

**From:** [Kathy Ging](#)  
**To:** [\\*Eugene Mayor, City Council, and City Manager](#)  
**Subject:** \$ making from short term rentals-Airbnb report-227k year net, owns none of them  
**Date:** Thursday, January 16, 2020 9:53:35 PM

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[EXTERNAL ]

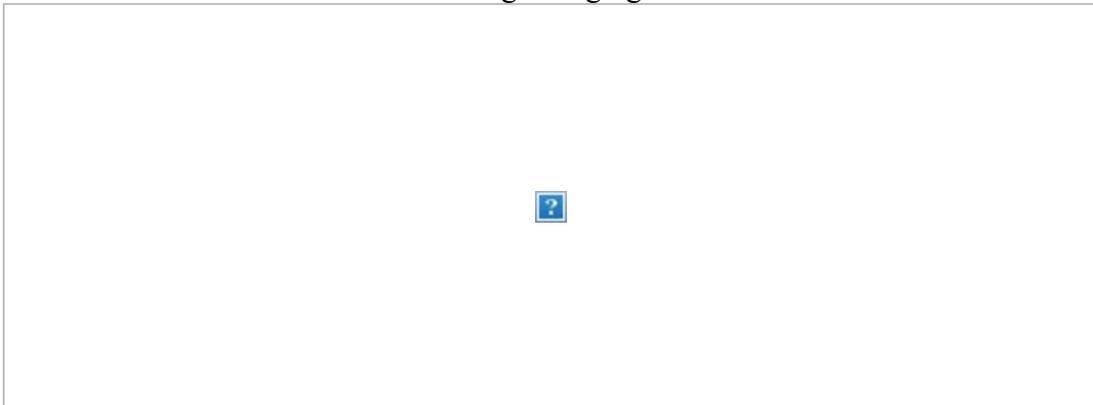
<Money making from short term rentals-Airbnb report. Notice how buying several units, a renter increased financial independence but at what cost to neighborhoods if everyone does this? Disinformation that 600+ STRs EU-SP are not affecting house stock, removing it from mo-to-mo/ term rentals.

**Could someone challenge STRs as conducting commercial activity in residential zone?!**

I wondered that after reading this article.

On separate topic: adding SDUs could increase house prices, acceptable for those who can bear high prices. Often, lenders require rental history of one having been a property owner before making a loan for 2 residences.

Might leave 1st time buyers renters unless thoughtful planning occurs, lending criteria change? k. ging>



Instead of putting his stuff into storage while he was away, Steve's neighbor recommended that he list his apartment on Airbnb.

He snapped a few photos with his iPhone, created a listing, recruited a friend to manage the apartment in exchange for use of his car and away he went.

Within a week, he was flying over the ocean, (nervous that he had literally just opened his front door to a bunch of weirdos.)

Steve got his first booking just two days later from a sweet, retired couple from Wisconsin.

He was instantly reassured that this world is full of interesting and trustworthy travelers.

**Within THREE WEEKS, he had six different guests come and go without incident, and he had already earned enough money to cover his \$3,000 rent for the month.**

Curious how he did it?

Returning home, he decided to further postpone the 9-to-5 grind.

**He wanted to see if he could support his new lifestyle by continuing to rent his**

**one-bedroom apartment full-time on Airbnb.**

**His girlfriend welcomed him into her cramped apartment during his “test.”**

**He then cut utility costs, automated the check-in-process, and improved pricing until he could see \$6500 in income each month** from one apartment while reducing his workload to less than four hours a week.

He had proven that he could make a significant profit from an existing apartment that was already furnished.

But, would it work to rent and furnish another apartment, just to list it with Airbnb?

After a month of researching and number-crunching, he decided to take the plunge and rent a high-end penthouse apartment for \$3,695 a month.

**Steve quickly made his money back on that investment and profits \$3500 on that property every month.**

Since then he’s added a property about every four months and now has **five full-time rentals.**

His annual rental income is in excess of \$350,000 with a net profit margin of 65%.

**For the math-challenged, that’s \$227,500 a year... WITHOUT OWNING PROPERTY!**

You can leverage Airbnb to

- Fund your global travel...

- Pay for your tickets to exciting locations...

- or, even

- Earn six figures a year.

And... if you’ve ever rented an apartment before... you’re halfway there.

Revealed Films has a brand new documentary series coming up.

**NONE OF THE INTERVIEWS are available yet.** They are under lock and key and won’t be released for a while.

But...

There is this one interview that we just feel like you have to see. It’s almost unfair to keep it from you.

For you, as a VIP member of our community, we’re unlocking and making available the entire interview where this AIRBNB host spills the beans on exactly how to duplicate his success.

To see his exclusive, unreleased, private interview, (but hurry before it’s taken down) go here...

Sincerely



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Revealed Films  
1776 Suite 4-217  
Park City, UT 84060

Tel: (833) 738-3456



[Facebook](#) - GMOs Revealed



Kathy Ging, MA, GRI  
[kathy@kathyging.com](mailto:kathy@kathyging.com)  
541-342-8461

**From:** [Tom Bruno](#)  
**To:** [\\*Eugene Mayor, City Council, and City Manager](#)  
**Cc:** [Stan Dura](#); [JOANN JENSEN](#); [WOSTMANN Jan \(SMTP\)](#); [Sheryl Kelly](#); [Kathy Frazer](#); [Bill Blix](#); [Kathy Frazer](#); [Katie Dixon](#); [Tim Bradshaw](#); [Susan Ratzlaff](#); [Lianne Gaunt](#)  
**Subject:** \$168K in fines for Miami Beach short-term Super Bowl rentals | Miami Herald  
**Date:** Monday, February 24, 2020 8:38:09 PM

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[EXTERNAL ]

<https://www.miamiherald.com/sports/nfl/super-bowl/article239720063.html>

Sent from my iPhone

**From:** [Justin Schmick](#)  
**To:** [\\*Eugene Mayor, City Council, and City Manager](#)  
**Subject:** Additional Testimony for Proposed STRs Ordinance  
**Date:** Monday, December 09, 2019 6:07:53 PM  
**Attachments:** [DOC120919-12092019180409.pdf](#)

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[EXTERNAL ]

Hello, please find the additional testimony for the Proposed STRs Ordinance.

Thank you in advance for your consideration.

Justin Schmick

December 9, 2019

City of Eugene  
125 E. 8<sup>th</sup> Ave.  
Eugene, Oregon 97401

RE: Testimony for Council Work Session on the Proposed STR Ordinance

Sent by Email to: [mayorcouncilandcitymanager@ci.eugene.or.us](mailto:mayorcouncilandcitymanager@ci.eugene.or.us)

Dear Eugene City Council,

Please find this letter as additional public testimony for your consideration in the upcoming work session to create a new ordinance regulating Short-Term Rentals (STR.) I am sharing my experience with creating a Short-Term Rental in the City of Eugene and my concerns with some of the provisions of the new ordinance.

***My Story with Creating a STR in Eugene.***

After having a less than desirable experience with a traditional residential tenant, I decided to look into making my house available to guests who need a short term rental. I started by talking with my neighbors to see if they would be ok with it, I checked my properties CC&R's and went to the city to learn about their requirements.

The City staff was very helpful in assisting me with the process. They confirmed for me that STRs are permitted outright in R-1 zoning and provided me with the attached handout outlining the rules. The handout clearly states STRs are allowed in Eugene and even says that it is a great way to support our economy. Upon confirming short term rentals are allowed for my property, I made a significant financial investment to convert my property to accommodate the market norms for a STR. I updated my kitchen and bathrooms, painted the interior the recommended neutral color, installed an updated HVAC system and invested in all new furniture. I also hired a property manager to manage the short-term rental and its unique requirements, namely with Air BnB including maintaining a stellar level of quality for the interior and exterior of the property along with keeping guests satisfied by addressing their every need along with paying taxes and cleaning fees.

What I wasn't aware of is that the city of Eugene and its leadership were contemplating creating a new ordinance that would potentially abolish lawfully created short term rentals for non-owner occupied property owners. This ordinance could potentially take affect less than 12 months after I had upgraded my property to accommodate STRs.

***My Concerns with The Proposed Ordinance that is Attachment "A" to the 12-11-19 Work Session Agenda (draft is included for referenced):***

*Section 2- Proposed ECC 3.350 (1)(b), 3.3.50 (1)(d) and Section 3 (unwritten grandfather clause.)*

- Terminating lawfully established uses that are permitted outright in a zoning is not consistent with how the city has chosen to regulate other new industries. The most recent example is with Retail Marijuana stores.

To respond to concerns about having too many retail stores in certain neighborhoods, the City adopted changes to the zoning, creating new restrictions on locations. For existing retail marijuana stores that did not meet these restrictions, the city grandfathered their uses. In fact, Eugene City Code says:

*" Section 15. Notwithstanding any other provision of this ordinance, a retail marijuana use located within 1000 feet of the premises of another retail marijuana use shall be considered an Ordinance - Page 8 of 8 **legal non-conforming use pursuant to EC 9.1220**, provided that the City issued a Land Use Compatibility Statement for the retail marijuana use before June 15, 2018. For purposes of this section, "retail marijuana use" means a recreational marijuana retail facility licensed by the Oregon Liquor Control Commission pursuant to ORS 478B.105. Section 16."*

Because these retail stores had followed the city rules in lawfully creating a location, they were not required to close or curtail how many days they could be open. The city provided a clear path for them to operate as a legal non-conforming use.

Similarly, I followed the rules in lawfully creating a STR. Asking me to limit or eliminate my operations is not consistent with how the city has handled this issue in the past. If it is ok for retail marijuana stores to continue to operate in a legal non-conforming use, it should be acceptable for me to do the same. Our taxed income revenue for our local economy is significant and so are the visitors we support who spend money in this community as well. I ask that you take a long look at your proposed ordinance and reconsider your options.

Sincerely,

  
Justin Schmick

## *Rules Related to Short-Term Rentals in Eugene*

Renting out a house or apartment, or extra rooms in a home for a short period of time (30 days or less), is a great way to earn a little extra income and supports our local economy by encouraging people to visit Eugene. With online programs like Airbnb, Vacation Rentals By Owner (VRBO), or HomeAway it is becoming easier to set-up and offer these types of rentals.

In Eugene, these activities are allowed, and there are some rules to be aware of and follow to help protect community livability and ensure safety. Below is a quick summary of the current rules related to short-term rentals. We also encourage all short-term rental owners to be considerate of their neighbors.

### **TRANSIENT ROOM TAX**

The transient room tax (TRT) is a 4.5% tax charged on all overnight stays in the city, including hotels, motels, bed and breakfasts, vacation rentals, and short-term rentals. Revenue from the TRT helps fund Eugene's Cultural Services programs and supports tourism and visitor programs in Eugene.

All rental facilities must be registered with the City to collect TRT. You can access the registration form and information on how to pay the TRT on the City's website: [www.eugene-or.gov/trt](http://www.eugene-or.gov/trt). Once a completed registration form is received, a Certificate of Authority is issued to the operator. This certificate must be displayed at the rental property.

### **OCCUPANCY LIMITS**

Occupancy limits help ensure the health and safety of residents and protect the quality and livability of our neighborhoods and community. In Eugene, a family of any number or up to 5 unrelated people are allowed per home. For short-term rentals, it is important to be aware of this limit when renting a room or home.

### **OVERNIGHT CAMPING**

Eugene does allow overnight camping on residential property in a vehicle, camper, or trailer parked in the driveway of a single family dwelling. Only one camping shelter is allowed and the property cannot require payment for the camping. This means that a trailer or camper on residential property cannot be used as short-term rental. This also applies to "tiny houses" that are on wheels and therefore considered a type of camping shelter.

### **RENTAL HOUSING CODE**

Eugene's Rental Housing Code applies to long-term rentals. If you plan on renting a facility for over 30 days, then this code would apply. To learn more about the Rental Housing Code visit the City's website at [www.eugene-or.gov/rentalhousing](http://www.eugene-or.gov/rentalhousing).



**Eugene Building & Permit Services**

### **City of Eugene**

Permit and Information Center  
99 W. 10<sup>th</sup> Avenue  
Eugene, Oregon 97401

(541) 682-5086

[www.eugene-or.gov/pdd](http://www.eugene-or.gov/pdd)

## Overview of Short-Term Rentals in Eugene



### Renting an Entire Home

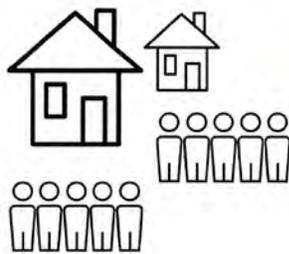
- Rent for 30 days or less
- Register for TRT
- Stay within occupancy limit of:
  - up to 5 unrelated people (for example a family of 3 can rent to 2 additional people) or
  - unlimited family members



### Renting a Room in a Home

A room could include a bedroom, extra room, or a permitted space that is attached (like above the garage) or detached (like a studio in the backyard). There must be access to the kitchen or bathroom in the home.

- Permitted accessory living space
- Rent for 30 days or less
- Register for TRT
- Stay within occupancy limit of:
  - up to 5 unrelated people (for example a family of 3 can rent to 2 additional people) or
  - unlimited family members



### Renting a Secondary Dwelling Unit

A permitted secondary dwelling unit is another home on the property. It will have full facilities like a kitchen and bathroom. The property owner must occupy one of the two dwellings

- Permitted secondary dwelling unit
- Rent for 30 days or less
- Register for TRT
- Stay within occupancy limit of up to 5 unrelated people per dwelling



### Overnight Camping

Overnight camping includes tents, vehicles, campers, or Conestoga huts. It may also include "tiny houses" if they are on wheels. These types of shelters can be provided but **cannot** be rented on residential property.

- One camping shelter per residential property
- Up to one family or two unrelated adults
- Property must provide bathroom and garbage service
- **No payment or fees allowed**



Land Use  
541-682-8336

[landuseinfo@ci.eugene.or.us](mailto:landuseinfo@ci.eugene.or.us)

Transient Room Tax  
541-682-5022

[trt@ci.eugene.or.us](mailto:trt@ci.eugene.or.us)



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE CONCERNING SHORT-TERM RENTAL BUSINESS LICENSES; AMENDING SECTION 3.005 OF THE EUGENE CODE, 1971; AND ADDING SECTION 3.350 TO THAT CODE.**

**THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:**

**Section 1.** Section 3.005 of the Eugene Code, 1971, is amended to add the following set of Definitions between the definitions for “Public Passenger Vehicles” and the definitions for “Solid Waste, Yard Debris and Recycling”:

**Short-Term Rentals:**

**Dwelling Unit.** A building, or portion thereof, designed and used as a residence for occupancy by one family. This includes buildings constructed on-site and manufactured homes.

**Guest.** A person or group of people renting a short-term rental.

**Owner.** Any person who, alone or with others, has an ownership interest in a short-term rental or the tax lot on which the short-term rental is located. A person whose interest in a proposed short-term rental is solely that of a tenant, subtenant, lessee, or sublessee shall not be considered an owner.

**Short-term rental.** A dwelling unit, or portion of a dwelling unit, offered for overnight occupancy in exchange for a fee and that is available for rent for fewer than 30 consecutive days. For purposes of EC 8.410, “short-term rental” has the same meaning as “vacation dwelling.”

**Transient lodging intermediary.** A person or business, other than the owner of the short-term rental, that facilitates a short-term rental and either:

- (1) Charges for occupancy of the short-term rental;
- (2) Collects the consideration charged for the occupancy of the short-term rental; or
- (3) Receives a fee or commission and requires the owner of the short-term rental to use a specified third-party entity to collect the consideration charged for occupancy of the short-term rental.

**Section 2.** The following heading and Section 3.350 of the Eugene Code, 1971, are added to provide as follows:

## Short-Term Rental

### 3.350 Short-Term Rental.

- (1) Short-term Rental Licensure Requirements. No person or business may own a short-term rental in the City of Eugene without a short-term rental license. The following requirements apply to the issuance and retention of a short-term rental license.
- (a) The short-term rental shall be in a legally established dwelling.
  - (b) An owner of the short-term rental shall reside on the same tax lot as the short-term rental for a minimum of 270 days per calendar year.
  - (c) A short-term rental unit may be occupied by a guest while an owner is not residing on the same tax lot for a maximum of 90 days per calendar year. There is no limit on the number of days a short-term rental can be occupied by a guest while a property owner is residing on the same tax lot.
  - (d) At no time may the number of guests occupying a short-term rental, when combined with the number of residents, exceed five unrelated people in a single family dwelling.
  - (e) A short-term rental guest shall be limited to no more than one vehicle per each bedroom rented by the guest. A guest vehicle may be parked on site or in legal street parking.
  - (f) At all times, for each short-term rental, the licensee shall maintain a current, accurate record in the form of a guest registry that includes the number of guests and the dates they occupied the short-term rental. The guest registry shall be maintained for a minimum of three years from the date of the short-term rental occupancy.
  - (g) At all times, basic health and safety features shall be provided for guests within each short-term rental, including operable fire extinguishers, smoke detectors, and carbon monoxide detectors.
  - (h) At all times, each short-term rental shall be covered by liability insurance with minimum limits of not less than \$500,000.
- (2) Term of Short-term License. The term for a short-term rental license issued hereunder shall commence on January 1 and expire on December 31 of the year issued. The license fee for applications received after January 1 shall be prorated on the basis of that term. An application for extension or renewal must be submitted by November 1, accompanied by the required license fee. Failure to submit the license fee with the extension or renewal application, or to pay the same before the end of the current license term may result in the licensee being required to submit a new application and pay an

application fee. A licensee who submits an extension or renewal application after November 1 may be assessed a penalty fee of \$20 per day for each day between November 1 and the date the application is submitted.

