstorm solutions is critical. I do think there should be regulations on vacation rentals for rentals that are using the entire house-- those homeowners could be renting for long term rentals instead and alleviate some of the rental demand here. Short term rentals in people's homes or in a bedroom don't seem to be as much of an issue as when an entire house that could be rented has jacked up prices for vacationers. Again, we are in a crisis for housing and the people that live and work in this city are suffering. This should be the priority and of the utmost concern. I believe we need smarter solutions. We need smaller units and larger/denser apartment buildings. We need to stop building more luxury sized apartments. People are comfortable living in smaller dwellings and we need to lift some of those restrictions on tiny homes, smaller units, multiple people residing in a single lot of land. These are things that alleviate the demand and people are ok with living smaller than they have been the past 20 years. We need to make affordable housing for low wage workers a priority. Incentivize developers to incorporate at least 20-50% of their units for low income residents. This should be a requirement, not just a bonus or small tax deduction. This is a true need and crisis, when are we going to start addressing it like it is a crisis and taking much needed action? Rent Control is also, I know a terrifying work for council, but it's worked in other cities and when my partner and I are paying \$2,200 for a super tiny duplex and other friends are paying even more-- there is a problem. I'm lucky enough to have a decent salary job but I know folks who do not have that privilege and are spending well over 2/3 of their pay check just on rent. Deciding between rent and food is not something we should be asking of our citizens here. Not to have to make that decision is what we should be demanding from the city. These families are suffering. I suggest you read this comprehensive study and attend the event at the MAH to discuss this housing crisis with the people who are suffering the most. http://workingfordignity.ucsc.edu/ I suggest you talk to them, hear their stories and work towards a better solution. One other suggestion that I know has been proposed with the corridor plan but should extend beyond that is decoupling parking with housing. Right now when you rent you are also in turn paying for that parking space. Separating that is necessary. Not everyone, including myself, in Santa Cruz even owns a car. Stop building huge parking lots if it is not necessary. Lower Rent to incentivize biking or alternative modes of transportation is what we need to be moving towards. Please talk with Steve McKay, Sibley Simon, Monica Martinez and Steve Schnaar to learn more about their ideas to tackle this housing crisis. It's imperative we work together to make changes fast. These short term vacation problems are such a small percent of this problem. Please think holistically and comprehensively about how to tackle this issue. Please prioritize this and make affordable housing your top priority, create a plan, hold yourselves to it and take action fast. Thanks!	9/9/2016 7:11 PM
505	Please limit them. They are a scourge.	9/9/2016 7:08 PM
506	A vacation rental (any rental less than 30 days) is a defined as a commercial entity in most localities. a motel. and are not allowed in residential zones. a zoning variance should be required for a non-owner occupied short term rental. obviously not feasible. or by permit, which is simply UNENFORCEABLE. it is not working. people cheat!! there are sooooo many issues here. it is clear that the rental market in SC is HIGHLY impacted (thanks UCSC) and priced out of reach of the "blue collar" workforce, along with many professionals who do service work in our community (think teachers and nurses). it is a well known fact that STR's have this effect. It is one thing for an owner to rent space in the home where he or she lives. this is sharing, and provides an affordable option to a visitor who can not afford something else. Those who can afford more should get a hotel room. i have heard MANY horror stories of people who live next to vacation rentals having to deal with noise, parties and trash. it would be nice to think that there could be a way to ensure that whole home rentals could be limited to a small enough number so as not to effect the rental housing stock/prices, and not disturb neighbors, but there are just too many cheaters, and too few resources to enforce. The underlying impetus for all of this is greed. and the effect is to amplify the growing distance between the haves and have-nots in this place we call home. The city and county should do better at protecting the interests of the working class.	9/9/2016 6:58 PM
507	If allowed, it should be confined to certain areas and taxes should be collected similar to hotels. Owners should report business income. They must be registered, with high penalties for owners who violate the regulations.	9/9/2016 6:33 PM
508	Create a special zone for vacation rentals than can be utilized for UC student housing during the school year and for vacation rentals during the summer months and limit the zone to properties abutting major arterial streets such as Bay, Delaware, Broadway/Laurel, West Cliff, Swift, Fair, King, Western, Fairmount and similar.	9/9/2016 5:56 PM
509	It is sad that business models based, more on exploiting slow moving government than actually producing anything, could have such a concrete impact on already weakened and vulnerable housing markets.	9/9/2016 5:45 PM
510	Rental units should be available as short term market rate tenancies at least six months each year.	9/9/2016 5:23 PM
511	Needs to be regulated and taxed. Needs to be limited in size. need to hold owners accountable for property issues	9/9/2016 5:17 PM
512	3 months summer only seems reasonable	9/9/2016 5:01 PM

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513	I understand why people choose to rent their homes as vacation rentals (money) but I do not think they realize the negative impact it has on the neighborhood (higher rents, loss of family housing) and the community as a whole. I feel that there should definitely be regulation on vacation rentals since the owner is essentially turning their property into a business.	9/9/2016 4:57 PM
514	I feel any regulations should be kept to a minimum. Just enough to deal with major issues that arise for safety. It should not be a "controlling approach."	9/9/2016 4:31 PM
515	With the housing shortage and ridiculous rent prices we should be focused on keeping long term, locally employed tenants a priority. I'm an employed single mother who has been looking for housing since May with no luck. I work full time and can't afford to live here.	9/9/2016 4:13 PM
516	Create a system whereby owner gets a small fine on first complaint. Large fine on second complaint and super large fine on third complaint, whereby the owner will most likely discontinue as vacation rental.	9/9/2016 4:00 PM
517	I feel new startups like airbnb and uber take away from smaller local businesses. It is not regulated, and slides the scale too far to accommodate everyone in a community regardless if some benefit. The city planners job is to provide for the community, in their best interest, not just to adapt to whatever is bringing in revenue. Money is important but more importantly is solidifying the structure of a working community that includes all and doesn't shove those at "blue collar" level out of opportunities. It seems like recently with the growth burst of sc, this ship is sinking for low and middle class and it is heartbreaking. Maybe catering to the money isn't going to make our city improve. Restricting and regulating vacation housing might give us lower class a chance.(might!)	9/9/2016 3:55 PM
518	They are contributing to failing economic sustainability in this community. I can no longer afford to live here (7th generation in Santa Cruz) and short-term rentals are a huge reason for that. Plus the tech busses. They also need to be regulated!!	9/9/2016 3:33 PM
519	N/A	9/9/2016 3:32 PM
520	horrible idea. erodes the sense of community	9/9/2016 3:21 PM
521	The low price of vacation rentals encourages more people to come vacation in Santa Cruz, which is great for local businesses that depend on tourism. However, more people means more problems for our police department, residents, and environment. The people who have run this city for the last 20 years have been very proud of themselves for how much tourist money is coming in, but should really feel ashamed for the devastation of the local housing ecosystem.	9/9/2016 2:44 PM
522	I believe the City needs to distinguish between occasionally renting our a room in your home and other vacation rentals. I also think renting out your home for 30 days a year might be a compromise. Also, renting on the 3 month/9 month basis. The worst problem, of course, is absent landlords who buy a house here as vacation rental income. property	9/9/2016 2:43 PM
523	I think taxes need to be paid and a permit needs to be provided and just like BnB's we should restrict how many in a given proximity are aloud	9/9/2016 2:31 PM
524	Transient Occupancy Tax must be paid, in the interest of fairness. Parking regulations must be adhered to.	9/9/2016 2:28 PM
525	I would suggest the City focus on problems caused, not just across the board wiping out vacation rentals. We have bigger problems in our community that I'd like to see the City focus on and address.	9/9/2016 2:27 PM
526	Vacation rentals should be limited to full-time business properties - hotels, motels, inns, hostels, B&B's, and campgrounds.	9/9/2016 2:27 PM
527	every vacation rental takes housing away from someone who is seeking a place to live here	9/9/2016 2:03 PM
528	Work locally and my wife and I can not afford to live here even on reasonable to good salaries. I've lived here for 15 years and over the 5 years things have been unreasonably expensive.	9/9/2016 1:55 PM
529	It's already so expensive to live in SC, these law-skirting rentals are decreasing availability of long term rentals and driving up the prices of the few remaining rentals on the market. Fuck them.	9/9/2016 1:52 PM
530	i'm in favor of having a good mixture of home ownership, long term rentals, and vacation rentals (regardless of type). Commercial have oversight and pay taxes to offset the burden that tourism places on our neighborhoods, roads, beaches, etc. The city does not do enough to stem the adverse affects of tourism (traffic, trash, noise) and that brings down the quality of life for city residents.	9/9/2016 1:52 PM
531	You should only regulate noise issues caused by vacation rentals.	9/9/2016 1:45 PM
532	Nothing that will push the rental market higher is going to be appreciated by renters	9/9/2016 1:41 PM
533	2nd homes should absolutely NOT BE PERMITTED FOR SHORT TERM RENTALS. Long term tenants only and SC residents should get priority. Short term rentals are forcing people to move away purely because homeowners are getting greedy. SC is losing its soul.	9/9/2016 1:20 PM

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534	Lazy slumlords are now able to make even more money while doing less by pushing working peo people out of their homes and letting those properties subsequently stand empty most of the year. In many of these cases, I doubt the landlord even pays the tax owed for a vacation rental. The combination of landlord greed and Airbnb is making hardworking locals homeless.	9/9/2016 1:18 PM
535	Maybe limit vacation rentals to the summer months when the students are gone?	9/9/2016 1:11 PM
536	I grew up here but can't afford rent so looking to move to cheaper area.	9/9/2016 1:08 PM
537	In a city where affordable housing is pretty much impossible to find, vacation rentals only exacerbate the problem! I have seen to many friends priced or of the area and it just keeps getting worse. There are clearly many things that contribute to this, but vacation rentals taking up housing that could be available to long term renters only exacerbates the problem	9/9/2016 1:03 PM
538	Restrict to only those properties that have the owner living onsite, so as to allow for subsidized home ownership, to enable home owners to build granny units where they otherwise wouldn't (which may end up as rental housing in the future) and to allow for onsite management of vacation rentals to prevent parties, etc.	9/9/2016 1:00 PM
539	I think the City of Santa Cruz should work with UCSC to build affordable smaller "Park RV" mobile units for UCSC Faculty/Staff to rent or purchase on UCSC campus - at least a trial 20 units. Also work with UCSC to allow for alumni donations to help partially fund such units. This should help alleviate some pressure on the city with Vacation Rentals, and traffic congestion. Also - To help ease traffic any New affordable units must have a washer/dryer in unit.	9/9/2016 12:54 PM
540	VHRs are typically nicer than month-to-month rentals because they need to be maintained to attract guests. It's a huge amount of work. I believe the City of South Lake Tahoe is over regulating and have created a black market. Because the regs are new and they quadrupled permit fees, they haven't seen the loss of revenue yet.	9/9/2016 12:54 PM
541	I think heavily regulated short-term rentals are fine, particularly if they are taxed and that revenue is used to provide and promote long-term housing for residents. There are many factors that make Santa Cruz increasingly unliveable and unaffordable, and short-term rentals affecting an already tight housing and rental market is part of that.	9/9/2016 12:47 PM
542	As an educator working here and struggling to make ends meet and still live in Santa Cruz, being able to rent out a portion of my space from time-to-time helps bridge that gap. It also gives me a better attitude toward visitors who can sometimes seem a burden on the quality of life. My neighbors are full time vacation rentals and I would like to see fewer of those if only to maintain the integrity of living in a true neighborhood, not surrounded by what are really hotels. I am very worried about the high cost of housing and unfettered full-time rentals are a problem but part time, partial, resident on-site rentals are not. Please, please make that distinction so as not to squeeze us any further. I have friends who rent out their house for a week while they themselves live in a van. This just so they can afford to pay their bills, not so they can get rich like the SF absentee landlords are known to do.	9/9/2016 12:37 PM
543	Help the residents of Santa Cruz be able to afford to live here. I grew up here and were I to move and come back I wouldn't be able to afford to find a place to live. That's crazy. This is my hometown. Help.	9/9/2016 12:18 PM
544	It is extremely expensive to buy a home, especially on a single income like I have. The Airbnb income gives me a little bit of breathing room to pay my mortgage and HOA each month. As a first time home buyer and someone that couldn't put down 20% down, my mortgage payment is horribly huge. I couldn't ever own a home without this income.	9/9/2016 12:17 PM
545	no	9/9/2016 12:06 PM
546	Uncertainty of the behavior of the rentor(s) and their friends	9/9/2016 12:04 PM
547	It is not only vacation rentals, but "second homes" with non-resident owners, which weaken the neighborhood. I think the focus should be on the lack of long-term residence. We can't have a real community if people are just passing through on vacation. I think there should be stronger incentives for homeowners to be in residence or rent out with year+ leases. I don't want to punish people for airBnB-ing out a spare room or in-law unit if they live there and are just supplementing their income. But I'm sick of all these houses in the neighborhood turning into vacation rentals or second homes that sit empty 95% of the time. It drives up home and rent prices for families trying to actually live here, and decreases the quality of the neighborhood community for those of us who live here already. I know tourism is an important industry here, but it should be more controlled and contained given this new era of airBnB, vrbo, etc.	9/9/2016 11:41 AM
548	The city should work with Airbnb and VRBO to collect the T OT directly from the guests as it's done in other cities.	9/9/2016 11:26 AM

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549	As I touched on above, I have heard too many stories about former landlords and property owners changing to vacation rentals because they see more financial gain in it. This is destroying the heart of our community right NOW. I see this moment as a critical junction for us. This rental situation is inextricable from the median house cost increasing as well as the interest in tech commuters over the hill. Will we become an exclusive "bedroom community" like the Hamptons!?! I sincerely hope not. In fact, when I moved to Santa Cruz nearly 5 years ago for a job in ecological agriculture, I had an opportunity for a job in the Hamptons/East End of Long Island. That is a wonderful place, but I PICKED Santa Cruz because I wanted to be here. I wanted what this amazing landscape offered... what the culture offered...what the community at large offered. And in my time here, I have fallen in love with the place. I have deepened my roots here and I hope not to have to leave. Still, while working with a salary of approximately \$50,000 annually at an organic farming non-profit, I cannot currently dream of owning a home here. I would not advocate for a wholesale barring of vacation rentals, but some solution must be struck. Possibly, we can limit the number allowed within a certain neighborhood, or maybe there can be some way that they are only rented that way for a time—for example we could allow 6 months of every 6 years, or for every one year of short-term rentals, a property must be rented for five years to long-term lease holders. Obviously this would have its own trappings...but some solution can and must be found! I have hope in our elected officials that they will find a solution for us. I deeply hope this is the case, or my own future in this community is in jeopardy.	9/9/2016 11:13 AM
550	"Vacation Rental" = officially designated vs. AirBnB off the books vs. how un-permitted properties fits in is a bit muddy.	9/9/2016 11:09 AM
551	Some regulation is needed to allow for long-term rentals to be available and at an affordable rate. We already get hit by the silicon valley folks that drive up housing costs, but the everyday Santa Cruz citizen has a very hard time finding and affording housing here. These are the people that are constantly invigorating the local economy and reinforcing community values	9/9/2016 11:05 AM
552	There should be a limit on the number of units in an area, and they should have very strict regulations on things like parking and length of stay.	9/9/2016 10:51 AM
553	Either allow new development of affordable housing or stop allowing vacation rentals. We need places where we can actually afford to live if we want to serve this town.	9/9/2016 10:49 AM
554	We are loosing our city by having vacation rentals. It will turn into Carmel. I think it already is a bit. A city with no locals.	9/9/2016 10:43 AM
555	I think at minimum the city should consider primary residency as a requirement for owners to rent short-term.	9/9/2016 10:43 AM
556	I returned to Santa Cruz after being evicted, like thousands of SF residents, because my landlord sold my house to a new owner who is using the place for AirBnB rentals. This is illegal, nevertheless it happened. This was incredibly disruptive- because I could no longer find an affordable place for me and my dog, I relocated, though Santa Cruz is almost equally unaffordable and not dog friendly. I'm a professor and I still had tremendous trouble. In Santa Cruz, available housing is very rare, and I feel lucky to have found a place at all. I worry about getting evicted yet again. In SF, I at least had legal protection so that my landlord had to pay me \$10,000. In Santa Cruz, I would be suddenly without a home. I use AirBnB from time to time when visiting other places, but in communities where housing is unaffordable for the majority of residents and housing supply is extremely low, there must be protection for renters, and long term solutions for middle class and low income families for whom Santa Cruz is home, not a temporary vacation destination.	9/9/2016 10:42 AM
557	Airbnb has ruined where we rent. Several absentee landlords have raised rents, taken rental units out of the housing stock to switch to vacation rentals, and completely changed the nature of their properties from homes to curated spaces for tourists. We have lost neighbors who are close friends because they've been kicked out to make room for airbnb. We have had to teach our kids that they need to treat our area outside our home like a space that should prioritize the needs of short-term vacationers. We deal with parking congestion and greater numbers of break-ins because of units laying vacant midweek. Absentee landlords should not be allowed to change rentals to airbnb. Homes should not be made into hotels.	9/9/2016 10:41 AM
558	With the popularity of vacation rental sites like AirBnB, the cost of living in Santa Cruz has skyrocketed, forcing many locals and long-term residents out of our community. Property owners who are renting their homes as vacation rentals can charge hundreds of dollars per night, leaving them little financial incentive to rent at an affordable rate to people who actually live here. The economy here will be devastated if the people who work in Santa Cruz cannot afford to live in Santa Cruz.	9/9/2016 10:39 AM
559	With the shortage and extravagant cost of housing that seems to be doing nothing but increasing, this city needs to do something to put roofs over their residents heads instead of on catering to tourists.	9/9/2016 10:25 AM
560	I have lived here for 14 years, and soon will have to move out of the area. I know people who rent out their extra rooms/spaces for airbnb, and they would never consider going back to regular rentals. I graduated from UCSC with honors, and love this community. It saddens me that I can't afford to live in my hometown for much longer, if I could stay forever I would.	9/9/2016 10:17 AM
561	People pay a lot of money for their homes in a neighborhood. Typically not to live next door to a hotel/motel	9/9/2016 10:10 AM

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562	I think that, while we are a tourist town, there were no shortage of vacation rentals and hotels available prior to the start of things like AirBnB and VRBO. The addition of these make it easier for people to rent their houses/rooms out, but with the housing crisis in Santa Cruz already so dire it makes a difficult situation almost impossible. I believe there needs to be a complete review of housing problems in SC, not just a review of vacation rentals. Studio apartments are going for \$2000+. Young professionals are being priced out of the towns they work in. Soon the only people living here will be tourists and students, which will not be enough to keep the economy going.	9/9/2016 10:06 AM
563	I understand the appeal of vacation rentals (and use them myself) but between them and the UC problem there is no housing here for people who live/work in the area. Something has to be done to keep rental costs in line with local wages.	9/9/2016 10:02 AM
564	Rent and costs of living should be reasonable for actual residents of the city. Vacation rentals do not help and are part of the problem.	9/9/2016 9:48 AM
565	airbnb proliferation much more negative than limited regulated weekly rentals in the beach areas during summer, and rented long-term during the off-season/school year.	9/9/2016 8:48 AM
566	Many people I know are being forced to move out of Santa Cruz as rent and housing prices sky rocket. If I have to move from my current location I will also have to relocate to another town. It makes me very sad and frustrated because I feel helpless on this issue.	9/9/2016 8:38 AM
567	Housing code enforcement would be wonderful. Limiting the number of vacation rentals in a neighborhood to deter out of town investors from buying/renting properties that people who live/work here might otherwise buy/rent. Keeping neighborhoods family/resident friendly. Some other beach towns in CA where rentals and building codes are more lax are just constant gross frat parties.	9/9/2016 8:28 AM
568	Vacation rentals only help people who can afford to own property and people who can afford to travel. It is yet another way that well-off people can profit at the expense of the poor.	9/9/2016 8:20 AM
569	I think that rentals that are a private room in a house or a granny unit type situation where other people are living on the same property for long term is fine. It's whole houses that are constantly rented without anyone staying long term that are the problem.	9/9/2016 8:16 AM
570	Short-term rentals exacerbate a critical housing shortage in Santa Cruz. I personally know people who have been priced out of their residence (on Riverside Ave) so that the owner could rent out the property (multiple units) on Airbnb. I myself have been resident on Santa Cruz for nearly 10 years, but rising rents will soon force me to live further away from my employer (UC Santa Cruz).	9/9/2016 8:14 AM
571	I would like to see limits placed on rentals that prevent them from becoming hotels or, at least, limiting how many hotels can operate within a neighborhood.	9/9/2016 7:55 AM
572	There are already too many vacation rentals in our city. The cost of renting a home has increased dramatically over the past ten years and having vacation rentals lessens the amount of long-term rentals. Vacation rentals charge an exorbitant fee and are not an option for long-term. We need to have viable options for working class people to be able to stay in our city to perform the jobs that keep us running smoothly.	9/9/2016 7:54 AM
573	I don't like vacation rentals because they mean neighborhoods have less permanent groups of people cycling through and it doesn't help build community. In addition groups that don't live here often don't treat the house or neighborhood well since it's not theirs (noise, trash, etc). On the other hand there is not enough affordable housing options for people so homeowners need this extra income sometimes. If rent and housing prices were actually reasonable I would say absolutely regulate and prohibit so many vacation rentals	9/9/2016 7:53 AM
574	I think the city should let people rent out rooms in their house, granny units, or the entire house as they see fit. Isn't this a free country?	9/9/2016 7:47 AM
575	There is a rumor that people are buying/building large houses so they can rent out all the rooms as short term rentals, that it is more profitable than renting the whole house long term to a family. I have seen no evidence of this, but if it were true, it would be a distressing trend. I own a house that I plan to retire to within 5 years. I had rented it to long term renters, but when they left, I started renting it to short term renters so that I could start to use it myself, coming down for weekends and a couple of weeks for the summer. Short term rent helps me defray the cost of mortgage and property tax. The house appears lived in instead of vacant, so it deters crime. Seabright community has historically been a beach community where families owned and rented small cottages to spend summers by the sea. I would like to preserve the historic nature of that community, including the size and nature of the housing. I like that families have moved in and take care of the neighborhood, but they should not hold exclusive interest to that area.	9/9/2016 7:37 AM
576	I think that the City should regulate in order to generate their fair share of TOT . I do not feel that they should put a limit on the number of vacation rental permits. In addition, they should not do what the county just did and they should allow for the permit to be passed on the sale of the property.	9/9/2016 7:35 AM
577	It makes an already difficult housing situation next to impossible, even with two incomes. We can do better.	9/9/2016 6:28 AM

