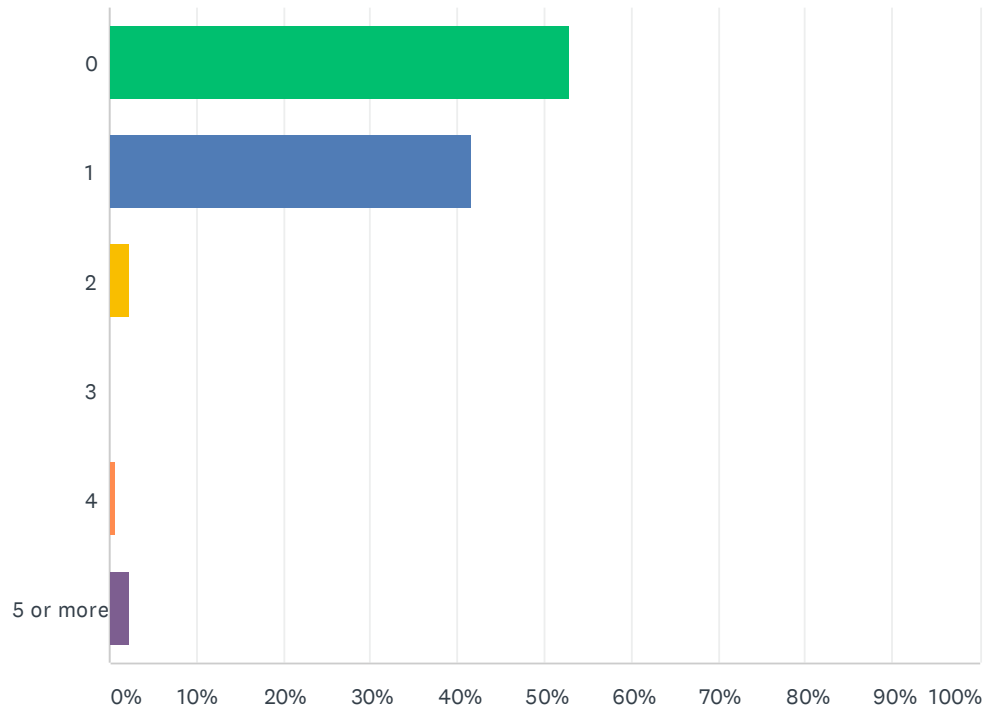


Q1 How many vacation rentals do you own on the lower Russian River?