- (3) City Audit of Short-term Rental. At a time and location designated by the city manager, the city manager may conduct a general audit of a short-term rental up to twice per calendar year to determine compliance with applicable city code, administrative rule and license requirements. In addition to an audit, the city manager may require a short-term rental licensee to produce records contained in the guest registry or other records related to an investigation of a specific complaint or allegation of a violation of city code, administrative rules, license provision or other applicable law. Production of records for an investigation or to evaluate a complaint does not count toward the twice-per-year auditing limit.
- (4) Revocation of Short-term License. In addition to the bases for revocation stated at EC 3.050, a license for a short-term rental may be revoked if the city verifies more than three violations of the following within a calendar year:
- (a) EC 3.350(1);
  - (b) a rule established pursuant to EC 3.350;
  - (c) a term of the short-term rental license;
  - (d) EC 4.080 Noise Disturbance - Prohibited; or
  - (e) EC 6.050 Garbage and Debris Disposition.
- (5) Transient Room Tax. Transient room tax shall be collected and remitted to the city for each short-term rental, in coordination with transient lodging intermediary if utilized, as set forth in EC 3.770 through EC 3.804.
- (6) Transient Lodging Intermediary Responsibilities.
- (a) Subject to applicable laws, a transient lodging intermediary shall disclose to the city on a regular basis each of its short-term rental listings in the city, the name(s) of the person(s) responsible for each such listing, the address of each such listing, the length of stay for each such listing and the price paid for each stay.
  - (b) A transient lodging intermediary shall not complete any booking transaction for a short-term rental that is not covered by a short-term rental license issued by the City pursuant to EC 3.350.
- (7) Bed and Breakfast. A bed and breakfast use that has been approved through a conditional use permit pursuant to EC Chapter 9 is exempt from the requirements of (1), above.
- (8) Rules. The city manager shall adopt rules that may set standards and establish additional requirements for short-term rental owners and transient lodging intermediaries. Such rules shall be consistent with this code and be designed to address public safety and needs, compatibility with neighborhoods, and public convenience.

- (9) Fees. For the purposes of offsetting the costs to the city associated with the enforcement of this Section, the city manager, using the process contained in section 2.020 of this code, shall set short-term rental licensing fees.

**Section 3.** Notwithstanding the provisions of Sections 1 and 2, *[placeholder – for grandfathering existing short-term rentals and/or setting time within which existing short-term rentals must be licensed]*

**Section 4.** The City Recorder, at the request of, or with the consent of the City Attorney, is authorized to administratively correct any reference errors contained herein, or in other provisions of the Eugene Code, 1971, to the provisions added, amended or repealed herein.

Passed by the City Council this

\_\_\_ day of \_\_\_\_\_, 2020

Approved by the Mayor this

\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
City Recorder

\_\_\_\_\_  
Mayor

**From:** [Karen](#)  
**To:** [\\*Eugene Mayor, City Council, and City Manager](#)  
**Subject:** Airbnb and homeshares  
**Date:** Wednesday, November 27, 2019 2:49:23 PM

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[EXTERNAL ]

I am very concerned by what I see as a lack of understanding and empathy toward the homeowners who have joined the travel adventure called homeshare/Airbnb. When the Olympic Trials finally returned to Eugene, Oregon, after an absence of many years, officials from the City and the University came to our neighborhood association and begged us to consider housing guests. We bought into the concept and continued to host over the years. At that first contemporary Olympic Trials attendees were commuting from as far away as the Oregon coast because there was not sufficient lodging in Eugene.

Income from hosting has enabled us to pay our property taxes and maintain our property. Without that ability we would be in severe financial distress. Hosting has enabled us to meet wonderful people from all over the world.

If severe restrictions are placed upon hosts there will be little incentive to continue. This is especially true for those of us on fixed incomes. If your goal is to see people abandoning their homes and utilizing the avenues provided by HB2001 to gain income through the aggressive application of rental options provided by this law you will find that the nature of Eugene's more mature neighborhoods will change greatly.

Sincerely,

Karen Alvarado

**From:** [Brenda Kameenui](#)  
**To:** [\\*Eugene Mayor, City Council, and City Manager](#)  
**Subject:** airbnb  
**Date:** Tuesday, December 10, 2019 12:08:51 AM

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[EXTERNAL ]

Good morning, Honorable Mayor Vinis and Councilors:

I read with interest in the Register Guard the City's intention to address short-term rentals and potential regulations.

I am a south Eugene homeowner who occasionally rents my home (a dozen times in 3 years) when I have a trip planned myself. I rent because It's fun to provide a welcoming place for vetted visitors. My guests have been very appreciative, and I enjoy introducing them to the best of Eugene, from restaurants to bike paths.

I notify my neighbors about who is coming and when, and I ask guests to park in my garage or driveway.

I welcome a city tax, which is only fair.

I urge the city to limit airbnb rentals to owner-occupied homes and properties. The owner would not be required to be onsite while the home is rented, but the home would be the owner's primary residence.

Without an owner-occupied requirement, there is nothing to prevent out-of-town investors from buying properties as STRs. This reduces the pool of reasonably priced homes for purchase. It also lacks a neighborhood connection and engenders little interest in the owner maintaining a party-free, respectful rental. It takes no time for such a house to take the bloom off a nice neighborhood.

Neighborhoods are what make Eugene a vibrant and livable community. It would be a great loss to disregard community so that a few can make easy money on a house. Let's not go down a path-of-no-return.

Thank you for your attention.

Brenda Kame'enui  
4003 Dillard Rd.  
Eugene 97405  
514-344-9506

**From:** [Jack Inglis](#)  
**To:** [\\*Eugene Mayor, City Council, and City Manager](#)  
**Subject:** Airbnb/ short term rentals  
**Date:** Wednesday, November 27, 2019 10:39:27 AM

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[EXTERNAL ]

I wanted to add my comment for your consideration as you discuss regulating the short-term rental market in Eugene:

I recently attempted to return to Eugene for a weekend visit from my adopted home of Portland only to find that, despite many pages of short term rentals on the Airbnb site, they were all booked. Finding motel space was similarly challenging. Please consider the role that short term rentals play in expanding Eugene's ability to absorb overflow visitor crowds on numerous weekends throughout the year. Thank you,

Jack Inglis  
Former Eugene native  
3569 SE Portland, OR  
97202

**From:** [Paul Conte](#)  
**To:** [\\*Eugene Mayor, City Council, and City Manager](#)  
**Cc:** [Eugene Planning Commission](#)  
**Subject:** Analysis and comments regarding regulation of "Airbnb's"  
**Date:** Wednesday, September 18, 2019 12:24:13 PM  
**Attachments:** [Airbnb analysis and comments.pdf](#)

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[EXTERNAL ]

Mayor and Councilors,

Please review the attached document, which includes analysis and comments, as well as an outline from an APA webinar on Airbnb's

The Council should direct the City Manager to take prompt action to rectify the current mismanagement of Airbnb's

Thank you,

Paul Conte  
1461 W. 10th Ave.  
Eugene, OR 97402  
541.344.2552

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[Accredited Earth Advantage](#)  
[Sustainable Homes Professional](#)

## ANALYSIS AND COMMENTS ON REGULATING THE “AIRBNB” AND SIMILAR SHORT-TERM VISITOR RENTAL USE

Submitted by Paul Conte

### Introduction

Traditional B&B’s are well-regulated in Eugene Code and are often an asset to neighborhood livability.

In contrast, the City’s flagrant practice of permitting unrestricted commercialization of so-called “Airbnb’s” in residential neighborhoods reduces the supply of available dwellings and threatens the stability of impacted neighborhoods. City staff have admitted they don’t bother to track the number, locations or impacts of “Airbnb’s,” and the City makes no effort to enforce local zoning regulations.

The Council urgently needs to implement registration<sup>1</sup> of Airbnb’s and reasonable criteria to avoid serious negative consequences, particularly in light of the “ADU” and “plex” dictates of SB 1051 and HB 2001.

### Categorizing rental uses

The very first thing for a councilor to fully comprehend is the main “use” types that involve some form of rental of residential dwellings. These uses can be categorized based on the following attributes:

1. Paid vs. free use of a room in, or all of, a residential dwelling
2. Long-term vs. short-term rental agreements (monthly or annually vs. nightly or weekly)
3. Rental as a residence (local renter) vs. rental as transient lodging (guest visitor)
4. Rental of individual rooms vs. rental of entire dwelling
5. Meal(s) provided vs. kitchen facilities available vs. room only

Here’s how these attributes determine the type of use and the relevance to “Airbnb’s”:

1. The free use of a couch, room or dwelling is not within the scope of “Airbnb” regulations.
2. & 3. A long-term rental of a residence is not within the scope of “Airbnb” regulations.
2. & 3. A short-term rental to a tenant for whom the tenant’s room(s) are the tenant’s residence (e.g., a “Single-Room Occupancy” facility) is not within the scope of “Airbnb” regulations.

Thus, “the Airbnb” use falls within the category of “Paid, short-term rental of all or part of a residential dwelling as transient lodging.”

This larger category also includes traditional bed-and-breakfasts, which are defined in Eugene Code as:

**EC 9.0500 Bed and Breakfast Facility.** A dwelling together with at least one room where travelers are lodged for sleeping purposes on an overnight or weekly basis, with a morning meal provided, and for which compensation is paid and received.

Importantly, Eugene Code places the “Bed and Breakfast Facility” use under the “Lodging” category of uses, not under the “Residential” category of uses -- obviously because the use of a dwelling for a B&B

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<sup>1</sup> Despite the City’s regulations requiring registration and certification of transient lodging, the staff has admitted that any Airbnb operator who signs up with one of the commercial booking agencies (e.g., Airbnb, Inc.) is not required to register with City nor are any of the booking agencies required to provide lists of Eugene properties that are signed up with the respective agency.

operation is not a use as a residence.

A common form of “Airbnb”<sup>2</sup> could be defined with a simple modification of the traditional B&B definition:

**Bed without Breakfast Facility.** A dwelling together with at least one room where travelers are lodged for sleeping purposes on an overnight or weekly basis, *with no morning meal provided*, and for which compensation is paid and received.

Note the critical implication here: When an operator of signs up with Airbnb, Inc., or other on-line booking service, the City accepts that as legally compliant with the City regulations requiring registration and certification with the City – *but the City is never informed about this use*. The operator can then “provide a morning meal,” either by actually cooking and serving the meal or by simply making fruit, cereal, pastries and beverages available without ever meeting the requirements of the City’s regulations for “Bed and Breakfast Facilities.” *Thus, the City has no idea how many so-called “Airbnb’s” are operating as non-conforming “Bed and Breakfast Facilities.”* This is not only flouting the law, such operations create direct financial harm to lawful B&B’s.

### **Registering Airbnb’s – An essential first step**

To manage and evaluate the impacts of Airbnb’s, the City Council should direct the City Manager to implement direct registration and certification of both forms of the “Airbnb” use: rental of rooms and rental of entire dwellings.

### **Regulating Airbnb’s**

There are actually *five* cases of “Airbnb” use that warrant correspondingly appropriate regulation:

1. Operation that meets the current definition of “Bed and Breakfast Facility.”

These should simply be regulated under the “Bed and Breakfast Facility” regulations. The code should be clarified as to what “with a morning meal provided” means.

Eugene Land Use Code at 9.5100 *et seq* establishes significant regulations that a legal Bed and Breakfast must meet. For the R-1 Low-Density Residential Zone, a B&B must comply with the following:

- (a) The facility shall maintain an up-to-date guest register.
- (b) The facility shall be owner-occupied.
- (c) The length of stay for guests shall be a maximum of 30 consecutive nights.
- (d) The number of guest bedrooms shall be limited to 2, with a maximum total of 5 guests at any one time.
- (e) Signing shall be limited to one non-illuminated wall sign with a maximum area of 1½ square feet. Eugene Code
- (f) There shall be at least 400 feet of separation in all directions between facilities. This includes, for example, a 400 foot separation from existing bed and breakfast facilities in commercial zones.

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<sup>2</sup> Which my wife facetiously calls a “Bed-and-Get-Your-Own-Damn-Breakfast.”

2. Room rental on an ongoing basis, but no “without a morning meal provided”

These should also be regulated under the “Bed and Breakfast Facility” regulations. There is no reason that an on-going use of a dwelling to rent rooms should somehow be less regulated just because the operation doesn’t provide a breakfast.

3. Room rental for a limited number of days per year

This is the type of use where owner-occupants may rent individual rooms to visiting athletes and/or spectators for summer sporting events, or other similar, limited use. This use should be limited to a small portion of a year (e.g., 60 nights total) and require owner-occupancy.

4. Whole dwelling rental for a limited number of days per year

This is the type of use where owner-occupants may leave their house temporarily and rent the entire house to a single party (although there may be multiple guests) for summer sporting events, or other similar, limited use. This use should be limited to a small portion of a year (e.g., 60 nights total) and require owner-occupancy other than during the limited periods of rental.

5. Whole dwelling rental on an ongoing basis

This is the most impactful form of “Airbnb” use. By definition, there is no owner on site and the entire dwelling is removed from available residential housing. This form is essentially more like a motel or hotel commercial operation by an investor. Functionally, it has little relationship to the “Airbnb” concept of renting out a room in your home. By its nature, it provides strong incentives to purely investment interests who could convert multiple single-family dwellings, both a single-family dwelling and a so-called “ADU, a duplex, or even all units in a fourplex, into short-term rentals. To emphasize, there is no significant functional difference between a fourplex in which all dwellings are rented on a nightly or weekly basis and a “Residence Hotel” with kitchen facilities.

This form should not be allowed in the R-1 Zone. However, if the Council were to decide to allow such a use in single-family neighborhoods, the use should be restricted as follows:

- a) The lot must have at least 4,500 s.f. per dwelling on the lot.
- b) Only one dwelling on a lot is allowed this use.
- c) At least one owner must have Eugene as his or her official, permanent residence.
- d) A person or party is not allowed to have any portion (i.e., partial or full) ownership in more than one dwelling with this use.
- e) The facility must provide at least two off-street parking spaces.
- f) There must be no more than three bedrooms.
- g) There must be at least 400 feet of separation in all directions between such uses.
- h) The facility must maintain an up-to-date guest register.

I’ve attached an excellent outline from an **APA Planning & Law Division Webinar** that the Council and staff can use as a comprehensive checklist to cover in dealing with Airbnb’s

Finally, I’ll close with an on-point quote:

*“[District of Columbia] council members should be commended for putting forward a common-sense ordinance that protects true home-sharing, while cracking down on commercial investors buying up residential homes to rent on Airbnb,”* Graylin Presbury, president of the D.C. Federation of Civic Associations.

## SOME IMPORTANT TAKEAWAYS FOR YOU

### AIRBNB & ZONING: A PLANNER & LAWYER'S GUIDE TO SHORT- TERM RENTALS

#### **What are the most common reasons why communities have regulated or are considering regulating short-term rentals?**

- Reduce noise, parking, traffic and trash-problems
- Eliminate party houses
- Reduce STR's impact on neighborhood character
- Ensure building safety
- Improve responsiveness to neighbor complaints
- Stem STR's negative impact on affordable housing availability
- Improve permit and tax compliance to increase tax revenue
- Ensure a level playing field between law abiding traditional lodging providers and illegal short-term rentals
- Reduce tension between short-term rental property owners and their neighbors
- Send a clear message to citizens that the city takes the STR problems seriously

#### **Do local governments have the legal right to regulate short- term rentals in the first place?**

- Yes, always to some extent, but is it by zoning or separate ordinance or both, and do you need improved enabling legislation?

#### **Are there any legal constraints on how local governments can regulate short-term rentals and the various vacation rental websites operating in their jurisdiction?**

- Yes, check tax laws, consider Fair Housing Amendments Act. Check: HOA rules; covenants; and easements, lease terms, subsidized housing rules, rent control/rent regulation, insurance.

#### **Do these rights and constraints differ from state to state?**

- Yes

#### **If new rules are in fact required, what legislative tools do local governments have at their disposal when regulating short-term rentals?**

- Work with your state legislative delegation

#### **What are the typical events leading up to a city feeling it has become necessary to put in place regulation of short-term rentals?**

- Housing crisis
- An increase in complaints about STRs
- Bad incidents (party houses etc.)
- Perceived negative changes in neighborhood character
- Complaints from hospitality industry that vacation rentals are competing unfairly

### **When is the best time for a city to address the short-term rental issues and put in place regulation?**

- Before it becomes a common phenomenon:
  - More STR properties means more economic interests at play
  - More STR properties means more angry neighbors
  - More STR properties means more losses of tax dollars for the community
- Before it becomes a crisis!
  - No time to address issue in a thoughtful and strategic manner
  - Elected policy makers become more concerned with politics than finding workable solutions
  - Much more difficult to get everyone on the same page when things are heated
  - Debate tends to become very polarized and unproductive

### **How does one think about short-term rentals in the context of other uses that are regulated by local governments?**

- Straddles traditional zoning definitions - No one-size-fits all definition of short-term rentals:
  - Community impact varies widely based on:
    - Type of property
    - Type of use (hosted or non-hosted)
    - Location
    - Number and density of STRs in neighborhood

### **As a planner, where does one start, when tasked with writing a short-term rental ordinance draft?**

- Get the facts:
  - How many STRs are there? (Not just on Airbnb, but across all the websites)
  - Where are they located? (Are they concentrated in certain areas?)
  - What types of properties are being rented (single family, multi-family, high-end, low-end etc.)?
  - How are they being used (all the time, seasonally, occasionally etc.)
- Understand the issues and community's concerns
- Articulate why you want to regulate -> what problems are you trying to address?
- Understand what enforcement resources and tools will be available
- Research NATIONAL best practices (little chance that the surrounding cities have come up with the silver bullet answer)
- Write a draft ordinance

### **What are the best practices for achieving the most common planning objectives?**

- Preserving the character of a neighborhood -> set quotas or density limits and disallow signs
- Minimize STRs impact on long-term rental housing stock -> only issue permits to permanent residents
- Eliminating nuisances -> set clear expectations about how renters must behave

- and make sure that landlords inform renters of their obligation to follow those rules; require a local 24/7 contact person for each property
- Ensuring building safety? Require inspections (but make the requirements reasonable)
  - Ensuring tax and permit compliance -> deploy automated monitoring tools or staff up

### **What are the costs and benefits associated with the different approaches to enforcing short-term rental regulations (pro-active enforcement vs. on a complaints basis)?**

Complaint based enforcement:

- Pros: Easy (neighbors generally only complain when things get really bad -> lots of tension between neighbors)
- Cons: Ineffective and selective

Pro-active enforcement:

- Pros: Ensures fair, continuous and consistent compliance monitoring and enforcement
- Cons: Labor intensive and difficult (unless staff is augmented with electronic compliance monitoring tools)

### **What are the most common challenges associated with pro-actively monitoring compliance with, and enforcing, short-term rental regulations?**

- Difficult to find the properties:
  - Rental property listings are spread across 100s of different websites
  - Address data is hidden from listings making it time-consuming or impossible to locate the exact properties and identify owners
  - The vacation rental platforms refuse to provide the detailed data
- Difficult to keep track of the data as listings are constantly added, changed or removed
- No easy way to find out how often the properties are rented and for how much

### **How do we bring the non-permitted properties into compliance?**

- Find them! (Easier said than done!)
- Send them a letter to let them know that you know that they are operating -> 70-90% will comply on the first letter
- Make it simple and economical to apply for a permit
- Ensure that fines and other legal actions are a real deterrent

### **What are the best ways to overcome the compliance monitoring and enforcement challenges?**

- Make sure that the ordinance is enforceable:
  - Require a permit or license and make sure that the sole act of advertising a STR without it is a punishable offence
  - Only include provisions in the ordinance that you can actually enforce -> as an example it is impossible to enforce limits on the number of nights that a property can be rented.