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578	I have seen and experienced first hand landlords or property management companies evict working people from their homes, only to see the property later on airbnb.	9/9/2016 3:05 AM
579	you remember when Santa Cruz was a funky little beach town that you could rent someone's garage out for 300\$ a month and just go surf all the time. I do. But it went beyond that. A 1200\$ a week vacation rental doesn't embody the Santa Cruz that most of us moved here for. I recently started to have to commute to San Jose for work because there aren't enough middle of the road jobs here. And although I want to I can't pretend that I'm 21 forever. Some crap 14\$ or even 15\$ an hour job isn't going to cut it anymore. Vacation rentals to me represent the same exact thing as when they let Target come closer than Watsonville. More money getting funneled out of Santa Cruz and less coming in. Same thing with Uber and other start ups. By letting them operate here you are letting your money go else where. Santa Cruz taught me that that wasn't a cool thing to do. And now I have to fill out some online survey telling them so. I know already that there are a lot of vacation rentals. And there are a lot of apartments currently getting built. Which will probably house the people that would upkeep those rentals. For some owner that lives elsewhere and works through a management company. I don't think I'll ever be able to buy in Santa Cruz anymore. It's getting too expensive. And the jobs just aren't here. And that's kind of sad. But hey it was cool while it lasted before the corporations took it over. New leaf sold to Germans, Bay photo lab, moved to Scotts Valley and more corporate than ever, Target and subways and Starbucks on every corner. Put in another Safeway and while your at it lets put a discount grocery store less than one mile from 2 locally owned ones. Just let vacation homes run rampant so that all of current Santa Cruz residents will have to live in Watsonville. Shit it's like Santa Cruz just started to suck and nobody really noticed or cared.	9/9/2016 2:02 AM
580	As a UCSC student it has become nearly impossible for me to find affordable housing. The rapid increase of rents (which have risen 5% per year since I first moved to SC in 2011) makes me less inclined to want to stay in the area. It also deteriorates the sense of community in the area; I do not trust my neighbors to have the interest of the student community at heart. Those I know who do use AirBNB, for example, are charging exorbitant amounts and earning an incredible profit. The city would benefit from this money if they regulated vacation rentals.	9/9/2016 1:37 AM
581	Allows people to make some income and make hotels competitive once more to reduce the absurdly high rates they charge visitors.	9/9/2016 12:32 AM
582	Vacation rentals do not belong in our neighborhoods which already suffer from excess vehicles (causing parking problems) and people who tend to party as much or more than students.	9/8/2016 11:53 PM
583	I think that the city needs to regulate RENT instead of spending their time and effort regulating vacation rentals. This will be better for the long term health of the community. It will enable more people to stay in their homes/rental units long term and develop more attachment to the city and to their community. People staying in vacation rentals don't help in the development of a sense of community or long-term betterment of the city of Santa Cruz. Please put your efforts into allowing residents with diverse financial situations live here.	9/8/2016 11:25 PM
584	people are shooting each other on the river levee. what the fuck are we worried about vacation rentals.	9/8/2016 11:22 PM
585	we should focus an future regulation on single family residential homes. No regulations for ADU where there is an owner occupancy requirement.	9/8/2016 10:45 PM
586	I am the COO of a profitable local company synergy organic clothing i have barely been able to save and can not buy a home here. I contributed to the community for over a decade and can not build a life here sustainably. It's sad	9/8/2016 10:42 PM
587	Although vacation rentals are a cheap, convenient, and fun way to travel, they are not very good for Santa Cruz right now because of the dearth and sky high prices of long term housing. Santa Cruz should take care of its residents first, and regulate vacation rentals heavily. Locals should not have to struggle to find housing because of vacation rentals. Perhaps the city could tax these vacation rentals and use the proceeds towards building more affordable housing in the area (especially important in the next few years given the bump in student enrollment at UCSC).	9/8/2016 10:25 PM
588	We must do more to address our current housing and rental crisis. Working class folks are being pushed out of this city with the soaring, extravagant costs of rent and fewer long-term rentals available. The City has a responsibility to protect its residents and cannot passively leave a basic need like housing up to "the market."	9/8/2016 10:11 PM
589	When does a residential property turn from a residence into a business?	9/8/2016 9:54 PM
590	We are in a housing crisis. The city needs to do everything they can to stabilize this.	9/8/2016 9:47 PM
591	They're horrible and hurt everyone but the landlords who are raking in the cash.	9/8/2016 9:28 PM
592	As a renter there is very little affordable housing options. As an educator who lives and works in this community, I will never be able to afford to buy a house here. If this city wants to retain public servants like teachers, they need to focus their residential development plans toward a priority of affordable housing. I also want to voice that this discussion around regulations does not appear to address our need for more housing. It seems to be more of a conversation about protecting homeowners who don't want their neighborhoods to become hotels. Also, we need more campgrounds in Santa Cruz City to provide a truly inexpensive option of accommodation for budget travelers. Places need to be accessible to all income brackets. Santa Cruz is not a cheap place to visit.	9/8/2016 9:26 PM

City of Santa Cruz Vacation Rental Survey

593	Between AirBnB and the UC students, working class people who grew up here are unable to afford rent. It's very frustrating because I want to stay where my support system is and I may not be able to.	9/8/2016 9:26 PM
594	I live in a neighborhood that the city zoned R-1 and yet it has turned into motel row. I would at least like the city to regulate usage.	9/8/2016 9:25 PM
595	I dislike them very much. I live right next to a VRBO. They totally change the make up of a residential neighborhood. The tenants are there to vacation and usually to party and they are loud and disrespectful to their neighbors I rarely have a quite relaxing weekend anymore. The landlords/owners dont care because they are making so much money, they choose to ignore all the problems. I have been told by the owner, to just tell the property manager about problems, that he does not want to deal with it. He is a wealthy out of town owner. Even though I and another permanent resident complain to the property manager, nothing every changes. The renters are noisy every weekend. It is ultimately bringing down the values in nice neighborhoods. I am a local Realtor, so I know about housing and values. I hate VRBOs!! They should not be allowed in R-1 neighborhoods.	9/8/2016 9:10 PM
596	Vacation rentals in Santa Cruz are part of the reason why locals such as myself have a difficult time finding affordable places to rent long-term, and/or buy.	9/8/2016 9:04 PM
597	Without the extra income it affords our family we would not be able to live here.	9/8/2016 9:04 PM
598	It used to be people would rent out homes or rooms temporarily. Now, they do it year round. The housing crisis in this city is tragic. Vacation rentals should not displace locals.	9/8/2016 9:00 PM
599	Should not be banned, that would not be fair to property owners, but should be well regulated with sufficient oversight.	9/8/2016 8:59 PM
600	Frankly, the whole housing situation in SC is horrible. Vacation rentals are only a part of the woefully mismanaged plan for providing short term, as well as long term housing options for the populace.	9/8/2016 8:57 PM
601	I think vacation rentals should be required to pay a tax and prove some sort of cleanliness standard.	9/8/2016 8:56 PM
602	Vacation rentals are part of the problem with housing inaffordability in Santa Cruz and therefore should be regulated. However, vacation rentals are not the ONLY problem and I hope the City of Santa Cruz will also institute renter protection laws and better policies to reduce the unsustainable increase in housing costs for both renters and buyers. I am a working professional and I am leaving Santa Cruz because of housing inaffordability and the City's lack of substantial effort to act decisively and quickly to do something about it.	9/8/2016 8:52 PM
603	It makes sense to have a few vacation rentals in a beach town; we just don't need one on every block. My husband and I are 40 and 36 years old, graduates of UCSC, and work our butts off in great jobs, but we could never afford to rent a house let alone buy one. It appears to be more lucrative to homeowners to rent a house out by the night or weekly rate than it is to rent at an affordable monthly rate. We are active in our community and work in public service, but would have to leave Santa Cruz if we ever wanted to have a kid - or really even just to get a dog.	9/8/2016 8:51 PM
604	Permit should be required comparable to hotel or B and B.	9/8/2016 8:40 PM
605	Maybe have folks fill out a brief registration and pay the same tax per room a hotel would	9/8/2016 8:01 PM
606	Vacation rentals are important for our community. Whenever we travel (to SF, Bend, Chicago, Nevada City, Sebastopol, Memphis, Portland), we stay in vacation rentals. They provide a cheaper, family-friendly, much-more-enjoyable place to stay. We've stayed in private rooms and rented entire houses/apartments. Each has been a wonderful experience. We've always had wonderful "hosts" and we've always been respectful guests. Vacation rentals are a wonderful way to connect with others, financially support families or individuals instead of hotel corporations, and allow visitors to get to a more genuine experience. Yes, Santa Cruz has a need for more affordable housing, but rather than doing away with or severely limiting vacation rentals, the City needs to work towards more high density housing. Although it's received much opposition from NIMBY-ers, I do think the Corridor Plan is a great step forward for our community. Let's face it - Mission, Ocean, Soquel and River are already pretty awful. These streets are terrible for biking and walking. They're downright ugly - with ugly buildings, too much cement and too little landscaping. With increases in criminal activity and litter, they don't feel safe for children or pets. Let's revitalize these areas with better-designed, high-density housing.	9/8/2016 7:59 PM
607	the amount of vacation rentals needs to be limited in order to ensure that there is enough housing inventory for the people who live and work here.	9/8/2016 7:59 PM
608	Addressing the shortage and insane expense of residential housing in Santa Cruz City and County should be our overriding policy priority. The benefits of allowing AirBnB are tiny compared to potential costs.	9/8/2016 7:50 PM
609	There should be turnover limitations, maximum occupancy limitations and child limitations [for quiet neighborhoods]. There should be a city complaint hotline/email. If a particular property gets X amount of complaints within X amount of time, their rental privilege should be revoked; IE 3 complains within 6 months.	9/8/2016 7:02 PM
610	They'll harm the community.	9/8/2016 6:49 PM
611	Short term vacation rentals should be regulated	9/8/2016 6:46 PM

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612	If allowed should only be on a limited basis. The home should be occupied by the owner or long-term tenant, with occasional rental for vacationers. This way neighborhood stay neighborhoods with homes that are regularly occupied with a minimum of strangers (guests) passing through, some of whom may not be respectful to neighbors.	9/8/2016 6:42 PM
613	If I wanted to live next to a hotel u would have bought in a commercially zoned are and paid fewer taxes	9/8/2016 6:36 PM
614	I believe this among other factors is contributing to the housing crisis we face here. Rental prices are not only astronomical but just finding a place to rent here is extremely difficult. Each time we hire a new person for a position, they have extreme difficulty in finding housing if they're not from santa cruz. Friends that need to move struggle for months and years to find housing that's reasonably affordable and decent. We are currently paying an extreme amount of \$2,100 for a tiny tiny two bedroom. Buying a house is completely out of the question for us and most folks here. Cutting back on vacation rentals here is one way to alleviate some of these problems but there are other needs like smaller, denser apartment buildings necessary here. We should also be limiting the number of large luxury size apartments. There is a great need for small, affordable housing units. Please restrict vacation rentals here.	9/8/2016 6:27 PM
615	It is a nuisance to locals and drives prices up for the rest of us.	9/8/2016 6:14 PM
616	There is not enough affordable housing in Santa Cruz, and people taking their rentals off the market and running them as unlicensed, non-tax-paying hotels is a huge detriment to the community. Neighbors of mine, a house of hard-working full time graduate students, were brutally forced out of their home of several years because their landlord insisted on a 60% rent raise in one month, thus ensuring she would be able to use the rental solely for Airbnb.	9/8/2016 6:05 PM
617	Santa Cruz is so desperate for rentals they're allowing anything to become an ADU and therefore rentable.	9/8/2016 5:53 PM
618	I think vacation rentals should be taxed, and those taxes should go toward building and maintaining affordable and eco-friendly housing in Santa Cruz.	9/8/2016 5:40 PM
619	Unless or until there is more motivation and funding to build more affordable housing, or enact rent control like a real town should, vacation rentals will continue to cause social problems by driving up housing prices for long-term renters. Our rents are already completely ridiculous in this town. Most landlords have pretty much tripled rent in the last 5 years. They have not, however, concomitantly improved their properties, which means people are paying thousands of dollars to rent the same poorly-insulated ill-maintained shitholes they could rent for a lot less not that long ago. Which in turn means that the majority of landlords in this town are effectually greedy slum lords. Congratulations? Rent control, affordable housing, holding landlords responsible for actually having rents tied to how well-maintained a property is, regulating vacation rentals, etc. are the only way to make this town at all liveable for the enormous numbers of low-wage service workers who are responsible for actually running the businesses that drive the local economy.	9/8/2016 5:31 PM
620	There should be a set of strict regulations, as with hotels for any vacation rentals. All should be required to be registered or face a fine	9/8/2016 5:14 PM
621	Vacation rentals are amplify the swings in the US/Global economy due to relying on tourism therefore causing major price increases during the bull market and large drops during a bear market. Additionally, I think housing is a right (like water and access to healthcare), not an investment. Investors should purchase hotels for short-term rentals not our limited housing stock.	9/8/2016 5:13 PM
622	I believe that the people who are paying taxes on their vacation rental should be able to provide a service to those outside and within the community.	9/8/2016 5:10 PM
623	Provide an option for families other than hotel/motel. Choice of cooking meals vs eating out all the time. Comfortable facilities for families. Not party houses of guests are screened thoughtfully. Interesting meeting people going for walks in neighborhood.	9/8/2016 5:07 PM
624	I believe there should be a cap on the number of days a home may be rented in order to prevent homes that could be rented to residents from becoming lodging.	9/8/2016 5:05 PM
625	Santa Cruz	9/8/2016 4:53 PM
626	Short term rentals in homes can allow for UCSC and Santa Cruz Shakespeare visitors (for example) to stay in family-friendly and affordable homes while allowing residents to offset their own travel costs. It contributes to a sharing economy and enlivens the community. It also keeps homes occupied, potentially reducing property crime. I have stayed in many Airbnb properties elsewhere, and I would support more regulation--many Airbnb listings are now exploitative, badly maintained pseudo-hotels that are unpleasant for guests and neighbors alike. It is especially bad when long-term renters are squeezed out of communities because of rising prices and fewer available units. I would also want regulations in place for guest safety.	9/8/2016 4:41 PM
627	Tread carefully. It is so expensive to buy property here. People who supplement their income with short term rentals may be doing so to make ends meet. Don't over-regulate. With regard to survey mechanics, you are collecting PII without disclosing how you intend to safeguard it or what you intend to do with it. This is at the very least a bad practice.	9/8/2016 4:35 PM

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628	VRs exploit neighborhood attributes that take years to build such as neighborhood safety, right to privacy, neighborhood goodwill, confidence and trust among neighbors just to name a few.	9/8/2016 4:33 PM
629	As a renter for 7 years in Santa Cruz, I am currently exploring moving out of state directly due to my inability to earn enough money to keep up with rent that has been raised 4 times in the past 3 years and nothing any more affordable being available. My housemates have discussed renting a room in our house on air bnb to offset rent hikes. A lack of rent control laws in Santa Cruz are as detrimental as air bnb rentals to those of us working full time and enoug proced out of our community.	9/8/2016 4:21 PM
630	Renters abuse	9/8/2016 4:16 PM
631	We should be cautious-- avoid restricting too tightly while making sure we protect locals. I'm really concerned about the effect on affordable rent for locals, but also appreciate that we need the tourists.	9/8/2016 4:16 PM
632	Limiting vacation rentals as an answer to the housing shortage is ridiculous. Having managed both vacation rentals and full time rentals, I have incurred more problems with full time. I bought properties based on their ability to create income and to make investments for my future as well as create a positive effect on a neighborhood. The university's need for housing should not put an undue burden on those of us who have invested and continue to invest in the community. The limit of vacation rental will not bring down the cost of full time rentals. Santa Cruz is a vacation destination. It would be more effective to set up systems to ensure that vacation rentals are not disruptive to neighborhoods similar to what the city did in fining repeat noise and party offenders (students) rather than making a blanket limit on vacation rentals. During peak times, vacation rentals are necessary for lodging in addition to hotels/motels in order to bring in as much revenue to this tourist-based economy. Regulating vacation rentals is not going to bring the cost of housing down. That horse left the barn years ago. It will, however, penalize those who purchased under one set of rules only to now have to change plans under a new draconian set of regulations.	9/8/2016 4:05 PM
633	Offer incentives to property owners for housing long-term tenants that outweigh the monetary benefits of renting out an apartment building on AirBnb. It's unfortunate that tenants are forced out of apartment complexes because the units are under market and I imagine that three a lot of financial pressure on the owners of these properties too. I don't necessarily think property owners want to oust tenants but they need other options	9/8/2016 4:00 PM
634	My family has stayed in many in the county and city. Owners are hardly if ever on property. I know of many who don't pay or report all stays and and lessen the taxes actually owed.	9/8/2016 3:55 PM
635	perhaps limit vacation rentals to when schools are not in session? students & faculty/staff are among hardest hit by housing crisis.	9/8/2016 3:41 PM
636	Santa Cruz, with skyrocketing rent prices, needs control in ALL areas of rent possible, including vacation rentals. I love the sharing economy, but Santa Cruz needs help, and this isn't the place for it if it gets rid of affordable long-term housing we so desperately need!	9/8/2016 3:34 PM
637	Please regulate this. I've had numerous friends with no-fault evictions so that their landlord could convert the house to an AirBnB. I'm not sure how much longer I'll be able to find affordable housing in SC as well because this keeps happening.	9/8/2016 3:31 PM
638	Usually no supervision is available at homes rented short time so they ignore neighbors privacy.	9/8/2016 3:27 PM
639	Santa Cruz has international notoriety for its insanely high housing costs. Airbnb has exacerbated this, further driving rents up while decreasing the supply of housing. Several friends of mine have been displaced because their housing was converted to Airbnb. Santa Cruz must crack down on this, particularly for units that are exclusively devoted to short-term rentals.	9/8/2016 3:24 PM
640	I understand the benefit of vacation rentals to homeowners and local tourism economy, however Santa Cruz is in a housing crisis, and to know there are unoccupied homes available in the area is a bummer.	9/8/2016 3:19 PM
641	I am incredibly concerned about vacation rentals as they relate to the larger issue of housing access in Santa Cruz. As mentioned above, I am a full time salaried professional who pays about 48% of my take home income on housing. Part of the problem is that available rentals are in short supply due to university students packing into homes, vacation rentals and the influx of folks who work in tech. This short supply has raised prices, made it almost impossible to find a rental that would accept my pets, and has certainly contributed to the growing rate of homelessness. We need more affordable housing options in our community and vacation rentals only serve as a barrier.	9/8/2016 3:17 PM
642	Greater community benefit would be gained by addressing the housing needs of the homeless in our county. Our roads are already overwhelmed by the tourism that is attracted to this area. Let's improve the quality of life here rather than always focusing on "more" and "bigger" development.	9/8/2016 3:11 PM
643	This is one of the most expensive housing markets in the nation. Air Bnb will only make housing more scarce and more expensive.	9/8/2016 2:57 PM

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644	My main concern is cost of housing for those actually living in Santa Cruz or trying to live here. There are too many of us that are paying far too much for far too little. And there are many of us that have no place to stay at all. We all matter, and I would rather provide a home for locals rather than visitors.	9/8/2016 2:47 PM
645	Having lived and worked in Santa Cruz since 1972, I am aware that Santa Cruz is a vacation destination and a university town. I have always been aware that a goodly percentage of the housing stock in the city was rental property. In fact we rented one of the two houses on our property to our brother-in-law for over 20 years. (Preferring to use it for our own needs, we no longer rent it). Every street seems to have a rental house or an in-law unit. That's understandable. Recently, however, we have seen a proliferation of vacation rentals in residential neighborhoods. More recently it is obvious that lots of folks are doing short-term rentals through on-line "sharing" sites. What we see and experience is a party atmosphere being injected into residential neighborhoods with the result being lots of noise at all hours, parking problems due to the fact that five or six persons are occupying the residence at a time and each has a car. Eventually it seems that visitors outnumber residents in any given street. This seems, to me, to negate the sense of community I want in living here. Regulations as to number of vacation rentals per residential street as well as limits on number of occupants per unit and cars per property are the minimum necessary. In addition there should be laws regarding noise, behavior, trash, number of visitors and posting of owners name and phone number on the property. Between the proliferation of vacation rentals and the frequent bike races, marathons, walk-a-thons, surf contests and other events along West Cliff Drive, I am beginning to feel like I am no longer a member of a community but a resident of Disneyland.	9/8/2016 2:44 PM
646	It is very tough for Santa Cruz residents to find housing of any kind, especially housing that is affordable to lower-income folks. I completely understand the desire for homeowners to make some extra money by renting temporarily unused space in their homes. However, I have heard from many friends and acquaintances who have lost their rentals because landlords decided to stop renting to residents and to instead run their properties as vacation rentals. This is a huge problem. When residential housing turns into tourist housing, it threatens to make our town unlivable for students, workers, and all kinds of average, non-wealthy people. I think the city should take steps to ensure that more affordable housing remains available to people who live in our community. Regulations should be in place to prevent or discourage landlords from turning long-term apartments into vacation housing.	9/8/2016 2:30 PM
647	I think vacation rentals provide a good opportunity to provide budget accommodation for travelers and for low-income tenants to cover rent costs when housemates are out of town. However, I think the industry should be heavily regulated with regard to taxation, limits on durations of stays and portions of the lease.	9/8/2016 2:27 PM
648	I think that a combined approach of education for users / landlords along with sensible limits backed by sizable fines that can be triggered by community reporting mechanism. I am less concerned about safety issues than I am about landlords reducing total rental stock --& landlords who use Airbnb to finance their own 2nd or 3rd homes while so many are homeless.	9/8/2016 2:07 PM
649	Vacation rentals are a huge problem for anyone in Santa Cruz not fortunate enough to own a home. I work as a teacher and can barely afford to live here.	9/8/2016 2:06 PM
650	Please do something about skyrocketing rent. It is terrible for our community and it's diverse history/culture.	9/8/2016 1:47 PM
651	I have friends who were unable to renew their lease bc landlord wanted to use property for vacation rentals. These rentals are one of the reasons for increasing rents and shortages in affordable housing. They have an unfair advantage over hotels bc unregulated and create disturbances by introducing commercial activity into residential areas.	9/8/2016 1:44 PM
652	There certainly are advantages of having vacation rentals in terms of having less corporate accommodations for travelers. I do have concerns around the types of gentrification that can happen through these units. When housing that was previously used for students, working class people gets turned into these units, Santa Cruz loses a lot. Santa Cruz has a crisis in housing and cannot afford to lose more affordable housing. Having a diverse community is essential to Santa Cruz's vibrancy, and this means prioritizing affordable housing.	9/8/2016 1:43 PM
653	The sheer number of vacation rentals in Santa Cruz is driving up the prices of actual housing for people who live here year round. We of course want to bring revenue to the city from the outside, but not at the cost of the people who actually live here.	9/8/2016 1:40 PM
654	There is not enough affordable housing in Santa Cruz. Renter and homeowners taking their rentals off the market and running them as unlicensed, non-tax-paying hotels is a huge detriment to the community that increases the skyrocketing rents in what is already one of the most unaffordable cities in the United States. We need more affordable units for rent and more protections for renters not a free-for-all vacation rental environment that only benefits a few at the expense of everyone else!	9/8/2016 1:36 PM
655	No one should be told HOW to rent their house. Period. You certainly have no place to place any restrictions. Thank you.	9/8/2016 1:17 PM