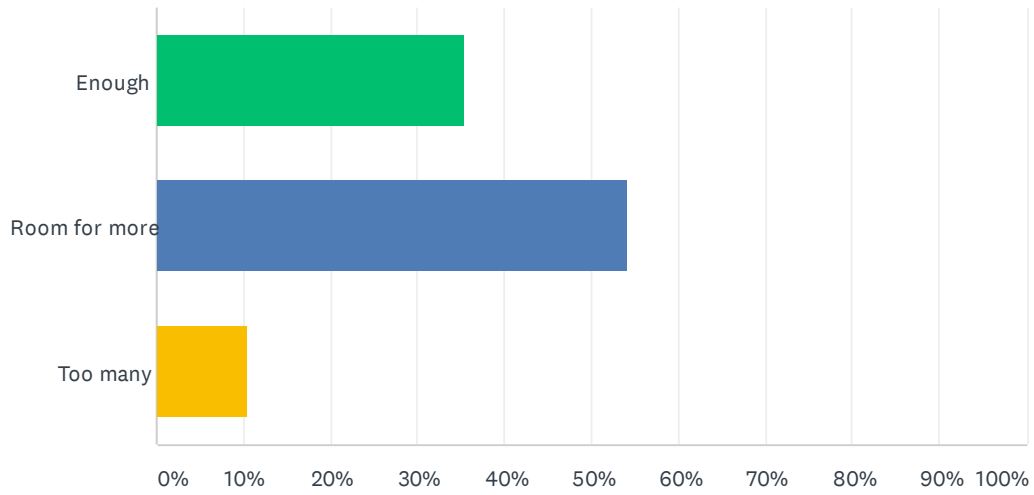
Answered: 168 Skipped: 0



ANSWER CHOICES	RESPONSES
0	52.98% 89
1	41.67% 70
2	2.38% 4
3	0.00% 0
4	0.60% 1
5 or more	2.38% 4
TOTAL	168

Q2 There is/are _____ vacation homes in the lower Russian River

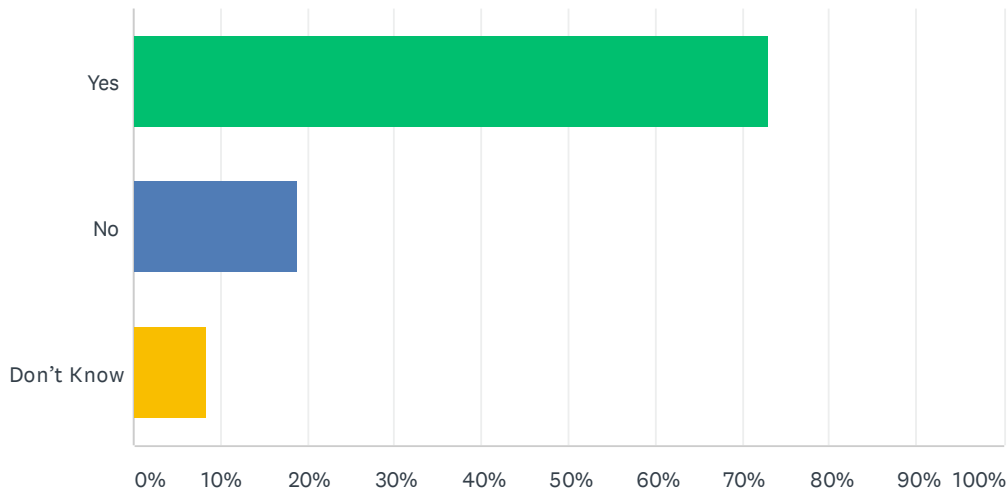
Answered: 48 Skipped: 120



ANSWER CHOICES	RESPONSES
Enough	35.42% 17
Room for more	54.17% 26
Too many	10.42% 5
TOTAL	48

Q3 Do you have any other vacation rentals in your immediate neighborhood?

Answered: 48 Skipped: 120



ANSWER CHOICES	RESPONSES
Yes	72.92% 35
No	18.75% 9
Don't Know	8.33% 4
TOTAL	48

Q4 How much Transit Occupancy tax did you pay to in 2019?

Answered: 41 Skipped: 127

#	RESPONSES	DATE
1	Don't know	8/7/2020 3:14 PM
2	> 3000	8/7/2020 3:11 PM
3	Not sure, my management company handles it.	8/7/2020 1:59 PM
4	\$2450	8/7/2020 1:09 PM
5	I don't know	8/7/2020 12:47 PM
6	\$5,000	8/7/2020 12:42 PM
7	0 - used as a long term short term rental	8/7/2020 12:34 PM
8	unsure	8/7/2020 12:24 PM
9	100	8/7/2020 12:16 PM
10	unknown	8/7/2020 12:02 PM
11	Not sure	8/7/2020 11:52 AM
12	0	8/6/2020 5:47 PM
13	1200	8/6/2020 11:19 AM
14	60,000	8/5/2020 8:08 PM
15	would not disclose	8/5/2020 7:08 PM
16	\$11,000	8/4/2020 10:59 AM
17	12,500.00	8/3/2020 9:20 PM
18	7800	8/3/2020 6:00 PM
19	5,800	8/3/2020 2:53 PM
20	2400	8/3/2020 6:54 AM
21	\$3200	8/2/2020 6:00 PM
22	Not sure because it's paid automatically through Airbnb.	8/2/2020 7:16 AM
23	A lot	8/1/2020 11:41 PM
24	9200	8/1/2020 11:32 PM
25	Thru management company	8/1/2020 8:53 PM
26	4400	8/1/2020 8:49 PM
27	Don't know. Rental Agency paid it.	8/1/2020 11:38 AM
28	Don't recall	8/1/2020 9:04 AM
29	7,505.00	8/1/2020 12:21 AM
30	Close to \$1600	7/31/2020 11:16 PM
31	200	7/31/2020 9:14 PM
32	?	7/31/2020 3:06 PM
33	7899	7/31/2020 9:54 AM
34	7,897.5	7/31/2020 9:52 AM
35	7937.00	7/31/2020 9:46 AM
36	7,897.50	7/31/2020 9:43 AM
37	0	7/31/2020 9:16 AM

Vacation Rental Owner

SurveyMonkey

38	\$13K	7/31/2020 4:18 AM
39	Not sure	7/30/2020 9:20 PM
40	1600.00	7/30/2020 8:02 PM
41	1450	7/30/2020 5:07 PM

Q5 How many days in 2019 was your home rented?