- Make it simple and easy to comply with the rules, so people who want to play by the rules can do so easily

Staff up and/or deploy compliance monitoring software to improve the efficiency of your existing staff

For more information on our panelists...

Ulrik Binzer: 1.857.928.0955 - [binzer@hostcompliance.com](mailto:binzer@hostcompliance.com)

Troy Flanagan: 1.202.289.3125 - [tflanagan@ahla.com](mailto:tflanagan@ahla.com)

Jeffrey Goodman: 1.714.742.0622 - [jbg@jbgoodman.com](mailto:jbg@jbgoodman.com)

Dwight Merriam: 1.860.275.8228 - [DMERRIAM@RC.com](mailto:DMERRIAM@RC.com)

George Proakis: [GProakis@somervillema.gov](mailto:GProakis@somervillema.gov)

Leonard Cohen: [lcohen@law.pace.edu](mailto:lcohen@law.pace.edu)

**From:** [Paul Conte](#)  
**To:** [VINIS Lucy K](#)  
**Cc:** [RUIZ Jon R](#); [BROTHERTON Kathryn](#); [\\*Eugene Mayor, City Council, and City Manager](#)  
**Subject:** Evidence of the City's practice of noncompliant decisions by issuance of "Certificates of Authority" for short term rentals ("AirBnB"s")  
**Date:** Sunday, June 23, 2019 10:07:32 PM  
**Attachments:** [Conte Public Records Request 062019.xlsx](#)  
[Conte Public Records Request 062019.pdf](#)

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June 23, 2019

Mayor Vinis,

The attached documents in MS Excel and PDF formats provide specific evidence supporting the following response to OAR 660-045-0040(5)(b) in my letter to you dated May 19, 2019.

OAR 660-045-0040(5)(b) **Copies of the findings (if any) adopted by the affected local government or district in support of the decisions specified in subsection (a)**

My response:

"Registration forms and 'Certificates of Authority' that have been issued to the short-term rental operators are available in the public records of the Eugene Building & Permit Services Division."

The attached MS Excel document was provided by the City in response to my Public Records Request. The records include four instances (highlighted) where "Certificates of Authority" have been issued to short-term rental operators, as documented by these operators rental listings on the referenced websites.

Furthermore, the City has advised me by e-mail that "Transient Lodging Intermediaries" (Airbnb, Rocket Travel Inc-Eugene, HomeAway.com, etc.) do not provide the City the list of Eugene short-term rental operators who are using AirBnB (etc.) to manage the operators' short-term rentals, Consequently, there are likely many more cases in which the City is allowing local short-term rental operators to operate without even having the required "Certificate of Authority."

To my knowledge, neither you nor the City Manager has lifted a finger to stop this unlawful practice.

There's a term for you two: "Scofflaws -- persons who flout the law."

Fine examples of City leadership.

Paul Conte  
1461 W. 10th Ave.  
Eugene, OR 97402

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[Accredited Earth Advantage](#)  
[Sustainable Homes Professional](#)

Business Name1	Business Name2	Business Zip	Business State	Business City
HAMPTON INN EUGENE	JEAN VALJEAN LLC DBA	97402	OR	EUGENE
AMERICAS BEST VALUE INN	J & R DIAMONDS INC.	97402	OR	EUGENE
AIRBNB, INC - EUGENE		94103	CA	SAN FRAN
HOME2 EUGENE DOWNTOWN	WIDEWATERS HOTELS	97401	OR	EUGENE
ROCKET TRAVEL INC-EUGENE	C/O PRICELINE.COM LLC	60610	IL	CHICAGO
FILLMORE HOUSE		97405	OR	EUGENE
THOMAS ROSKO		97401	OR	EUGENE
HYATT EUGENE/OAKWAY	SKHY,LLC	97401	OR	EUGENE
ESTHER HENDRICK		97402	OR	EUGENE
C'EST LA VIE INN		97402	OR	EUGENE
EVEN HOTEL	STADIUM LLC	97401	OR	EUGENE
2170 TYLER ST		97405	OR	EUGENE
HOMEAWAY.COM, INC. EUGENE		78703	TX	AUSTIN
HILTON EUGENE		97401	OR	EUGENE
VALLEY RIVER INN	AVR EUGENE HOTEL LLC	97401	OR	EUGENE
ITRAVEL PROPERTY MGMT LLC	BUCKINGHAM PL	97401	OR	EUGENE

Business Street Name	Business Street Type	Business Street Dir	Business House Nbr	Business Unit Type	Business Unit Nbr	Acct Open Date	Acct Status
11TH	AVE	W	3780			6/8/2016	A
6TH	AVE	W	1140			6/1/2016	A
BRANNAN ST FL 3			888			10/1/2016	A
11TH	AVE	W	102			11/14/2016	A
LAKE	ST	W	641	STE	102	4/1/2017	A
FILLMORE	ST		2710			6/1/2017	A
2ND	AVE	E	208			6/1/2017	A
OAKWAY	RD		333			8/17/2017	A
DANEBO	AVE	N	2110			11/1/2017	A
TAYLOR	ST		1006			11/1/2017	A
CENTENNIAL PLAZA			2133			1/8/2018	A
TYLER	ST		2170			5/1/2018	A
5TH	ST	W	1011	STE	300	7/1/2018	A
6TH	AVE	E	66			6/11/2018	A
VALLEY RIVER	WAY	E	1000			12/20/2018	A
BUCKINGHAM	AVE		3395			1/1/2019	A

Type	Short Term Rental Listing
Hampton Inn	
America's Best Value Inn	
Airbnb, Inc	
Home2 Eugene	
Rocket Travel Inc	
Short Term Rental	<a href="https://www.vrbo.com/349262">https://www.vrbo.com/349262</a>
Short Term Rental	<a href="https://www.vrbo.com/4530304ha">https://www.vrbo.com/4530304ha</a>
Hyatt Eugene	
Short Term Rental	<a href="https://www.vrbo.com/4769718ha">https://www.vrbo.com/4769718ha</a>
C'est La Vie Inn B&B	
Even Hotel	
Short Term Rental	<a href="https://www.vrbo.com/1558574">https://www.vrbo.com/1558574</a>
Homeaway.Com, Inc	
Hilton Hotel	
Valley River Inn	
Itravel Property Mgmt	

**From:** [Rep Wilde](#)  
**To:** [\\*Eugene Mayor, City Council, and City Manager](#)  
**Subject:** Feedback on Short-Term Rentals  
**Date:** Sunday, November 10, 2019 5:55:31 PM

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[EXTERNAL ]

Friends –

I wanted to share some feedback that I've been receiving from Eugene constituents regarding the potential regulation of short-term rentals (STRs). As a preliminary matter, I'll note that the state regulation of STRs has largely been limited to, well, to be honest, making sure we get paid. I've heard some interest in statewide regulation in places where STRs are displacing workforce housing. I haven't seen good data on that regarding Eugene, although it's certainly a factor on the Coast and in Bend. I'll leave it to your very capable staff to let you know what they see there. As far as I can tell, there aren't substantial state laws impeding your ability to manage STRs as you see fit. My impression is also that the Speaker is primarily concerned about long-term tenant rights and has indicated to me that she is not interested in statewide regulation of STRs at this time.

I've mostly received feedback about full-time, non-owner/manager occupied STRs near the University. Without appropriate management, these certainly can become party houses or otherwise create 'good neighbor' problems. I certainly don't want to tar them all with the same brush – I have one across the park from me that has never been a problem. However, these certainly seem to be the ones that could be regulated most reasonably. Personally, since the problem appears to be one of the short term residents of these properties being disruptive, I would suggest that the most appropriate regulation would be requiring some sort of reasonable notice to the neighbors and contact information for a responsible party who can respond quickly. I don't want to see EPD becoming the effective management for these places when there's a problem.

Many of my constituents run owner-occupied or occasional STRs. They have been very concerned about regulations that would substantially change the economics of their businesses. Many of them can only afford to continue to remain in their homes because of the additional income from these businesses. They are concerned about being lumped in with the bad actors. I have never had a constituent complain about an owner-occupied STR as a neighbor.

I hope you'll take a careful look at which STRs are truly problematic and which are merely folks trying to run a small business and stay in their homes. If you run into issues of state law that impede what you'd like to accomplish, please let me know and I'll bring them up with my caucus. As always, please feel free to call or write anytime. My cell is 541-514-9712.

Sincerely,

Marty

State Representative, HD 11



## CAMP Allison K

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**From:** SELSER Lindsay R  
**Sent:** Wednesday, January 22, 2020 6:31 AM  
**To:** KAYE Lydia S; CAMP Allison K; BRAUD Denny  
**Subject:** FW: Community Alert - a non owner occupied AirBnB

FYI...

---

**From:** Tom Bruno <brunoassoc@aol.com>  
**Sent:** Saturday, January 18, 2020 4:50 PM  
**To:** Rep Wilde <Rep.MartyWilde@oregonlegislature.gov>; ZELENKA Alan <AZelenka@eugene-or.gov>  
**Cc:** ZELENKA Alan (GMAIL) <alanzelenka@gmail.com>; Stan Dura <standura@hotmail.com>; \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>; \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>; eugene-nlc <eugene-nlc@googlegroups.com>; MATHEWS Holly A <HMathews@eugene-or.gov>; JoJo Jensen <jensen1144@comcast.net>  
**Subject:** Community Alert - a non owner occupied AirBnB

[EXTERNAL 

This will appear in our LHVC next newsletter

“On the evening of Saturday, January 11, 2020, there was a significant incident involving a short-term rental on Augusta Street. While there have been prior complaints regarding this particular rental, where neighbors have been in contact with the owner and the rental company, this incident was particularly egregious, and the Executive Committee wanted to provide some information to the neighborhood.

The incident involved scores of individuals participating in a house party in violation of numerous City and administrative rules and regulations. Eugene Police (EPD) were called and quickly arrived with numerous units, including K-9 units, due to the number of people involved. Due to EPD’s quick and effective response, police were able to shut down the party before it turned for the worse. Weapons and drugs were found in and on the property, and at least one woman was found to be in distress. Part of Augusta Street was shut down for approximately 4 hours, and due to the tenacious advocacy of neighbors and some local media attention (via KEZI), the rental is no longer listed (at least temporarily).

We advise all Laurel Hill Valley residents to contact the Police (in addition to rental administrators or owners) if they have any concerns regarding parties or illegal activity at short-term rentals. EPD does care and wants to help protect our neighborhood when these issues get out of hand. For emergencies (e.g. large parties, violence, drugs, weapons, etc.) you can dial [911](tel:911), and for non-emergencies (suspicious behavior, vandalism, noise complaint, etc.), you can call the non-emergency line at [541-682-5111](tel:541-682-5111). Even if you’re unsure, you can call the non-emergency line and give the dispatch the information. Complaints such as trash bins left out, parking, etc. should be reported separately online as code violations; visit <https://www.eugene-or.gov/388/Code-Compliance> for more info.

The City is also working on regulations related to short-term rentals. Please contact JoJo Jensen JoJo Jensen ([jensen1144@comcast.net](mailto:jensen1144@comcast.net)) for more info regarding those efforts. If you have any questions or concerns for the Executive Committee, please contact either Co-Chair, Tom Bruno ([brunoassoc@aol.com](mailto:brunoassoc@aol.com)) or Stan Dura ([standura@hotmail.com](mailto:standura@hotmail.com)).”

Sent from my iPhone

## CAMP Allison K

---

**From:** SELSER Lindsay R  
**Sent:** Wednesday, January 22, 2020 6:31 AM  
**To:** CAMP Allison K; KAYE Lydia S  
**Subject:** FW: Erroneous data concerning airbnb

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**From:** John Thielking <pagesincolor@yahoo.com>  
**Sent:** Saturday, January 18, 2020 12:56 PM  
**To:** \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>  
**Subject:** Erroneous data concerning airbnb

[EXTERNAL 

I have argued since 2017 that Airbnb alone may be responsible for driving the rental vacancy rate in Eugene and Springfield from 4 percent down to zero. I pointed out on Facebook how disappointed I am with the data presented at the city council meetings discussion of how or if to regulate short term rentals. It was stated with a straight face that short term rentals were not yet having a significant impact on the vacancy rate. When I pointed out on Facebook that Airbnb alone had 1600 listings in Eugene and Springfield as of 2017, or 4 percent of the rental market, people were confused because the Airbnb website seems to show only 300 listings when you do a search. However I noticed that it \*always\* shows 300 results and this doesn't vary until you select a very narrow price range. If I select narrow price ranges that consistently return less than 300 results and add up the results from all possible narrow price selection results, I get a total number of results from all price ranges of 1600 listings. 1600 listings, or 4 percent of the rental market, is the true number of Airbnb listings in Eugene and Springfield as of 2017 when I did the search and data scraping off the Airbnb website. I submit that this shows that Airbnb may be primarily responsible for changing the normal 4 percent rental vacancy rate to near zero over the past few years.

John Thielking  
Ward 1  
Eugene  
Also downtown Roseburg

[Sent from Yahoo Mail on Android](#)

## CAMP Allison K

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**From:** SELSER Lindsay R  
**Sent:** Tuesday, February 18, 2020 12:53 PM  
**To:** CAMP Allison K; KAYE Lydia S  
**Subject:** FW: Eugene Short Term Rentals

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**From:** Joe <joescarr@gmail.com>  
**Sent:** Monday, February 17, 2020 5:30 PM  
**To:** \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>  
**Subject:** Eugene Short Term Rentals

[EXTERNAL 

Hello!

I would like to voice my support in favor of short-term rentals in Eugene, and in particular, AirBnb.

I grew up in Eugene and spent 25 years there until moving abroad. I own a home which I rent via AirBnb and find it a nice way to offer guests a place to stay while keeping my home for the future and making my mortgage manageable.

I employ a local manager, yard maintenance, service & repair folks and cleaners who help maintain the unit. I am in contact with my neighbors and they say the visitors have no impact.

Please imagine that you, too, are living abroad but own a home that would otherwise be vacant and incurring significant costs were it not for short-term rentals.

Thank-you!  
Joe Scarr

AirBnb Host  
Eugene, Oregon  
97405

## CAMP Allison K

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**From:** KAYE Lydia S  
**Sent:** Monday, February 24, 2020 12:53 PM  
**To:** SELSER Lindsay R; CAMP Allison K  
**Subject:** FW: Excellent article on transition of AirBnB. Eugene should learn the most valuable lessons - regulation and enforcement will protect University area homes

---

**From:** Tom Bruno <brunoassoc@aol.com>  
**Sent:** Sunday, February 23, 2020 8:51 AM  
**To:** Stan Dura <standura@hotmail.com>; WOSTMANN Jan (SMTP) <jw@efn.org>; Deborah Kelly <dskharp@yahoo.com>; Kathy Frazer <kathleenfrazer@comcast.net>; Bill Blix <wbblix@comcast.net>; Tim Bradshaw <yeti8757@gmail.com>; Kaye Downey <downeyk8@comcast.net>; Richard Cundiff <rcundiff@rioussa.com>; Susan Ratzlaff <sueratz@me.com>; Katie Dixon <kmdixon@comcast.net>; \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>; eugene-nlc <eugene-nlc@googlegroups.com>  
**Cc:** Rep Wilde <Rep.MartyWilde@oregonlegislature.gov>  
**Subject:** Excellent article on transition of AirBnB. Eugene should learn the most valuable lessons - regulation and enforcement will protect University area homes

[EXTERNAL 

# Please take time to read history of AirBnB and how the transition is becoming derailed.

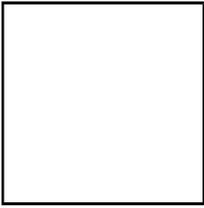
## AirBnb hasn't lived up to its utopian claims

*Jay Owens*

Housing doesn't fit the way people live any more – but the current models of sharing are not working  
Sat 22 Feb 2020 03.30 EST Last modified on Sat 22 Feb 2020 08.07 EST

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- 
- 

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422



[ ]

Airbnb started as a way to help two friends handle a rent hike. Joe Gebbia and Brian Chesky had just quit their jobs to start a business when their landlord jacked up the rent by 20%. But a big design conference was coming to town, and all San Francisco's hotels were fully booked. Joe [had an idea](#): "Brian, I thought of a way to make a few bucks – turning our place into 'designers' bed and breakfast'."

#### Advertisement

Three air mattresses in the living room became [a \\$31bn business](#). Today, [parts of the UK](#) – such as Edinburgh Old Town, or the Devon village of Woolacombe – have around one Airbnb listing for every four properties. In cities and tourist destinations around the world, landlords keep increasing rents by 20% or more. Yet Airbnb now appears to be the cause rather than the solution.

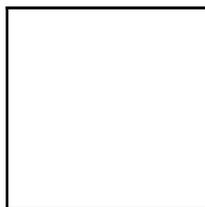
The sharing economy also does something more insidious: it transforms everything in our lives into an asset

Like many Californian startups, there was something utopian about [Airbnb's founding vision](#). What if trustworthy travel didn't have to mean big, corporate hotel brands? In 2003, couchsurfing.com had pioneered online homestays, using the web to share profiles and reviews to give people confidence that strangers could just be "friends you hadn't met yet".

Airbnb took this model and ran with it. It had a kind of countercultural cachet: avoid price-gouging chain hotels! Stay in "unique accommodations (like castles, treehouses or boats!)". Be part of a "global community". The company [talked smoothly](#) about how it "empowered" residents and distributed "economic opportunities ... across diverse communities".

#### Advertisement

At first, it seemed like it was doing good – the whole "sharing economy" did. Consumerism and ownership were over; experiences and rental the sustainable future. Neither Gebbia nor Chesky "wanted to 'create more stuff that ends up in landfill'," Chesky [told the Telegraph](#) in 2012. "The idea of creating a website based on renting something that was already in existence was perfect."



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But behind the Californian hippie language lies the "[California ideology](#)": a libertarian gospel of anti-statism and free markets. Airbnb wanted as much of the short-term lettings market it could get, [spamming Craigslist](#) users to get them to switch, and not checking up too closely on who exactly was hosting

(comprehensive listing verification was only [introduced in 2019](#)). As [Wired reported](#) last week, “Airbnb empires are being rapidly scaled and monetised, with professional operators creating scores of fake accounts, fake listings and fake reviews.”