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656	I sympathize with people who want to vacation in Santa Cruz but the explosion of tourism in the area combined with other pressures on housing has made it completely unaffordable and virtually impossible to live in Santa Cruz. (The other pressures I am thinking of are people moving here and commuting to Silicon Valley and ever increasing numbers of students being enrolled in the university). When I recently tried to move out of a house I was sharing with 9 other people, I literally could not get a single landlord or property management company to return my calls or emails, and I actually have excellent credit. I found numerous listings for properties that were rentable for only 8-9 months out of the year, while the remaining 3-4 months the property operates as a vacation rental (I admit that many of these might be outside of city limits, in places like Pleasure Point). I am not saying that vacation rentals are the primary cause of nonexistent and unaffordable housing, but they are definitely a contributing factor that the city needs to contend with.	9/8/2016 1:00 PM
657	I would appreciate regulations to homeowners, as Air B&B seems to be really taking off. Although, I love the idea of going on vacation and utilizing Air B&B, just haven't done it yet.	9/8/2016 12:58 PM
658	the city should work to collect TOT by having services like Airbnb automatically collect and remit to city. city should encourage vacation rentals in owner-occupied units. the presence of owners prevents nuisance issues, benefits homeowners, and provides affordable lodging for budget visitors. it helps Santa Cruz fulfill its obligation to provide access to the coast, in a socially- and environmentally-friendly way. regulation/enforcement should be complaint-based. please resist the urge to create more bureaucracy, and regulate on as-needed basis.	9/8/2016 12:56 PM
659	Something needs to be done bc long term rental properties are insanely expensive and hard to come by for the last 2+ years. I have been told countless times that it is bc of Airbnb. I live on a property where the front house was taken out of long term rental status (over 12 years) and is now an Airbnb. If I had to look for housing now, I would never be able to afford living here and I HAVE to stay in Santa Cruz bc I share custody of my child with her father AND I have pets.	9/8/2016 12:54 PM
660	I think they are one of the major factors leading to the housing crisis in Santa Cruz.	9/8/2016 12:52 PM
661	Please don't make the housing situation any worse in Santa Cruz than it already is. Hardworking people who contribute to the local economy can no longer afford to live here. They can no longer afford to buy and enjoy the things they provide as services to others. This is a serious problem and soon to be a public health crisis that will only get worse without real solutions that do not consider the "bottom line" as the highest priority affecting a community. Please pay attention!	9/8/2016 12:51 PM
662	Please prioritize actual citizens that are literally being evicted so their landlords can turn their home Into an Airbnb, and then making them face rents rivaling Manhattan.	9/8/2016 12:51 PM
663	Air BNB is screwing over the entire state and they must be stopped.	9/8/2016 12:47 PM
664	Santa Cruz needs to maintain its tourist economy, but this should not come at the expense of affordable housing for residents, as it currently does.	9/8/2016 12:46 PM
665	I'm worried about the loss of tax revenue for the city due to vacation rentals.	9/8/2016 12:40 PM
666	Between the Silicon Valley commute, UCSC being forced to raise admission rates without additional housing, and Santa Cruz already existing as a tourist destination, rent is at a skyrocket premium, and housing conditions at the lower end are already atrocious. I personally know multiple people who have been priced out or had their lease not renewed solely so that the owner could turn the property into a more lucrative AirBnB. Santa Cruz has already been the focus of one major news outlet's examination of the housing crisis. I believe it is already too late to halt the damage. But regulation can help mitigate the damage so that those who live and work in Santa Cruz aren't forced out faster. Put a percentage limit on how many privately owned properties can be made into vacation and short term rentals. Make the owners go through an application and permit process, especially wherein they have to justify turning long term rentals into vacation rentals. Regulate zones, so neighborhoods that otherwise make the most sense for local workers and students aren't shut out by these type of rentals. And any and all taxes taken from either permit applications or the rental income itself should be set aside for building and refurbishing new long term housing for Santa Cruz residents and workers.	9/8/2016 12:39 PM
667	Housing is a major crisis in Santa Cruz. It is impossible to rent a decent place to live that is affordable. Please prioritize those of us who have the most to lose and not those with the most to gain (property owners).	9/8/2016 12:35 PM
668	Housing in Santa Cruz is already prohibitively expensive, letting people turn their homes into unregulated hotels is only going to lower the amount of available housing and raise prices.	9/8/2016 12:34 PM
669	I think our local government should stay out of this and concentrate on dealing with the drugs and homeless people that Create a dark cloud over our local tourist economy.	9/8/2016 12:34 PM
670	I, and friends, have been evicted to make way for vacation rentals in Santa Cruz. They are a blight on the city.	9/8/2016 12:34 PM
671	They are incredibly harmful. There is already a disastrous shortage of permanent, livable, affordable housing in Santa Cruz and Air BnB and other vacation rental schemes cause landlords to take good residences off the market for permanent residents of Santa Cruz, who are here to work, contribute to the community, raise families, or go to school, in order to make a killing in short term rental profit. It is damaging to the community and wrecks people's lives.	9/8/2016 12:32 PM

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672	Owners must provide neighbors with their phone numbers for any issues. No hidden owners. Only allow a small percentage of homes to be vacation rentals but that can be determined by the neighborhood. I would not want more than 2 homes in my area to be vacation homes but West Cliff Drive seems more reasonable to have multiple rentals because nice to share the views with the world.	9/8/2016 12:31 PM
673	Santa Cruz is already notoriously one of the worst rental markets in the country. I personally know 5 people already affected by landlords who have asked them to leave so that they may convert the units into short term rentals. There are plenty of existing hotel/motel/BB options for tourists and the city should prioritize the housing and well-being of it's residents who are renters.	9/8/2016 12:20 PM
674	The core issue is lack of housing in Santa Cruz. Until we get enough housing for everyone, we need to make sure that our current housing is affordable. Vacation rentals take housing off the market and drive up rent rates to obscene levels.	9/8/2016 12:16 PM
675	I think the city has to do something about rental prices. I'm sure there is something about AirBnB that contributes to the housing problems in SC, but it was already a problem well before AirBnB. I wrote 'no opinion' about the regulation (question 8) because it has been my experience that the regulations on housing that already exist in Santa Cruz directly affect me negatively as a renter. I do not trust the city currently to do this without negatively effecting the more precarious of it's residents. I have been negatively impacted by the city's crackdown on 'illegal units.' I have been continually harassed by the city inspector because the property I rent has an out-building/garage and even though it is not something that I live in or rent out, thus the city crackdown on 'illegal' living units has included me. My landlord has been forced to do work on the garage and spends a lot of time and money getting the garage up to code. I'm just waiting for the day that he gets fed up and increases the rent or tears the place down and builds a new house, neither of which I could afford.	9/8/2016 12:13 PM
676	No more than 90 days a year. Only can be rented out by resident of the unit.	9/8/2016 12:02 PM
677	1. My immediate residential community (the Westside) is already severely and detrimentally being impacted by excessive University traffic, student rental housing, party houses, property crime and the like. The last thing we need is another dynamic (vacation rentals) which will further erode any semblance of a real residential community. What is the meaning or purpose of a residential community designation in City planning if The City does not assure its protection?	9/8/2016 12:01 PM
678	It should not be possible for a landlord to operate vacation rentals year round. 90 days max. It should not be possible for a landlord to operate multiple vacation rentals. ADUs should be for affordable housing. The city should put in more effort to identify unlicensed Airbnb units and should talk to neighbors about them.	9/8/2016 12:00 PM
679	If vacation rentals are allowed and if there are problems with the "visitors" I think the owners of the property should be penalized financially and then have the permit withdrawn.	9/8/2016 11:56 AM
680	If apartments and houses in Santa Cruz are turned into vacation rentals, then the City of Santa Cruz should build additional apartments for long-term rent in order to compensate the shortage of housing and prevent rent from skyrocketing. It is an issue of social justice.	9/8/2016 11:51 AM
681	keep it the way it is. People like to have options as to where to stay.	9/8/2016 11:33 AM
682	Maybe regulate the number in locations. Make easy, and then all can benefit!	9/8/2016 11:25 AM
683	We are living in a housing crisis. I am a graduate student at the University and the Graduate Coordinator for our department just quit because she could not find affordable housing for her salary bracket after looking for more than six months. The city must do all it can to prevent people from using Airbnb and the like to turn a profit on properties that could rented to long-term residents, thus creating housing shortages and driving up rents. Our GC is not the first person I know who has had to leave Santa Cruz because she simply couldn't find an affordable place to live, but certainly the most tragic—an entire department of students depended on her for assistance with our deadlines, fees, and other aspects of university bureaucracy. It's needless, and will continue to happen if the city doesn't do more to create livable conditions for the people who are already here. Regulating vacation rentals is of course just one piece of this, but it's an important one.	9/8/2016 11:22 AM
684	There should be zoning laws that restrict residential vacation rentals, and they should be rigorously enforced.	9/8/2016 11:16 AM
685	While many people are concerned for the loss of housing for students, this area is also a prime vacation spot. The landlords should have freedom to decide how they want to handle their rental property. If they want longer term Students, or shorter term vacationers, must be their own decision. The UC system needs to be responsible for housing a larger percentage of their students.	9/8/2016 11:13 AM
686	Limit to some number of days a year. Follow IRS guideline re mortgage deduction. Maybe 60 days max?	9/8/2016 10:56 AM
687	The residential rental market is impossible, vacation rentals add to the difficulty of finding anything affordable for residents.	9/8/2016 10:39 AM
688	In this economy allowing folks to rent out rooms or whole house on a short term basis should be allowed and encouraged. It also brings in more fiscal support to our community and businesses.	9/8/2016 10:37 AM

City of Santa Cruz Vacation Rental Survey

689	There needs to be some limits and control. I understand that homeowners are struggling to make payments and continue to live in the City, but we are also seeing that the rental market is impacted.	9/8/2016 10:34 AM
690	I think it is a nuisance to the neighbors. People come in expecting to party and have a good time. Having a revolving door of people doing this every week is unsettling. We have children and I don't like transient people in the neighborhood in such a tight, landlocked area. I think it's different if the home is on a large plot away from the neighbors. I don't like commercial use in a residential area. There are mixed use locations in the city that would be better suited for such activity.	9/8/2016 10:13 AM
691	I am a graduate student at UCSC, and have seen housing costs sky rocket in the 4 years I've been here. Housing is a serious stressor for students and young professionals in the area. I know many students who have resorted to living in garages, closets, etc. The plethora of VRBOs and AirB&Bs increases the housing squeeze. I don't think that vacation rentals should be eliminated entirely, but the incentive structure needs to be changed so that rental owners are strongly nudged to rent long-term rather than short-term. There are plenty of empty rooms available in Santa Cruz each night, but they are fully inaccessible for the low-income folks who need them.	9/8/2016 10:05 AM
692	I see vacation rentals as a way to ultimately help those in the middle struggling. It can create added income so someone can afford to live here in SC. Currently I work with nurse, who lives in the county, and rents her ADU - this is the only way she can afford to stay here in SC. I have concerns about the restrictions of vacation rentals being limited to the people with ADUs. As I see it, the cottage industry of vacation rentals is then only afforded to those individuals who have a second home. I would like to see a lottery system, or another equitable system in place where even people, even those with ADUs can share in the opportunity to use their spot as a vacation rental.	9/8/2016 9:55 AM
693	There is absolutely 100% a housing crisis in Santa Cruz County. If the city too harshly regulates vacation rentals it will deter property owners from building additional units. I, myself, am a property owner and I intend to build an additional unit in the back of my ~7,000 sq ft lot. I personally intend it for long term rentals but I would also like as many options as possible for down the road. There may come a time where financially I do not need a long term renter and would like the option to use it as a vacation rental. We need additional units to be built on owner occupied property to provide housing supply. If the city limits the scope of what property owners can do with their own property (who by the way are one of the main revenue sources for the city) that doesn't provide much of an incentive for people to build. Let people build what they want to build and use it for their own purposes. This will generate more housing, more revenue for the city and the city could potentially use it to develop additional housing...creating even more revenue for the city. This houses people who need homes in the city, generates revenue for the city and allows homeowners to help pay their mortgages. There is no way around creating more housing units to house the increasing amount of people which will be coming to Santa Cruz to live. Property owners need to be your biggest ally in this process. If you limit what people can do they won't participate in this process.	9/8/2016 9:47 AM
694	West Cliff Drive and other scenic roadways make sense for vacation rentals, but side streets in neighborhoods aren't conducive to family life. I have seen vacation properties in disrepair if not rented on a regular basis.	9/8/2016 9:33 AM
695	City should allow homeowners to do as they wish with their own homes, refocusing on major issues, not this one.	9/8/2016 9:32 AM
696	I think permanent use of residential apartment housing or residential homes as short term rentals (i.e. Air BnB) should not be allowed and amount use per year regulated. I want to keep residential areas of our city for residence to create and maintain our community and connections with our neighbors. Create specific areas in the city where vacation/short term rental commercial areas can exist.	9/8/2016 9:26 AM
697	You never know who your neighbors might be on any given weekend. Sometimes they are friendly and considerate; sometimes they are loud and rude. (I draw these observations from when I lived on 35th Avenue [1985-2011].)	9/8/2016 9:17 AM
698	Short term rentals should be capped to a certain percentage of available rental units in Santa Cruz to preserve housing supply.	9/8/2016 9:15 AM
699	Santa Cruz	9/8/2016 8:50 AM
700	I would only be in favor of minimal regulation if any. Possibly a municipal code ordinance holding the property owner accountable for disturbance related activity. Repeated violations on a graduated fine scale. This would hopefully motivate owners to rent responsibly.	9/8/2016 8:31 AM
701	I think there should be a limit to how many can operate in any area so that the impact to the residents is minimized. Also, there should be some way to control the noise from these rentals. There have been issues of partying by short-term guests that effects the residents nearby who have to get up and go to work.	9/8/2016 8:29 AM
702	People are getting squeezed out of the housing market here. Rentals are scarce and unaffordable for low and middle income families. It feels like the city will eventually become an elite destination for only the rich, and having so many vacation rentals isn't helping with that. I do support people who live here (year-round) renting their private residences for a capped number of days per year in order to offset the high cost of housing.	9/8/2016 8:28 AM

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703	I believe there should be a limit to how many vacation rentals there are in each neighborhood. They should have the same stipulations as landlords get when there are parties:3 warnings = a big fat fine. By the same token, for every vacation rental permitted, the city should also make affordable housing available to renters as the same model that was done in Burlington Vermont in the 80s. The university should make affordable housing for their students on campus and make it mandatory for the students to live on campus for the first two years. I will be moving away from Santa Cruz if the housing market doesn't call down.	9/8/2016 7:51 AM
704	If people want to rent their homes out short term I really don't think it's any of your business except to collect some tax. That said, if the rental is in a dense area, parking should be available for the people visiting. Although, if it wasn't they would be in the same position as a local and certainly it would give them a taste of what locals deal with.	9/8/2016 7:43 AM
705	There needs to be zoned areas where it is allowed. But then the restrictions need to be really tight. i.e.= Limit the number per bedroom or house limit the number of cars fines for owners that don't manage their visitors for noise, over parking, trash, to many guests at one time. Another idea may be to make them get licensed and then limit how many per neighborhood or area. If you live next door it is a nightmare with large groups of visitors partying all night with loud music, trash and to many cars and a lot of drunkenness	9/8/2016 7:25 AM
706	Vacation rentals need to be mixed with incentives for property owners to rent long term to actual santa cruz citizens.	9/8/2016 7:24 AM
707	I'm not sure if this survey includes Air BnB or not. I understand the challenge that Air BnB can bring to a community such as possible lower supply of rentals, lack of oversight, etc. But, in general, I'm a strong supporter of this model as it provides options for both homeowners and tourists beyond the traditional hotel/motel. I imagine there is enough tourist demand for both hotels and Air bnb, but I would like to see some data on this.	9/8/2016 7:07 AM
708	If they are in my neighborhood, they don't affect me.	9/8/2016 7:00 AM
709	Found short term renters not responsible to the neighborhood they are renting in and the neighborhood is not a hotel that doesn't ask for responsibility regarding the homeowners. With the students it's a losing proposition.	9/8/2016 6:56 AM
710	I do think if the owners own the property and the renters are screened and the property is well maintained, it is not an issue	9/8/2016 6:41 AM
711	make sure property owner is held responsible for problems	9/8/2016 6:31 AM
712	I think they're a good alternative to gouging hotel prices, and increase options for visitors. More tourists mean more money in the community.	9/8/2016 6:29 AM
713	it's a hard balance to strike between our city having an extreme shortage of housing and people trying to make income using airbnb or equivalent. I'd like to see the City make sure that people are not renting out their ADUs, that to me, goes counter to the spirit and law of the ADU ordinance.	9/8/2016 5:47 AM
714	Vacation rental is a positive alternative to long term tenants who trash property, are irresponsible, throw parties and are generally not good neighbors.(ucsc) It can be a positive experience to have responsible vacation renters who care for property and are guests with an attitude they will treat your home like their own.	9/8/2016 5:32 AM
715	Absentee landlords are a concern (even for home rentals). Also when people buy homes solely for vacation rentals, it prices residents out of the market to buy or even rent.	9/8/2016 5:31 AM
716	Vacation Rentals should be limited in number and regulated so that owners pay appropriate taxes to the city. Owners should be encouraged to rent to students during the school terms and rent to vacationers during the summer. It's a crime that some of these rentals are not even particularly luxurious and they are being rented for as much as \$700.00 per night while we have local residents being forced to move out of SC, and in many cases going houseless, living in their cars, etc.	9/8/2016 4:35 AM
717	There are people who live in Santa Cruz for more than 30 days at a time. They need places to live too.	9/8/2016 2:42 AM
718	Homeowners should have the absolute right to make decisions about the type of rental they offer on their property -- and are responsible for the behavior of their tenants (noise, and other impacts on neighbors and community)... While the challenges of the current housing crisis are well understood, decisions we make now should not limit homeowners long term options. Laws of economics will eventually apply - when the market is overly saturated with vacation rentals, properties are likely to go unrented, and more homeowners may decide to return to longer term rentals. But it is unjust to limit options as city council members cannot guarantee a steady stream of long term renters (say, for our in-law cottage) for all years to come. Nor should homeowners be prevented from having short term rentals that allow the flexibility to entertain visiting friends (and, in our case, to host our aging parents) from time to time. Rather, it would be wiser and preferable to offer incentives to homeowners to encourage long term rentals when that is the greater need. Easing the means for owners to build add-on units through pre-approved blueprints and so on have been wonderful strategies... I hope we don't make a knee-jerk reaction to the current state of housing affairs by limiting homeowners rights for all future scenarios. It's expensive to purchase a home in SC and our unit has helped us immensely - so that a local teacher and construction worker could afford to make ends meet. Thank you for reading and considering our perspective! We much appreciate you giving us a voice through this forum...	9/7/2016 11:54 PM

