

Short Term Rental Ad-Hoc Committee - Meeting Notes – 1.30.20

Attendees: Staff – Lydia Kaye, Allie Camp, Lindsay Selser, Rachelle Nicholas

Committee –

1. JoJo Jensen
2. Andy Vobora
3. Mike Grudzien
4. Tiffany VanderZanden
5. Alma Fumiko Hesis
6. Ellie Johnson
7. Shayla Duke
8. Bill Aspergren
9. Joseph Huynh
10. Betsy Shultz
11. Jennie Sherlock
12. Eve Montanaro
13. Pete Frost
14. Jon Barofsky
15. Rebecca Blankenship

Notes:

Overview and Timeline Comments:

It feels really fast.

Concerns about the process, when are there times for feedback once it goes back to council?

Concerns about the integrity of data, make sure that the data is valid.

Proposal = for decision making

1. Thumbs up/thumbs down/side ways - majority to move forward
 - a. Recording the numbers/dissention (minority report)
 - b. At the end we'll capture the outliers at the end

Folks want all the data and info we can share:

- Home ownership rates
- How many STRs that we are aware of
- How does this relate to ADUs/HB2001
- Data/what are other communities doing

LIST/SUMMARY of Committee Concerns or Comments (full notes below):

- Level Playing Field - Similar to TNC Discussion
 - ADA
 - Safety
- Not enough hotel rooms in our community so STRs play valuable role
- Good for people who are relocating, or need temporary (2-3 months) lodging
- Housing is a big issue in our community
- Must enforce the regulations we currently have
- Eliminate "bad actors"
- "Big chunk of the economy" Folks who own/operate STRs hire staff to clean/manage/prep units.
- Supports LTR at an "affordable rate" because he has an STR.
- People are unhoused, people need housing, and need affordable housing = we need more housing stock. Even if increase if only .76% of housing stock, we need that for people that for LTR housing.
- Worried about lack of housing.
- Impacts on neighborhoods.
- Wants good regulations.

- Some use their STRs to subsidize their own living situation (home, apartment etc.) or to pay their bills, have passive income, put kids through college, retire.
- Some live booking to booking
- AirBnb has a procedure for dealing with problem hosts
- Hosts on the committee have happy and supportive neighbors
- Fixing the ACA may help fix homelessness
- Owner Occupied doesn't seem to be an issue
- Concerns with whole house rentals, taking inventory out of the house stock
- Concern that whole house rentals/STRs are not a specified use in residential areas.
- Actual Bed and Breakfasts need a special permit.
- Parking is a problem in the University neighborhood.
- Few avenues of recourse if there is an issue, police and they are busy, code compliance but its not immediate.
- Concerns about good governance and passing new regs without good data.
- Concerns about over reactions.
- Concerns that over regulation will not solve the intractable issues of housing or homelessness.
- Realtors very split on this issue - private property and livability.
- Air DNA website says that less than 2% of our housing stock is rented out as STRs.
- Must know and understand the actual numbers and the impacts that any regulation would have.
- Shared concerns about there being affordable housing in eugene but important to distinguish between available rental housing and affordable rental housing.
- Hard to earn a living wage in Eugene and many rely on using STRs to live.
- There is a big demand for STRs both night by night and for 1-2 months. How would we fill that without STRs.
- Doesn't want more big corporate hotels, prefers to keep our town small.
- STRs fill a good hole for temporary housing.
- Wants a fair and balanced ordinance about the issues we are dealing with: quality of life, livability.
- What happens if we eliminate STRs, all the predominantly middle class people will be negatively impacted.
- Must take benefits into account as well.
- STRs are heavily concentrated in the central core of the town - that is where the majority of our public investments are.
- Looking at emerging technologies, like UBER.
- Must recognize and deal with these new technologies - not stick our heads in the sand.
- We must get the data, with TRT in hotels, we know EXACTLY what we are getting, must get that with STRs.
- Support for owner occupied STRs.
- Lives next to a bad actor/non-owner occupied STR.
- Safety is a huge concern.
- Owners must be held accountable and not just to the platform.
- Data is important but so is quality of life.
- Everyone should register with the City and pay a reasonable fee.

List of Questions/Data Requests:

- What regulations and codes do we currently have and can we use that to control the situation?
- Fact checking and/or finding data on occupancy rates in Eugene. % of people that rent.
- What percent of STRs are non-owner occupied? (33% was thrown out)
- What would the percent increase in housing stock be if we banned non-owner occupied STRs?
- Are owner occupied are exempt from Fair Housing Act and ADA?
- Do STRs have to comply with the Rental Housing Code program?
- Hospitality regulated by interstate commerce - does that apply?
- 91.255 ORS allows for local rent control, can't we just apply that if people are charging too much and thus making housing unaffordable in our community?
- Are non-owner occupied, whole house rentals even allowed under our city code?
- What percent of nuisance complaints are for owner-occupied homes (Springfield has this data).
 - EPD has given Bill a report on nuisance calls.
- How many houses are non-owner occupied rentals?
- Where are our Transient Room Taxes (TRT) going?
 - Can they be used to help fund affordable housing?
- Share the renter protections committee survey.
- How many single family homes in eugene are rentals?