Increasingly, it appears that Airbnb hosts aren’t ordinary people renting out a spare room, but profiteering landlords and [rent-to-rent](#) chancers leasing entire apartment blocks. Travellers report being let down by dodgy accommodations and a cheap, identikit [“Airspace” aesthetic](#). Local people are being displaced from their neighbourhoods.

#### Advertisement

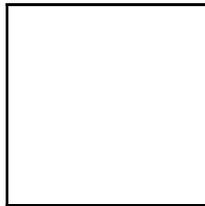
The sharing economy also does something more insidious: it transforms everything in our lives into an asset, viewed in terms of its financial potential. Does my home really need a living room or could I [Airbnb](#) it for £50 a night? Do I really need a weekend or could I do some extra work on Fiverr or Deliveroo? It financialises our souls.

And yet, 13 years after Airbnb’s founding, I believe our cities and villages still need more sharing, not less.

The problem is that the houses we have are an increasingly bad fit for the way people live today. We’re living longer, marrying less or later, and having fewer children – if any. In the UK, two-thirds of us [live in](#) one-person (29%) or two-person (35%) households - yet [six in 10](#) of our houses have three-plus bedrooms, and only 12% are one-beds. Almost 90% of our housing was built before this century, and it’s designed for a nuclear family (“master bedrooms”) and car ownership (garages and parking spaces), both of which are declining trends.

## I know what housing insecurity is like. Rising prices are not good news

*Suzanne Moore*



[Read more](#)

We need many and varied housing structures and funding models (rental and ownership) to help us find homes that fit across our lifetimes. Long-term, that means imagining a new architecture of flexible, reorganisable living structures – but in the short term we need ways to rearrange people in the housing we already have. Easy, affordable ways for people to move for a few weeks’ work or training, or for empty-nesters to share their newly empty space. Ways for people to split the cost of housing when they need to cover a gap, without necessarily being locked into year-long arrangements. Ways for towns and cities to accommodate seasonal spikes in festival visitors without turning themselves into a hotel-room ghost town the rest of the year. Hostels and lodger schemes are certainly great, but they aren’t enough.

#### Advertisement

In the Lake District, Airbnb helps second-homeowners profit while local services struggle. With [only 15%](#) of properties occupied year round, the village of Elterwater has lost its Post Office. But homeshares also help farmers diversify by offering B&B to international tourists and travellers. And when people share their actual homes – not just the generic, Ikea-furnished simulations rented out by profiteers – cultural exchange can’t help but happen. In 2016 I stayed in possibly the first and only Airbnb in Greenland. We talked long into the evening about the climate crisis, colonialism and independence with Nivi, our host. It was magic.

Long live that side of Airbnb. But let’s regulate the hell out of the rest

Please read this again, “regulate the hell out of the rest.” I am not opposed to AirBnB if owner occupied. I am opposed to large business conglomerates taking over blocks of University of Oregon and circumventing the conformance requirements of Bed & Breakfast or lodging facilities.

Tom Bruno  
Co-Chair LHVC  
Sent from my iPhone

## CAMP Allison K

---

**From:** KAYE Lydia S  
**Sent:** Monday, February 24, 2020 12:52 PM  
**To:** SELSER Lindsay R; CAMP Allison K  
**Subject:** FW: National Issues - AirbnbWatch

Perhaps we share these links with the committee as well. I'll forward at least one more.

-----Original Message-----

**From:** Gyl Elliott <gyllie96@yahoo.com>  
**Sent:** Saturday, February 22, 2020 7:32 PM  
**To:** KAYE Lydia S <LKaye@eugene-or.gov>; Tom Bruno <brunoassoc@aol.com>; jensen1144@comcast.net <jensen1144@comcast.net>; Brent Lorscheider <lorsch2728@pacbell.net>  
**Subject:** National Issues - AirbnbWatch

[EXTERNAL △]

Important information about how Airbnb eroded neighborhoods and impacts housing.

<https://airbnbwatch.org/national-issues/>



# Big Tech Short-Term Rental Platforms, like Airbnb, Cause Problems Nationwide

## *Affordable Housing*

Despite Airbnb CEO Brian Chesky's **claim** that the company wants to “limit hosts to one home,” commercial Airbnb operators are gobbling affordable housing in major cities, forcing long-term residents out of their neighborhoods and pushing up the price to rent or own a home.

From New York to D.C. to Los Angeles, commercial operators are removing long-term housing options – and the effect is dire. In New York alone, rent pressure created from Airbnbs cost residents more than **\$616 million in 2016** – and in 2018, Airbnbs had increased to **13,500 units** in the city, pushing rent even higher.

## *Neighborhood Safety*

Gunshots, prostitution, drugs and out-of-control parties fracture the fabric of our communities and threaten neighborhoods' safety across the U.S. As commercial investors buy up residential homes in neighborhoods to convert into short-term rentals, major safety concerns have emerged.

Short-term rentals like Airbnbs have become hotbeds of illegal activity, including:

- Drug dealing
- **Out-of-control parties – often ending in violence**
- **Sex trafficking**

Airbnb **promises** to do better – but horror stories continue to flood in.

## *Price Gouging*



disrupting communities and taking housing stock off the market for long-term residents.

### ***Taxes***

Airbnb has been strong-arming state and local governments into accepting “voluntary” tax agreements – giving Airbnb special tax treatment not offered to any other business in the U.S.

Some examples of Airbnb’s special treatment under these “agreements” include:

- **Airbnb’s voluntary tax agreements (VCA) are negotiated behind closed doors without public input** – including public records requests – meaning taxpayers and government agencies have no idea if Airbnb is paying the correct amount of taxes.
- **Airbnb dictates that any government audit must be done using anonymized user data** – making it impossible to verify those collecting and remitting taxes.
- **Airbnb prevents state and local tax agencies from sharing any data with other government agencies**, such as those for enforcing regulations or other statutes related to short-term rentals, such as identifying illegal commercial operators.
- **Airbnb limits the amount and type of data that must be submitted to jurisdictions**, meaning the information the company submits is not sufficient enough to ensure Airbnb is collecting applicable taxes.
- **Airbnb’s deals force states and cities to forgive legally-owed taxes from prior years.**

## **Share Your Story**

AirbnbWatch is here to support and give a voice to residents dealing with the negative impacts on short-term rentals. Your story is critical to raising awareness to the issue and

keeping your concerns in the debate with policymakers and the media.



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**Share**

search

2019 all rights reserved. [Privacy Policy](#)

## CAMP Allison K

---

**From:** KAYE Lydia S  
**Sent:** Tuesday, February 04, 2020 8:48 AM  
**To:** CAMP Allison K; SELSER Lindsay R  
**Subject:** Fwd: STR Committee/Staff Survey Draft

Im still sick today but at least can raise my head from bed. Here is some feedback I'm not sure we need to respond to but wanted to share.

Get [Outlook for iOS](#)

---

**From:** Jefferson Westside Neighbors <jwneugene@gmail.com>  
**Sent:** Sunday, February 2, 2020 5:51:36 PM  
**To:** KAYE Lydia S <LKaye@eugene-or.gov>  
**Subject:** STR Committee/Staff Survey Draft

[EXTERNAL △]

Dear Director Kaye,

I hope this email finds you well.

A member of STR Committee sent out a draft survey for feedback that the staff assigned to the group had created. As a social scientist and someone who has worked with neighborhood associations to train them on survey design and use, I was appalled by what the staff had come up with. The issues were numerous and fundamental including leading questions. Any data from such a survey would be worse than useless. I spent a good deal of time trying to fix it.

This is not staff's fault, as they have apparently been tasked with doing something they are not trained to accomplish. Survey design, especially surveys that are used to gauge public sentiment in order to inform policy, is not something that anyone can just knock out. It is a skill that requires training.

If the city plans on putting out surveys to get public feedback, it must either hire someone with the relevant training, hire a contractor who specializes in public opinion research, or train existing staff in survey methodology. I am sure there are faculty at OU that could put something together for you all.

Good data can make all the difference.

Sincerely,

-TED

Ted M. Coopman, Chair,

--

Jefferson Westside Neighbors

Executive Board

Eugene, OR

[www.jwneugene.org](http://www.jwneugene.org)

**From:** [HANNAH ROLOSON](#)  
**To:** [\\*Eugene Mayor, City Council, and City Manager](#)  
**Subject:** Important Fact-Sheet on Eugene STRs for Weds Work Session  
**Date:** Tuesday, December 10, 2019 10:08:52 AM  
**Attachments:** [Short-Term Rental Fact Sheet - Eugene.docx](#)

---

[EXTERNAL ]

Dear Mayor Vinis and Eugene City Councilors,

On behalf of all of those short-term rental hosts who spoke last night, we thank you for your time. We are in the process of forming an association of passionate, hardworking STR experts here in Eugene and we are more than happy to meet with you. As many of the hosts mentioned last night, we feel strongly that a comprehensive local study needs to take place first so that we can truly understand the complex nature of this important issue.

I have typed below (and attached for printing purposes) a list of some important facts to consider going into your work session on Wednesday. Please take a look and let me know if you have any questions.

Thank you for your time,

Hannah Roloson, Ward 1

#### STR FACT SHEET - EUGENE OREGON

##### Housing Inventory

- 34,812 houses on the rental market in Eugene ([worldpopulationreview.com](http://worldpopulationreview.com))
- 402 full-time STRs or about 1% of inventory ([airdna.co](http://airdna.co))
- 278 full-time non-owner occupied STRs or about .07% of inventory ([airdna.co](http://airdna.co))
  - “full-time” means available for bookings more than 91 days per year
- 69% of all full-time STRs are non-owner occupied

##### Revenue & Taxes

- \$12,918,738 total revenue brought in through airbnb/homeaway in 2018
  - That number will at least double to \$25 million when you consider all of the money that guests spend on dining, shopping and supporting arts and entertainment during their stay

If non-owner occupied STRs are banned, your constituents will lose close to \$9 million in revenue and the greater city of Eugene will lose at least \$18 million.

- \$1.2 million TRT taxes paid by hosts in 2018

#### Corporations Purchasing Property & Turning them into STRs

- Expedia, Priceline and TripAdvisor are not real estate companies purchasing property in Eugene and turning them into STRs. They are platforms (just like airbnb and homeaway) that advertise STRs on them. One house could be listed on multiple platforms.
- STR hosts average a total of 3 different listings, not hundreds. These are your constituents. Not corporations.

#### Who are we?

- We are not a corporation. We do not work for airbnb.
- We are homeowners, artists, stay at home parents, retirees, hardworking middle-class people
- Since 2017, there has been a 102% increase in the number of senior hosts over 60 using Airbnb and, in fact, the fastest growing host demographic of Airbnb is senior women.

#### Guests

- We welcomed 49,372 guests into Eugene in 2018
- That's about 4,000 guests per month
- Guests are vetted on the platform and disrespectful guests are not allowed to rent

#### Hotel Inventory

- 3,600 available hotels rooms in Eugene/Springfield area
- 1,500 more hotel rooms in surrounding areas
- 30,000 visitors expected to arrive for the 2020 track event
- 50,000 visitors expected to arrive for the 2021 track event

#### Hotels & STRs are not in direct competition

-

STRs are vital to the U of O community, traveling nurses and other professionals, families that would not fit in a hotel, people traveling on a budget.

- Hotels and STRs are not in competition - they attract different kinds of people and they are both important to the hospitality industry

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**From:** [Jane Williams](#)  
**To:** [SEMPLE Emily](#)  
**Cc:** [\\*Eugene Mayor, City Council, and City Manager; Jane Williams](#)  
**Subject:** in-depth research needed on STRs  
**Date:** Monday, December 09, 2019 9:24:26 AM

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[EXTERNAL ]

Dear Emily,

We are long-time residents of Eugene (my husband since 1980, me since 1990) and are constituents of your district.

I worked in market research full-time until the recession. During the next few years, while my research business was floundering, I made multiple attempts to find other work. I applied for many jobs and even worked as an unpaid intern for a couple of years in attempt to secure paid employment. In my 50s, it proved impossible for me to find appropriate work.

To help replace my income, we built a secondary unit on our property with the intention of renting it out as a short-term vacation rental. Our "studio" was fully permitted and we paid all the systems development charges to the city. For the last 4 and a half years we have rented out this unit through Airbnb. We have paid all the city, county and state TRTs that we have owed during this time. (In fact anyone who rents out property through Airbnb or VRBO now, has all of these room taxes collected and paid directly through that intermediary.)

Our unit has it's own driveway and off-street parking. We live on the property and oversee the management and any interaction with guests. Our neighbors are happy that we rent out our cottage in this manner, and sometimes send us guests. We have just the one unit, which I manage and clean myself. The income from this has partially replaced what I was earning before the recession and has contributed substantially to putting our two daughters through college. We are heavily dependent upon the income our STR, and my work on it, provides us.

I would like to urge you and all members of the City Council to support doing an in-depth study of the benefits provided to our community by STRs, before making any decisions regarding the appropriate and necessary regulations.

Sincerely,

Jane Williams

*Jane Williams*  
[janeem123@gmail.com](mailto:janeem123@gmail.com)  
541-729-3445



**From:** [S.D](#)  
**To:** [\\*Eugene Mayor, City Council, and City Manager](#)  
**Subject:** Public Comment re: Vacation Rental Regulations  
**Date:** Thursday, December 12, 2019 6:44:03 PM

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[EXTERNAL ]

Dear **Public Servants:**

I was not aware of yesterday's public hearing regarding regulations for short term rentals. Accordingly, my public comment is shown below. Please forward it to City Council:

I am an individual who relocated here from Portland in 2015 due to cuts to services for people with disabilities. I care for a severely disabled individual in home. My vacation rental is a section on my home with a separate entrance, kitchen, bathroom, living room, and bedroom, none of which are shared. I bought this home specifically because of its layout with the separate attached unit so that I could start up my own vacation rental. Had I purchased a single family home myself, and the disabled individual I care for, would be homeless right now. Not only does my vacation rental allow for us to maintain stable housing, but it provides a meaningful employment opportunity to the individual I care for.

I just learned of your proposed plan to limit the number of days per year that a vacation rental can be rented out for to a maximum of 90 days. My vacation rental was rented out a total of 296 days this last year and brought in over \$26000, 4.5% of which went to the City of Eugene alone. Reducing the number of days to 90 days total would force me and my 2 young children into poverty and bankruptcy, in addition to the person I care for, and would interfere with his employment opportunities, thus increasing the homeless population by 4 people, 2 of whom are under the age of 6 and 2 of whom are severely disabled. It would also eliminate the 4.5% of my revenue that would otherwise go towards the city.

I'm sorry there is a housing crisis in Eugene, but that has nothing to do with me or my family or our housing needs. What percentage of the homeless community are even from Oregon? From what I understand, homeless people from across the country flock to this area in large numbers due to all the perks and freebies this city has to offer them. Maybe reducing the amount of incentives Eugene offers to the homeless community would help to reduce the homeless population by diverting nonresident homeless individuals to other areas of the country.

Another major contributor to the homeless population you may want to regulate more tightly is our local Senior & Disabled Services who continually violate Federal Medicaid mandates and state laws by repeatedly cutting off much needed services to those who truly need it. When we moved here, Senior & Disabled services reduced my preauthorized state income from \$5000/month down to \$0/month by breaking every code, statute, and regulation in the book. Thank God I was able to hold them accountable after 14 months of fighting in poverty to force them to follow federal mandates. I imagine that their many other victims aren't so lucky in their similar endeavors. Take a look around. What percentage of the homeless population who are seniors or people with disabilities that are legally entitled to receive in-home services but that are repeatedly ignored or turned away by LCOG's lair in the sky known as Senior & Disability Services? They spend their budget that's intended for beneficiaries on themselves and their relatives lavish furniture, fancy cars, and handing out 3-5 fulltime positions to the small handful at the top that's in charge of this county's provision of Medicaid waiver in-home services designed to keep beneficiaries out of group homes, nursing homes, and God forbid homeless encampments. Maybe if Senior & Disabled services wasn't pocketing the cash that's intended to serve the demographic of the categorically needy in full violation of federal law, and not getting backdoor kickbacks from the group homes their cousins own for referring people to them (who subsequently steal their social security and food stamps and kick them back out on the streets in the cold), maybe the homeless population would decrease.

I'm so sick if this city micromanaging our free markets and our economy. Push this resolution through, and you can kiss my votes goodbye. The economy is changing. Taxi companies and large hotels need to accept this fact and move on. Freeloaders with nothing to offer but strain on the system need to get jobs and contribute or migrate someplace else. It's not our job as a community to baby these people.

Lastly, I urge you to consider an alternative requirement via a separate vacation rental owner tax that goes towards better employment services and tiny home encampments for the homeless demographic that needs the most help; homeless head start families or other families with school-age children who are homeless. Why are you spending the 4.5% we contribute to arts and culture? Why not kill 2 birds with 1 stone and contribute that money to schools or to homeless families with minor children? Every child deserves safe and accessible housing. They are our future. Instead, you'd rather spend it on arts and culture? What's more important, art or helping people obtain homes to do their artwork in? You need to weigh out our priorities and do your jobs. You are running a city with significant growth potential, not a rundown daycare center. Stop nannying out-of-state adult children who are dead set on using heroin or drinking booze until they die who are looking for a pushover of a city to settle down in, and start putting our money where it matters. In the mouths of hungry children without homes.

Surely there must be a better way that doesn't include harming business owners who amount to the hand that feeds this city. Are you TRYING to build a booming economy and a city full of successful entrepreneurs, or are you trying to contribute to the delinquency of freeloaders who care about no one but themselves... please keep your grubby hands out of our free market and put them where they belong; patting the shoulders of tomorrow's leaders and economic contributors... our homeless youth.

Thanks for letting me share.

Anonymous

Dear Ad Hoc STR Committee:

2/11/2020

We propose that the city exempt the owner-occupied homeshare form of short-term rental (STR) from licensing, regulation, fees and limits.

"Homeshares" (as used herein) refers to a room or two in a home or an ADU on a host's primary property, with hosts on site during guest stays. Typical nightly rates are between \$20 and \$100, and we represent only about 25-30% of all local STRs. Homeshare guests contribute 11.6% in TRT (transient room taxes) on their stays, so Eugene, Lane County and the State of Oregon are receiving financial benefit.