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719	Very unsettling to neighborhoods; strangers coming and going/ property owners not paying appropriate taxes/ city is losing revenue.	9/7/2016 11:44 PM
720	The city makes it so hard to become a legitimate vacation rental with all the regulations, most notably the requirement for private parking spaces when there is plenty of street parking. This forces people like me, who want to make additional income through vacation rentals go through AirBnB and not officially through the city. Change the parking spot rules.	9/7/2016 11:06 PM
721	We have several Airbnb rentals in our neighborhood and it has been a very pleasant experience. The guests are quiet, considerate and unobtrusive. They much prefer this to a sterile hotel room, they tell me. I would, too. I've rented Airbnb places in Amsterdam and Paris and it has been a fabulous experience. I'd like to think we can return that hospitality and not force them into lonely hotel rooms.	9/7/2016 11:01 PM
722	By allowing summer vacation rentals the students population can rent the rest of the year, and may allow for more affordable housing the the students renting	9/7/2016 10:36 PM
723	Ban them all and use hotels!!!!!!! Not fair they can impact the neighbors at our expense---we want homes not business next to us	9/7/2016 10:32 PM
724	I generally support the idea but think there should be controls to insure the integrity of neighborhoods	9/7/2016 10:20 PM
725	Looking at some of the potential benefits listed above, I wonder who it is that benefits, which is why I selected 'none.' Why provide cheaper accommodations for visitors which directly contributes to rising rental costs. Another, perhaps home owners wouldn't need additional income, or at least not as much to cover mortgages, if vacation rentals were regulated. Property values might decline by a modest amount making mortgages more reasonable, etc. I think vacation rentals can play a role in a healthy economy of a tourist destination but believe some regulations need to be in place to prioritize the needs of residents above those of visitors. Rising rental costs, lack of parking, noise, etc are real concerns and should be addressed.	9/7/2016 10:12 PM
726	I believe that vacation rentals are having a huge impact on the availability and affordability of rental housing for workers in the City. We know that housing costs to buy or rent in Santa Cruz are out of control. Between the needs of university students, high tech workers being able to pay cash to purchase homes and driving up the rental market costs, and so many properties being taken off the rental market as vacation units, it's really hard to see where this spiral will end. New development seems to be the chant, but who can afford to live in these new units being built (other than the high tech workers commuting over the hill) and how can traffic and other infrastructure issues be addressed. One example is the totally out of place 11 condos being built on Seabright between Clinton and Wood Street - so huge and out of character with the neighborhood at 2.5 stories. There is going to be great impact on street parking and traffic, which currently backs up on Seabright from the Murray Street light practically all the way to Broadway in the afternoon commute. These condos will sell at the high end or be rented at at high level, or even used as vacation rentals - still not providing housing for teachers, social workers, hotel cleaners, nursing home aides who need an affordable place to live in our community. Those of us who have been here for years and were fortunate to buy a home feel so lucky but what is the promise for the next generation or the low-income families who are providing vital services to our economic base of tourism and agriculture. Affordable and available housing is a HUGE ISSUE in our City, along with traffic.	9/7/2016 10:10 PM
727	Consider the perspective that most people renting out their homes or property are likely not greedy; just trying to augment income to live in this community. Reasonable and common sense safety guidelines (in coordination with sites such as Air BnB or Home Exchange, etc.). I would hope you would take into consideration how often a place is rented and how much overall income is received when creating regulations and taxes/fees. (Don't have enough information to say "yes" or "no" to above question about regulating vacation rentals.) Also consider that home rentals may add to our overall tourist income as a community rather than take away from existing (hotel/motel) income (i.e. attract more tourists to the area). That being said, I think it is also worth studying short-term rentals in the overall context of affordable housing needs in this community, but hopefully with the sophistication such a study warrants -- realizing they fill different needs.	9/7/2016 9:54 PM
728	Deal with the frickin homeless drug addict RV dwelling derelicts already!!!!!! This is so typical santa cruz you further regulate property owners and ignore real problems. your survey is clearly biased. You want to pass more regulations on real estate and ignore the real problems.	9/7/2016 9:49 PM
729	A vicious cycle with people trying to pay the high cost of housing, supporting it with vacation housing. Makes it go higher and higher.	9/7/2016 9:49 PM
730	A friend rented a house for a year on 2nd Avenue and regularly had noise from weekend rentals. It clearly was a different crowd that rented the weekends!	9/7/2016 9:40 PM
731	Unfortunately if vacation rentals proliferate, owners will begin to use it as a business and become part time property owners. It will denigrate our community.	9/7/2016 9:40 PM

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732	I think many families are paying their expensive California mortgages but supplementing their income. I was able to stay at home with my baby by Airbnbng our home. Our family is stronger for it, we are able to homeschool our 12 year old and stay at home with our 10 month old. Family first.	9/7/2016 9:35 PM
733	I think they should be permitted but regulated in a way that reduces their potential impact on the surrounding neighborhood.	9/7/2016 9:18 PM
734	brings in more unruly tourists into family neighborhoods. there is not enough law enforcement officers to protect the citizens as it is without outsiders coming in to our areas without any benefit to anyone other than the homeowner renting the house out.	9/7/2016 9:03 PM
735	Why are uses , such as short term rentals, allowed in residential areas when they are NOT in compliance with the zoning for these areas???	9/7/2016 9:03 PM
736	parking and noise are the 2 largest issues I see	9/7/2016 8:51 PM
737	The government has no business telling anyone what they can or cannot do in and with their own home. We pay the mortgages, property taxes, and the upkeep, not you. As long as no one is causing any harm or interrupting another person's peaceful enjoyment, it is none of your business.	9/7/2016 8:46 PM
738	Given the ridiculous cost of housing, I think it is better to push people to hotels and to rent to locals to the degree possible.	9/7/2016 8:46 PM
739	It ruins neighborhoods. Those homes should be rented longer term so the renters become part of the neighborhood, and not transients.	9/7/2016 8:35 PM
740	Perhaps we can adopt an owner's primary residence or at least a California residence requirement for all rental properties.	9/7/2016 8:15 PM
741	I believe people should be allowed to rent vacation rentals with no restrictions if it is their primary residency. It is a purely a rental property then regulations should be imposed.	9/7/2016 8:11 PM
742	Perhaps some sort of tax break to owners with long term rentals would be encouraging. An additional tax to owners who vacation rent could raise extra funds for our city	9/7/2016 8:10 PM
743	I believe the property owner should be the one to decide how they wish to handle their property with respect to renting their property. I think the city should stay out of the property owners business unless there are health or other civil codes that the property owner needs to address.	9/7/2016 8:10 PM
744	I like the concept of AirBnB and others. I have no hesitation.	9/7/2016 8:06 PM
745	Rent in Santa Cruz is impossible. While I have craigslisted out my apartment while on break, overall, it is tragic that so many housing units are unavailable to renters. Unless Santa Cruz builds high density housing for its lower income residents, Santa Cruz MUST regulate vacation rentals.	9/7/2016 8:03 PM
746	I have no objection to owners renting out a room in the home that they live in. However, I think the City should NOT allow ANY vacation rentals of entire homes in our neighborhoods.	9/7/2016 7:50 PM
747	My concern is mainly for the students and lower income renters in our community. If places that they could rent are taken off the market to rent to tourists, it impacts everybody here. Some cities cap the total number of days each calendar year that places can be rented short term....maybe houses, condos and studios should only be available as short term/vacation rentals when UCSC is not in session to help make most of these places available for students during the school year. Most demand for vacation rentals are during the summer months anyway. But the number of places allowed as vacation rentals should also be capped. I say this as an avid user of Airbnb, having used this service dozens of times. But I am also happy to stay in someone's guest room and don't feel that that takes a space away from a local resident.	9/7/2016 7:50 PM
748	Housing is a joke. If I lose the rental I currently have, I'll have to move away. I have a high paying job but I can't afford to buy. The rent costs are skyrocketing and this town is becoming a haven for the rich and the super poor. Middle class is being kicked out.	9/7/2016 7:50 PM
749	It is so tough to make it in this city. Can't afford to rent or buy! We have two kids, are a two parent home and make about \$110k a year! It's insane how much we have to scrimp to cover the bills between rent and childcare.	9/7/2016 7:50 PM
750	Make the homeowner financially liable for noise complaints.	9/7/2016 7:32 PM
751	Comprehensive regulation is needed to address the issues highlighted in question 7	9/7/2016 7:31 PM

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752	I have experienced more negative issues with absent landlords of permanent rentals. I have seen and experienced an over flow of parking with permanent rentals due to garages being utilized as a living space, as well as many occupants living in a home with that has young adults. Also, the city allowed many units to be built without proper parking, so don't punish those who are now trying to make some income off their home. South Pasadena and Pasadena, California have a parking permit that they require, even for guests. This does several things: generates money for the city, monitors illegal parking and camping, and motivates people to park in driveways and garages. The city NEEDS to talk to these towns, which were developed when automobiles were small and roads were narrow. They have worked hard to develop structures so traffic flows. Regarding question 8- What does the city mean by regulate? That is a loaded question, and needs more boundaries to be answered clearly. If my information is going to be made public, then please do NOT add me to any list about public hearings. I'm not sure I'd attend yet would like to be updated as to what is being discussed. Thank you for your time.	9/7/2016 7:14 PM
753	People should be able to do what they want with their property.	9/7/2016 7:14 PM
754	Have never experienced probs from our neighboring vacation rentals in nearly 20 years here :)	9/7/2016 7:03 PM
755	Vacation or short term Rentals should be forbidden for anyone not living in Santa Cruz already, except for those who have been long-time-owners of the home in question. Far too many people over the hill or further away come to SC to buy homes with cash so they can make a profit on short term rentals. Too many people are leaving or borderline homeless here. Local Workers can't afford rent...please stop outsiders from taking over housing in this town and hold UC accountable for providing enough affordable housing for students or take less of them.	9/7/2016 7:03 PM
756	Should be well regulated for community to avoid negatives	9/7/2016 6:58 PM
757	There are too many of them and not enough housing for people that work, live and contribute to our community here in Santa Cruz!	9/7/2016 6:57 PM
758	Increasing numbers of vacation rentals result in fewer rental units in an already very tight rental market. Although vacation rentals can provide benefits to homeowners, these frequently come at a high cost to renters (which represent most lower and middle income Santa Cruz residents) in the form of higher rent and more competition for rental units. Regulation of these rentals (and particularly of rentals of entire houses/apartments) is necessary to ensure that Santa Cruz doesn't lose too many units to the vacation rental market that could be providing homes. As they currently operate, vacation rentals create an additional pressure on the housing market and further inflate the already very unaffordable rental rates. I personally was forced to leave my home of four years so that the landlord could convert it to a vacation rental to earn additional income.	9/7/2016 6:44 PM
759	I think if people want to rent out their house or extra unit for vacationers that is fine. If I have issues with it I would talk to them directly. If something is too loud or out of control I would call the police. The homeowner is most likely going to be careful with what goes on at their house and most likely would not affect the neighborhood. Also, I would be very highly unlikely to rent to students. I have seen houses that students have moved out of and it's appalling what I've seen.	9/7/2016 6:34 PM
760	Single residential property areas should remain such. If you approve vacation rentals in residential areas you are pitting neighbor against neighbor. Don't put our communities in this situation.	9/7/2016 6:31 PM
761	concerned they don't pay TOT	9/7/2016 6:30 PM
762	allow them only in the homes where people live. i.e. It would be ok to rent out your own home when you are away or to rent out a part of your home when you are there, but not to rent for vacations instead of renting long term to someone who lives in the community.	9/7/2016 6:23 PM
763	A study should be done to see if vacation rentals in fact DO raise housing/rent prices or if it is a scapegoat for other market pressures (i.e. Lack of new affordable housing developments)	9/7/2016 6:22 PM
764	Our hotels/motels are very expensive during peak periods and many are of dismal quality. We need to give visitors some better choices if we want them to keep coming! Airbnb can also attract a different type of tourist, compared to those attracted by sketchy motels.	9/7/2016 6:17 PM
765	Many of the homeowners that rent out their homes to vacationers don't live in Santa Cruz. They financially benefit from their "business" but don't have an invested interest in the community other than financial gain.	9/7/2016 6:10 PM

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766	I believe the city gains from vacation rentals as all the businesses benefit (restaurants, yoga studios, bike and SUP and kayak rentals, shops, grocery stores, nail salons, music festivals, nightclubs....). The city receives TOTs. The city gets more exposure to travelers and will have returning tourists, excellent word of mouth and becomes more personal feeling. I have made friends from around the nation and world. And it allows me to continue to put money into my retirement so that I might be able to actually continue to live in a city I love. Many short term rentals could not do a long(er) term as an alternative. IE I need my whole home half the time for my kids to live in. Also, Air BnBs are reviewed as are the hosts, thus they tend to be extremely neat, tidy, quiet and do not get rumbunctious or have any more people over than the space accomodates (1-3). I believe it has revolutionized the way people travel. There will always be those who stay strictly in hotels but there are also those that now strictly stay in Air BnBs or VRBOs. The city government would be shooting themselves in the foot if they eliminated or over regulated short term rentals.	9/7/2016 6:10 PM
767	I didn't work hard to buy a house only to have a house rental business move next door. There are already 2 houses on my street that were converted to high-density housing for students, they have been nothing but trouble with increased crime, noise and parking problems on the street.	9/7/2016 6:08 PM
768	Why is there no inspection process? There are for regular rentals.	9/7/2016 5:54 PM
769	why does the city not inspect these units, like they do for the rental inspection- which i believe should be eliminated???	9/7/2016 5:53 PM
770	They drive up the cost of living for people who live and work here.	9/7/2016 5:53 PM
771	I like the idea of sharing spaces with travelers. I don't believe that's what most people are doing with vacation housing. They usually have someone check in on the place periodically, but otherwise leave the place to be rented out completely. Therefore turning a potential home for people in the community into a place to pass out or party for people who wish to have no sense of community; they're typical tourists.	9/7/2016 5:43 PM
772	I'm much more concerned about regulating rentals to college students here than I am vacation rentals, to be honest. The students are often a nightmare and their lifestyles are incompatible with those of the families like mine who pay taxes to live here.	9/7/2016 5:41 PM
773	I like the idea of vacation rentals. It provides hotels/motels with appropriate competition that would hopefully keep their prices from skyrocketing. It offers folks in all income brackets an opportunity to afford visiting and enjoying Santa Cruz. This in turn brings revenue to local restaurants and business owners. Property owners with an extra room in their home, a cottage, or an ADU are able to supplement their income should they need/want to do so. This also gives potential extra revenue to local businesses as residents improve their incomes. I have no idea how much it comes to each month, but collected SCTOT certainly must add to the city coffers... another plus. The other thing is that when vacation rentals are available, people coming to Santa Cruz for jobs or relocation, are able to rent places "short term" while looking for permanent housing. It really helps! And lastly, I personally know 3 local residents who have legal ADU's. 1 does not rent hers but has her daughter and son-in-law living in it while they rent out their large home full-time to help pay their son's college tuition. Here is a situation that, because of an available ADU, a large home becomes available for 5 single adults to rent. The other 2 ADU owners vacation rent their ADU's and if forced to stop, will not rent their ADU's full time. The only regulation that I would like to see is that property owners are required to maintain a close watch on them. One of the ways in which to do this is to allow only property owners to rent out their property for vacation rental, and not large property managing firms.	9/7/2016 5:40 PM
774	Sad that we have the majority of homes in Santa Cruz are owned by out of towners.	9/7/2016 5:39 PM
775	1) Require an annual permit for running a short-term rental (ala AirBnb) and charge a fee that is not inconsequential (\$500+). 2) Cap the number of short-term rental permits granted per year to a fairly low number (100?). Permits should be granted on a first-come, first-serve basis & when they're all taken for the year, people should have to wait until next year for a chance to apply for a permit. 3) Each permit should be for one property only and there should be a cap on how many permits one person can obtain. 4) Implement hefty fines for violating the ordinances, including first-time offenses. Miami Beach fines people up to \$20,000 for the first offense and I think that is appropriate, considering the ongoing disaster that is our long-term housing market.	9/7/2016 5:27 PM
776	Hotels are VERY expensive in Santa Cruz. Camping is prohibited. Why not build a new campground and RV park (one short term, one longer term), then see hotel rates go down to a normal rate. I moved here from the midwest, and there are no hotels under \$100 a night, when people choose vacation rentals as they are \$30-40 a night.	9/7/2016 5:27 PM
777	Minimize short term vacation rentals Leave vacation rentals to local hotels and motels Provide for future commercial building of lodging in areas designated for such use, not in established communities where family life will be disrupted due to surges in vacation rentals during peak summer seasons.	9/7/2016 5:27 PM
778	Stop noise pollution	9/7/2016 5:26 PM
779	Just make them go to a hotel.	9/7/2016 5:26 PM

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780	They should be subject to similar rules and regulations as any other hotel enterprise. They should have severe water restrictions in this severe drought environment. They should not be allowed without excess parking available for the property	9/7/2016 5:19 PM
781	Vacation rentals in a residential neighborhood are basically a way of enriching oneself by stealing your neighbors' property values.	9/7/2016 5:18 PM
782	My concern is that of nuisance issues related to unattended property and of dangers to renters with unregulated uses of homes to visitors. Short-stay, "sharing economy," rentals of residences will increase traffic, and there is no evidence that users of these rental agreements will be protected from prejudice or price gauging.	9/7/2016 5:06 PM
783	I definitely want these units regulated by the city. There must be oversight and recourse to prevent abuse and protect the neighbors/neighborhood.	9/7/2016 5:05 PM
784	we have a housing crisis brought on by property speculators who are involved in vacation rental and rentals to students.	9/7/2016 5:04 PM
785	I believe this can provide income for existing property owners to maintain there homes, pay taxes, and secure their homes.	9/7/2016 5:03 PM
786	renting a room in a house has a completely different impact than renting an entire dwelling unit	9/7/2016 4:58 PM
787	Increase in costs for police responding to noise complaints. Those law enforcement resources could be better used.	9/7/2016 4:58 PM
788	It's a business and should require a business license and regulated as such. Fees, and taxes should be collected. In the interest of our tax paying citizens, absentee landlords should never be allowed to own vacation rentals in Santa Cruz.	9/7/2016 4:55 PM
789	The property owners should be required to be present and their phone number should be posted on the property for neighbors with concerns. There should be an early 'quiet time' to discourage partying and other loud behavior. After a specific number of complaints the permit should be revoked and the property owner should be fined. Further, if a property owner is found to be operating a vacation rental illegally they should be denied permits in the future and be made to pay a penalty at the very least.	9/7/2016 4:48 PM
790	I do not believe that the city should be allowed to dictate to the homeowner who owns a legal ADU whether or not to rent long term or occasionally rent as a vacation rental. That should be left up to the discretion of the owner of the legal ADU. Owners who went thru the legal process of building an ADU are being punished for those that elect not to be legal. The city should reward the few owners who chose to do the right legal thing. Stating as the city has done that the purpose of ADU was never the intent to use ADU's as a vacation rental is a weak argument. Prior to the recent changes regarding ADU's owners were allowed to choose how they would rent their ADU's. Again why penalize those whom did it legally. Believing that an ADU is going to allow for cheaper rent and provide housing is dreaming. Do your homework and check out what the average cost is to complete an ADU project. And then figure out what you must charge to recoup your cost! It is no where close to affordable housing.	9/7/2016 4:47 PM
791	Many residents cannot compete with vacation rentals in Santa Cruz	9/7/2016 4:47 PM
792	we should encourage - brings more people into area to spend money and can help owners with expense of owning ahome	9/7/2016 4:46 PM
793	You could use this program to remedy illegal ADUs - get them up to code, permit them to support our infrastructure, regulate/manage usage and extract TOT revenue.	9/7/2016 4:46 PM
794	I use AirBnb often on vacations and have had almost universally positive experiences. As a property owner, I like the idea of having that option available for my own house. I'm ok with charging reasonable taxes on vacation rentals but not on restricting the ability to do it altogether.	9/7/2016 4:45 PM
795	I deliver mail & have seen long term tenants forced out of their rentals & have to leave the area because their rental was turned into an AirBnB rental. Many long term rentals have been turned into vacation rentals. The new construction just gets sold to wealthy Bar Area people who want a place at the beach, they don't improve the lack of affordable housing.	9/7/2016 4:43 PM
796	I believe that the shortage of long term rentals and homes for purchase necessitates restrictions on short term rentals. I have traveled to some very quaint and beautiful towns, test become so popular with tourists-they are no longer places where local people live and work (Czesky Krumlov, Venice, West Cliff Drive!) I do not want the ability yo make money on short term rentals to push out families. My first choice would be a complete prohibition in SC. 2nd choice would be that home owners should only be allowed to rent their primary residence for a very limited numbers of days/year. A second home or rental propert should only be rented long term. I love to stay in vacation rentals when I travel-but when the very viability of the community us at risk and when there is a severe housing shortage-I completely support restrictions and even prohibition. And-I am an owner of 2 rental properties on the westside. Both rented at a below/fair rate to families. It matters!	9/7/2016 4:41 PM