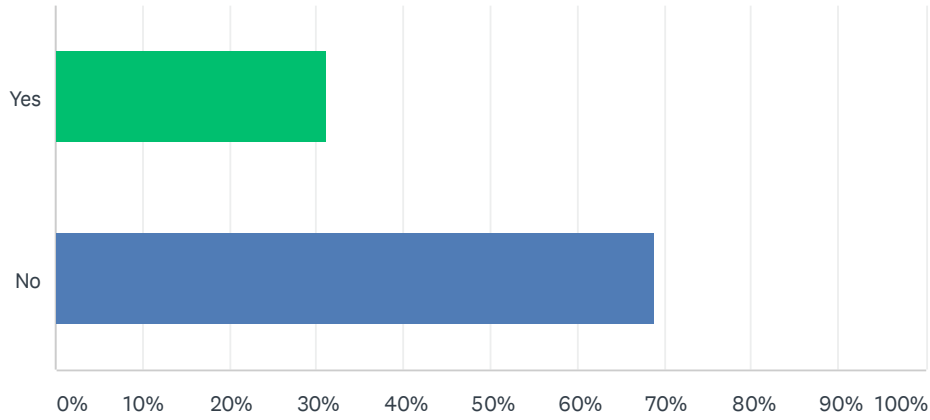
Answered: 43 Skipped: 125

#	RESPONSES	DATE
1	Approximately 90	8/7/2020 3:14 PM
2	76	8/7/2020 3:14 PM
3	100	8/7/2020 3:11 PM
4	35	8/7/2020 3:00 PM
5	150 +/-	8/7/2020 1:59 PM
6	35	8/7/2020 1:09 PM
7	78	8/7/2020 12:47 PM
8	100	8/7/2020 12:42 PM
9	365	8/7/2020 12:34 PM
10	100	8/7/2020 12:24 PM
11	99	8/7/2020 12:16 PM
12	approximately 125	8/7/2020 12:02 PM
13	100	8/7/2020 11:52 AM
14	0	8/6/2020 5:47 PM
15	90	8/6/2020 11:19 AM
16	68%	8/5/2020 8:08 PM
17	45	8/5/2020 7:08 PM
18	180	8/4/2020 10:59 AM
19	208	8/3/2020 6:34 PM
20	200	8/3/2020 6:00 PM
21	442	8/3/2020 2:53 PM
22	112	8/3/2020 6:54 AM
23	252	8/2/2020 6:00 PM
24	It was a new purchase and didn't start being rented until half way through the year, so I would guess around 100 days.	8/2/2020 7:16 AM
25	50%	8/1/2020 11:41 PM
26	240	8/1/2020 11:32 PM
27	45	8/1/2020 8:53 PM
28	68	8/1/2020 8:49 PM
29	118 days	8/1/2020 11:38 AM
30	about 6 weeks total	8/1/2020 9:04 AM
31	145	8/1/2020 12:21 AM
32	About 65-76	7/31/2020 11:16 PM
33	35	7/31/2020 9:14 PM
34	4minths	7/31/2020 3:06 PM
35	75%	7/31/2020 9:54 AM
36	180	7/31/2020 9:52 AM
37	103	7/31/2020 9:46 AM

38	I don't know	7/31/2020 9:43 AM
39	0	7/31/2020 9:16 AM
40	162 nights, 187 nights	7/31/2020 4:18 AM
41	40	7/30/2020 9:20 PM
42	137	7/30/2020 8:02 PM
43	100	7/30/2020 5:07 PM

Q6 Was your home a VR before you purchased it?

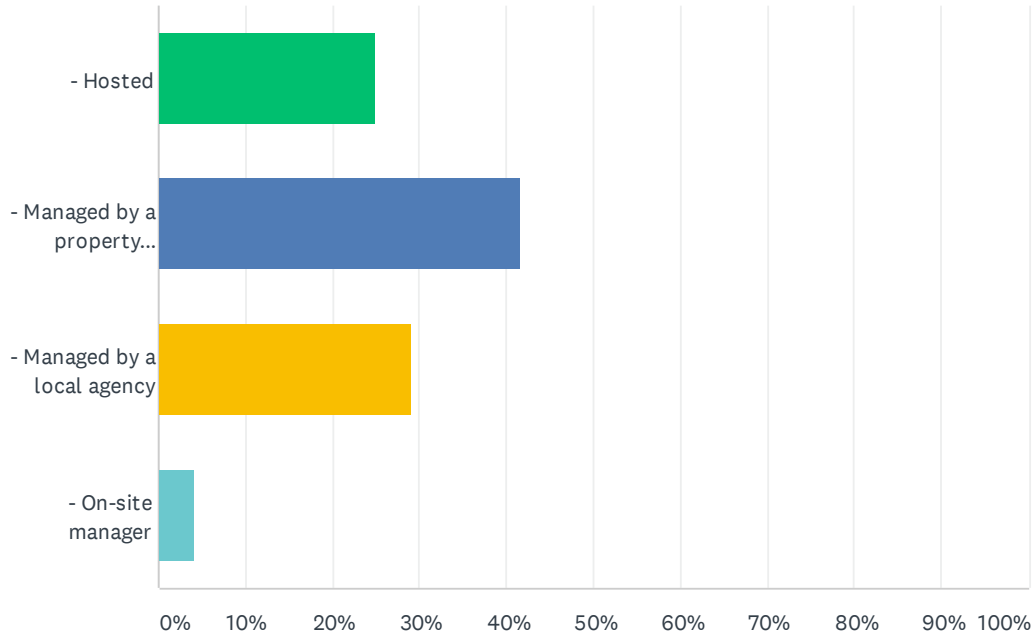
Answered: 48 Skipped: 120



ANSWER CHOICES	RESPONSES	
Yes	31.25%	15
No	68.75%	33
TOTAL		48

Q7 Is your home:

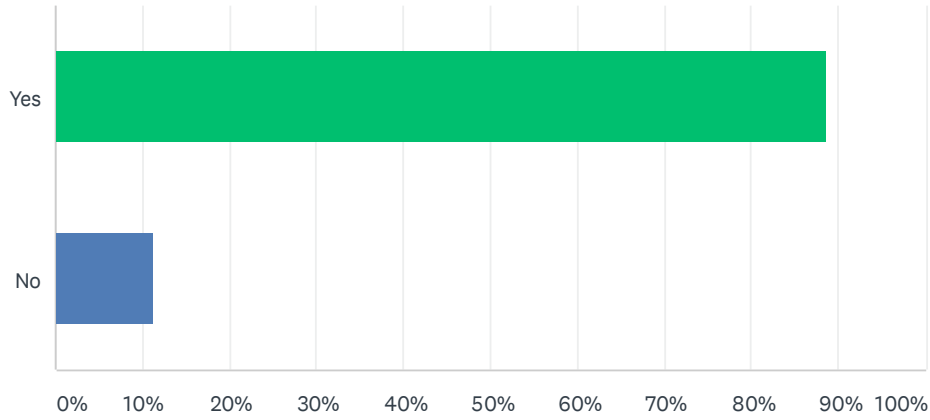
Answered: 48 Skipped: 120



ANSWER CHOICES	RESPONSES	
- Hosted	25.00%	12
- Managed by a property manager	41.67%	20
- Managed by a local agency	29.17%	14
- On-site manager	4.17%	2
TOTAL		48