The negatives sometimes associated with short term rentals— neighborhood disruption, parking congestion and contribution to the housing shortage— are not due to homesharing. Street parking complaints from neighbors of homeshares aren't really valid or relevant, since those bedrooms may be rented to long-term tenants with cars who'd park in that same neighborhood.

Concerning health and safety, Eugene doesn't register, license, regulate, charge fees or limit days per year on home owners who long-term rent rooms in their house or who short-term host other types of guests like international students, traveling musicians or Couchsurfers. Eugene also doesn't regulate medium-term rentals (1-11 months) that house visiting professionals or new arrivals in search of housing.

Home businesses—day cares, hair & nail salons, accountants, attorneys, artists, acupuncturists, massage therapists, counselors, music teachers, tutors, etc— bring dozens of customers a week into homes and residential neighborhoods.

None of these other uses of homes or ADUs contribute occupancy taxes— or ANY income via taxation—to the state, county or city.

The city doesn't:

- register, license, regulate or charge fees to them
- require certain levels of commercial insurance or ADA compliance
- regulate their density or require certain separation distances
- regulate available street (or off-street) parking
- limit their business to a certain number of days a year.

Platforms like Airbnb have review systems that make homeshares self-regulating with regard to habitability of dwellings and suitability of hosts. Homesharing is all about relationships and community. Onsite homeshare hosts offer a unique stay for visitors and are the most personal of ambassadors for Eugene. Hosts welcome guests and offer them a clean, quiet and distinctive space that feels like home.

Homeshare guests are often the friends and family members of neighbors, parents visiting college students, visitors in town for weddings and graduations, fans for sporting events and concerts, people in Eugene for work or study or people traveling along I-5 who need an affordable, clean and quiet place to rest. Sometimes, guests enjoy access to local hosts while they settle in town and become our new friends and neighbors. Having saved on accommodations, and often without full kitchen access, homeshare guests patronize our locally-owned neighborhood coffee shops, restaurants, brew pubs, corner markets and other retail businesses that usually don't benefit from visitor spending.

We homeshare hosts are members of this community. Many of us are the struggling middle class--retirees, teachers, artists, pastors, nurses and other social servants--who earn \$5K-\$25K a year by hosting in our homes/on our properties. Most of us wouldn't rent our guest space to a fulltime tenant because our families and friends visit sometimes and/or we prefer not to share our living, dining and kitchen areas 24/7. Short-term renting like Airbnb allows us to have control over our calendars and our privacy and to stay in our homes.

We hosts often find our lives enriched by sharing stories with people from all around the country and the world, and we enjoy helping guests discover the sights and experiences and businesses that make Eugene special. Homeshare guests are mostly budget-limited travelers who are somewhat adventurous and inherently comfortable with people. Some of them report that they wouldn't have stayed in Eugene if hotels were their only option. They enjoy a good night's sleep without being disturbed by ice machines, elevators, plumbing, parking lots and other guests. In these ways, hotels serve a very different market niche of more private, affluent and anonymous guests.

If the city does decide it's necessary to require homeshare hosts to register in order to have data for decision-making and/or to implement health/safety or parking regulations, then we'd like to see the city also require

- all home-based businesses in residential neighborhoods that serve clientele and
  - those who long-term rent their spare room(s) and
  - those who host anyone short (or medium) term in their home
- to register with the city.

For reference, the annual fee landlords pay for enforcement of long-term rental codes—units that generate \$10K-\$40K a year but don't contribute TRT (or any tax income)—is just \$10 per unit. It follows that fees assessed to homeshare hosts should also not exceed \$10.

Sincerely,

Paul Schultz and Kristin King  
psklking@gmail.com

2/11/2020

To the STR Ad Hoc Committee:

Thank you for participating in this group effort to understand the nature and impact of STRs on our community and for working to create reasonable and enforceable regulations to mitigate negative externalities and enhance positive outcomes.

Our opinion is that the city should show respect to current STR hosts and permit everyone who registers online by a certain date to continue to host ("grandfather") for another year ("grace period") and until all the data has been gathered and analyzed.

In the interim, neighbor complaints should also be respected and addressed by:

- enforcement of existing parking, noise, garbage, nuisance & RV/trailer rental regulations
- adding some neighborhood-specific regulations (i.e., parking in areas like the University & Whitaker)
- requiring that every STR have a host available (to neighbors/police) within a set time
- ensuring that law enforcement document the issues arising from STRs specifically
- developing a system of escalating fines for valid violations (i.e., \$500, \$1000, \$1500)
- employing something like a "three-strikes-you're-out" rule for bad actors.

The city should:

- use the data gathered from host registration to make decisions about future regulations
- consider the many other ways that homes in residential zones are being used for business purposes & whether the same regulations should apply to them (including long-term rentals of rooms, houses apartments)
- only adopt regulations that the city has the legal rights and the resources to enforce
- determine what %/level of housing stock is okay to be used as non-owner-occupied STRs
- put provisions in place to prevent bad outcomes like apartment arbitraging and corporations buying residences to STR
- ensure that any fees are defensible, taking into account that long-term landlords pay \$10/year per rental unit

Perhaps the city should also:

- require STR owners to live in Eugene or Lane County or Oregon
- limit how many non-owner-occupied homes each person can STR
- set density or separation regulations to protect neighborhoods from becoming dreaded "hotel-hoods"
- consider that owners of LTRs aren't limited by any of these regulations AND that many LTR houses are dumps that suffer from badly deferred maintenance and make neighborhoods become slum-hoods

The city already has a contractual relationship with Airbnb to collect and remit TRT, but must also require auditable records of transactions. The city must also be able to require a registration number in the host's listing and have the ability to shut down any listing that's in violation. This would be necessary for all STR platforms that operate here, and since it appears that not all STR platforms remit TRT on behalf of hosts & guests, perhaps the city shouldn't allow those platforms to operate.

Lingering questions:

- How about middle-term rentals of (1 to 11 months)? No TRT is collected if an Airbnb renter stays >29 days. (Typical stays of 3-9 months by home-seekers or visiting professionals, via Airbnb & extended-stay hotels.)
- Many properties (i.e., in Ward 7 and outside city limits) have Eugene addresses and pay county & state TRT, but are not subject to Eugene's 4.5% TRT.
- Both of the situations above are exempt from city TRT. Are they also exempt from any STR ordinance as well?
- Should the city work with Salem to reallocate some of the TRT from tourism to housing shortage solutions and/or some portion to be used to administer the enforcement of STR regulations?

Sincerely,

Paul Schultz & Kristin King

psklking@gmail.com

**From:** [Bill Aspegren](#)  
**To:** [\\*Eugene Mayor, City Council, and City Manager](#)  
**Cc:** [JACOBS Carolyn \(SMTP\)](#); [JoJo Jensen](#)  
**Subject:** Public Forum Comments  
**Date:** Monday, December 09, 2019 4:59:18 PM  
**Attachments:** [December 9, 2019 Public Forum Testimony on STRs.docx](#)

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[EXTERNAL ]

Attached are the comments I plan to make tonight at the public forum. Since I never seem to be able to finish before the buzzer, my own fault, I wanted to make sure you had them to reference in your Wednesday work session.

Thanks,

Bill Aspegren

## December 9, 2019 Testimony on Short-Term Rentals (STRs)

Bill Aspegren Ward 3, Alan Zelenka's ward

I have read Wednesday's AIS including the proposed Short-Term Rental Ordinance and think they are quite good. I have a few comments for you to consider as you discuss STRs this coming Wednesday.

Owner occupancy is critical. Otherwise, you are just allowing hotels in residential neighborhoods, without personnel present to oversee activity. These are the STRs that are currently causing problems. Eugene Code Table 9.2740, Residential Zone Land Uses and Permit Requirements does not list hotels as a permitted use in residential zones. Eugene's residential zones are for housing not hotels.

Normal B&Bs require a conditional use permit (CUP) and owner occupancy and various Rooms for Rent Situations, which do not include hotels, are not permitted in the R1 zone, require a CUP in the R2 zone and varies between a CUP and permitted in the R3 and R4 zones. The rooms for rent category include:

- Boarding and rooming houses
- Campus living organizations
- Single Room Occupancy SROs
- University dormitories

Strict reading of 2740 could be interpreted to mean STRs are not currently permitted in residential zones. 9.2740 needs to be updated.

Staff is proposing a one-year grace period for any existing non owner occupied STRs. During that year the owner can convert to a long-term rental, establish owner occupancy or sell the property. At the end of the year they can no longer get a STR license. This is an excellent proposal. Permanently grandfathering existing whole house STRs until the property is sold is unacceptable.

Staff also proposes exempting owners from the licensing requirement, if they rent their houses for up to two weeks for isolated events, again, this is a good approach. The council should specify annually, or as needed, which events qualify. Football and rock concert weekends should not be considered isolated events.

I only have two comments concerning the ordinance. First, under 3.350 (1) (b) and (c). I don't think it is necessary for an owner to reside onsite any minimum number of days to have a STR. However, if the owner is not present, they should not be allowed to rent the house or rooms. These sections need more thought.

Second, sub-section (e) parking. If this means limiting vehicles to one car per bedroom rented, fine, but in addition the ordinance should have a requirement for off-street parking.

I think the proposal before you is very good, and I hope you will take my suggestions seriously in your discussions.

Thanks

## CAMP Allison K

---

**From:** KAYE Lydia S  
**Sent:** Tuesday, February 11, 2020 1:29 PM  
**To:** Brent Lorscheider  
**Cc:** Gyl Elliott; SELSER Lindsay R; CAMP Allison K  
**Subject:** RE: Comments for STR open house.

Thank you for your comments, they will be included in the record for this process.

Best,

Lydia Kaye  
Building and Permit Services Director  
Planning and Development Department  
City of Eugene

541-682-5482

---

**From:** Brent Lorscheider <lorsch2728@pacbell.net>  
**Sent:** Tuesday, February 11, 2020 12:27 PM  
**To:** KAYE Lydia S <LKaye@eugene-or.gov>  
**Subject:** Fw: Comments for STR open house.

[EXTERNAL 

Lydia,  
One more comment, AIRbnb is starting to list long term rentals so it would be appropriate for the City to define an STR and any rental not done through a lease agreement. Brent

----- Forwarded Message -----

**From:** Brent Lorscheider <lorsch2728@pacbell.net>  
**To:** KAYE Lydia S. <lkaye@eugene-or.gov>  
**Cc:** Gyl Elliott <gyllie96@yahoo.com>  
**Sent:** Tuesday, February 11, 2020, 12:05:26 PM PST  
**Subject:** Comments for STR open house.

Hi Lydia,  
I am unable to attend the open house tonight and respectfully request my comments be made part of the record. ; Thx, Brent Lorscheider

1. Problem houses like the August Street house are not the exception. We live next to the "Treehouse" Airbnb and their guests have blocked our driveway 20 to 30 times. (the City and the Fairmount Neighborhood have not helped us, so we were forced to spend \$2500 in legal fees to obtain any measure of relief for our driveway access). We have also been threatened by guests on 2 occasions. The blocked driveway and the threats are a direct result of the City's ineffective enforcement of their occupancy code. I suspect there are numerous other problem houses where the neighbors have just been forced to endure it, as we have.  
*The STR regulations need to have a revocable permit process whereby impacted neighbors of problem houses can plead their case to obtain relief by having the permit revoked.*

2. Almost half of all the Airbnb listings and VRBO listing are for more than 5 adults.  
*The STR regulations should require STR listings to comply with the City's occupancy code.*

3. The Ad hoc Committee and the Process is giving way to much voice to STR owners. Consider that about 1000 STR owners in Eugene are represented by 5 STR operators. The rest of us that just want to reside in a traditional neighborhood, with a good quality life, also have 5 representatives....however, the rest of us number approximately 60,000. Furthermore, the on line platforms (Airbnb and VRBO) allow STR owners to mobilize and organize, whereas the rest of us have not such platform. Lastly, STR owners have a conflicting financial interest that needs to be taken into account.

*The City could do a much better job of seeking input from the rest of us, by using its considerable planning resources to do mailings/surveys to properties that are in the immediate area of high concentrations of STRs, i.e., in the areas surrounding downtown and the U of O. The code compliance complaint records should also be part of the process. Those individuals making and approving the final regulatory recommendations to the Council need to envision what it would be like to live next to a poorly operated, over-occupied STR so appropriate safeguards can be included.*

4. Almost all the neighborhood impacts from STR are caused by two problems: lack of owner occupied STRs and over-occupancy. *The regulations should require owner occupancy and real enforcement of the occupancy code. Permits should be issued to raise revenue to pay for active enforcement of these two problem areas.*

*Brent Lorscheider, 2625 Capital Drive*

## CAMP Allison K

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**From:** KAYE Lydia S  
**Sent:** Tuesday, February 11, 2020 4:34 PM  
**To:** Gyl Elliott  
**Cc:** JoJo Jensen; SELSER Lindsay R; CAMP Allison K  
**Subject:** RE: Comments for the record about Short term rentals (STRs) in Eugene

Thanks for your comments. I'll be sure they're included in the record for this process.

Best,

Lydia Kaye  
Building and Permit Services Director  
City of Eugene Planning and Development

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**From:** Gyl Elliott <gyllie96@yahoo.com>  
**Sent:** Tuesday, February 11, 2020 4:27 PM  
**To:** KAYE Lydia S <LKaye@eugene-or.gov>  
**Cc:** JoJo Jensen <jensen1144@comcast.net>  
**Subject:** Comments for the record about Short term rentals (STRs) in Eugene

[EXTERNAL 

Below and attached are my comments.

Comments about STR for consideration

2/10/2020

Name: Gyl Elliott

Address: 2625 Capital Drive, Eugene 97403

Homeowner and STR neighbor

1. Homeowners who do not run STRs are under-represented on the committee. There are more neighbors than people who own and operate STRs. It is important to hear from residents so the committee understands residents' needs and expectations.
2. STR properties should have a residential requirement. Someone should live permanently on the property and be responsible for the STR guests, the structure and the driveway/parking issues.
3. STR properties should be required to have yearly inspections for safety and occupancy.
4. The city should enforce occupancy limits on STRs.
5. Ideally, an STR operator should have to get a business license and pass an inspection of their property before operating. The fees for this license can go toward paying for enforcement.

The City of Eugene is far behind other municipalities in Oregon in addressing STRs. As a result, the quality of our neighborhoods is eroding.

Four years ago, I submitted an exhaustive report to Alan Zelenka and our neighborhood council on all cities in Oregon that have requirements.

As an example, here is just a part of Portland's requirements:

There are two types of ASTRs, each with a specific permitting process:

In 2014, the City of Portland adopted regulations that define what is allowed as an Accessory Short-Term Rental (ASTR) in the [Portland Zoning Code Section 33.207](#). The word "accessory" in the title emphasizes that the *primary* use of the residential dwelling is long term occupancy, and only a part of the dwelling unit is used for short-term rental purposes.

A basic definition for a City of Portland ASTR is where an individual or family resides in a dwelling unit and rents bedrooms to overnight guests for less than 30 days.

There are two types of ASTRs, each with a specific permitting process:

- **Type A Accessory Short-Term Rental** is one where the resident rents no more than 2 bedrooms to 5 overnight guests. *A Type A Accessory Short-Term Rental Permit is required.*
- **Type B Accessory Short-Term Rental** is one where the resident rents between 3 and 5 bedrooms to overnight guests. *A Land Use Conditional Use Review application is required.* Please visit a BDS planner in the [Development Services Center](#) or phone them at (503) 823-7526 to discuss a Type B accessory short-term rental and the Land Use Conditional Use Review process.
- Proposals that include rental of 6 or more guest rooms at one time **are not considered Accessory Short-Term Rentals**. Additional Commercial Building Code and Zoning Code regulations apply. Please visit the [Development Services Center](#) if you have questions about this type of use.

It is imperative that the City put in place regulations to keep all neighborhoods safe. As a neighbor of an STR that does not have a responsible owner/resident, I feel unsafe in my own home. We have been stranded many times without access to our driveway, and threatened several times by STR guests.

Thank you for your time.

Sincerely,

Gyl Elliott

## CAMP Allison K

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**From:** KAYE Lydia S  
**Sent:** Tuesday, February 11, 2020 1:31 PM  
**To:** Laura Illig  
**Cc:** CAMP Allison K; SELSER Lindsay R  
**Subject:** RE: Input regarding Short-Term Rentals in Eugene

Thank you for your comments, they will be included in the record for this process.

Best,

Lydia Kaye  
Building and Permit Services Director  
Planning and Development Department  
City of Eugene

541-682-5482

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**From:** Laura Illig <laura.illig@icloud.com>  
**Sent:** Tuesday, February 11, 2020 12:56 PM  
**To:** KAYE Lydia S <LKaye@eugene-or.gov>  
**Subject:** Input regarding Short-Term Rentals in Eugene

[EXTERNAL 

Hi, Lydia,

I understand there is a meeting tonight to gather feedback as the City crafts some policies around short-term rentals/AirBnBs. I am unable to make the meeting, but would like to share my feedback.

1. I am 100% against Eugene's current, unregulated short-term rental market approach. While I understand that AirBnB is here to stay - and can provide valuable overflow housing for track events and the like - when these rentals become permanent, they take housing out of regular housing stock, increase the price of other existing houses (because supply is lower) thereby putting housing costs even further out of reach, and decrease livability for everyone. They should be strongly regulated and taxed (let's at least get some upside from these things) if we are unwilling to ban them outright.
2. AirBnBs, especially when unregulated, are detrimental to neighborhoods and to livability. By their very nature, AirBnB users are transient. At least with the rentals we have nearby that have year-long leases, we have the opportunity to walk over, meet the tenants, and assume that they at least somewhat care about the neighborhood and the community. This is not the case with short-term renters: no chance to make connections, no concern for or accountability to the community - and that's why they need to be regulated.
3. At the very minimum, all STRs should be either owner-occupied in part or have an designated 24/7 response person who lives in Eugene and is available/on-call when the property is rented. At least then if there are major issues/problems/concerns, neighbors can call a local responder first rather than relying on our overburdened police force (and hopefully a fellow Eugenean cares a bit more about keeping our community livable). To me, that's the absolute minimum our city should require. And owners who do not comply or response people who do not respond should be fined.

4. These properties ultimately erode livability and damage the fabric of our community. STRs prevent us from knowing one another and from building the neighborhoods and connections that are essential to any functioning community.. That's why so many municipalities are way ahead of Eugene in regulating (or in some cases, like NYC) outright banning permanent short-term rentals. Again, I am not talking about people renting out their house a few times a year for the Civil War game, I'm talking about permanent short-term rental properties.