City of Santa Cruz Vacation Rental Survey

797	I'm on the fence about them, but feel that their biggest threat to the local economy lies with their taking rentals off the market that could otherwise be occupied by locals. Housing is so tight in Santa Cruz that many people cannot find a place to live.	9/7/2016 4:38 PM
798	I believe that vacation rentals drive up the price of long term housing needed desperately in Santa Cruz.	9/7/2016 4:34 PM
799	It's horrible because it causes people who are local difficulty when searching to buy a home. Business people buy up all the great properties to only rent it out to visitors who are not vested in our communities.	9/7/2016 4:30 PM
800	zoning to limit how often a residence can be rented and for how long. For example, in residential areas, maybe it must be a minimum of a one week rental and can only be for three months of the year.	9/7/2016 4:28 PM
801	If there was to be regulation I would like limiting the total number of days/year. Might discourage some vacation owners and would increase long term housing stock	9/7/2016 4:24 PM
802	I think effort should be made in increasing long term rental viability before any effort is made for increasing short term rentals.	9/7/2016 4:20 PM
803	Published research data shows that only 8% of Airbnb listings are rentals of commercial units that otherwise would be available as long term apartment rentals. This means that in an average city less than 2% of possible long term rentals have been made into Airbnb short-term rentals. And of these, many have been historically rented for years by other means, such as rental agents, VRBO, etc. Therefore it is really an urban legend that Airbnb is the significant driver of housing shortages and high rents. Regulations, if any, should focus on abusive "party house" rentals or other things that are proven to harm neighborhoods. But a heavy-handed approach should not sweep up people like us. Due to a career change, we have relied upon Airbnb to help us keep our home. Our guest are quiet, they stay in a portion of our home, we are on premises and not absentee, and we have zero impact on the neighborhood. AND we collect & pay the TOT tax. We have a friend who separated from an abusive husband, and she was able to maintain a home for herself and her sons in a rented condo, but needed to cover some costs by using Airbnb from time to time to accept guests in a spare bedroom. This probably did not conform to her lease, but the outcome was good, with no harm to the neighborhood. In both cases Airbnb was the difference between saving and losing a home, with an improved visitor experience for visitors to Santa Cruz, a beneficial impact to the city by reducing visitor congestion, and increased revenue for neighborhood businesses such as markets and restaurants that are not in the central core tourist zone. There is a hysteria right now that Airbnb is the cause of high rents and it needs to be stamped out. I hope the City will be thoughtful and careful in its approach, and avoid heavy handed regulations. People have always been free to rent a room in a house, and a lot of good comes from it. Thank you.	9/7/2016 4:19 PM
804	the gig economy is good for everyone	9/7/2016 4:18 PM
805	This is a particularly difficult issue because I often use vacation rentals when traveling. I think the vacation rentals need to be regulated in Santa Cruz because of the lack of affordable permanent housing. It is difficult to rent and nearly impossible to buy property in Santa Cruz right now on even a solid middle-class income. The occupation of private homes for the convenience of short-term tourists and the commercial gain of "absentee landlords" at the expense of long-term residents' ability to afford their own city is unjust.	9/7/2016 4:15 PM
806	I think they should be limited so as to not burden a residential neighborhood. I feel really sorry for neighbors who have to put up with them. They could be allowed only in summer provided that students could rent them during the school year at a lower rental rate.	9/7/2016 4:08 PM
807	It is already so difficult to find affordable housing here, including rentals, and I believe allowing homeowners to rent as vacation rentals or AirBnB will only decrease the available rentals for Santa Cruz residents and further drive up prices of rentals in general.	9/7/2016 4:07 PM
808	A neighbor across the street used to rent out an in-law unit and that was reasonable because the owners were always there. When a whole house becomes a short-term rental it can be disruptive to the neighbors.	9/7/2016 4:06 PM
809	Vacation rental promote absentee landowners. Residential areas should not allow vacation\airbnb etc. residential residences want people who are part of a community. Short term vacation rents does nothing to support a community. No wonder crime is climbing in SC, I no longer know who my neighbor's are or a stranger casing the neighborhood	9/7/2016 4:06 PM
810	If regulated properly, they can provide valuable income to homeowners. Hosted rentals help ensure that short term tenants behave.	9/7/2016 4:05 PM
811	Short-term vacation rentals ruin a neighborhood. Absent landlords just want the money and don't give a damn about noise, traffic, parking congestion, etc. To the extent that these businesses are allowed to operate in my community, we feel increasingly sold-out by our local government.	9/7/2016 4:03 PM

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812	I've thought long and hard about this over the years. As long as the owners live on site, it seems that neighbor's and the market will regulate vacation rentals. Some people need the extra income, but for health reasons or personal preference don't want a full time roommate sharing their space. Thus, their available spaces go empty...serving nobody. The big non-negotiable for me is owner not on-site. Guests behave better when the owner is present, neighbor's can give immediate feedback and that owners dollars earned enable them to stay here and put money back into the local economy. They also recommend local businesses when their guest are here.	9/7/2016 4:00 PM
813	Too many rentals in Santa Cruz and it makes it expensive for people to purchase.	9/7/2016 3:59 PM
814	Maybe if there were rent control and/or low cost housing, it wouldn't be a big deal.	9/7/2016 3:57 PM
815	I think it works best when the owner lives on site and not a place that is permanently a vacation rental.	9/7/2016 3:54 PM
816	Vacation rentals are a real nuisance to our family. Three of the houses directly surrounding ours are occupied year long by vacationers when they could be occupied by family like ours. One of them advertises that it accommodates 12 people with 4 bedrooms on VRBO and Airbnb and they practice dumping for the weekend they haven't filled (price per night is slashed by 50%). That is cheaper than camping and this attracts large groups of rowdy weekenders. We have had to cover our 5 year old son's ears several times now because of loud profanities heard on the other side of the fence. These weekenders have no vested interest in our neighborhood and it seems like the owners of the houses don't either. Limiting the occupancy to a single family should be a first step towards making our neighborhood friendlier.	9/7/2016 3:47 PM
817	If there are going to be vacation rentals, they should only be in houses where the owner resides full-time.	9/7/2016 3:45 PM
818	I believe they are providing upward pressure on rents.	9/7/2016 3:45 PM
819	As a lifelong resident in Santa Cruz the amount of vacation rentals in our town has artificially inflated the price of rent to a level never seen before. One only look in the media both locally nationally and internationally to see just how bad our local housing market has become in Santa Cruz.	9/7/2016 3:43 PM
820	Encourage vacation rentals!	9/7/2016 3:41 PM
821	I'm not completely against them, but feel they should be limited to more appropriate areas - areas that may not be negatively affected by the conditions created by transient occupancy. Not in the middle of established and possibly close knit family neighborhoods.	9/7/2016 3:38 PM
822	renter beware....and should be renter's responsibility to check out rental history and reviews	9/7/2016 3:32 PM
823	TOT should be spent in the neighborhoods impacted.	9/7/2016 3:32 PM
824	Just respect the neighborhoods.	9/7/2016 3:32 PM
825	I am honestly torn on the issue because as a homeowner with rental space, it would be nice to have the extra income and flexibility to rent only certain times out of the year. The permitting and process to rent for regular residential purposes is already a tremendous amount of work and cost. I do not want more hurdles for people trying to be a good landlord or make some extra cash, but I do feel there needs to be some regulation so 1) vacationers are not taken advantage of and/or 2) there are no more affordable places for the local renter to live. We already have such a housing crisis and low-income families have no choice but to move out. We threaten the diversity of our community if we make it unaffordable to average folks.	9/7/2016 3:30 PM
826	I'd like to know the impact on homelessness. I'd like to know the impact on longterm renters.	9/7/2016 3:29 PM
827	They should be treated like any other commercial business. Residential Zoning is for residents living in their homes not for supplementing owner's income or turning their homes into businesses at the expense of the quality of life for the surrounding neighbors. Absentee LL are the worst, even in long term rentals.	9/7/2016 3:28 PM
828	Could gain tax revenue for the city of vacation rentals had to pay tax	9/7/2016 3:27 PM
829	I'm not sure. I do think it has gotten out of hand. As a single mom & long time resident of SC & UCSC alumni & currently looking for a new rental - I'm seeing homes offered at high prices for only 6-9 months & often furnished. These are people who are doing Airbnb during the tourist season. I feel like it's contributing to driving up our prices.	9/7/2016 3:26 PM
830	I don't think the City of Santa Cruz should target vacation property rentals for people participating in AirBnB, VRBO, etc., but rather should encourage residents to engage in renting their homes with these types of companies.	9/7/2016 3:26 PM
831	I think the city should be minimally involved in regulating rental of housing space and should allow a free market to largely regulate itself.	9/7/2016 3:24 PM
832	Please work on regulating short-term rentals. While I like the idea of Airbnb in a city with plenty of excess housing, in a city like SC where housing is already tight, it's a big problem. Between the UC and Airbnb it's getting difficult for working class citizens to find affordable long term rentals. Thank you!	9/7/2016 3:23 PM

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833	There needs to be a ratio of how many vacation rentals can be in one street. Vacation houses need to be included w/ vacation rentals for that ratio. Vacation rentals should only occur when property owner lives on property as well. SC has many new Hotel rooms due to newly build Hotels & the City should be interested in making these investments successful by regulating residential vacation rentals rental.	9/7/2016 3:22 PM
834	I like vacation rentals in theory, but in practice they put a huge (and I think unsustainable) strain on the long-term rental market.	9/7/2016 3:18 PM
835	Please consider a student rental / vacation rental hybrid option -- allow a properly licensed and taxed vacation rental in the summer provided the property was an affordable student rental during the rest of the year (emphasis on affordable). I have seen our neighborhood slowly be transformed from full time residents to weekend and vacation homes; this impacts in many ways, not least of which in the realms of community feel and crime prevention.	9/7/2016 3:16 PM
836	Makes regular renter difficult to rent. Rent hike. Rent control should be in place	9/7/2016 3:15 PM
837	I hope there's a way to prevent evictions of permanent residents.	9/7/2016 3:08 PM
838	make permitting easy to apply for and obtain, then allow those with permits to do so.	9/7/2016 3:07 PM
839	Occupancy tax is OK. Leave the home owners to regulate themselves with neighbors.	9/7/2016 3:07 PM
840	You came down on ADUs with ordinances to cattle renters into your high-density GP2030 plans, those ADUs morphed into unregulated Airbnb's so you successfully removed 350+ ADUs AND you have ZERO regulations on homes purchased solely for short-term vaca rentals removing 2,000+ MORE homes further than 1/4 mile away from ocean front more long term rentals! Thanks for being a big part of the inventory problem as well as increased housing prices, you all must be related to realtors!!!!	9/7/2016 3:03 PM
841	If I wanted to live next a hotel I would have purchased a home next to one. Please NO SHORT TERM RENTALS in residential neighborhoods!!!	9/7/2016 2:58 PM
842	They will naturally lead to noise disturbances and other unruly behavior due to drinking and partying.	9/7/2016 2:55 PM
843	I like the current County rules which terminate a rental when property is sold, and which restrict the number of units in any given area.	9/7/2016 2:51 PM
844	If permitted should be mandatory registration with community involvement with rules and regulations, as well as frequency of renting.	9/7/2016 2:49 PM
845	It is incredibly difficult to own a home in this town on local wages. Air BnB and other vacation rental opportunities allow people who might otherwise not be able to own a home be homeowners. It's a way for people to survive in this terrible housing market.	9/7/2016 2:48 PM
846	I think they are better suited in the more touristy areas like near the Boardwalk and the beach. With-in walking distance to the attractions.	9/7/2016 2:42 PM
847	Rental housing is in a crisis of rising rents due to high well-funded demand. Every vacation rental reduces the number of long-term rentals. This is damaging our community right in front of us, so vacation rentals must be restricted as much as possible.	9/7/2016 2:35 PM
848	Commercial activity – short term vacation rentals – should not be permitted in residential areas within the City of Santa Cruz.	9/7/2016 2:28 PM
849	Landlords should know if their renters are sub-letting due to issues of liability.	9/7/2016 2:25 PM
850	Home owners should get tax? benefits offering long term rentals. And have to pay more for short term rentals. When home ownership is out of the question we need more rental options.	9/7/2016 2:24 PM
851	I think the amount of revenue from the TOT and tourists is significant and needs to be considered as critical factors. Many long term tenants commute over the hill and do not spend their time or money here in SC nor do they have the time to get involved in the community. Every dollar a tourist spends benefits our community. I am a homeowner who runs a local business that employs many people and my rental has allowed me to keep my business in Santa Cruz, survive the recession, contribute 100's of volunteer hours for various agencies and non-profits locally and send my son to school. If the City regulates my earnings, we may make have to make different choices about where we live and run our business.	9/7/2016 2:24 PM
852	I have had several stellar experiences connecting with people when staying in other locations, and have also used a vacation rental here in Santa Cruz to have a weekend with extended family near the beach, something our own home couldn't provide. If there were to be regulations, I would hope they would be something light -- enough to maintain respect for neighbors but not enough to quash rentals either for out-of-town guests or in-town use.	9/7/2016 2:23 PM
853	I am in favor of additional sources of revenue for homeowners who are barely making ends meet but only if revenues from taxes on these rentals are put back into encouraging increased high density housing in Santa Cruz	9/7/2016 2:23 PM

City of Santa Cruz Vacation Rental Survey

854	Allow for the opportunity.	9/7/2016 2:23 PM
855	They only add to the unbearable rental market and should be tightly regulated.	9/7/2016 2:22 PM
856	Moose lover!	9/7/2016 2:22 PM
857	I think there should be a limit on the number of days per year a property can be rented for non-permanent living purposes (vacations). Also, the owner or a property manager should be nearby to respond to neighbors' or renters' concerns.	9/7/2016 2:20 PM
858	Vacation rentals provide the city with additional income, not only in TOT taxes collected, but the extra money that tourists spend in restaurants, shops and entertainment when they visit our lovely city. Often times, the local hotels are either filled or too expensive, so providing an alternative as in vacation rentals is essential to keep our economy thriving.	9/7/2016 2:18 PM
859	City should leave this issue alone and focus on the ballooning crime issue	9/7/2016 2:17 PM
860	Have Code Enforcement check them out regularly	9/7/2016 2:16 PM
861	The prospect of renting ones property as a short term vacation rental, inspires that property owner to maintain or update their property in a way that maximizes the marketability of the property. This means cleaner yards, more reliance on local tradespersons (landscaping, carpentry etc). Secondly, the ability to rent out a property in this way acts as a safety net to people who are living mortgage payment to mortgage payment, as so many people are. Regulating this activity would withdraw a revenue stream to many household's that cannot afford this hit. People who choose to sacrifice their space, do so out of a necessity. This is a necessity that other homeowners may not have a respect for. Third, local hotels, which are currently in a race to the bottom, will be forced to clean up their facilities to respond to this competition. Lastly, regulation of these activities would simply create an unenforceable prohibition. It will not curtail the activities, but simply add fodder to neighborhood disputes. Please error on the side of self-determination, in the true spirit of Santa Cruz and it's community members.	9/7/2016 2:12 PM
862	I believe we should have the necessary procedures in place to deal with "few bad apples" with-in our current city regulations. Does the City levy fines on home-owners with reoccurring noise ordinance violations? Wouldn't this be similar to how the city deals with overly rowdy UCSC rental housing? Someday I may need to do a short-term rental to make my mortgage, I don't want that option removed.	9/7/2016 2:04 PM
863	I definitely think these vacation rentals should be regulated! With the town already filled with young people, I'm afraid of huge parties which are noisy, druggy, and out-of-control! On the other hand, one of the nicest vacations I ever had was when 5 couples of us rented a house for a reunion! It was absolutely wonderful (but then, we are very well behaved seniors!)	9/7/2016 2:04 PM
864	We want to protect the health of our neighborhoods to promote health families and good will among people.	9/7/2016 2:03 PM
865	Again, regulation is key. Vacation rentals should be limited. My family has been in Santa Cruz for generations, I have a good job, & am having to consider moving out of Santa Cruz due to: 1) high rental rates 2) limited rentals	9/7/2016 2:02 PM
866	Beach hill/boardwalk area is already noisy and crowded on weekends. traffic is almost gridlock on most weekends. More rentals will simply add to the problem. We generally avoid weekends in SC because of these problems.	9/7/2016 2:02 PM
867	If allowed they should be regulated. Treated as other businesses; licenses, parking, TOT etc	9/7/2016 2:00 PM
868	I support the opportunity for homeowners to use their privately owned property as they would like, within the bounds of the law. Many homeowners have out of town family and maintain a portion of their home or an ADU for visiting family and/or friends. They may visit for several weeks or a season and at various times throughout the year. The only way that homeowners can afford to maintain these units is by using them as short-term and/or vacation rentals when they are not in use by family. This is this case for our family. If we are unable to utilize our property in this way, it may force us to move outside of the city limits so that we can maintain an "in-law" unit for our parents' seasonal visits and rent it out when they are not here. Additionally, when we travel, we would like to be able to rent out our entire home should we choose.	9/7/2016 1:57 PM
869	There are too many short term vacation rentals in Santa Cruz. Please regulate/reduce the number of short term rentals. Long term occupants make better neighbors because they care about their neighbors and the neighborhood. Short term vacation rentals also take homes that normally would be available to long term occupants off the market. There are plenty of families that would love to contribute to our community that cannot find housing/affordable housing. I have an airbnb two doors down on my street and can say that it has had a negative impact on parking and trash on the street.	9/7/2016 1:55 PM
870	If neighbors complain about noise at a vacation rental the city should fine the owners. The city should create a web site so neighbors can easily file complaints.	9/7/2016 1:52 PM
871	Try and see how it works. Parking would be main concern since I live next door to many renters (mainly students) and they all seem to own cars!	9/7/2016 1:49 PM

City of Santa Cruz Vacation Rental Survey

872	Currently there do not appear to be any standards for maintenance of homes for owners or renters. Properties can be strewn with all sorts of junk and fall into disrepair. How can we trust better from short term rentals?	9/7/2016 1:43 PM
873	the cat's out of the bag, best not to try to cram it back in, that will just provide perverse incentives	9/7/2016 1:42 PM
874	Regulate so that there is very little loss to rental housing availability for local residents.	9/7/2016 1:42 PM
875	Rent and home prices are so high that offering vacation rentals is almost required for normal-income people to live here, BUT part of the reason rent and home prices are so high is BECAUSE of vacation rentals. What to do??	9/7/2016 1:40 PM
876	Santa Cruz has a severe shortage of houses to rent long term for people who have lived here their entire life and cant rent due to either students or vacationing people	9/7/2016 1:38 PM
877	Disruption of neighborhood.	9/7/2016 1:32 PM
878	I am worried my neighborhood will turn into a transient residence area	9/7/2016 1:28 PM
879	Regulate how many homes can be vacation rentals in neighborhoods. There are so many on our street, that all the parking places are taken on weekends by large groups of vacationers. I'm afraid to go grocery shopping on weekends, I'll have to walk a few blocks with my groceries	9/7/2016 1:27 PM
880	Creates fire safety, possible building safety if owner doesn't have a property manager checking in. Creates unwanted traffic and noise. Not fair to us tax payers who live in a nice community and then have to deal with this on top of the out of control rentals!	9/7/2016 1:26 PM
881	To prevent it from overtaking potential housing, limit renting to twice a year for whole house. No limits on room in house. People should be able to rent to anyone if they also live there.	9/7/2016 1:25 PM
882	They should be limited and regulated a special permit. Parking is the biggest issue and noise so make rental owner provide Parking in their yard or driveway at least!	9/7/2016 1:23 PM
883	MYOB, stay out of my business!	9/7/2016 1:21 PM
884	the biggest negative is the loss of long term rental properties, minimum wage workers can't afford to live here, everywhere you look are Help Wanted signs for low income jobs, we can't maintain a service/tourist economy if there is no one to do the actual service	9/7/2016 1:21 PM
885	I believe if they are not causing an issue to homeowners in the neighborhoods they are fine. If they become an issue to other homeowners then they need to be restricted on an individual basis.	9/7/2016 1:17 PM
886	Somehow there needs to be assurance that vacation rentals won't have substantial noise and parking impacts on neighbors. Best if owner or responsible party is present on site if practical.	9/7/2016 1:16 PM
887	limit private vacation rentals to 60 days per year	9/7/2016 1:13 PM
888	they take away props. that could be rented for familys.	9/7/2016 1:12 PM
889	Those who purchase homes for the sole purpose of bringing in vacation rental income (or student rental income for that matter) have no personal stake in the neighborhood and little knowledge of/concern for the impact on the neighbors. I think short-term vacation rentals should be limited to a certain # of days per year, and limited to the # of guests and cars that the home can reasonably accommodate, to mitigate the impact on the neighborhood. We have such a need for housing in this community. It's a shame that such homes can't be owner-occupied full-time.	9/7/2016 1:12 PM
890	Regulate Vacation Rentals, build more affordable/high density housing, use TOT fees to funnel money to city improvements and more police / mental health budget	9/7/2016 1:12 PM
891	Beach rentals are destroying our residential neighborhoods. They bring noise, crime, and reduce the safety of our neighborhoods. We don't feel that it's safe for our 5 year old to play in our yard anymore because every weekend, we have a different group of adults in the beach rental houses next to ours, peeking through our fences, smoking pot, playing loud music and throwing beer bottles into our yard. Our neighborhood used to be so quiet. Now we feel as though we live in a commercial district with no predictability as to who our "neighbors" will be from one day to the next. Our house is in a residential district. Why is this being allowed to happen?	9/7/2016 1:11 PM
892	I love staying in homes when I travel, and am in favor of that being an option for travelers. However, frequent vacation rentals should be regulated as other kinds of businesses are. They should be safe for rental, and importantly, should be paying taxes to the city as a hotel would if the number of rentals exceeds some predetermined amount, say 2 rentals/year.	9/7/2016 1:10 PM
893	City regulation of short term or any other rental property is an outrageous overreach of authority, and an obnoxious intrusion. Doesn't the City have anything worthwhile to do--e.g., fight poverty, drugs, & crime, improve education, environmental protection, etc? Please stay out of our homes.	9/7/2016 1:08 PM