Q8 Does it help to have someone living on-site or a manager close by?

Answered: 44 Skipped: 124



ANSWER CHOICES	RESPONSES	
Yes	88.64%	39
No	11.36%	5
TOTAL		44

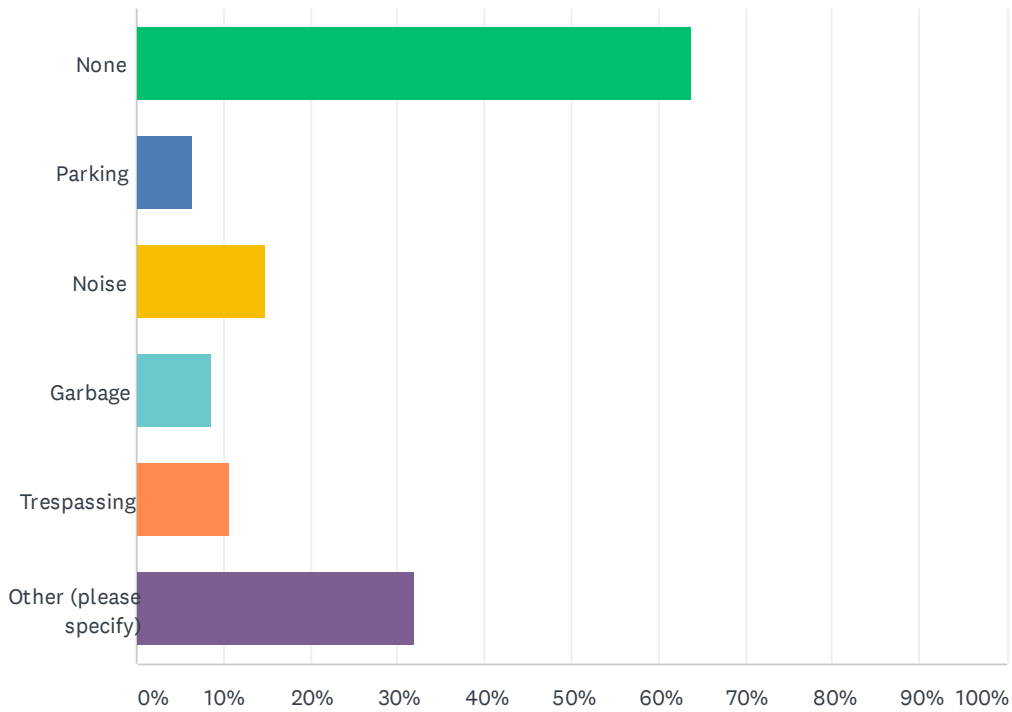
#	OTHER (PLEASE SPECIFY)	DATE
1	We use a local property management company to help us manage it, and we want to support local business.	8/7/2020 3:11 PM
2	My management company is helpful in making sure renters comply with rules and keep mindful of neighbors	8/7/2020 1:59 PM
3	I live in San Francisco. Therefore, it would be time consuming and inefficient to manage the property myself.	8/7/2020 12:47 PM
4	This is a biased question against rentals	8/7/2020 12:34 PM
5	We love our agency. It brings us great peace of mind.	8/7/2020 12:24 PM
6	The managers are very expensive and take a huge portion of profit. The service they all provide is pretty mediocre and they know we are stuck using them so there's no need to be better. I pay them 25% of profit to just book the pats and hold permit, I don't everything else myself.	8/7/2020 11:52 AM
7	We manage about 20 rentals in the Russian River area. Not sure if this survey pertains to us. We respond within 10 minutes of any calls. Since 2012 our company has had maybe 10 calls from neighbors. 6 of those from the same house and neighbors that do not want a vacation home on their d=street Their words, not mine. We drive by our houses around 9pm listen for noise and look for parties. We have been doing this for 25 years starting in Dillon Beach keeping Cal and Stanford at bay. ALL Vacation Homes should be locally managed. There are a few companies to choose from All Rentals companies should do Drive by's like we do to check for problems before they start All companies should respond within 15 min max to a call.	8/5/2020 8:08 PM
8	Single family home. Either we are there, or we rent it out. No one on site when visitors are there, but they have our phone number	8/5/2020 7:08 PM
9	A county regulated property manager	8/4/2020 10:59 AM
10	Living on site is best so they can keep an eye and ear on things, and be available if guests need anything. We live on site and our guests and Neighbors appreciate that.	8/3/2020 6:34 PM
11	All vacation rentals should have a bonfire manager nearby.	8/3/2020 6:00 PM
12	Firm believer that locals should be helping to manage the homes. I also think that the 30 mile radius is too large for local management per vacation rental permits. 15-20 miles should be the radius and it would create more jobs with the rentals being managed better. Too many out of town owners trying to operate their own as well as large agency like evolve or vacasa who are not local.	8/1/2020 11:32 PM
13	This is a vague question with an unclear goal. We use a manager in town, and they check on the house for us when there are storms even when it is not rented. This is helpful to us as we are too far away. If we lived locally we would do that ourselves.	8/1/2020 8:53 PM
14	I do not think it helps. If only hosted rentals were allowed more community would be maintained	7/31/2020 9:14 PM
15	We own the VR and we manage the VR and we live one block away. Your previous question did not include a choice for management by owner.	7/31/2020 9:46 AM
16	We self manage and live 20 minutes away. What "helps" the most is if you are asking about nuisance control is to have a) responsible homeowners who care about their properties and neighbors b) a strict rental contract that scares potential "problem guests" away, c) off street parking, d) minimum stays such as 7 nights during the summer and 4-5 nights over holidays and 3 nights off season to reduce turnover, d) a cap on the number of adults that is 2 per bedroom and not allowing daytime guests from other homes no exceptions, e) security cameras at entrances to keep guests honest about number of guests on property (and keep thieves off property due to drug problem in area). Our guests tend to be older in general -older professional couples with children, extended families getting together, and groups of friends doing the "girls weekend wine tasting" thing. Our street is a mix of 1/3 vacation rentals, 1/3 second homes, 1/3 full timers. Of the full timers 1/2 are rentals and 1/2 are owner occupied. Our riverfront home is next to a second home and vacation rental with long time homeowners one house over who look after what's going on and will text us if they see anything suspicious. Our cabin is next to full time neighbors - long time owners on one side and renters on the other	7/31/2020 4:18 AM