Please pass along my strong request to the City and the Council to either ban STRs or at minimum require owner occupancy or a 24/7 LOCAL response person.

Thank you for including my feedback in the mix.

Regards,  
Laura Illig

## CAMP Allison K

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**From:** KAYE Lydia S  
**Sent:** Tuesday, February 11, 2020 1:30 PM  
**To:** Kari Parsons  
**Cc:** ZELENKA Alan; SELSER Lindsay R; CAMP Allison K  
**Subject:** RE: STR input

Thank you for your comments, they will be included in the record for this process.

Best,

Lydia Kaye  
Building and Permit Services Director  
Planning and Development Department  
City of Eugene

541-682-5482

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**From:** Kari Parsons <parsons.kari@gmail.com>  
**Sent:** Tuesday, February 11, 2020 12:24 PM  
**To:** KAYE Lydia S <LKaye@eugene-or.gov>  
**Cc:** ZELENKA Alan <AZelenka@eugene-or.gov>  
**Subject:** STR input

[EXTERNAL 

Hello Ms. Kaye,

I am unable to attend tonight's STR Ad Hoc Committee open house, but I wanted to share my suggestions on the matter. I have previously shared this input to Alan Zelenka (copied) and his colleagues on the Council. For context, I have rented my own home for football game weekends and for big events at Hayward Field; I have also rented AirBnBs in other cities in Oregon and beyond. These recommendations reflect learnings from these experiences as both an owner and a renter, and they reflect best practices in place elsewhere in the country.

- **PERMIT LIMITS:** Please strongly consider **limiting the number of STR registration permits that will be issued**. The limit could be citywide, but it would be better to determine an allowable number of permits by part of the city to keep certain neighborhoods from becoming dominated by AirBnB's (those near UO are most at-risk: SUN, Fairmount, Laurel Hill Valley).
  - The City of Carmel, CA has set a limit on the number of STR permits they will allow in the city PLUS, I believe a permit holder must act on the permit (that is, rent the home/apt) within 6 months of getting the permit, so that people can't just come in and buy permits and sit on them indefinitely.
- **PARKING:** I am told there may be staff advocating for STRs to offer one off-street parking spot for each bedroom rented. **This seems excessive**. It would also make it impossible for many people with 4 or 5 bedroom homes to legally rent out their house for the Trials and special events like that.
- **LIMITS ON DAYS:** A blanket limit of 75 days per year that a house can be rented seems problematic. I would like to advocate for a bifurcated system:
  - If a **host is on-site** and they rent their ADU or a room as a STR, this should be allowed 365 days per year, where the owner can only be absent while a unit is rented for a set number of days, such as 15 or 30.

- But, if the host is NOT on-site, those should be limited to 75 (or fewer) days per year. Note that there are 104 weekend days in a year, so depending on whether you are the host or the next door neighbor, 75 days may seem restrictive (host) or overly generous (next door neighbor).
- REGISTRATION FEE: I support the annual registration fee of \$250 for STRs. I also support the City working with AirBnB, HomeAway/VRBO, etc. to make them require City registration numbers in order to post on their sites. This would be a huge compliance boon.
- SABBATICAL RENTALS: Sabbatical rentals should be exempted from these rules and TRT. Perhaps a letter from an employer could provide the proof needed for the exemption.

Generally speaking, I support having our STR regulations lean in favor of long-term residents and keeping our housing stock available for them whenever possible, while still enabling well regulated operation of STRs in the city.

Thanks for your service,

Kari Parsons  
Ward 3  
541-554-0581

## CAMP Allison K

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**From:** KAYE Lydia S  
**Sent:** Monday, February 24, 2020 12:50 PM  
**To:** Nancy Meyer  
**Cc:** ASPEGREN Bill (SMTP); SELSER Lindsay R; CAMP Allison K  
**Subject:** RE: STR Survey

Thank you for your thoughts Nancy. We will provide them to the committee so they can include them in their considerations.

Best,

Lydia

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**From:** Nancy Meyer <nancydmeyer6@gmail.com>  
**Sent:** Sunday, February 23, 2020 2:38 PM  
**To:** KAYE Lydia S <LKaye@eugene-or.gov>  
**Cc:** ASPEGREN Bill (SMTP) <aspegren@comcast.net>  
**Subject:** STR Survey

[EXTERNAL 

Thanks for your work and time on the Short Term Rental survey.

That said, I'm concerned it might not gather information that is critical to creating a balanced short term rental offerings throughout Eugene.

While someone answering this survey may not have experienced noise, parties, trash, etc. at a STR next door - it doesn't mean they want the balance to tip in their neighborhood towards more short term rentals. This question isn't on the survey.

If nothing is done, there are clearly some neighborhoods (like towns on the coast) that will be more heavily impacted than others - and this is damaging to these neighborhoods. It seems there should be heavy regulation and limitations in terms of quantity and oversight.

Current behavior rules cited in your survey can be enforced. The basic concern is having houses that are dark much of the time, then filled with people for a day or two - thereby creating a challenge in terms of getting to know one's neighbors.

While I understand the data, listen to the stories about the need for rental income, and hear anecdotes about neighbors who love having a short term rental with a nice yard next door - I have yet to meet anyone who would prefer living next to a short term rental rather than a long term rental - given equal oversight and care.

Our neighborhood, SUNA, already has 25% of the short term rentals in town. People are not concerned about sabbatical or Olympic trial rentals. The concern is about houses that are otherwise vacant, taken off the market, and turned over for a couple weekends a month at high rates. No one gets to know these 'neighbors'. Community life is challenged.

I don't see this information being gleaned from your survey - so I'm worried about the basic assumptions going forward.

Thank you.

Nancy Meyer

**From:** [STEVEN SHANKMAN](#)  
**To:** [\\*Eugene Mayor, City Council, and City Manager](#)  
**Subject:** Re: Delay a vote on code changes for ADU's  
**Date:** Sunday, September 15, 2019 10:15:01 PM

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[EXTERNAL ]

Dear Mayor Vinis and City Council Members,

I am writing to urge you to postpone a decision on additional code changes for ADUs until these issues are discussed in the normal public process involving neighborhood associations and residents. We depend on our elected representatives to approach matters of such importance to neighborhoods and the community judiciously. To rush ahead with a vote on these changes without addressing problems of parking, infrastructure, and short-term or airbnb rentals risks irreparable damage to our neighborhoods.

I hope that you will delay a vote on these changes until the public has a chance to weigh in.

Sincerely,

Marsha Shankman

**From:** [Kathleen Dixon](#)  
**To:** [Tom Bruno](#)  
**Cc:** [Stan Dura](#); [WOSTMANN Jan \(SMTP\)](#); [Deborah Kelly](#); [Kathy Frazer](#); [Bill Blix](#); [Tim Bradshaw](#); [Kaye Downey](#); [Richard Cundiff](#); [Susan Ratzlaff](#); [\\*Eugene Mayor, City Council, and City Manager](#); [eugene-nlc](#); [Rep Wilde](#)  
**Subject:** Re: Excellent article on transition of AirBnB. Eugene should learn the most valuable lessons - regulation and enforcement will protect University area homes  
**Date:** Sunday, February 23, 2020 9:48:28 AM

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[EXTERNAL ]

Thanks Tom, we agree with your well written statement at the end.

Sent from my iPad

On Feb 23, 2020, at 8:51 AM, Tom Bruno <[brunoassoc@aol.com](mailto:brunoassoc@aol.com)> wrote:

Please take time to read history of  
AirBnB and how the transition is  
becoming derailed.

AirBnb hasn't lived up to its utopian  
claims

*Jay Owens*

Housing doesn't fit the way people live any more – but the  
current models of sharing are not working

Sat 22 Feb 2020 03.30 EST

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114|422

Airbnb started as a way to help two friends handle a rent hike. Joe Gebbia and Brian Chesky had just quit their jobs to start a business when their landlord jacked up the rent by 20%. But a big design conference was coming to town, and all San Francisco's hotels were fully booked. Joe **had an idea**: "Brian, I thought of a way to make a few bucks – turning our place into 'designers' bed and breakfast'."

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Three air mattresses in the living room became **a \$31bn business**.

Today, **parts of the UK** – such as Edinburgh Old Town, or the Devon village of Woolacombe – have around one Airbnb listing for every four properties. In cities and tourist destinations around the world, landlords keep increasing rents by 20% or more. Yet Airbnb now appears to be the cause rather than the solution.

The sharing economy also does something more insidious: it transforms everything in our lives into an asset

Like many Californian startups, there was something utopian about **Airbnb's founding vision**. What if trustworthy travel didn't have to mean big, corporate hotel brands? In 2003, [couchsurfing.com](http://couchsurfing.com) had pioneered online homestays, using the web to share profiles and reviews to give people confidence that strangers could just be "friends you hadn't met yet".

Airbnb took this model and ran with it. It had a kind of countercultural cachet: avoid price-gouging chain hotels! Stay in "unique accommodations (like castles, treehouses or boats!)". Be part of a "global community". The company **talked smoothly** about how it "empowered" residents and distributed "economic opportunities ... across diverse communities".

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At first, it seemed like it was doing good – the whole “sharing economy” did. Consumerism and ownership were over; experiences and rental the sustainable future. Neither Gebbia nor Chesky “wanted to ‘create more stuff that ends up in landfill,’” Chesky [told the Telegraph](#) in 2012. “The idea of creating a website based on renting something that was already in existence was perfect.”



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But behind the Californian hippie language lies the “[California ideology](#)”: a libertarian gospel of anti-statism and free markets. Airbnb wanted as much of the short-term lettings market it could get, [spamming Craigslist](#) users to get them to switch, and not checking up too closely on who exactly was hosting (comprehensive listing verification was only [introduced in 2019](#)). As [Wired reported](#) last week, “Airbnb empires are being rapidly scaled and monetised, with professional operators creating scores of fake accounts, fake listings and fake reviews.” Increasingly, it appears that Airbnb hosts aren’t ordinary people renting out a spare room, but profiteering landlords and [rent-to-rent](#) chancers leasing entire apartment blocks. Travellers report being let down by dodgy accommodations and a cheap, identikit “[Airspace](#)” aesthetic. Local people are being displaced from their neighbourhoods.

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The sharing economy also does something more insidious: it transforms

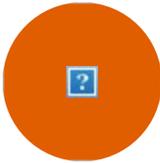
everything in our lives into an asset, viewed in terms of its financial potential. Does my home really need a living room or could I **Airbnb** it for £50 a night? Do I really need a weekend or could I do some extra work on Fiverr or Deliveroo? It financialises our souls.

And yet, 13 years after Airbnb's founding, I believe our cities and villages still need more sharing, not less.

The problem is that the houses we have are an increasingly bad fit for the way people live today. We're living longer, marrying less or later, and having fewer children – if any. In the UK, two-thirds of us **live in** one-person (29%) or two-person (35%) households - yet **six in 10** of our houses have three-plus bedrooms, and only 12% are one-beds. Almost 90% of our housing was built before this century, and it's designed for a nuclear family ("master bedrooms") and car ownership (garages and parking spaces), both of which are declining trends.

## **I know what housing insecurity is like. Rising prices are not good news**

*Suzanne Moore*



[Read more](#)

We need many and varied housing structures and funding models (rental and ownership) to help us find homes that fit across our lifetimes. Long-term, that means imagining a new architecture of flexible, reorganisable living structures – but in the short term we need ways to rearrange people in the housing we already have. Easy, affordable ways for people to move for a few weeks' work or training, or for empty-nesters to share their newly empty space. Ways for people to split the cost of housing when they need to cover a gap, without necessarily being locked into year-long arrangements. Ways for towns and cities to accommodate seasonal spikes in festival visitors without turning themselves into a hotel-room ghost town the rest of the year. Hostels and lodger schemes are certainly great, but they aren't enough.

Advertisement

In the Lake District, Airbnb helps second-homeowners profit while local services struggle. With **only 15%** of properties occupied year round, the village of Elterwater has lost its Post Office. But homeshares also help farmers diversify by offering B&B to international tourists and travellers. And when people share their actual homes – not just the generic, Ikea-furnished simulations rented out by profiteers – cultural exchange can't help but happen. In 2016 I stayed in possibly the first and only Airbnb in Greenland. We talked long into the evening about the climate crisis, colonialism and independence with Nivi, our host. It was magic.

**Long live that side of Airbnb. But let's regulate the hell out of the rest**  
Please read this again, "regulate the hell out of the rest." I am not opposed to AirBnB if owner occupied. I am opposed to large business conglomerates taking over blocks of University of Oregon and circumventing the conformance requirements of Bed & Breakfast or lodging facilities.

Tom Bruno  
Co-Chair LHVC  
Sent from my iPhone

**From:** [ZELENKA Alan](#)  
**To:** [Rep Wilde](#)  
**Cc:** [\\*Eugene Mayor, City Council, and City Manager](#)  
**Subject:** Re: Feedback on Short-Term Rentals  
**Date:** Tuesday, November 12, 2019 4:47:29 PM

---

Marty - I think our potential ordinance is in line with your observations (which I share and agree).

Alan Zelenka  
Eugene City Councilor

On Nov 10, 2019, at 5:55 PM, Rep Wilde <[Rep.MartyWilde@oregonlegislature.gov](mailto:Rep.MartyWilde@oregonlegislature.gov)> wrote:

[EXTERNAL ]

Friends –

I wanted to share some feedback that I've been receiving from Eugene constituents regarding the potential regulation of short-term rentals (STRs). As a preliminary matter, I'll note that the state regulation of STRs has largely been limited to, well, to be honest, making sure we get paid. I've heard some interest in statewide regulation in places where STRs are displacing workforce housing. I haven't seen good data on that regarding Eugene, although it's certainly a factor on the Coast and in Bend. I'll leave it to your very capable staff to let you know what they see there. As far as I can tell, there aren't substantial state laws impeding your ability to manage STRs as you see fit. My impression is also that the Speaker is primarily concerned about long-term tenant rights and has indicated to me that she is not interested in statewide regulation of STRs at this time.

I've mostly received feedback about full-time, non-owner/manager occupied STRs near the University. Without appropriate management, these certainly can become party houses or otherwise create 'good neighbor' problems. I certainly don't want to tar them all with the same brush – I have one across the park from me that has never been a problem. However, these certainly seem to be the ones that could be regulated most reasonably. Personally, since the problem appears to be one of the short term residents of these properties being disruptive, I would suggest that the most appropriate regulation would be requiring some sort of reasonable notice to the neighbors and contact information for a responsible party who can respond quickly. I don't want to see EPD becoming the effective management for these places when there's a problem.

Many of my constituents run owner-occupied or occasional STRs. They have been very concerned about regulations that would substantially change the economics of their businesses. Many of them can only afford to continue to remain in their homes because of the additional income from these businesses. They are concerned about being lumped in with the bad actors. I have never had a constituent complain about an owner-occupied STR as a neighbor.

I hope you'll take a careful look at which STRs are truly problematic and which are merely folks trying to run a small business and stay in their homes. If you run into issues of state law that impede what you'd like to accomplish, please let me know and I'll bring them up with my caucus. As always,

please feel free to call or write anytime. My cell is 541-514-9712.

Sincerely,

Marty

State Representative, HD 11

**From:** [Brent Lorscheider](#)  
**To:** [Tom Bruno](#); [MCLAUGHLIN Melinda V](#)  
**Cc:** [MATHEWS Holly A](#); [Stan Dura](#); [JoJo Jensen](#); [Gyl Elliott](#); [KAYE Lydia S](#); [\\*Eugene Mayor, City Council, and City Manager](#)  
**Subject:** Re: incident on Augusta Street  
**Date:** Thursday, January 23, 2020 9:41:10 AM

---

[EXTERNAL ]

Hi Melinda,

Thank you for your assistance.

I also wish to inform you and the Eugene Police Department that the **City of Eugene currently has about 400 listings of Airbnbs and VRBOs advertising accommodations for 6 adults or more...** some listings are for **20 or more adults**. These listings result in rentals that violate the City's occupancy code limit of 5 adults, and no doubt, *create more work for the Police Department*, not to mention the negative impacts to the quality of our neighborhoods.

I provided this information to the City Council and the Mayor in October 2019 and again in November of 2019. It only seems logical for the new Short Term Rental regulations, currently under development, to require future STR listings to comply with the City's occupancy code. See attached links. Thx, Brent

[Airbnb® | Eugene - Vacation Rentals & Places to Stay - Oregon, United States](#)



**Airbnb® | Eugene - Vacation Rentals & Places to Stay - Oregon, United St...**

Jan 23, 2020 - Rent from people in Eugene, OR from \$20/night. Find unique places to stay with local hosts in 191...

[Vrbo](#)



**Vrbo**

Book amazing rentals on Vrbo - the most popular vacation rental site in the US. +2 million rentals worldwide 1...

[Short-Term Rentals in Eugene | Eugene, OR Website](#)





**Short-Term Rentals in Eugene | Eugene, OR Website**

Learn about the rules related to short-term rentals in Eugene.

**From:** [Jane Williams](#)  
**To:** [SEMPLE Emily](#); [ZELENKA Alan](#)  
**Cc:** [\\*Eugene Mayor, City Council, and City Manager](#); [Jane Williams](#)  
**Subject:** Re: in-depth research needed on STRs  
**Date:** Tuesday, December 10, 2019 3:25:55 PM

---

[EXTERNAL ]

Dear Emily & Alan,

Thanks to all at City Council for listening to the large amount of favorable input from short-term rental (STR) owners at the meeting last night. It was disturbing to discover that an ordinance has already been drafted, especially since it seems to be largely based on inaccurate research plus apparently just a few complaints. I would like to address a couple of the issues that were mentioned last night:

1. Possible issue of increased garbage? — In my experience STR guests do not generate significantly more garbage than do long-term rentals or home owners. They also generate significantly LESS garbage than much of what we see outside the many student and other rentals around town;
2. Concentration of STRs in the University District? — I don't know if this is actually the case, but it certainly seemed to be perception of the couple who spoke last night. (Of the three who spoke against STRs, two were a couple living near the university.) If this couple is successful in banning STR hosts from Eugene, they will likely end up having more student renters as neighbors. I'm not sure this will make them any happier. My experience of almost 5 years of STR guests through the Airbnb platform is that they are quiet and respectful of the property and the neighborhood; in general far quieter and more respectful than a house full of students.