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894	I don't rent my home out right now, but I may want to in the future. I feel like the property is mine, and I should have a right to rent it as I want to (with reasonable care not to disturb my neighbors). For example, I wouldn't rent by the day or week. But I definitely want to retain the right to rent for 2-3+ months at a time (or possibly even just one) while I travel.	9/7/2016 1:06 PM
895	two types - owners present and owners absent. If absent, neighbors should have owner's contact information so that they can call if there are issues. I would support limiting number of occupants (two per bedroom, for example), and age limits (no more than XX occupants under age of XX) - sometimes a chaperone has 12 teenagers (sports teams that travel) and this is unruly).	9/7/2016 12:58 PM
896	I think its another mode to attract tourists and income to this town. We live in a very (!!!) expensive place where many home owners are scraping to pay mortgages. This added source of income can be very valuable. I would also add that as a guess, many of these VRBO properties would otherwise be rented out. I can see how that would help alleviate some houshing pressures but not many concerns of permanent residents. Overall I belive it's a good thing despite having some drawbacks.	9/7/2016 12:58 PM
897	My experience with the families and individuals I have met that rented in our neighborhood has been universally positive. several have been international and some from the bay area. they have all been nice respectful people.	9/7/2016 12:57 PM
898	Vacationer should be made to follow rules and be respectful of neighborhood	9/7/2016 12:55 PM
899	Don't allow them---period.	9/7/2016 12:52 PM
900	allow, respond to complaints I support fewer regulations and restrictions imposed by government.	9/7/2016 12:50 PM
901	Airbnb already has a very good system for vacation rentals. No need for the City to get involved	9/7/2016 12:45 PM
902	make a list available to everyone of all vacation rentals with specific addresses and contact information of owner or best contact if issues arise. - if they continue incidents should Be documented and houses should Not be allowed to rent homes if they're problems. - vacation rentals should be assigned specific signs so people know which neighborhoods have what. - the city should remove all RV from the city streets and find parking for them.	9/7/2016 12:44 PM
903	The city desperately needs housing for the average worker in the city that makes less than 20 bucks an hour. I believe we are in crisis when it comes to rental housing stock.	9/7/2016 12:44 PM
904	I think residential vacation housing (and UCSC) are driving up the cost of rentals in the area, making it impossible for long time residents able to afford to live here. I think it is short-sighted of the city to allow them just for the tax dollars (unless you WANT a city of tourists and college kids who have no investment in the city's future).	9/7/2016 12:42 PM
905	Surely can't give any more problems than student rentals. Actually renting short term to families will cause less problems than student rentals, less expenses for City employees and extra income for homeowners who wish to travel and must pay a premium to maintain a residence in the City.	9/7/2016 12:41 PM
906	It's so hard to find quality housing for low rent in Santa Cruz, and until this problem is alleviated, short term vacation rentals should be regulated. We can't take housing stock off the market for long term renters who actually live and work in Santa Cruz. I would suggest that Santa Cruz look into ways of limiting short term rentals when school is in session, or must have provisions that require homeowners who want to make their property available for Airbnb or VRBO to ensure that they favor long term rental. Maybe a one for one scheme, where if they put one room up for short term vacation rental, they have to make sure that they have another property available for longterm rental.	9/7/2016 12:41 PM
907	The price for rentals is cheaper and you get more than in a hotel room. You can also get away from tourist density. I'm basically ok with it as long as the home or apartment owners are responsible and rent to responsible people.	9/7/2016 12:41 PM
908	Parking is so impacted in our neighborhood, it is impossible (near a school, too). TAX HEAVILY LARGE vehicles which take several spaces, huge construction, tree-trimming trucks in front of homes. Restrict parking by students too cheap to buy campus sticker. Night-time noise (by pedestrians) @bar closing.	9/7/2016 12:40 PM
909	I think we should wait until there are concerns before regulating.	9/7/2016 12:40 PM
910	I love that people want to come visit SC. It's a beautiful place. But we are in a housing crisis and it's time to start regulating vacation rentals and strengthen our community through promoting the benefits of long term rentals. I appreciate that some homes along the coast line especially, have been established as vacation rentals for a long time. But I'm concerned about the AIRBNB type rentals that are slowly creeping into the residential neighborhoods. Most vacationers have little to no contact with permanent residents. They often create more noise, garbage and parking congestion than long term renters. Yes, it boosts the local economy and I wouldn't say get rid of them completely, but there needs to be a cap...	9/7/2016 12:39 PM
911	I think the hosts should pay a hotel tax. This happens in other locations. I have paid this when staying in other places, like Santa Rosa.	9/7/2016 12:38 PM
912	I believe they are a good thing, but should be taxed as vacation rentals and subject to basic rules that ensure safety and maintain the character of the neighborhoods in which they reside.	9/7/2016 12:38 PM

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913	I don't believe adding regulation would do anything other than add another layer of bureaucracy to an already functional sharing economy.	9/7/2016 12:38 PM
914	there should be a preferably 5 day minimum; you should work out a deal with airbnb for that outfit to collect the transient occupancy tax; there should be minimum standards for renting out a house as a short-term rental, but no fees or permits, but ability to act on complaints, levy penalties and collect transient occupancy tax	9/7/2016 12:36 PM
915	I believe vacation/short term rentals should only be allowed on owner occupied properties where an owner is present during the time they are renting either their ADU/Granny unit or part of their home. Non-owner occupied vacation/short term rentals only encourage wealthy and out of town/out of country investors to buy large amounts of living units to run vacation homes in residential areas. This should not be allowed.	9/7/2016 12:35 PM
916	I believe this is the wave of the future and it can benefit the local economy.	9/7/2016 12:34 PM
917	This is a complex issue. But the reduction in permanent rentals for local residents is my biggest concern, as is the loss of "community" and neighborhoods. Most rentals sit vacant for very long periods of time, making some areas feel like ghost towns except for holidays and event weekends. There has to be BALANCE. How to achieve that so homeowners are still able to capitalize on their investment while meeting the housing needs of people who make the city work (teachers, firefighters, cashiers, hospitality & health care workers, etc.) is challenging, but the implications are far reaching as local residents/employees must find housing further away from their jobs, increasing traffic congestion (another MAJOR issue that needs to be addressed).	9/7/2016 12:31 PM
918	The title departments and tax assessors know which homes are primary residences. The city or County could limit short-term rentals to ones primary residence. This would mean that people with more homes/investment properties would have to rent those properties long-term only. By doing this, people who need help paying their mortgage can still rent short-term: by renting rooms or their ADU or their whole house while they may be out of out town. It would help people afford to own one home, and it would help long-term renters by increasing the rental housing stock at more affordable rates.	9/7/2016 12:29 PM
919	My major concern is loss of housing stock for long term renters and home owners. House sharing type of vacation rentals would not have this impact.	9/7/2016 12:29 PM
920	It terrifies me that they will raise my already exorbitant rent.	9/7/2016 12:29 PM
921	They push out low-income families, they eat up our already lacking affordable housing stock, and they destroy the fabric of our neighborhoods. Please regulate them and use that money to develop a Land Trust!	9/7/2016 12:28 PM
922	I am not in favor of short term rentals of houses, adu's, garages, or anything else in neighborhoods. That is why people own hotels and motels.	9/7/2016 12:26 PM
923	I don't believe there is any way to truly regulate this.	9/7/2016 12:26 PM
924	Regulate to assure a neighborhood is not overloaded with short term rentals.	9/7/2016 12:26 PM
925	Santa cruz county's proposed limited permits per neighborhood is ill conceived. It allows wealthier neighborhoods to game the system by collectively buying up all of the permits per year.	9/7/2016 12:25 PM
926	They're a good idea if everyone behaves civilky	9/7/2016 12:25 PM
927	There is enough noise and chaos in town with college students, transients, and unruly tourists that literally ruin neighborhoods. Santa Cruz could do well with less of those opportunities.	9/7/2016 12:24 PM
928	Too may people renting houses for partying; these short term renters are on vacation and don't respect neighbors.	9/7/2016 12:22 PM
929	I have used AirBnb when on vacation and liked the lower cost and residential locations vs hotels. Given limited choices for many homeowners to generate enough income for either retirement or just living there is a place for such rentals in Santa Cruz. I just don't know how much.	9/7/2016 12:22 PM
930	I would prefer that owners be responsible to their neighbors. If they are, the city does not need to inject itself. I also think that you should do more outreach beyond an on-line questionnaire.	9/7/2016 12:20 PM
931	It should be very limited, if allowed at all	9/7/2016 12:16 PM
932	The majority of Seabright (beach area) is overwhelmingly rentals. With the lack of permit parking, it presents a higher volume of parking issues for locals. Please take a look at this area as it is of high concern.	9/7/2016 12:13 PM
933	Most HOA's have minimum rental periods in their CC&R's that prohibit rental agreements for less than 30 days. PLEASE do nothing that erodes or circumvents that right. I know of at least 2 HOA's in town with "AirB&B" problems and they troubles are horrendous.	9/7/2016 12:12 PM
934	Not every one is comfortable staying in a hotel/motel. Most of the hotels and motels in the city are along Ocean Street and that area, unfortunately for those who live around there, commonly has lots of crime & illegal behavior, intoxicated people, and is unattractive in the sense that most structures do not reflect the natural beauty of Santa Cruz.	9/7/2016 12:11 PM

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935	Vacation rentals are good for tourism	9/7/2016 12:11 PM
936	Property owners should abide by all applicable City regulations, and the City should inspect and enforce.	9/7/2016 12:11 PM
937	I think it is important that any rental is regulated to ensure they meet building code requirements and legal occupancy (e.g. avoid unpermitted apartments in R1 neighborhoods). It is also important that any vacation rental permits have requirements on occupancy, parking, noise ordinances, etc.	9/7/2016 12:10 PM
938	It should be allowed but regulated somewhat. For example, it should be done through a legitimate agency such as air b and b.	9/7/2016 12:09 PM
939	I believe that vacation rentals provide a more positive experience for visitors than hotels. As a host I direct guests towards locally owned and operated stores and restaurants. The people that I know personally that operate vacation rentals, including myself, do so to have flexibility with their rental. My house is tiny, so when I have family come to visit I can block off my vacation rental for them.	9/7/2016 12:05 PM
940	Leave it open and unregulated encourage more vacation rental by owner	9/7/2016 12:05 PM
941	Vacation rentals provide an opportunity for people to be able to visit our community and have an affordable and comfortable place stay with many of the benefits of home. Also provides an increase in revenue for local businesses.	9/7/2016 12:04 PM
942	These must be regulated to ensure supply of rental housing for local workforce and ensure integrity of neighborhoods. Allowing so many homes to become tourist housing is very damaging to the community and year round residents. This also increases crime with no one accountable for the tourists behavior. Santa Cruz is behind in this issue as regulations should have happened before now. So sad to see ADUs, proposed as in fill housing for grandmas and local workers, turn into more tourist housing	9/7/2016 12:01 PM
943	Santa Cruz is a beach resort town, and vacation rentals are part of our local economy. Tax rentals to help fund city services, and follow up when nuisance complaints are received. Other than that further regulation seems unnecessary. Don't make rentals the scapegoat of Santa Cruz's bigger-picture housing problems.	9/7/2016 12:01 PM
944	I think they are great. The city collects a large tax and gets income for residential concerns.	9/7/2016 12:00 PM
945	We're in desperate need of affordable housing, and vacation rentals take away that housing.	9/7/2016 12:00 PM
946	I think they're a great idea!	9/7/2016 12:00 PM
947	They should not be allowed for less than one week. That will give adequate protection to neighbors and neighborhoods.	9/7/2016 11:59 AM
948	I don't think the city should interfere with people's property decisions unless they become a nuisance.	9/7/2016 11:58 AM
949	Many of the houses on the Westside, near West Cliff have historically been vacation homes. I prefer having houses occupied and maintained rather than left vacant for occasional use. I believe houses that are primary residences should be unrestricted in renting out as vacation rentals for a percentage of the year. For example, owner occupied 75%, rental 25% of the year	9/7/2016 11:57 AM
950	Santa Cruz does not have enough long-term housing for the people that live here. Vacation rentals are taking up much needed housing space and driving the cost of rentals and home prices. Middle class families, teachers, retail workers, fire and policemen - the core of a community - are being forced to move elsewhere. Soon we will have a town filled only with upper class and homeless people. As a member of Take Back Santa Cruz, Nextdoor and the Santa Cruz Moms Group I see countless stories every day of people losing their homes to increased rents, single moms being forced to take on roommates and families moving out of town to more affordable places. It is dire out there right now.	9/7/2016 11:57 AM
951	I believe the feeling that one does not know who one's neighbor is and that each day someone else can be "nextdoor" is antithetical to the sense of community we expected when we bought our home. Tourists should stay in hotels where their habits, noise and needs have been planned and zoned for. And do platforms such as VRBO and AirBnB effectively circumvent FEHA and other protections against discrimination? Are vacation rentals public accommodations? What will our community be like if entire neighborhoods turn into short term vacation rentals?	9/7/2016 11:55 AM
952	Minimum time allowed for rentals. Fines for rentals not paying tax.	9/7/2016 11:54 AM
953	Given the cost of housing and great expense & difficulty creating an ADU, homeowners should be able to do short term rentals in their own home, for added income, paying TOT, without regulation. If there are neighbor complaints, those issues are covered already by general rules.	9/7/2016 11:54 AM
954	I am aware of illegal ADUs used for rentals and vacation rentals. City should be MUCH more on top of code violations. There is terrible policing and follow up.	9/7/2016 11:54 AM
955	House trading makes travel more affordable and makes our population more knowledgeable about how other people live.	9/7/2016 11:54 AM

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956	1. We should raise the TOT to 14% in line with cities like LA. 2. We should set a maximum number of days a whole home/apartment/condo can be posted on ANY combination of vacation rental sites/apps. No more than 90 days. Somewhere between 60-90 seems right.	9/7/2016 11:53 AM
957	I don't want to see Santa Cruz become owned by out-of-town investors running AirBnB homes on every corner, but I don't want to see the City make it hard for those who own and live in Santa Cruz to rent out an extra bedroom to supplement their income. With housing costs so high, property owners need any extra income to afford the mortgages here.	9/7/2016 11:52 AM
958	Complicates and exacerbates an already horrible rental market.	9/7/2016 11:52 AM
959	I like the idea of a sharing economy, or of people renting out a spare room occasionally, but that's not what AirBnB and other sites are about anymore. They're houses-functioning-as-hotels; they're not functioning as zoned, and given our absolutely TERRIBLE housing crunch, it's unconscionable to me for vacation rentals to go completely unregulated.	9/7/2016 11:51 AM
960	It could be a good tax revenue for the city	9/7/2016 11:51 AM
961	We must address the housing shortage and ridiculous price of housing in Santa Cruz. The combination of UCSC admitting more and more students, and this AirBnB situation, has made it impossible to find places to live here. All the working renters that I know are looking to move away, because none of us can afford to be here anymore.	9/7/2016 11:51 AM
962	We homeowners pay an extremely high mortgage on our property in Santa Cruz. One means of recouping that exorbitant cost of living here is renting part or all of a home as vacation rental, renting to students, etc. Why is the city considering restricting this economic right? The list of negatives you provide in this form is inflated. The student rental population in Santa Cruz poses orders of magnitude greater risk for fires, noise disturbance, etc. Why this focus on the fairly innocuous and barely noticeable vacation rental ?	9/7/2016 11:49 AM
963	These are our homes. As long as NO laws are broken and renters are quiet, courteous and clean, there is no problem.	9/7/2016 11:49 AM
964	Vacation rentals add another burden on the Santa Cruz housing market which is already a disaster. Removing viable rental properties in the interest of lining the pockets of San Jose based rental companies DOES NOT positively impact our community. The middle class is being entirely forced out of Santa Cruz and that is entirely unsustainable.	9/7/2016 11:47 AM
965	Airbnb is public information, you can see what's being offered in town and you can cross reference owners. Why can't you ask Airbnb to only list Santa Cruz county/city listings that have a PERMIT # to post in their ad?	9/7/2016 11:47 AM
966	regulation is good because we get information about how much vacation rental is going on and where. Vacation rental is not a problem currently but it would be good to have information and track it. I do not support the collection of fees.	9/7/2016 11:46 AM
967	They need to be regulated. The housing market is already tight for renters; vacation rentals just squeeze it even more.	9/7/2016 11:45 AM
968	There needs to be a healthy balance in any neighborhood as to permanently occupied homes & vacation rentals.	9/7/2016 11:45 AM
969	Renters should pay a significant tax to the City to help pay for services. Homeowners should be able to rent to vacationers, but must respect the rights and welfare of their neighbors.	9/7/2016 11:45 AM
970	We are already in a housing crisis. Not enough long term rentals for the locals and influx of students we get every year.	9/7/2016 11:43 AM
971	At very least need to be registered and regulated if too many in an area.	9/7/2016 11:42 AM
972	When entire neighborhoods are dominated it is too much. How about no more than ten percent. One house in ten.	9/7/2016 11:42 AM
973	Quantity is an issue. Too many in one neighborhood, or one condo complex, and the place loses its soul.	9/7/2016 11:41 AM
974	We are in a housing crisis. Any vacation rental decreases housing stock. Not Good. The shortage of affordable housing in the City affects the entire county.	9/7/2016 11:19 AM
975	I don't believe the 11 percent tax is being paid.	9/7/2016 11:17 AM
976	They offer, especially smaller ones and opportunity for affordable stays for singles, couples and families. They all need to be regulated as to how many guests they allow and how many cars too. They need to specify a in town manager in case of any problems ie. noise, garbage etc.	9/7/2016 11:07 AM
977	There should be a limit on the number of days per year that an owner can do short-term rentals. Affordable units should not be allowed to do short-term vacation rentals. ADUs should not be allowed to do short-term vacation rentals.	9/7/2016 11:00 AM
978	Limit the number of days to 90 or less per year; increase TOT.	9/7/2016 10:47 AM
979	When "guests" are relatively quiet and the "owner" is present and provides enough parking; I don't have any issue. When "guests" are in a party mode and not paying attention time (ie: screaming on a balcony at 1am) it is very disruptive. I also am concerned about the City not collecting its fair share of money on the rentals. Fees should be regulated so that honest rental owners are not burdened by paying fees that some others may not be paying as well.	9/7/2016 10:45 AM

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980	City gets free money	9/7/2016 10:37 AM
981	I would stay in one - they're a good idea	9/7/2016 10:17 AM
982	Reasonably regulated vacation rentals that balance neighborhood concerns with individual property rights is the way to go.	9/7/2016 10:14 AM
983	Vacation rentals are good for everyone	9/7/2016 10:12 AM
984	I don't think the city should have the right to tell private property owners what to do	9/7/2016 10:09 AM
985	Capitola is a model community. Take a look at what their procedures are and enforcement policies.	9/7/2016 9:58 AM
986	We have a housing crisis exacerbated, I think, by the proliferation of short term vacation rentals. Many of these properties were permitted for ADU's to increase rentals. Instead the owners are making a killing (1 bedroom almost 8k per month) by renting them out by the night for vacation rentals. In my neighborhood (lower Escalona), where there are several VR's, traffic is increased by all the coming and going and noise can be a problem. I do not think it fair to allow a "grandfather"exception. Ban them all to no less than 30 days.	9/7/2016 9:56 AM
987	Renting out a room in my home has been a fun and rewarding experience! I feel I contribute to my community by referring guests to local businesses plus paying transient taxes. My guests do not cause problems for my neighbors that I am aware of- we have quiet hours from 10 pm to 8 am. I am more concerned that my neighbors will be noisy (have a party, barking dogs, etc.) and will disturb my guests' enjoyment of their stay. Being able to do air bnb has made it possible for me to hire a house cleaner and gardener, plus be able to afford some upgrades and much-needed maintenance on my home. Without it, I feel I will not be able to retire in Santa Cruz, where I have lived since 1980.	9/7/2016 9:51 AM
988	Vacation rentals provide alternative options for people to stay in our beautiful City. They can be very beneficial to large families looking for a more affordable place to stay all together. They also provide property owners with more flexibility as an added income source. Given the high cost of housing these rentals can help residents make ends meet and we should not be stopping them from doing what they want to do with their own property. I certainly think we should regulate it by requiring anyone operating a vacation rental to register and pay TOT but we should not be restricting how or when they rent it. If there is concern that vacation rentals are taking away from limited housing stock then we should be incentivizing construction of more housing because regardless of whether people rent their homes for vacations or not, we do not have enough supply and focus should be on making that shift and adding new units.	9/7/2016 9:39 AM
989	It's gives vacationers an affordable option for visiting the city who otherwise may go somewhere else. Local businesses benefit, Santa Cruz gets free advertising when vacationers go back home and tell their friends how great Santa Cruz is.	9/7/2016 8:53 AM
990	UCSC continues to admit more students who have less housing if there are vacation rentals. Also, there are fewer rentals available for working people. My staff person may need to move out of the area due to the cost of rentals.	9/7/2016 8:40 AM
991	Your survey doesn't distinguish between renting out a room and renting out a whole house. They are entirely different. I support one and not the other	9/7/2016 8:35 AM
992	My opinion is short term vacation rentals tend to disrupt neighborhood harmony. They create in controlled parking and late night noise problems	9/7/2016 8:35 AM
993	I think it is inappropriate to take rental property off the market in an area where rental housing is so scarce. The city should do everything it can to support an economically diverse population. People who work in Santa Cruz should be able to live here- it reduces traffic and pollution; allows for parents to be with their children instead of sitting in traffic; and allows for seniors to retire and age in place.	9/7/2016 8:06 AM
994	This is such a tough question. Rent and home values are absolutely through the roof and we are reaching a crises where our SC residents can no longer afford to live here. I think there needs to be some sort of middle ground where we can promote affordable housing and still support and monitor/regulate vacation rentals.	9/7/2016 8:03 AM
995	Some people mistake full time student rentals as vacation rentals. I live in a neighborhood with many vacation rentals and have no complaints.	9/7/2016 7:51 AM
996	We struggle to sustain family neighborhoods... Student rentals, house flippers, etc. We impose impossible hurdles and risks on the development of denser multi-family housing. We need to hold on to the last vestiges of a 'permanent' community.	9/7/2016 7:21 AM
997	I believe exchanges are okay because of minimal impacts resulting from shared responsibility and very limited use. However, rental properties and ADU's were approved to meet housing demand, not vacationing demand; plus property owner should reside on property with an ADU. If approved, short term rentals should be limited to Summer months when UCSC out of session, and they should pay TOT.	9/7/2016 7:04 AM
998	All AirBnB vacation rentals need to be permitted and taxed, and subject to review with possible loss of permit if/when neighbors have problems with absentee owners. Just like any hotel or rental property - there needs to be accountability.	9/7/2016 5:55 AM

