

January 5, 2026

Chair Glenn Church  
Monterey County Board of Supervisors  
PO Box 1728  
Salinas, CA 93902

RE: Agenda Item #15: Coastal Vacation Rental Ordinance Workshop

Dear Chair and Board of Supervisors Members:

LandWatch advocates sustainability, equity and smart growth, including adequate housing for local working families. For this reason, we have been involved for over 10 years in advocating a vacation rental policy that benefits local community members—those who work in Monterey County but cannot afford to live here or those who live here and support themselves through occasional vacation rentals. LandWatch opposes full-time vacation rentals that make housing units unavailable to local residents and workers.

Thus, LandWatch supported the current ordinances despite, not because of, their provisions permitting new commercial vacation rentals. Even with a cap and some area restrictions, commercial vacation rentals take housing away from local residents and workers. If the County revises the ordinances, it should simply eliminate new commercial vacation rentals. Many California jurisdictions have already done this.

Like most of California, Monterey County suffers from a serious shortage of affordable housing for the local working community. Because of its high desirability as a tourist destination, it is essential that Monterey County have strong vacation rentals regulations in place and prioritize workforce housing. Rather than caving to litigants and scrapping decades of effort, the County's response needs to demonstrate an unwavering commitment to the local community it is tasked with serving.

Thank you for your consideration.

Regards,



Michael DeLapa  
Executive Director