A few suggestions to consider for your ordinance:

— **Require all STR hosts to register with the city**, as per Portland. (The city could even generate some revenue from issuing licenses to STR owners, at higher cost for multiple properties perhaps.) This would allow the city to create an accurate database of STRs in Eugene, by type and location. The city could then accurately determine:

- are all STRs permitted for use?
- are all STRs paying all appropriate taxes? (If they are using Airbnb, VRBO or HomeAway, these intermediaries are already paying all taxes directly on our behalf.)
- are there "too many" STRs in one area?
- are STR owners residents of Eugene?

— **Communicate complaints/problems to the STR community.** What exactly are the complaints, and how extensive are they?

— **Engage the STR community in coming up with solutions.** As mentioned several times last night, many of us would be more than willing to assist in this way.

So just a few ideas to get started. Thanks for your consideration.

I look forward to attending your work session on this topic tomorrow.

Best regards,

Jane Williams

*Jane Williams*  
[janeem123@gmail.com](mailto:janeem123@gmail.com)  
541-729-3445

On Dec 9, 2019, at 9:24 AM, Jane Williams <[janeem123@gmail.com](mailto:janeem123@gmail.com)> wrote:

Dear Emily,

We are long-time residents of Eugene (my husband since 1980, me since 1990) and are constituents of your district.

I worked in market research full-time until the recession. During the next few years, while my research business was floundering, I made multiple attempts to find other work. I applied for many jobs and even worked as an unpaid intern for a couple of years in attempt to secure paid employment. In my 50s, it proved impossible for me to find appropriate work.

To help replace my income, we built a secondary unit on our property with the intention of renting it out as a short-term vacation rental. Our "studio" was fully permitted and we paid all the systems development charges to the city. For the last 4 and a half years we have rented out this unit through Airbnb. We have paid all the city, county and state TRTs that we have owed during this time. (In fact anyone who rents out property through Airbnb or VRBO now, has all of these room taxes collected and paid directly through that intermediary.)

Our unit has it's own driveway and off-street parking. We live on the property and oversee the management and any interaction with guests. Our neighbors are happy that we rent out our cottage in this manner, and sometimes send us guests. We have just the one unit, which I manage and clean myself. The income from this has partially replaced what I was earning before the recession and has contributed substantially to putting our two daughters through college. We are heavily dependent upon the income our STR, and my work on it, provides us.

I would like to urge you and all members of the City Council to support doing an in-depth study of the benefits provided to our community by STRs, before making

any decisions regarding the appropriate and necessary regulations.

Sincerely,

Jane Williams

*Jane Williams*  
[janeem123@gmail.com](mailto:janeem123@gmail.com)  
541-729-3445

**From:** [Lee](#)  
**To:** [Eugene Land Use](#); [\\*Eugene Mayor, City Council, and City Manager](#)  
**Subject:** Re: neighbor concern on air bnb  
**Date:** Saturday, May 04, 2019 1:49:17 PM

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Dear Matt,

Thank you for your prompt response and info. It is disheartening to know that City does not provide any protection for home-owners/property tax payers against the Short-term-rent by the internet companies (e.g., Air Bnb VRBO). When most home owners buy their single or multi household houses in an R-1 area, they expect to live in a residential area not a commercial zone where the constant traffics of strangers and commercial lodging are allowed. The owner in the neighborhood is not in the property and guests' identification checks are minimal in the SRT website. Only the booker of the Air bnb has any sort of government-issuing identification in the airbnb site, but the rest accompany of the booker have nothing to clarify their identification. You will find a plethora of hell stories among these SRT as well as rising voices of neighborhood who experience collateral damage.

The City should make some rule against such a SRT that can damage the quaint, quiet residential neighborhood.

Best,  
Lee

On Mon, Apr 29, 2019 at 11:23 AM Eugene Land Use <[LandUseInfo@ci.eugene.or.us](mailto:LandUseInfo@ci.eugene.or.us)> wrote:

Lee,

A Homeowner can rent out an entire home in an R-1 area. Our code allows a R-1 zoned house to be rented as a short term (Air BnB) or long term rental (10 days or longer.)

They are not required to notify the neighbors that they are using the property as a rental.

Any disturbances would be handles the same whether a property is owner occupied or is a rental.

Late night noise would be reported to the police. Garbage violations and other nuisance concerns could be reported to our Code Compliance program.

Code compliance can be reached at (541) 682-5819 and you can file online complaints at: <https://pdd.eugene-or.gov/CodeCompliance/ComplaintStart>

Any R-1 dwelling is limited in the number of occupants per the definition of a family. There is a limit of 5 unrelated people in any dwelling.

I understand your concerns. At this time we don't have any specific rules regarding short term rentals and where they would be allowed.

If you have concerns you are welcome to provide feedback to the Mayor, the City and Manager and City Council. There is an email set up to reach all of them.

If you want to send them an email, then here is the address

[mayorcouncilandcitymanager@ci.eugene.or.us](mailto:mayorcouncilandcitymanager@ci.eugene.or.us)

Let me know if you have any other questions.

Thanks,

Matt Denberg

Planning & Land Use Technician

City of Eugene

(541) 682-5226

**From:** Lee <[anothermaillee@gmail.com](mailto:anothermaillee@gmail.com)>

**Sent:** Saturday, April 27, 2019 11:09 PM

**To:** Eugene Land Use <[LandUseInfo@ci.eugene.or.us](mailto:LandUseInfo@ci.eugene.or.us)>

**Subject:** neighbor concern on air bnb

To whom it may concern;

Would you share the info on the following questions?

1) Can a home owner rent his/her entire house to an air bnb without the owner's presence at the site in a R1 area in Eugene (low density residential area)?

2) In such (1) case, does the owner has a responsibility to inform the neighbor, particularly those next to the rental house (sharing a fence)?

3) If an air bnb guest made a disturbance (e.g., noise after midnight, garbage on the road), what can neighbor do?

4) Can an air bnb host rent a house more than 5 people? Eugene short-term rent code says; "In Eugene, a family of any number can live or up to 5 unrelated people are allowed per home. For short-term rentals, it is important to be aware of this limit when renting a room or home."

As a home owner who finally finds a home in a nice, stable, quite neighborhood, is really concerning traffic of all the strangers, and finally found out that the neighbor is running an air bnb without any notice to any of the neighbors.

Thank you for your info.

Best,

Gyoung-Ah Lee

**From:** [ROBERTS Samantha P](#)  
**To:** [Brent Lorscheider](#); [\\*Eugene Mayor, City Council, and City Manager](#)  
**Subject:** RE: Request for Minutes from September 23 Working Session: Short Term Rentals.  
**Date:** Thursday, October 17, 2019 8:59:16 AM

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Good morning,

Thank you for your email. These minutes are scheduled to be approved by City Council on October 28<sup>th</sup>. Once approved, they will be processed and posted to the corresponding meeting date at this [link](#). Typically they are posted the same week they are approved. Please feel free to reach out to me directly if you have any additional questions.

Have a great day,

*Respectfully,*

Samantha Roberts | Deputy City Recorder  
Pronouns: She/her/hers  
City of Eugene | City Manager's Office  
125 E. 8<sup>th</sup> Avenue, 2<sup>nd</sup> Floor  
Lane County Public Service Building  
Eugene OR 97401  
Phone 541.682.5042

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**From:** Brent Lorscheider <lorsch2728@pacbell.net>  
**Sent:** Wednesday, October 16, 2019 11:56 PM  
**To:** \*Eugene Mayor, City Council, and City Manager <MayorCouncilandCityManager@eugene-or.gov>  
**Subject:** Request for Minutes from September 23 Working Session: Short Term Rentals.

[EXTERNAL ]

**Hi,**

**Where would i find an electronic copy or posting of the minutes from the September 23 Working Session for the agenda item on Short Term Rentals?**

**Thankyou,  
Brent Lorscheider  
Address: 2625 Capital Drive  
Ph: 626-627-5049**

**From:** [ZELENKA Alan](#)  
**To:** [Kari Parsons](#)  
**Cc:** [\\*Eugene Mayor, City Council, and City Manager](#); [VINIS Lucy K](#); [SEMPLÉ Emily](#); [TAYLOR Betty L](#); [YEH Jennifer K](#); [CLARK Mike](#); [EVANS Greg A](#); [SYRETT Claire M](#); [PRYOR Chris E](#)  
**Subject:** Re: STR input for consideration  
**Date:** Friday, December 06, 2019 1:26:24 PM

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Thank you Kari. Good points.

Alan Zelenka  
Eugene City Councilor

On Dec 5, 2019, at 4:06 PM, Kari Parsons <[parsons.kari@gmail.com](mailto:parsons.kari@gmail.com)> wrote:

[EXTERNAL ]

Hello Alan and council colleagues,

Just a few items to add to your consideration in advance of your work session on Short-Term Rentals:

- 
- **PERMIT LIMITS:** Please strongly consider **limiting the number of STR registration permits that will be issued.** The limit could be citywide, but it would be better to determine an allowable number of permits by part of the city to keep certain neighborhoods from becoming dominated by AirBnB's (those near UO are most at-risk: SUN, Fairmount, Laurel Hill Valley).
  - The City of Carmel, CA has set a limit on the number of STR permits they will allow in the city PLUS, I believe a permit holder must act on the permit (that is, rent the home/apt) within 6 months of getting the permit, so that people can't just come in and buy permits and sit on them indefinitely.
- **PARKING:** I am told there may be staff advocating for STRs to offer one off-street parking spot for each bedroom rented. **This seems excessive.** It would also make it impossible for many people with 4 or 5 bedroom homes to legally rent out their house for the Trials and special events like that.
- **LIMITS ON DAYS:** A blanket limit of 75 days per year that a house can be rented seems problematic. I would like to advocate for a bifurcated system:
  - If a host is on-site and they rent their ADU or a room as a STR, this should be allowed 365 days per year, where the owner can only be absent while a unit is rented for a set number of days, such as 15 or 30.
  - But, if the host is NOT on-site, those should be limited to 75 (or fewer) days per year. Note that there are 104 weekend days in a year, so depending on whether you are the host or the next door neighbor, 75 days may seem restrictive (host) or overly generous (next door neighbor).
- **REGISTRATION FEE:** I support the annual registration fee of \$250 for STRs. I also support the City working with AirBnB, HomeAway/VRBO, etc. to make them require City registration numbers in order to post on their sites. This would be a huge compliance boon.
- **SABBATICAL RENTALS:** Sabbatical rentals should be exempted from these rules and TRT. Perhaps a letter from an employer could provide the proof needed for the

exemption.

Generally speaking, let's have our STR regs lean in favor of long-term residents and keeping our housing stock available for them whenever possible!

Thanks for your service,

Kari Parsons  
Ward 3  
541-554-0581

**From:** [Carolyn Jacobs](#)  
**To:** [\\*Eugene Mayor, City Council, and City Manager](#)  
**Subject:** Short term rentals - with or without owner occupants?  
**Date:** Monday, December 09, 2019 9:42:45 PM

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[EXTERNAL ]

This is the story of land and money....

Because... the entanglement of land and money is, among many other things, behind business interests buying our residential properties for the conversion of houses into small hotels with **off-site** owners. This is the story of the financial enrichment of a few investors undermining the health and well being of our residential neighborhoods.

In the blocks nearest me 20% of the houses are now small hotels owned by investors **living elsewhere**. Strangers now frequently come and go from these properties, at times they sit empty. For every block that has a house with no resident, we know without a doubt that this situation is contributing to the shredding of the very fabric of our neighborhoods.

The 4J school system is about to embark on the building of a brand new Edison school for generations of kids to come. There are families who would like more than anything to find houses here. In the areas around the University faculty, staff and students would like to buy and rent houses that are no longer available. In the time of a housing availability crisis do we have to sit by and idly watch as entire houses disappear from the market ... all because it's **so very profitable** to convert an entire house into a small hotel?

Again, this is the story of land and money. Investors in and out of state know Eugene has the lowest real estate prices amongst the large desirable west coast cities. It's the story of how profit driven motives are both undermining our neighborhoods and driving up real estate prices.

But, let's be clear: there are **absolutely... NO... benefits** to residential neighborhoods from hotels **without on-site owners**. There is absolutely no benefit to be had from strangers pulling suitcases down our sidewalks, from parking up out streets to partying on our front lawns.

The end of the story is of course yet unwritten so let me simply urge you to find your way to only **supporting short term rentals which require the owner to reside on the property**. They can have guests 365 days a year and be gone for up to 30 consecutive days. After all, reside is the root of the word residential and **a house whose sole use is as a profitable business has no place in our residential neighborhoods**.

And really, our morality ought to tell us that the common good should take precedence over the enriching of a few!!

Carolyn Jacobs  
Ward 3

**From:** [Brent Lorscheider](#)  
**To:** [KAYE Lydia S](#); [VINIS Lucy K](#); [ZELENKA Alan](#)  
**Cc:** [\\*Eugene Mayor, City Council, and City Manager](#); [Gyl Elliott](#)  
**Subject:** Short Term Rentals  
**Date:** Thursday, November 21, 2019 9:58:59 AM

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[EXTERNAL ]

Lydia, Councillor Zelenka, and Mayor,

I have two comments/suggestions for the new regulations for "Short Term Rentals" and the online rental platforms, like Airbnb

1. Our neighbor is listing and renting rooms as "Long Term Stays" on Airbnb offering discounts for extended stays, including over 30 days. Airbnb will replace the traditional "landlord/tenant lease rental arrangement" where property owners want to manage their property in total absence, and want the firewall that Airbnb provides to isolate rental property owners from their rental operations/complaints. Absentee owners can list and rent properties through Airbnb using offsite host, which results in neighbors being forced to deal directly with the Airbnb guests over complaint issues, since neighbors have no way of contacting the absentee property owner nor the offsite property host. We are experiencing this problem with our neighbor's STR at 2635 Capital Drive.

The only way to address this new rental paradigm would be for the City to either staff up and **actively** investigate complaints from neighbors (which I don't think will ever happen), or adopt codes requiring STRs to publicly posts the following information on their premise:

- the name of the property owner and phone number,
- the name of the Airbnb, or STR host and phone number

or, another approach would be to:

require Airbnb listings, and other STR listings, to include the full names of host and owners names and their phone numbers. (this would be the easiest approach)

2. The wording of codes EC 9.0500 - Family, and EC 9.2737- Residential Occupancy Limitations, lends itself to a multitude of interpretations. The Codes would not standup to challenge the way they are currently worded.

Thx,  
Brent Lorscheider, 2625 Capital Drive

**From:** [Emily Fox](#)  
**To:** [\\*Eugene Mayor, City Council, and City Manager](#)  
**Subject:** Short term rentals  
**Date:** Tuesday, December 10, 2019 11:29:23 PM

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[EXTERNAL ]

Dear Mayor and Councilors

I believe short term rentals are depleting our housing rental stock which in turn is increasing rents and contributing to the homeless problem. I encourage you to pass an ordinance soon that requires owner occupancy on the same property, required licensing of str's, a parking requirement so neighbors are not so affected, limited days of rental and a transition period for those owners of houses who do not live on their rental property to convert to long term rentals.

If this action is not taken soon, I think it is possible that Airbnb and other large companies will continue to buy up many more houses in Eugene and we will have further deterioration of our available supply of rentals and degradation of neighborhoods.

Thank you  
Emily Fox- 455 E 31st Ave, Eugene

**From:** [Nancy Meyer](#)  
**To:** [\\*Eugene Mayor, City Council, and City Manager](#)  
**Subject:** Short Term Rentals  
**Date:** Thursday, August 23, 2018 3:08:58 PM

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October 23, 2018

To the Mayor, the Eugene City Council, and the City Manager:

Many Eugene residents, including those in the South University Neighborhood, are becoming concerned about issues attendant to an increase in short term rentals.

According to our Planning and Land Use Department and many neighbors, people are buying houses to use as income properties for short terms rentals – which are apparently more lucrative than long term rentals.

This raises several concerns which we hope the Council will investigate.

First, at a time when our city is clearly in need of more housing, short term rentals remove properties from the market.

Second, there is a clear impact on neighborhood livability. Multiple renters makes it more difficult for neighbors to establish a relationship with renters and respond to issues (noise, home impact, garbage, parking, etc.) – especially if it requires reaching an out of town owner.

Other Oregon cities and neighborhoods are grappling with this issue. Responses range from capping the number of short term rentals (Yachats) to the amount of time a home may be rented for short term (Corvallis). Among other requirements, Portland states property owners must live in their homes for more than 9 months a year or they can't rent out guest Air BnB's.

I have pasted some sites below that reflect the difficult issues neighborhoods and councils are facing throughout cities in our state. A story that aired on KLCC this morning about short term rental issues in Newport is included.

We very much hope that the Council will work with Eugene's Planning and Land Use Department soon to come up with proactive solutions. Many cities have been caught in a reactive mode – and we can learn from their responses. We already have 1000 Air BnB's listed in Eugene. The time to work on this issue is now.

We would suggest a home owner occupancy requirement for short term rentals in residential neighborhoods. This would allow an owner to rent his/her property (eg for the Olympic Trials), but be available if needed and more likely to have an interest in neighborhood livability issues.

We would also suggest a limit to the amount of time a homeowner can rent the home. This would support neighborhood livability and limit the issues of noise, parking, etc. that are emerging in many residential areas.

Researching the responses from other cities will provide important ideas and best practices Eugene might consider before this becomes a larger issue - both in terms of homes available for our population and livability afforded to our neighborhoods.

Thank you for your consideration,

Nancy Meyer

Co-Chair, SUNA

541-342-1542

Examples of a few of the debates in Oregon cities:

Salem:

<https://www.statesmanjournal.com/story/news/2016/08/06/vacation-rental-homes/87680324/>

Yachats –

In addition to the standard constraints of noise, duration, city permits, etc), there is a cap on the number of short term rentals allowed. There is also a lottery and a rental cap in Gearhart.

[https://yachatsoregon.org/Documents/Download/ORD\\_347-Amend\\_YMC\\_Ch-4-08.pdf](https://yachatsoregon.org/Documents/Download/ORD_347-Amend_YMC_Ch-4-08.pdf)

Portland on air bnb's - there are limits on rentals (one host/on site, etc)

<https://portlandtribune.com/pt/9-news/402864-299792-audit-faults-portlands-lax-approach-to-regulating-airbnb-other-short-term-rentals>

Newport: KLCC story posted August 21, 2018:

<http://www.klcc.org/post/coastal-towns-grapple-growth-airbnb-type-rentals>

On a side note, there are compliance issues with regulating Air BnB's – and Eugene is included in this KLCC article posted August 23, 2018:

<http://www.klcc.org/post/pacific-northwest-cities-hire-outside-vendors-police-airbnb-type-rentals>

**From:** [Nancy Meyer](#)  
**To:** [\\*Eugene Mayor, City Council, and City Manager; ZELENSKA Alan](#)  
**Subject:** Short Term rentals  
**Date:** Wednesday, September 18, 2019 10:20:37 AM

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[EXTERNAL ]

Dear Mayor and City Council,

In advance of your work session Monday on short term rentals, I would like to offer the following ideas from other cities in Oregon which have dealt with this issue.