side and back. In the 6 years of renting our cabin and 10 years with our river house we have never had noise issues. Our neighbors appreciate that we keep our properties well maintained and seem to prefer our transient guests over slumlords in the neighborhood that do not maintain their properties and rent to drug dealers. This is the reality in our flood prone neighborhood along the river.

17	It's helpful to have a manager nearby, but not necessary since we're in the area.	7/30/2020 5:07 PM
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Q9 What issues/problems have you experienced with your Vacation rentals?

Answered: 47 Skipped: 121

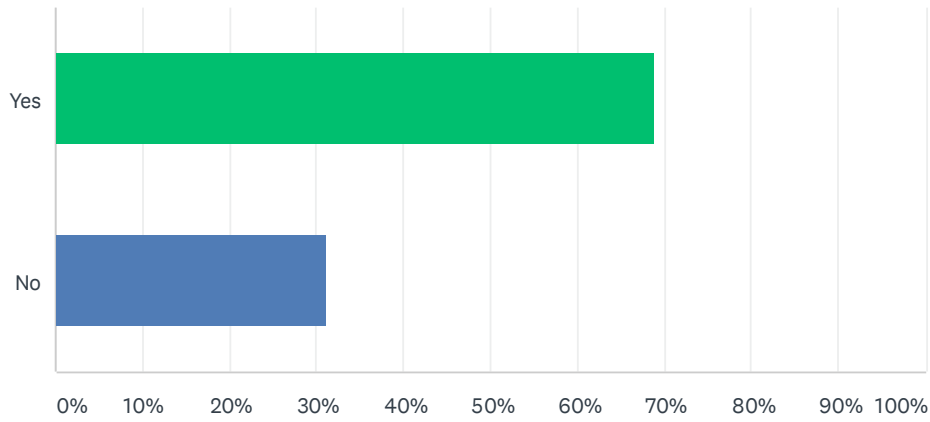


ANSWER CHOICES	RESPONSES	
None	63.83%	30
Parking	6.38%	3
Noise	14.89%	7
Garbage	8.51%	4
Trespassing	10.64%	5
Other (please specify)	31.91%	15
Total Respondents: 47		