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999	In general the city should do more to encourage building and remodel of rental units, not restrict them. They should allow ADUs to be rented as vacation rentals and simply tax and enforce taxation on these rentals.	9/7/2016 4:37 AM
1000	If the owner is present on the property, it's acceptable. Then it really is a sharing economy. If it's a gigantic house on the beach I don't care one way or the other. I think it takes away from the housing stock, and that's my main concern.	9/6/2016 11:25 PM
1001	My thinking is that if a homeowner lives in there home, so they are there to oversee and maintain there property and they can see and hear and manage there renters it ok if they need or want the extra cash. On the other hand when absentee home owners (some who live hundreds of miles away) use there home in a west side residential neighborhood as a short term rental / hotel it should not be allowed. Apparently absentee owners have no concern for the neighborhood or how is changes the sence of community . The renters don't care either. I would like to see the current city regulation that exists permitting a single family home in a residential neighborhood to be used commercial bussiness (hotel) . I am aware of an absentee who landlord rents to an absentee businessman who's business model is to rent rooms nightly , (up to12 unrelated persons) on the Internet in a single family home in a residential neighborhood. This can't be right when it comes existing parking codes or the fact it changes the character of the neighborhood. Think about it , it could happen next door to you.	9/6/2016 10:46 PM
1002	Need fewer not more regulations	9/6/2016 10:34 PM
1003	Santa Cruz is a progressive. Attempting to prevent change by regulation is likel to backfire. Many home owners rely on the income. Santa Cruz needs to move with the times or lose tourist business.	9/6/2016 8:27 PM
1004	I understand that it's a trade-off--the needs of homeowners for additional income, the benefits to visitors (who bring money into the area), the loss of revenue to hotels, the rise in rents and the loss of long-term rental housing. I hope the City will find a way to balance these concerns. Someone renting a room in his/her home or an ADU seems quite different from an out-of-town landlord renting multiple units to vacationers rather than to long-term local tenants. If you regulate these, I hope the permit process will not be arduous or expensive.	9/6/2016 8:06 PM
1005	I filled out a from earlier, but after reading comments on www.nextdoor.com, I felt compelled to add some additional comments. STR via VRBO or HomeAway is a SEPARATE issue, I repeat, a SEPARATE issue from the ADU rentals. As a neighbor in a residential area, ADUs are not a problem. The home owner should be there, and one can only cram so many people in 700 odd sq ft. The city may have an issue regarding long term rental housing stock per the ADU, but that is not the issue with STR via VRBO. STR's via VRBO is a serious detriment to my neighborhood. The home owner lives out of town. The house gets packed with 8, 12, or 16 people. These transient renters have no regard for the neighborhood. Just this past Aug 26-28 weekend, there was a huge wedding party that rented 3 homes on my street. 3 homes within a 100 foot radius. All day long the transients were visiting between the homes, shouting loudly, drinking and carrying on. The evenings got even worse. In this current process that the city is undertaking, PLEASE, PLEASE recognize the separate issue of ADU and STR via a VRBO. I would encourage you to contact me if you would like additional information. I am also available to participate in any committee you may be forming. I am a 1985 Berkeley graduate in Urban/Economic geography, with a minor in City Planning. I am currently a Realtor in town. Thank you!!	9/6/2016 7:53 PM
1006	I would be happy to see regulation that designed to help lower income homeowners, tenants, and vacationers.	9/6/2016 6:51 PM
1007	Santa Cruz is a beautiful place and these rentals make it much more attractive and will draw people to our city.	9/6/2016 6:22 PM
1008	Vacation rentals should be licensed, and pay taxes. Owners should present permissions from 10 residents within a specified area.	9/6/2016 5:45 PM
1009	Home owners should be able to control their own property. If they chose to use it as a vaca rental more power to them	9/6/2016 5:14 PM
1010	I believe the sharing economy is a great way for others to explore places without having to stay in a traditional motel. Visitors can experience an area and assimilate into an area better then just staying at a hotel. I believe it opens up other opportunities along the coast that would not otherwise have been an option via your traditional hotel experience. Family circumstances change and short term vacation rentals allow additional income for someone who might depend on it and might be a make or break scenario for them keeping the home (i.e., widow). My experiences in renting short term rentals in Hawaii would have never allowed me to stay where I stayed so I am a firm believer that this should be allowed. A little regulation is ok but not over reaching regulation.	9/6/2016 5:11 PM
1011	Find ways to encourage owners to register for TOT tax payments, but don't over regulate. Like the retail bleed the City faces downtown due to years of over-regulation,over regulating will lead to people choosing other areas to vacation. This is an opportunity to encourage vacation rentals and build the tax base, where other jurisdictions are making the mistake of over regulating (eg Santa Cruz County). We have a strong family tourism based economy, and discouraging vacation rentals hurts our economy, and will encourage people to try to find ways to hide their rentals and skirt the rules. Additionally, the online community now allows guests to be rated, and will allow owners themselves to weed out those that don't follow the rules. The City doesn't need to add more bureaucracy on top of the market.	9/6/2016 5:09 PM

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1012	Vacation rentals in residential neighborhoods should be owner occupied, at least the airbnb type, and should be limited to a minimum of 5 days per week. An owner should not be able to lease their home to a tenant who then hires a manager to run a corporate rental with large groups coming and going all day and night. This type of rental should never be allowed to operate in a residential neighborhood.	9/6/2016 5:03 PM
1013	I think they are good for the economy as long as owners are following the rules. I especially feel fine about on site owners. Off site owners need to be accessible to address any problems/concerns that neighbors may have.	9/6/2016 4:38 PM
1014	Please allow existing STRs with owners on the property to remain. If owners are not present, then I oppose their existence. With an owner there, I am sure there will be very few problems.	9/6/2016 4:34 PM
1015	I am for reasonable rules around short-term rentals. By right, I think anyone should be able to rent short term for 30 days a year. More than that, then place additional restrictions/fees increase, etc. This would allow home owners the option to rent and pay the appropriate taxes without converting their homes or units to permanent vacation rentals.	9/6/2016 4:23 PM
1016	I would be careful to restrict this market too much. Many people rely on this as a means to keep their properties, it is expensive here;). From my experience traveling the majority of these rentals are homeowner lived in. I think that makes a big difference as they truly care about their home. Others are run as a for profit business and tend to lead to other problems on a more consistent basis (parties, owner not around to deal with issues, trash, parking, etc...) Ideally finding a way to make sure the transient occupancy tax is being paid, neighborhoods are being affected in a neutral/positive manner, and the City and associated businesses are receiving the tourist dollars. From my experience it is much nicer staying at a residence when traveling (vs hotels, etc...) as it is more comfortable. I have stayed at them in different countries, hawaii, and throughout California. I have always had positive experiences, and positive interactions with the homeowners. I appreciate the City taking this approach as well, so Thank You!	9/6/2016 4:10 PM
1017	critical for our tourist economy...there are few affordable hotel options other than those in the poor areas of town where I wouldn't want my friends to stay because they are too dangerous and of poor quality.	9/6/2016 4:08 PM
1018	If you are going to invoke regulations than you should enforce them.	9/6/2016 4:07 PM
1019	If someone is running a business or augmenting income there needs to be someone who lives on the property. There does need to be some laws to protect residents.	9/6/2016 3:43 PM
1020	Seems like a good option!	9/6/2016 3:27 PM
1021	If ordinances are added, you must fund and staff enforcement resources. The UCSC rental housing situation is out of control.	9/6/2016 3:22 PM
1022	In any town vacation rentals provide a necessary place for visitors to stay. We are former residents who moved away but absolutely MUST stay in beautiful Santa Cruz a few months per year. We always stay in vacation rentals. We do not party, no loud music, we buy all of our food and gas locally when visiting, we respect the locals who live in the neighborhood, we treat Santa Cruz and it's residents with respect. Without vacation rentals we would not be able to visit Santa Cruz. Nothing wrong with regulating vacation rentals. The locals deserve that. No one wants to have their neighborhood turn into a huge party.	9/6/2016 3:02 PM
1023	All of these comments apply to ADU short term rentals ONLY. They are absolutely no problem at all. I lived next to an ADU STR in the past for 10 years. There was never a problem with noise, parking, late hours, too many people, or other issues in the neighborhood. It was difficult to even tell when the ADU was rented because it was almost always a couple, 2 couples, or a small family keeping normal hours that didn't impact the neighbors. However, when the entire home is a STR Vacation Home - that is a completely different story. I have several friends who live near VRBO rental houses and I would not want to live near a vacation home ever. I believe they ruin a neighborhood. they should be regulated and limited in number. STR Vacation Homes sleep more than 10 people, usually many more. There are almost always more people "crashing" on the floor for the family vacation, family reunion, or other large family event - I know this happens because when my family reunion was held on an east coast beach in a VRBO we rented the place for 16 but there were 26 of us. We were very respectful of the neighbors and neighborhood but there were VRBOs on both sides of us that were out of control. Vacation Homes impact parking, keep late hours with loud groups partying and the renters often lack respect for the neighbors or the neighborhoods. I imagine this is completely different from ADU STRs because vacationing with a large group is a riotous party compared to just a couple or small family which is a completely different kind of holiday.	9/6/2016 2:51 PM
1024	Boosts (\$\$) to local economy. Promotes more 'local flavor' for visitors. Requires hosts to improve/maintain their property. Win/win/win for owner, city, & guests.	9/6/2016 2:45 PM
1025	I don't want to stop home owners from getting some extra income, but I also cannot afford to OWN a home in Santa Cruz because of the cost. Even rentals are outrageously expensive. I wish we could regulate housing costs somehow...	9/6/2016 2:40 PM
1026	Hotels are often booked so private rentals are the only option!	9/6/2016 2:40 PM
1027	Allowing vacation rentals in additional units on an owner's property creates a better experience for the visitor who is more likely to return and to recommend the destination to others.	9/6/2016 2:07 PM

City of Santa Cruz Vacation Rental Survey

1028	STR's are a violation of zoning laws. I can provide signed statements from local residents that have been impacted. One is a business owner on the Wharf that was displaced from a rental home that was turned into a STR. Another from an attorney that spoke with a vacation renter that didn't understand why the neighbors were uptight with his large 30 person group just trying to have a good time. One from a homeowner that has a young son, and is concerned that his son will have no other children to play with as he grows up in the neighborhood of STR's.	9/6/2016 2:03 PM
1029	Regulation is a reasonable solution, but short-term rentals (either a room or rental of a primary residence) remains an important financial necessity for some homeowners and their ability to remain homeowners in Santa Cruz.	9/6/2016 2:02 PM
1030	Get the university to house their students on campus and not on the backs of the neighborhoods. Have off site rental owners be held responsible for any problems their renters create. Be happy ADU STRs are so well managed!	9/6/2016 1:31 PM
1031	Santa Cruz is a vacation town and it makes sense to have some vacation rentals. Where it gets frustrating is when vacation rentals prohibit people from finding affordable housing as people can make more renting them out short term, causing a shortage of available housing and an increase in prices. As someone who was born in raised in the City of Santa Cruz and is now a teacher in the City of Santa Cruz, it is frustrating that I cannot afford to live here, let alone buy a house here. I currently rent in Santa Cruz County, sharing a house with 4 other people. Mostly I'm just wishing for more affordable options in general... I don't think vacation rentals are the only source of the housing crisis, but they definitely contribute. Thats my two cents.	9/6/2016 1:06 PM
1032	HOA says that a healthy community needs 5% availability. In 2010, that number was already 4.7% and in 2015 it's lower than that. So, by turning long term residence in vacation rentals, it's doing nothing but perpetuating the problem.	9/6/2016 12:20 PM
1033	I think that Santa Cruz's main revenue opportunity is tourism. That provides for most of the jobs to our local community. In order to promote and support tourism, we need to have choices in accommodations. I think that vacation rentals is a great way to do that.	9/6/2016 11:44 AM
1034	I think certain areas should be limited in the number of short-term rentals allowed. Also, I think it should be limited to only be allowed in non-summer months.	9/6/2016 11:33 AM
1035	I like the 90 day limit proposal. Good for if you're gone for the summer, but makes it so most housing stock is mostly for full-time occupancy. We need more housing, not less.	9/6/2016 11:27 AM
1036	I think allowing limited vacation rental of private properties makes sense as it allows property owners to make a little extra income without turning a private home into a commercial business.	9/6/2016 11:13 AM
1037	I prefer vacation rentals to the recent trend of mega hotel construction. the town is better off with local accomodations than with absentee corporate bed merchants	9/6/2016 10:23 AM
1038	I have lived on the westside of Santa Cruz for 28 years and hate the way the neighborhood has changed. The number of transient people (including short term rentals and university rentals) has increased dramatically. The people that occupy the rentals generally do not care about the neighborhood or the long term residents and more often than not extremely rude. I suggest that the number of vacation/short term rentals is reduced in this area and that owners that continue to provide these rentals are held accountable for the people that rent their properties. It would also be very useful to have a public list of short term rental properties with phone numbers for owners so that long term residents have a way to contact them in case of any problems with the tenants.	9/6/2016 9:55 AM
1039	I think we definitely should allow short term vacation rentals but they should be regulated fairly. Parking, noise restrictions, TOT taxes, and garbage removal plans are all necessary requirements for regulating vacation rentals but should be done fairly. Vacation rentals will bring our city extra money and make our community a better place!	9/6/2016 8:36 AM
1040	They should be part of the city's rental inspection program and subject to visitor taxes. Complaints should trigger enforcement impacting (\$) the rental owner like with the city's noise ordinance.	9/6/2016 8:34 AM
1041	I think folks who rent short-term should maintain a high standard (i.e. yard and property in good shape , receptive to neighbor's complaints etc.) We live on the same property as our rental and are very happy with this. I would not want to manage the rental remotely.	9/5/2016 8:06 PM
1042	The City should be doing everything possible to increase the supply of rental housing in Santa Cruz. Vacation rentals moore often than not reduce the inventory of rentals in Santa Cruz.	9/5/2016 7:39 PM
1043	I believe that any vacation rentals in single family, residential zones should be limited as to the number of times/frequency that they may be rented annually...preferably 30 day minimum or maximum of 12 times annually. I also believe the number of vacation rentals in a neighborhood should be restricted. We do not allow other businesses to conduct unrestricted operations in our residential neighborhoods...why do we allow this???	9/5/2016 6:20 PM
1044	AirBNB should be regulated to no more than 90 days per year. Homeowners should be responsible for transient occupancy tax, noise, and parking. The number of vacation rentals in a neighborhood should be limited.	9/5/2016 5:01 PM
1045	Santa Cruz	9/5/2016 4:27 PM

City of Santa Cruz Vacation Rental Survey

1046	I'm assuming that the short term rentals will have to follow the same ordinances as any rentals in Santa Cruz, including those related to "party houses"...the party house regulations have helped ensure that neighborhoods are protected from activities that are not in alignment with people who live here year round and have school, work, etc.and need to get to sleep, not have litter, noise, etc.	9/5/2016 3:42 PM
1047	Residents with full time jobs are living homeless, in their cars, couch surfing for months at a time because housing is not affordable in this city!	9/5/2016 3:03 PM
1048	Vacation rentals provide a much needed alternative to hotel rooms....the hotels in Santa Cruz are either very expensive or not some place I would stay or have my family stay. I think they are a win/win for the renter as well as the homeowner as long as everyone is responsible and considerate.	9/5/2016 3:01 PM
1049	I don't see a problem. Please don't fix the no problem.	9/5/2016 10:31 AM
1050	They provide a great way for family to add to our economy.	9/5/2016 9:32 AM
1051	There should be away to make sure that a neighborhood is not getting more then their fare share of these rentals as it really hurts the charicature of the neighborhood and this is why we moved here. Not to be surrounded by short term housing these people are coming here to party so it turns into a studant housing like situation more noise to the neighborhood. Making sure they they are paying a Transient Tax by having to be llicensed.	9/5/2016 9:19 AM
1052	It's important that renters respect the neighborhood. Having Bailey Properties manage the rental helps guide those loud party groups to a more appropriate solution like a hotel. Renters who take pride in their home and ensure vacationers a nice environment should not be punished. I have lots of family that stay at my STR. Perhaps ensuring a safety check e.g. Fire Dept walk through could be required. But there are already policies SCPD had in place that can be pursed should a rental house becomes a problem for the neighborhood.	9/5/2016 8:55 AM
1053	I will pay over \$5k in transient taxes in 2016, local maids will receive over \$6k, lots of restaurants, and tourist attractions receive additional business. WIN WIN WIN.	9/5/2016 8:17 AM
1054	Charge your tax and leave owners alone	9/5/2016 7:50 AM
1055	I have stayed with our family in rentals in Santa Cruz. We used to live there and when we return, we stay at a air BNB. We love the option.	9/5/2016 6:39 AM
1056	Motels too expensive, noisy, run down, cheap looking. Attract loud, noisy people that are up all night yelling, slamming doors. See Santa Cruz motels reviews on line. Mostly bad.	9/5/2016 5:25 AM
1057	You didn't specify what your regulations would be, so I couldn't answer yes or no to the question.	9/5/2016 1:58 AM
1058	When absentee property owners do short-term rentals it can be in leu of long-term rentals and therefore decrease rental availablility and increase prices. However, when resident homeowners do it when they are not in town, it provides income that makes home ownership more affordable (especially for low income owners) without taking away rental properties. Short-term rentals in summer of rental properties can be combined with rental to UCSC students during school year and actually decrease rental prices to students. Thus, relationships between availability, price of rentals and new sharing economy rental oportunities are complex. Where as relationship between new apartment construction and higher density of new rentals and those factors is more straight forward. I don't think short-term rentals should be regulated now. However, if they are, their should be a 1-2 y expiration date on the regulation because there will be lots of data and lots of examples of what worked and didn't work from other cities a few years from now, that can guide or inform better regs.	9/5/2016 12:50 AM
1059	The City relies on tourism yet does little to cater to the tourist- hotels are incredibly overpriced for what they are and there are no upscale options for visitors. Take away vacation rentals and watch the tourism component of the SC economy shrink.	9/4/2016 9:50 PM
1060	I believe Capitola has a minimum of 30 days and so does a few cities in Orange County. I believe it is raising the long-term rental rates which are out of control!	9/4/2016 9:12 PM
1061	I have no problem with vacation rentals that have good management.	9/4/2016 8:28 PM
1062	City has no right imposing Eminent Domain. City should realize that they have absolutely no right to control, ban, impose their will over homeowners. Last IU checked we do live in a democratic society, and fascist behavior is neither welcomed nor acceptable. I am in favor of placing a short term vacation rental tax.	9/4/2016 8:07 PM
1063	It's such a hard thing to call. I have used Air BnB in DC which was slightly better than the Hotel I had stayed in the year before. The house next door to me turned into a VRBO. Now I have new neighbors every 7 days or so.... These renters are nice people they are just not part of our community or neighborhood.	9/4/2016 7:59 PM
1064	Trying to find a place to stay in Santa Cruz during to high volume times can be difficult at best. It is a great option to having to stay farther away.	9/4/2016 7:57 PM

City of Santa Cruz Vacation Rental Survey

1065	I'm against abolishing short term rentals in Santa Cruz. They're actually less expensive for vacationers than hotels. Their affordability isn't only limited to the wealthy (hotels are expensive). Owners of vacation rentals aren't getting rich by renting short term, they are simply providing income for themselves that they pay taxes on.	9/4/2016 7:53 PM
1066	<p>I am addressing you regarding Airbnb. I wrote once before and I'd like to update you on my experiences as a host. Since my initial bad experience with a house party last year, I wrote all of the families that had a reservation with me and explained what had happened and clearly defined my rules. We only allow 4 overnight guests, no parties, and parking only in our driveway or in front of our home. We also provide our neighbors with a list of who is coming, why, where from and their contact information in case of any problems. We've had nothing but amazing experiences since then. We had guests from Europe, the Caribbean, the east coast, and all over California. Guests have come for weddings, graduations, races, and just to relax. They've dined at local restaurants, bought groceries, shopped, and been entertained. Most all of the families are very similar to mine, with 2 parents and 2 kids. We have found it's been so helpful for us having someone stay in our home while we are gone for several reasons. First, we don't need to pay a housesitter. The guests have been feeding our cats, getting our mail, and occupying the space as to not leave it vulnerable to burglars. Secondly, we earned a lot more money than expected basically paying for most of our vacations last year. In addition, the tax revenue for the city was significant. We talked extensively while I was on the Santa Cruz Safety Task Force about ways to increase tourism for families. This seems like an easy solution, not using any more space, or water than it would if we were here at home. Furthermore, I'd like to dispel the notion that hosts are in this for the money. We are not greedy landlords try to squeeze out affordable housing. In fact, my sister and I have a duplex in Sebright that we rent to a disabled elderly woman and her UCSC chef husband, and in the other unit an immigrant family from El Salvador with a child at Gault school. We are consensus that we could make more off UCSC students but try to choose tenants based on many factors not just who will pay the most. I believe there are many people like me, not rich, working class landlords who do the same. Airbnb and other home sharing sites in my opinion are bringing valuable revenue to the City of Santa Cruz and local businesses. I'm so happy the County of Santa Cruz was able to work with Airbnb to collect the Transient Occupancy Tax on the host's behalf. I hope the city can too work out some kind of agreement. I am positive, there are hosts not paying the tax. I've seen hosts renting rooms, in rented houses, and posting them. This is an oversight and problem. It could be resolved with collaboration between the city, county, and websites. Like I've said before, having traveled a lot with my kids, I wouldn't consider visiting Santa Cruz because of the lack of decent choices to stay. With no real resort hotel options other than the Dream Inn, I'd only stay here in a home. We've used home sharing in Tahiti to stay in a tree fort over the ocean, a cabin on Loch Ness in Scotland, and penthouse apartments in Australia, Brazil, France. It's always fun to travel and stay where locals stay! Please consider working with hosts, websites, and find ways to help keep this service sustainable in the city far into the future. Here are a sampling of reviews from guests on my profile. "We had a fantastic stay in Renee's lovely home! Communication with Renee was easy and she gave us all the information we needed. We were surprised by the nice little welcome gifts for our family, and the house was exactly as pictured and described. Everything was very clean and nice with everything we needed for our stay. The kids loved the back yard with the hot tub, trampoline, and all the cats as well as the room with the bunk beds and the fish tank inside. The house is in a very quiet neighborhood and is within walking distance to beaches, the boardwalk, and restaurants. We will definitely reach back out to Renee should we ever stay in Santa Cruz again!" "This is a great house in the most beautiful area of Santa Cruz. Great location. The house is super comfortable, clean, spacious, and cute. Excellent kitchen appliances allows good cook. The cats make it much fun! Just note that there is a 11% tax for the Santa Cruz city. I definitely recommend to stay here. Renee was super responsive to our inquiries. Thanks so much!" "We thoroughly enjoyed ourselves in Renee's home. It was clean and well kept as advertised and Renee did much to make us feel at home, including leaving a welcome pack and staying available for any questions. She was very professional and kind. The house is located about a 10 minute bike ride from downtown Santa Cruz, which includes the wharf and boardwalk, and sits up on the cliffs on the West side of town. Using bicycles is strongly encouraged since Santa Cruz is a bike friendly town." "Renee's house was fantastic. Right near the beach with some of the best coastal views in Santa Cruz. It was so cute that she had a welcoming gift when we arrived that really made it all very special. The welcome book she has made planning out the day trips a breeze! I will definitely want a return trip to Renee's house. Thanks again for being such great hosts!" Please don't hesitate to contact me if you have more questions, or would like to discuss further. Respectfully, Renee Golder</p>	9/4/2016 7:33 PM
1067	I would rather have a vacation rental n in my neighborhood than student housing. I also think you should not have to live on the property to rent out an ADU.	9/4/2016 5:40 PM
1068	This term seems to include motels. Since motels/hotels have pay levels for most employees below cost of living here, we need an immediate moratorium on new hotels. To the extent that longer term housing subsidies are provided to residents (so called affordable housing), the revenue for that purpose should come from TOT or comparable short term tax or fees. When housing construction projects (new apartment building etc.) have extra cost charges to pay for affordable housing, it distorts the market and raises the overall housing price, while only improving needs of residents somewhat. A higher TOT is a better cost/benefit approach, with money coming from a discretionary income industry. The seasonality of tourism is an overall negative in aspects such as job availability and police staffing.	9/4/2016 4:40 PM
1069	Neighbors need a phone number so we can contact owners of noisy properties. Guarantee that renters do not impact parking and our peaceful enjoyment of our own homes	9/4/2016 4:38 PM