#	OTHER (PLEASE SPECIFY)	DATE
1	Once used as a marijuana trimming site. Parties/too many people at once. Small number of "guests" complete slob/left the house in total chaos. Dog poop left everywhere. Not reading instruction book/rules and procedures not followed.	8/7/2020 1:51 PM
2	Neighbors who harass guests and are further emboldened by the county's attitude that they are somehow entitled to determine or influence by force what I am allowed by law to do with my property.	8/7/2020 12:42 PM
3	none I'm aware of	8/7/2020 12:02 PM
4	We have had very few complaints over 8 years we have been at the River. But we Drive by homes. The biggest problem we have now are 3 homeowners that are calling us and fabricating what is actually happening at houses. The Homeowner is considering a Civil Suit for them harassing guests. Do you have a way of helping us with this situation???	8/5/2020 8:08 PM
5	Only once, when we had a rental agency. Since we screen our guests, no issues.	8/5/2020 7:08 PM
6	Drunks and drug addicts coming onto the property late at night from the river/riverbank, stealing and breaking things.	8/3/2020 9:20 PM
7	In 7 years we have only had 2 Sets of guests which we've had to ask to respect quiet time. Never a Neighbor Complaint.	8/3/2020 6:34 PM
8	A couple of broken items but guests replaced immediately.	8/1/2020 11:41 PM
9	Not too many issues because we live locally in the river area and manage our own home with additional local hired help. Occasionally noise (maybe 2-3 times a year) complaint from direct neighbor but we respond immediately	8/1/2020 11:32 PM
10	In our neighborhood the regular rentals are better maintained, and there are some that aren't rented that are neglected 2nd homes with deffered maintenance, and there are other homes of full time residents that accumulate a lot of stuff in front of their properties, have barking dogs, domestic disturbances, and always smell like pot. In a neighborhood, I think you always have to be tolerant of other people. You never get to choose your neighbors, and there are clear noise ordinances that everyone must obey regardless of the status of their home.	8/1/2020 8:53 PM
11	Interior/furniture damage, but nothing that would bother our neighbors.	8/1/2020 9:04 AM
12	Garbage service was inadequate. We use a private contract hauler	7/31/2020 9:52 AM
13	Most of our renters follow the rules. If they don't then we march down to the property and ask them to follow the rules. Sometimes, they leave more garbage than will fit in the normal containers. Then we pack it up and take it to the Transfer Station.	7/31/2020 9:46 AM
14	Off street parking is key and our rentals and most vacation rentals on our street have plenty. We use a private garbage service by local family so garbage is kept secure and off the street, previously we occasionally had the VR guests next door dump their garbage in our cans creating issues for our guests. All VRs should be required to have adequately sized cans, require recycling and furnish their VRs with containers to make it easy to separate. We have had 5 incidents with trespassing over ten years that we are aware of - a drug addict from nearby encampment and her friend got into our laundry room off our deck and stole things, a guest had their stroller stolen out of their car, we caught a young man on camera at 3AM trying to get into another guests locked car doors, we had our kayaks stolen when accidentally left unlocked from our back yard, and a couple of young transient kids squatted under our back deck one evening and had to kick them out when we showed up to tend to our yard - our properties are occupied throughout the year and since adding cameras it makes trespassers/thieves think twice.	7/31/2020 4:18 AM
15	Complaining neighbors about non-existent problems. Guest are all great.	7/30/2020 8:02 PM

Q10 Is the County's enforcement of the current regulation adequate?

Answered: 48 Skipped: 120

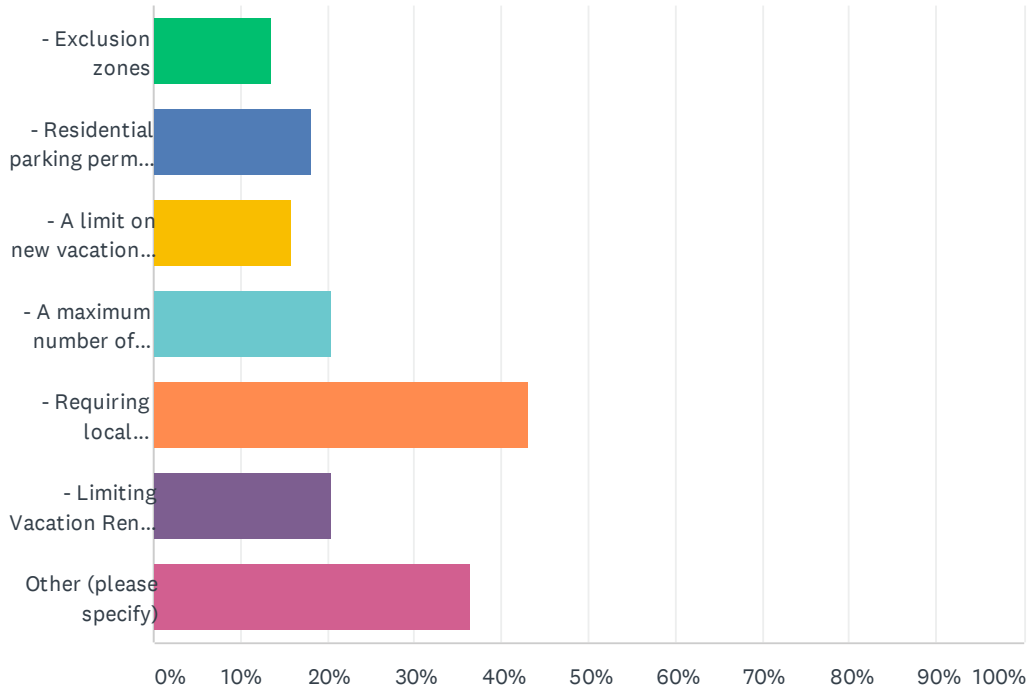


ANSWER CHOICES	RESPONSES
Yes	68.75% 33
No	31.25% 15
TOTAL	48

#	COMMENT	DATE
1	With no local police and clarity on rules and the gusts being fined on the spot things won't change. My neighbors have my contact information and I've never gotten a complaint	8/7/2020 1:59 PM
2	There are rules, but when not followed, there are no consequences for the rule breakers	8/7/2020 1:51 PM
3	People who operate illegally without permits should be barred from renting their property short term.	8/7/2020 12:42 PM
4	It took over a year of complaints about a vacation rental that was violating county regulations before any action was taken.	8/7/2020 12:16 PM
5	Monitor and enforce existing regulations ...	8/7/2020 12:00 PM
6	We regulate ourselves. ALL Vacation Rentals should be managed by a LOCAL company so that company holds the onus for guests behaviors!	8/5/2020 8:08 PM
7	The County is totally useless	8/3/2020 9:20 PM
8	We have adequate parking but they do not check some areas and have allowed homes with limited parking to become vacation rentals. There is a house at the top of Melody Lane with 6 bedrooms and 1 parking space-a nightmare for the neighbors.	8/3/2020 6:00 PM
9	Too many absentee owners who don't take care of the neighbor issues has left a negative feeling about all vacation rentals with many residents.	8/3/2020 2:53 PM
10	I believe there are a lot of homeowners with rentals who don't live close enough trying to operate and are not able to respond fast enough to problems. Local vacation rentals need to be ran and operated by very local folks. No only for local jobs but because locals are vested in the community. If a local is managing multiple homes, they tend to do a pretty good job so that they will be referred to other homes or neighbors. I think it's a win/win	8/1/2020 11:32 PM
11	Parking and noise I hear are issues; mine is small so doesn't attract these probs	7/31/2020 11:16 PM
12	The county is under resourced to enforce	7/31/2020 9:14 PM
13	Hard to say if its adequate because we've never needed it.	7/31/2020 9:46 AM
14	I have never had any problems so have not had to deal with enforcement	7/31/2020 9:43 AM
15	The county collects millions in TOT tax that is partially used to staff the vacation rental desk at the permit department, in addition to charging an annual \$240 fee to VR properties that is supposed to be used to screen listing websites etc. for unpermitted rentals, violations, etc. There needs to be an audit and they need to be held responsible for not doing their job! The lack of enforcement of a handful of "bad players" including a local owner/property manager who violates rules makes everyone the target. This is pure greed on the county bureaucrats part and unfair to neighbors and responsible VR owners.	7/31/2020 4:18 AM
16	I do not fully understand this question. What do you mean by current regulation? If this means attention to hosts breaking the rules about getting a license and keeping neighborhoods quiet, then no. Most of the quiet issues are non-hosted rentals. The hosted rentals, from what I hear, are quiet. Lack of licensing is both hosted and non-hosted from what I know. If you mean catching hosts who have rented during the restriction due to COVID, also no.	7/30/2020 8:02 PM

Q11 What new regulations or programs would help create balance between neighborhoods and vacation rentals

Answered: 44 Skipped: 124



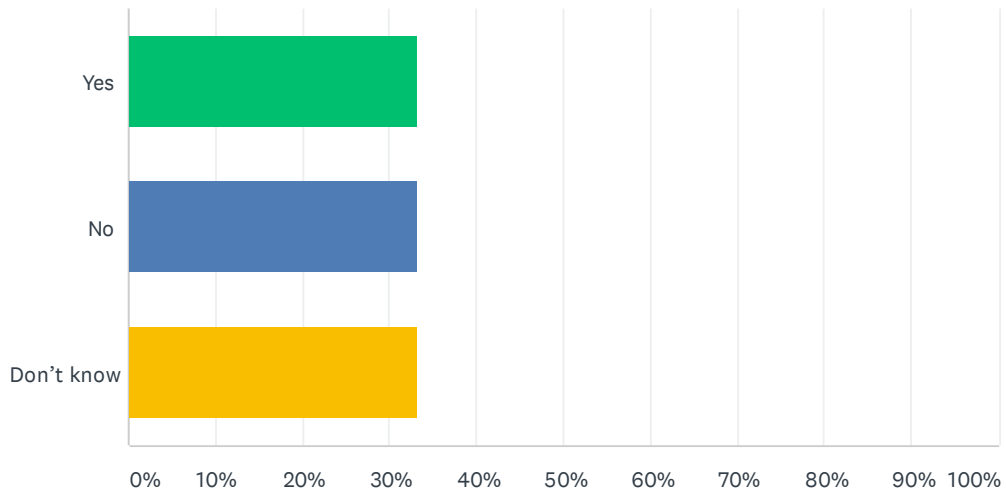
ANSWER CHOICES	RESPONSES	
- Exclusion zones	13.64%	6
- Residential parking permit program	18.18%	8
- A limit on new vacation rental licenses	15.91%	7
- A maximum number of vacation rentals allowed per neighborhood	20.45%	9
- Requiring local management of all rentals	43.18%	19
- Limiting Vacation Rental ownership to one	20.45%	9
Other (please specify)	36.36%	16
Total Respondents: 44		