City of Santa Cruz Vacation Rental Survey

1070	Since there is a Shortage of affordable housing, short term rentals have a negative effect on housing. Short term should Be limited and regulated so that they don't negatively effect the community at large	9/4/2016 3:59 PM
1071	Vacation rentals are a great way to truly experience unique cities, staying in hotels makes each city feel like a copy of the next.	9/4/2016 3:02 PM
1072	If an owner of the property rents to individuals that adhere to all ordinances and laws there should be no need for city input	9/4/2016 2:54 PM
1073	only homes that are having problems (i.e loud noises, etc) should be regulated!! Being able to stay at vacation rentals is the BEST for families.	9/4/2016 2:48 PM
1074	As long as the renters are curious, and keep the noise level down.	9/4/2016 2:34 PM
1075	I see absolutely no problem with neighborhood vacation rentals. The houses are kept in better condition than many other homes that are rented to college students.	9/4/2016 2:08 PM
1076	1) The residents of Santa Cruz should be put first when it comes to making rooms available for rent. It is not fair that residents of Santa Cruz have trouble finding even small apartments or dwellings to live in. 2) Hotels and motels etc. are regulated and follow accommodation offering laws - they pay money for this and are proper businesses.	9/4/2016 1:27 PM
1077	I think they're fine as long as the property owners are responsible with who they rent two and lay down strict rules	9/4/2016 12:59 PM
1078	I enjoy having friends and family visit me. But, I depend on vacation rentals for housing.	9/4/2016 12:54 PM
1079	I think vacation rentals in Santa Cruz should only be owned by city of santa cruz residents... in other words, the owner's primary residence should also be within the city of Santa Cruz to prevent out-of-towners buying up properties for-profit. Vacation rental Revenue should stay local 2 prevent rising of cost of living in the city of Santa Cruz. I feel that this rule should also apply to long-term rentals as well. Hey	9/4/2016 12:34 PM
1080	Vacation rentals is a misnomer, unless ref to a week or more. Short stays, ie weekend rental of a room, is good for economy/neighborhood stability: brings biz and helps home owner afford to live here w/increasing costs of utilities, prop taxes, parking meters/bond issues etc., especially for those on fixed incomes, such as retirees.	9/4/2016 12:03 PM
1081	I think Santa Cruz has much more important issues to deal with than vacation rentals and that focusing on this is a waste of tax payer time. Deal with the drug addicted transients who cause crime, gang crimes and theft.	9/4/2016 11:50 AM
1082	No regulation is necessary.	9/4/2016 11:41 AM
1083	Santa Cruz is a very "happening" city and it makes a lot of sense to have some homes/rooms available for entire families to stay. That's much better than sharing a motel room with your entire family.	9/4/2016 11:29 AM
1084	Preservation of property rights should be more important then micro managing homeowners and pandering to UCSC.	9/4/2016 11:23 AM
1085	People have been visiting the seaside since time immemorial. With proper controls and regulations, Santa Cruz can become a leader in sustainably sharing our beautiful community with the rest of the world. We can be a model of environmental protection and natural beauty that is protected and cherished. The City cannot stop visitors from coming to visit the ocean. And as a property owner here, (and single mom) I feel I should be able to rent out part of my home on a short term basis to bring in extra income. My mother did it, when she was widowed, as did my grandmother when she was widowed. Short term rentals have a tradition of supporting women as an alternative economy, and in this very expensive town, that's a huge bonus. The income I made from airbnb last year will just barely cover my property taxes. I am not a rich person. But we love our home and living here and short term rentals help to offset the high cost of living, while letting us have personal interaction with visitors in our home. It's a win-win situation	9/4/2016 7:32 AM
1086	I support it but agree it should be regulated to mitigate impact on rental market. Entire apartments or homes that are not owner occupied or are kept off the long-term market for short-term rentals should be taxed as a disincentive.	9/3/2016 11:42 PM
1087	Vacation rentals must be regulated and limited in numbers. A program that allows student rentals during the school year and vacation rentals in the summer. Rather than reinventing the wheel, model the City's program after the County of Santa Cruz's which has had extensive hearings and adjustments to their policy.	9/3/2016 11:30 PM
1088	I think that like any rental they need regulation by the city. Some are fine others are very noisy and party oriented. There needs to be a feedback mechanism to the city about problems. These things, like party oriented students can ruin someones ability to enjoy their own home.	9/3/2016 10:08 PM
1089	I'm mostly just pissed about my long-term rental getting shut down by the city for, what I perceive, as bullshit reasons. I feel confident that my safe and sound home, with a fair and reasonable landlord, got shut down while the real sketchy homes with slumlords are surviving just fine.	9/3/2016 9:16 PM
1090	long term rental prices are out of control. UCSC and Silicon Valley are a big cause but short term rentals are taking hundreds of rentals out of the rental stock and thereby raising prices for local long term rentals.	9/3/2016 8:50 PM

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1091	As long as the people are around and managing the rental, we think it is great. We prefer this to the many absentee landlord student rental in our neighborhood-which are not maintained, look awful and ruin our neighborhood with their frequent loud parties, overflowing garbage and yards full of weeds. This is a much bigger issue that you need to crack down more on.	9/3/2016 8:41 PM
1092	Proportion in any one neighborhood needs to be controlled.	9/3/2016 8:24 PM
1093	RV's parked in driveways and surfer shacks without running water should NOT be allowed on AirBnB. License and TOT permits should be required. Max occupancy base don number of legal bedrooms.	9/3/2016 8:04 PM
1094	encourage and showcase this opportunity to share such a beautiful part of the word.	9/3/2016 7:50 PM
1095	That homeowners are ones held responsible if any noise disturbances, destruction of public areas, etc. Give them the big fines, and they'll manage their guests better. Lengthen the number of days of occupancy.	9/3/2016 6:43 PM
1096	There should be a limit to the number in a neighborhood especially residential types with families as opposed to commercial areas. Lots of coming and going every weekend which is a negative.	9/3/2016 6:43 PM
1097	I would like to think that vacation rentals in the City of Santa Cruz would be to people that we can trust, that the landlords have some sort of way to know who the people are. I think that being a member of AirBNB offers some protection, but I really don't know. I think there should be information on this so that neighbors can feel some sense of security. .	9/3/2016 6:35 PM
1098	My main concern is the loss of neighbors who live in our neighborhoods full-time and are part of our community. Vacation rentals lead to loss of neighbors, neighborhoods, and community. They create tourist destinations. Personally, I enjoy renting homes when travelling with my family, so I wouldn't want to exclude it completely. I support restrictions on the number of vacation homes per block. The worst impact is to live with your family on a block where half or all of the other homes are vacation rentals. I also strongly support restrictions on noise, parking, and the number of renters.	9/3/2016 6:22 PM
1099	Need to find the balance between bringing income to SC and putting housing/financial pressure on local residents. I don't know if regulation is the answer but I appreciate the efforts to investigate this issue.	9/3/2016 5:37 PM
1100	I have 2 vacation rentals in Santa Cruz. I am very conscientious with the people that I rent to, and respectful of my neighbors. I live very close to both of my rentals and closely regulate all activities. Not everyone, myself included, want to stay in a hotel during their vacation. A vacation rental allows people to cook their own meals, do their own laundry, and it is typically more affordable. We live in a tourist town. Why do we continue to villainize tourists? They bring much needed income into our town, create jobs, etc. I also love that I have a place for my family and friends that live out of town to stay when they visit me. I wouldn't have this option available to me if I had to rent my property out full time. Also, I am not at all interested in renting to students. There are several student rentals in my neighborhood. The tenants are typically very disrespectful of the permanent residents. Loud parties, lots of cars taking up all available parking spaces on the street, garbage overflowing out of their garbage cans, beer cans left in the street, in front of neighbors houses, etc.	9/3/2016 5:36 PM
1101	I've only had one experience arranging for an Air B&B for visiting family members and it was a wonderful experience that allowed family from different parts of the US to have accommodations that included kitchen, laundry, backyard. A much better experience than if they'd had to stay in hotel rooms, which are over-priced and not that nice here (with a few exceptions). The city could penalize property owners IF and WHEN guests disrupt neighbors and withdraw their permit to operate. Also, as a senior, I could envision a time when I might want to rent my house out to supplement my income. There must be a way to allow vacation rentals and still protect neighborhoods.	9/3/2016 5:33 PM
1102	Vacation homes offer visitors a chance to "feel and see" the town from a home. V. rentals should have and enforced off street parking.	9/3/2016 5:20 PM
1103	There should be a ceiling on how many are allowed per neighborhood.	9/3/2016 5:02 PM
1104	Vacation rentals should not be allowed in R1 neighborhoods	9/3/2016 5:02 PM
1105	...	9/3/2016 4:45 PM
1106	I feel that if there is a problem with a vacation rental, that rental should be questioned. I don't feel that everyone's opportunity to earn necessary income should be jeopardized because of a handful of vacation rentals.	9/3/2016 4:42 PM
1107	More control of quality /cleanliness needed. Our motels/hotels substandard	9/3/2016 4:30 PM
1108	Perhaps regulate number of rentals per street/neighborhood; have rental owners apply for license renewal every 3 or 5 years.	9/3/2016 4:28 PM

City of Santa Cruz Vacation Rental Survey

1109	People who short term rent their properties should be available to address problems (or at least have a local 24 hour management person), with a zero-tolerance policy to their tenants for any issue requiring law enforcement response, even for just noise (one strike you're out--literally--forfeiting their payment). The ones I know have this policy, are very diligent landlords and good neighbors who have to live here most of the time too. They are usually onsite when 'guests' are at their property, which makes enforcement a non-issue. The one I know who does rent out her home while traveling always has a property manager on call when 'guests' are present.	9/3/2016 4:15 PM
1110	I think there is a big difference between homes where people mostly live there but occasionally rent them out (okay with me) and homes that are ENTIRELY used as short-term rentals. The latter have a much more negative impact on the overall housing market and on the community. Putting a strong limit on the number of nights a location can be used as a short-term rental seems like it would be a very productive regulation -- there is a real need for longer-term rental housing and the switch to vacation rentals that I see in my neighborhood just adds to the housing crunch.	9/3/2016 4:14 PM
1111	Neighbors should be informed of short-term rentals being established, w/ contact info for rental owner and city, along with clear, well publicized mechanisms for raising and addressing any concerns. Short-term rentals also should be limited to ensure long-term renters have access to affordable rentals. This is tricky, but important. Consider a lottery (w/ basic qualifying requirements) w/ a limited number of permits to be issues annually or seasonally.	9/3/2016 3:48 PM
1112	Rent is already skyrocketing for those us us just trying to stay afloat here. If homeowners can rent via Airbnb, etc. for way more, then they will either take their units off the long-term market or boost long term rent prices even higher!	9/3/2016 3:41 PM
1113	I'm in favor of issuing permits for short term vacation rentals. The could be renewed annually. If there are valid complaints regarding impact on the neighborhood the permit could expire and not be renewed or the permit could be forfeited.	9/3/2016 3:39 PM
1114	STR's do not take away from housing stock in Santa Cruz an provide much needed income to those people living in Santa Cruz (ADU homeowners, restauranteurs, local businesses (I. E. Cleaning services, boutiques, etc.)	9/3/2016 3:35 PM
1115	I think owners being able to rent their owner-occupied house occassional is okay. It is an important way for me to subsidize my self-employed income when I go on vacation. I also am incredibly respectful of my neighbors and who I choose as guests. Because I do it only occasionally, it does impact long-term rental housing. I can see where non-owner rentals might have a lower standard of behavior for their rental as they do not live by their neighbors.	9/3/2016 3:32 PM
1116	Some regulation is appropriate. Limiting VR numbers or neighborhoods may be helpful. Limiting strictly by type, such as ADU or non-ADU, is not necessary helpful since ADUs are small in size. Some kind of warning system where a permit could be revoked may be of help.	9/3/2016 3:25 PM
1117	My direct neighbors Airbnb their house and it's been very distructive to our neighborhood. They allow large parties with many cars and and only one parking spot so our streets are packed with cars! I worry about my kids playing outside with a constant flow of strangers coming in each week.	9/3/2016 2:02 PM
1118	should have restrictions by neighborhood for quantity, duration and if housing is owner occupied versus investor	9/3/2016 1:31 PM
1119	Question #8 is too general??	9/3/2016 1:28 PM
1120	I have used vacation rentals before and they provide a great way for a family to feel at home while abroad. On the flip side, living in a place with rentals on two sides of me, there is an occasional obnoxious renter who feels too much at home and could use a lesson in consideration, but this is something to be prepared for anywhere. The real issue with vacation rentals is landlords wishing to raise permanent renters rates because they know they could be making more money with vacation rentals. Prices go up for everybody and tenants are forced to find housing elsewhere, which could mean in another part of the state. Santa Cruz does not have rental control and I have had my rent raised every year for the past 7 years. It sucks.	9/3/2016 1:05 PM
1121	There needs to be more options for people to live in SC. The ADUs are going to vacation rentals. Where can people live who had been living in the ADUs that had originally been designed for home rentals? Could there be new regulations that would allow people who have empty backyards be able to divide their property and sell the back half so that residents can buy them and put tiny homes on them? The middle class in SC cannot afford to buy property here. Until then, I think ADUs should be reserved for residents only and not be allowed to be used as vacation rentals. That way homeowners can still make money from rent and people who live in SC and contribute to the quality of SC can still live here.	9/3/2016 12:54 PM
1122	We need to preserve the residential and community feel in our city's residential neighborhoods.	9/3/2016 11:53 AM
1123	they decrease security, community and quality of life in a single family neighborhood. we have a concentration of adus in my area so my area could become a total commercial "hotel" district with short term rentals. parking, noise, additional use of water for those unaware of water problems. the biggest issue is taking housing stock out of long term rental market and magnifying santa cruz's housing shortage. a bad idea all around. what is the purpose of zoning, planning of infrastructure, a sense of security and safety for residents?	9/2/2016 5:40 PM
1124	This is absolutely destroying my neighborhood.	9/2/2016 5:31 PM

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1125	I don't mind summer rentals IF the owner is living on the property, in zones that are near hotels already. I don't like owners evicting long term tenants to have high year-round turn over. I think there should be a limit to the number of allowed vacation rentals in neighborhoods and in the city of Santa Cruz, and it should be limited to 3 months out of the year. The rest of the year should be saved for residents of SC.	9/2/2016 3:55 PM
1126	I lived in shared housing for twenty years before I could purchase my own home. I would not have been able to stay in Santa Cruz if I had not lived in shared housing, even though I was working, often full time while going to college, and always full time after college. Short-term vacation rentals, sometimes entire units, sometimes single rooms within units, remove available rentals from the permanent housing stock. That is by far my greatest concern. Renting a room now costs well over double than when I was renting—and that is if you can *find* a room to rent. Also—I hope you do not think that only students rent single rooms in shared housing; that is very much not the case. For fourteen years, I managed a “single-family dwelling” that was shared housing (a four-bedroom house). It was a mix of students and working folks, more working folks than students. ADUs, another rental stock that historically has been used for low-to-moderate income long-term rentals, have now also become attractive as short-term vacation rentals, another blow to our permanent residents. Although I do not live near any short-term vacation rentals, I have friends who do. They have observed increases in noise and what I can only call a lack of connection with the neighborhood (see comment above re: “Loss of community connection). I do not know what legal challenges are inherent in this issue regarding property owners' rights to make financial gains from their property. I understand and am an advocate for individual rights. I do, however, believe there needs to be a balance between those individual rights and the greater good of the community. For instance, I recollect something about a limit on the number of alcohol permits issued for businesses downtown so as to not have too high a concentration of alcohol outlets in that limited area. With short-term vacation rentals, I wonder if perhaps it would be possible to require a permit for short-term rentals, initially issued on a lottery basis if there are currently more short-term vacations than permits available (or if that's too draconian or legally tricky, then grandfather in the existing ones and allow fewer new ones). Have an expiration date on the permits (5 years...10 years, perhaps...long enough to be worth a property owner's time and less hassle administratively). And not automatically renewable (again, if legally possible). And require regular inspections (annual, bi-annual?). Oh—and certainly check out what regulations other cities, especially cities of similar size and character as Santa Cruz, have successfully enacted. Personally, I believe this is a vital issue. If we cannot house our low-to-moderate income community members, how can Santa Cruz continue to maintain the diversity that contributes to the uniqueness that makes people want to live—and visit—here? Thank you for the opportunity to comment and for considering my views. I wish you well as you navigate through this important issue for our community.	9/2/2016 10:02 AM
1127	Vacation rentals need to be regulated now that we are in this era where the barriers of converting homes to rentals are lowered. Permits need to be required to restrict rentals to tourist districts. Nearby property owners and neighbors need the opportunity to comment and mitigate impact. All vacation rentals must be subject to TOT. Permits would control and measure the conversion of long-term rental units to vacation rentals. I am not in favor of the notion that ADU rentals be incentivized by 9 month rentals "to students" and 3 month "vacation rentals." Students live here year round. In my opinion, sites like AirBnB and VRBO are an unfair business practice, conducting business without complying with regulations and ordinances. Most of the AirBnB listings in Santa Cruz are not people renting out their spare room once in a while, you can tell that just by looking at the rentals in the site. All of these lovely backyard studios, cottages, and garages were once rentals and are now out of the long-term rental pool, while avoiding TOT, life safety regulations, and zoning restrictions. The introduction of tourists in our residential neighborhoods also commercializes our public/private space. I'm sure you are aware of the site "InsideAirBnB." I wrote the Santa Cruz Co summary on that site. If you would like the site owner Murray Cox to update the info for Santa Cruz, I can ask him. If the City regulated these sites, used sites like InsideAirBnB to audit compliance, and levied heavy fines (eg 10X the rental listing amount per day rented), the service could still continue, but would pay its share of externalized impact. The number of units returned to the long-term pool would increase.	9/2/2016 9:49 AM
1128	They need to be regulated for building/health/safety codes. Also, you need to differentiate between single rooms in a home being rented out (smaller negative impact) vs. entire homes (huge negative impact).	9/2/2016 9:38 AM
1129	I think only situations where the property owner is on site (like an accessory dwelling unit) should be able to short term rent. I don't think absentee landlords should be able to rent short term because there is no oversight. If the owner lives on the property, they are more inclined to keep things under control.	9/1/2016 8:38 PM
1130	I think that within neighborhood areas like the Circles, these should only be allowed when the property owner is on site. Otherwise you get people in their party/vacation mood and the usual quality of life in the neighborhood is lost. I'm sympathetic to property owners wanting to have some income, but I really don't think its good to let whole houses be rented within neighborhoods where we're all really close to one another. Its incompatible. At a minimum we should tax them heavily if we keep allowing it, and use the money for neighborhood improvements.	9/1/2016 8:15 PM
1131	I think they should be allowed and taxed as revenue for the city and a way to make mortgages more feasible for homeowners.	9/1/2016 7:59 PM
1132	I believe a limited number of short term rentals should be allowed and only if the land-owner abides by city regulations. There seems to be less issues if the land-owner lives on the property. They must pay taxes, abide by noise, parking and other code ordinances. The city must be able to enforce.	9/1/2016 1:16 PM

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1133	For me this is a non issue. Whether my neighbor allows friends to use their home or they charge visitors makes no difference to me. Frankly there are not enough nice hotels in Santa Cruz and private residences is way better than the many blighted motels i see in santa cruz. the current high cost of housing is due to the booming silicon valley economy and UC santa cruz. It will only be a matter of time till the bubble pops and rents stabilize as unemployment rises.	9/1/2016 12:40 PM
1134	Too many to innumerate! I will send my comments to Scott Harriman under separate cover.	9/1/2016 12:31 PM
1135	SC has always been a touristy place with vacation rentals. If people that rent them are good, there is usually no problems. There should be some rules to make it fair to hotel industry and neighbors.	9/1/2016 11:01 AM
1136	Too many of them in one neighborhood kills the neighborhood for what it should be - a community of residents (including families, kids) who pay into the service costs for, and share a common allegiance to, clean water, paved streets, hospitals, fire, etc.	9/1/2016 9:42 AM
1137	The City needs to support and allow ALL uses of ADUs so people will be encouraged to build them. Limiting property rights and modifying the use after investments have been made is a cruel way to try to make up for bad policy relative to housing for decades by loading the burden up on the backs of people who have lived, worked and paid taxes in this town and are just trying to hang on to their homes. ADU STRs are the best; on site owners who maintain their properties actually enhance the neighborhood and protect their neighbors quiet enjoyment of living next door.	9/1/2016 12:27 AM