#	OTHER (PLEASE SPECIFY)	DATE
1	In addition, companies sharing lists of past groups that have caused issues as to not rent to them in the future. Guerneville and the surrounding area has always been s vacation destination. Do yo move there and expect it to be otherwise is unrealistic.	8/7/2020 1:59 PM
2	The County should provide and encourage appropriate low income housing instead of blaming vacation rentals.	8/7/2020 12:42 PM
3	In my opinion this is a POOR time to be looking at limiting rentals. The Russian River desperately needs external support for its small businesses. Other wise we will revert to being a huge Tweeker based community and homeless sheltor. Its too bad to be doing this type of biased survey at this time. If you include eliminating the homeless, eliminating drug users as tenants and etc that would be better. Vacation rentals becomes the only option for folks as landlords given COVID rules and just cause only evictions.	8/7/2020 12:34 PM
4	Enforce existing regulations ...	8/7/2020 12:00 PM
5	Opening up the owners being able to manage their own properties would be great and likely also result in better management.	8/7/2020 11:52 AM
6	Exclusion zones don't work, and there should not be a limit on the number of vacation rentals by neighborhood. Tourism fuels the local economy and there aren't enough hotel rooms to accommodate visitors.	8/6/2020 11:19 AM
7	Drive-Bys of homes Max cars and People day and night All Vacation Homes managed by a Local Company.	8/5/2020 8:08 PM
8	Get rid of illegal vacation rentals by requiring all ads to have permit number on them. Do a,physical check on application homes to ensure adequate parking. Exclusion zones in local resident neighborhoods.	8/3/2020 6:00 PM
9	If people obey the rules, they should be allowed to have as many licensed properties as they choose and either self manage or hire management. If defining appropriate parking more helps define the rules of appropriate behavior to not infringe on others property I think that is appropriate.	8/1/2020 8:53 PM
10	All rentals must be hosted - why is this not a top item to select	7/31/2020 9:14 PM
11	VRs are essential to the Russian River Resort Area Economy. Guerneville can barely keep businesses open. Further limits will make downtown economically unviable.	7/31/2020 9:54 AM
12	None required	7/31/2020 9:52 AM
13	Too many VRs on one block makes it hard to have a neighborhood feel during the winter.	7/31/2020 9:46 AM
14	When creating regulations there are always unintended consequences. Banning or capping vacation rentals will not stop gentrification, it may possibly even accelerate it if you consider rentals a nuisance that bring down a neighborhood's desirability. If we are truly concerned about the housing shortage we should be "banning" second homes that sit unoccupied most of the year and look at occupancy rates with a goal of maximizing them (instead of capping the number of days per year and leaving more homes underutilized)- but there is no discussion on the table of this happening. It seems this endeavor is mainly to appease folks that don't want vacation rentals in "their" neighborhood because of nuisance issues. If the county would enforce rules and hold nuisance property owners/managers accountable that would go a long way in resolving complaints. Mark Essick's refusal to enforce the health order has further eroded trust in local leadership. When you create rules but do not enforce them, the rule breakers catch on and it encourages others to follow suit. I think there is room for discussion on exclusion zones and caps but there needs to be grandfather clause for VRs in good standing. Eventually gentrification due to housing supply constraints and population growth will price middle class families out of owning second homes at all, a luxury afforded only to the rich or those who inherited family cabins purchased in a bygone era.	7/31/2020 4:18 AM
15	None. It's a vacation town and always has been. It's not an actual problem and one of the only things bringing revenue to the area. Residents like to complain about vacation rental issues when half the time they have no idea if the noise is from owners.	7/30/2020 9:20 PM
16	I don't believe the County should reduce the total number of current Vacation Rentals or limit them by neighborhood. I don't think Exclusion zones necessarily work as they are difficult to	7/30/2020 5:07 PM

implement. There is already a requirement to have a local property manager.

Q12 Would you like an online reporting tool, similar to SoCo Report It, for reporting infractions?

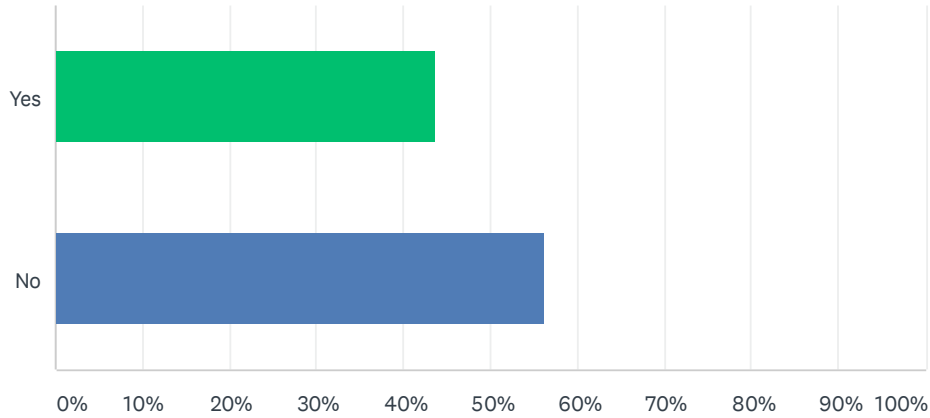
Answered: 48 Skipped: 120



ANSWER CHOICES	RESPONSES
Yes	33.33% 16
No	33.33% 16
Don't know	33.33% 16
TOTAL	48

Q13 Did the County contact you directly for inform you of the COVID19 Shelter In Place order and other measures that have been applied to Vacation Rentals during the pandemic

Answered: 48 Skipped: 120



ANSWER CHOICES	RESPONSES	
Yes	43.75%	21
No	56.25%	27
TOTAL		48