Many Eugene residents, including those in the South University Neighborhood, are becoming concerned about issues attendant to a dramatic, recent increase in short term rentals.

According to our Planning and Land Use Department and many neighbors, people are buying houses to use as income properties for short terms rentals – which are apparently more lucrative than long term rentals.

This raises several concerns which we hope the Council will investigate.

First, at a time when our city is clearly in need of more housing, short term rentals remove properties from the market.

Second, there is a clear impact on neighborhood livability. Multiple renters makes it more difficult for neighbors to establish a relationship with renters and respond to issues (noise, home impact, garbage, parking, etc.) – especially if it requires reaching an out of town owner.

Other Oregon cities and neighborhoods are grappling with this issue. Responses range from capping the number of short term rentals (Yachats) to the amount of time a home may be rented for short term (Corvallis). Among other requirements, Portland states property owners must live in their homes for more than 9 months a year or they can't rent out guest Air BnB's.

I have pasted some sites below that reflect the difficult issues neighborhoods and councils are facing throughout cities in our state. A story that aired on KLCC about short term rental issues in Newport is included.

We very much hope that the Council will work with Eugene's Planning and Land Use Department soon to come up with proactive solutions. Many cities have been caught in a reactive mode – and we can learn from their responses. We already have over 1000 Air BnB's listed in Eugene. The time to work on this issue is now.

We would suggest a home owner occupancy requirement for short term rentals in residential neighborhoods. This would allow an owner to rent his/her property (eg for the Olympic Trials), but be available if needed and more likely to have an interest in neighborhood livability issues.

We would also suggest a limit to the amount of time a homeowner can rent the home. This would support neighborhood livability and limit the issues of noise, parking, etc. that are emerging in many residential areas.

Researching the responses from other cities will provide important ideas and best practices Eugene might consider before this becomes a larger issue - both in terms of homes available for our population and livability afforded to our neighborhoods.

Thank you for your consideration,  
Nancy Meyer  
Co-Chair, SUNA  
541-342-1542

Examples of a few of the debates in Oregon cities:

Salem:

<https://www.statesmanjournal.com/story/news/2016/08/06/vacation-rental-homes/87680324/>

Yachats –

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Portland on air bnb's - there are limits on rentals (one host/on site, etc)

<https://portlandtribune.com/pt/9-news/402864-299792-audit-faults-portlands-lax-approach-to-regulating-airbnb-other-short-term-rentals>

Newport: KLCC story posted August 21, 2018:

<http://www.klcc.org/post/coastal-towns-grapple-growth-airbnb-type-rentals>

On a side note, there are compliance issues with regulating Air BnB's – and Eugene is included in this KLCC article posted August 23, 2018:

<http://www.klcc.org/post/pacific-northwest-cities-hire-outside-vendors-police-airbnb-type-rentals>

**From:** [Brent Lorscheider](#)  
**To:** [\\*Eugene Mayor, City Council, and City Manager](#)  
**Cc:** [Gyl Elliott](#); [Tom Bruno](#); [JoJo Jensen](#)  
**Subject:** Short Term Rentals Workshop of Sept 23  
**Date:** Saturday, November 09, 2019 11:17:27 AM

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[EXTERNAL ]

In the STR work session of Sept 23, the City Council voted to delete the inspection requirement for the proposed STR regulations. The meeting minutes state the reasons for deleting inspections were: they seem overbearing, superfluous, and would not alter the outcome.

The minutes make no mention of the existing large STRs that appear to be operating in open violation of the City's Occupancy Code, and the damage to neighborhood livability for the many, many unfortunate neighbors of large STRs.

AirBnB data shows over 300 active listing for over 5 occupants—almost half of all listings. VRBO shows another 60 listings. Their must be hundreds more. The minutes indicate this fact was not identified, much less discussed.

The minutes make no mention of the existing large STRs that appear to be operating in open violation of the City's Occupancy Code, and the damage to neighborhood livability for the many, many unfortunate neighbors of large STRs.

The minutes show no discussion about the large number of neighbors that are being negatively impacted by offending STRs with over 5 occupants. A large fraction of the City's nuisance complaints, i.e., noise, parking, trash, etc is caused by over occupancy. first by long term rentals, and now by both long term and short term rentals...

No questions were raised about the effectiveness of the City's current "Complaint Driven Enforcement Policy", given the fact that the City doesn't inspect on weekends, when most of the over occupancy offenses occur.

Large STRs have significant impacts on neighborhood quality, yet no discussion occurred on how these proposed new STR regulations could generate neighborhood impact fees, with said fees earmarked toward enforcing the City's occupancy code.

The City has failed in its duty to consider and address the existing the Large STRs that are in violation of the City's occupancy code. The City has also failed in its duty to anticipate and plan for the foreseeable future occupancy code violations that will result from the currently proposed STR regulations.

Brent Lorscheider  
2625 Capital Drive  
Ph: 626-627-5049

**From:** [Kari Parsons](#)  
**To:** [ZELENKA Alan](#)  
**Cc:** [\\*Eugene Mayor, City Council, and City Manager](#); [VINIS Lucy K](#); [SEMPLÉ Emily](#); [TAYLOR Betty L](#); [YEH Jennifer K](#); [CLARK Mike](#); [EVANS Greg A](#); [SYRETT Claire M](#); [PRYOR Chris E](#)  
**Subject:** STR input for consideration  
**Date:** Thursday, December 05, 2019 4:06:31 PM

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[EXTERNAL ]

Hello Alan and council colleagues,

Just a few items to add to your consideration in advance of your work session on Short-Term Rentals:

- 
- **PERMIT LIMITS:** Please strongly consider **limiting the number of STR registration permits that will be issued**. The limit could be citywide, but it would be better to determine an allowable number of permits by part of the city to keep certain neighborhoods from becoming dominated by AirBnB's (those near UO are most at-risk: SUN, Fairmount, Laurel Hill Valley).
  - The City of Carmel, CA has set a limit on the number of STR permits they will allow in the city PLUS, I believe a permit holder must act on the permit (that is, rent the home/apt) within 6 months of getting the permit, so that people can't just come in and buy permits and sit on them indefinitely.
- **PARKING:** I am told there may be staff advocating for STRs to offer one off-street parking spot for each bedroom rented. **This seems excessive**. It would also make it impossible for many people with 4 or 5 bedroom homes to legally rent out their house for the Trials and special events like that.
- **LIMITS ON DAYS:** A blanket limit of 75 days per year that a house can be rented seems problematic. I would like to advocate for a bifurcated system:
  - If a host is on-site and they rent their ADU or a room as a STR, this should be allowed 365 days per year, where the owner can only be absent while a unit is rented for a set number of days, such as 15 or 30.
  - But, if the host is NOT on-site, those should be limited to 75 (or fewer) days per year. Note that there are 104 weekend days in a year, so depending on whether you are the host or the next door neighbor, 75 days may seem restrictive (host) or overly generous (next door neighbor).
- **REGISTRATION FEE:** I support the annual registration fee of \$250 for STRs. I also support the City working with AirBnB, HomeAway/VRBO, etc. to make them require City registration numbers in order to post on their sites. This would be a huge compliance boon.
- **SABBATICAL RENTALS:** Sabbatical rentals should be exempted from these rules and TRT. Perhaps a letter from an employer could provide the proof needed for the exemption.

Generally speaking, let's have our STR regs lean in favor of long-term residents and keeping our housing stock available for them whenever possible!

Thanks for your service,

Kari Parsons

Ward 3  
541-554-0581

## CAMP Allison K

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**From:** kovash tim <tkovash@yahoo.com>  
**Sent:** Wednesday, February 19, 2020 2:59 PM  
**To:** KAYE Lydia S  
**Cc:** SELSER Lindsay R; CAMP Allison K  
**Subject:** Re: STR Research Project  
**Attachments:** STR Data Project.pdf; STR Data Project-Ward Info.pdf

[EXTERNAL 

Hi,

I have attached our research project and info sheet to be passed on to the committee at the next meeting. Please let me know if you have any questions at all.

Hope you are having a good day! Enjoy the sun:)

Best,  
Tim Kovash

On Thursday, February 6, 2020, 11:38:48 AM PST, KAYE Lydia S <lkaye@eugene-or.gov> wrote:

Hello Tim,

Thanks again for reaching out and for your interest in assisting the committee. Staff met this morning to discuss a number of issues related to the committee work. We have also received feedback from some committee members regarding your data.

We have determined that we will provide your data as we would any other information submitted by the public to the committee for their individual consideration. Please send me a copy (in a PDF format is possible) to enable us to do this.

Best regards,

Lydia

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**From:** kovash tim <tkovash@yahoo.com>  
**Sent:** Friday, January 31, 2020 12:38 PM

**To:** KAYE Lydia S <LKaye@eugene-or.gov>; SELSER Lindsay R <LSelser@eugene-or.gov>  
**Subject:** STR Research Project

[EXTERNAL 

Hello Lydia & Lindsay,

My in laws and I attended the Ad Hoc committee meeting last night. We have a data project that we would like to share with you regarding the STR discussion. Is there availability to meet with you next week to go over it?

Thanks so much for your time and have a great weekend,

Tim Kovash

415-786-3389

# Eugene STR Data Project

Authors: Bruce Sisson, Tim Kovash, Linda Sisson

Contact: [tkovash@yahoo.com](mailto:tkovash@yahoo.com)

## Method

In December 2019, we looked at every listing that was advertised within city limits on Airbnb and VRBO. We studied them in detail including photos, description, map location, reviews, ward and calendar. The Airbnb listings were searched first by number of rooms and second by price points yielding always less than 300 listing results. We recorded a total of 912 listings, of which 779 listings were on Airbnb, 133 on VRBO less 71 duplicates on both sites for a total of 841. City staff had referenced AirDNA, which is an independent data scraping website that publishes data from the two STR platforms and updates monthly. We compared our findings with theirs as a check on the accuracy of overall listing numbers. AirDNA reported 902 listings in the greater Eugene Area in Dec. (see attached map). Our findings were within the city limits only, so AirDNA would be expected to have a higher number.

Airbnb lists only the hosts first name. For duplicate names, we reviewed the photos and listings to identify unique hosts with multiple listings.

## **Background**

In 2019, the Eugene City Council began to consider an ordinance to regulate the short term rental (STR) market in response to an unknown or undisclosed number of complaints about parties, parking, noise violations and other nuisance issues. In addition there are perceived issues about exponential growth, large numbers of houses and apartments removed from the long term rental market and online travel corporations and/or out of town buyers purchasing large numbers of STR's.

Through extensive research of publicly available data, it is our conclusion that many of the regulations the City is considering for the STR market would not solve the perceived issues that have been raised. Furthermore, implementation of some of these regulations would cause considerable harm to the middle class owners, single moms/dads and retirees who depend on STR's for income and the ability to stay in their home. Additionally Eugene's ability to welcome guests who are unsuited or unable to stay in a hotel room is harmed, as well as community members who utilize STR's as nearby lodging for visiting family members, temporary lodging during house remodels, a place to stay comfortably for short term employment, family get togethers when a larger house is needed, a place to stay while looking for permanent housing, etc.

In the case of nuisance behavior issues, the city currently has ordinances in place that provide remedies for concerns such as noise violations and "party houses". These types of behaviors are already illegal and not unique to STR's. The substandard actions of a few should not be used as a basis to further limit the rights of other law abiding property owners. A formal complaint board could be established to quickly respond to issues that arise and repeated actors could have a future city registration revoked.

Our research shows that much of the discussion and debate around STR's is based on misinformation and faulty assumptions. This briefing is the result of an exhaustive search of the publicly available data and represents many weeks in developing an accurate and thorough database of STR's in the City as listed on Airbnb and VRBO.

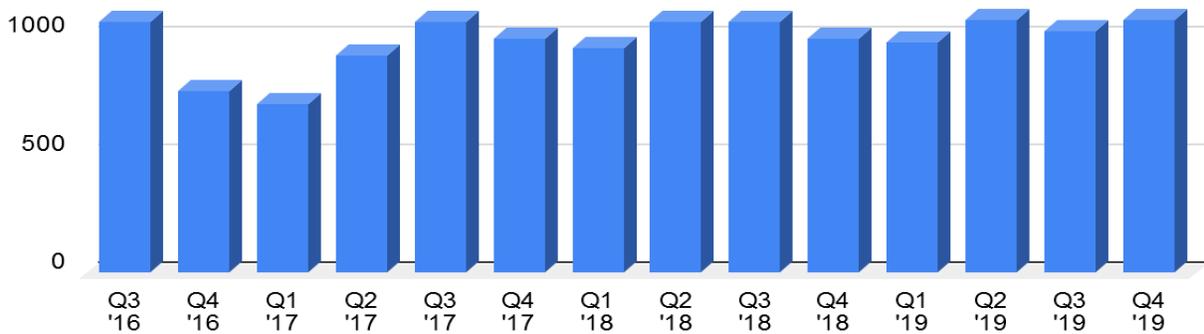
## **Research Results**

Please keep in mind that our data covers STR's within the Eugene city limits only and AirDNA covers the greater Eugene Area (see map).

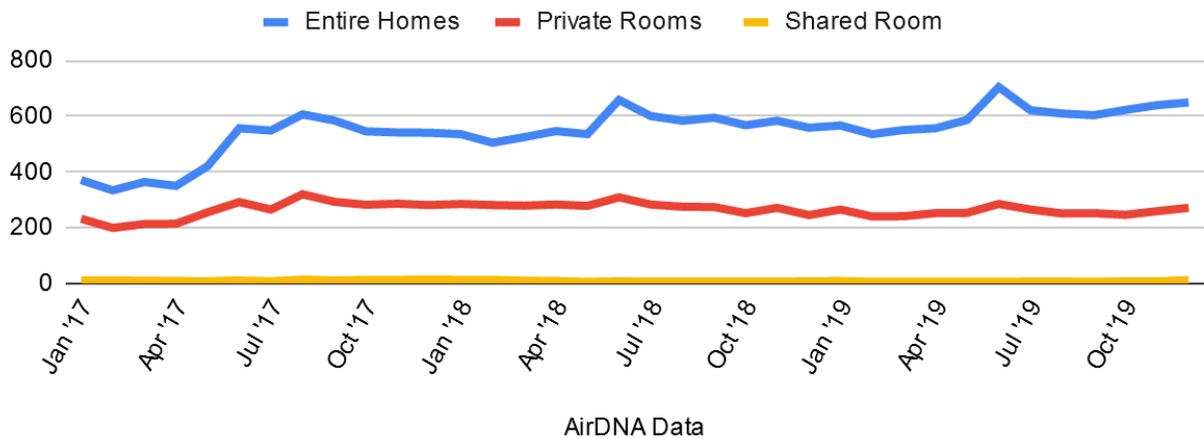
*Perceived issue #1: Exponential growth in the number of vacation rentals in Eugene.*

We heard reports of “hockey stick” or rampant growth in the number of STR’s in Eugene. In fact, STR growth has been stable for the past two years per data available on the independent AirDNA scraping platform. The following two charts from AirDNA show STR growth patterns have been relatively flat as are listing totals for entire homes, private rooms and shared rooms. Like other types of business, supply and demand balance each other out.

**STR Rental Supply- VRBO Data Added w/ AirBNB 6/2017**



**AirBNB Listings by Category**

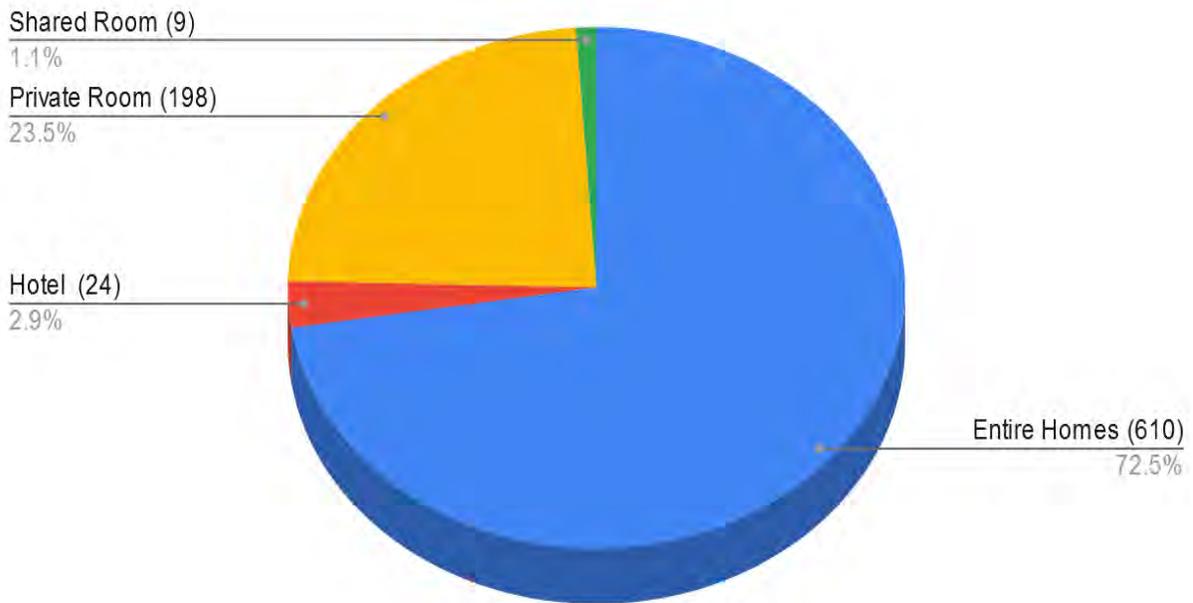


*Perceived issue #2: Listings on Airbnb categorized as “entire house” reflect the number of houses/apartments that could be added back to the LTR market if they were not STR’s.*

The first concern we addressed was looking at how many of the listings categorized as “entire home” on Airbnb actually represent a house or apartment with a full kitchen that would qualify as an LTR.

In the process of setting up a listing, the host picks one of 4 categories that best describes their rental - entire home, private room, shared room or hotel. Airbnb provides little to no information on what the terms mean. In essence, the number of listings for “entire home” do not equal the number of stand alone houses and apartments. For example, a tent in the backyard, RV’s and many listings without a kitchen or even a private bath are called “entire home”.

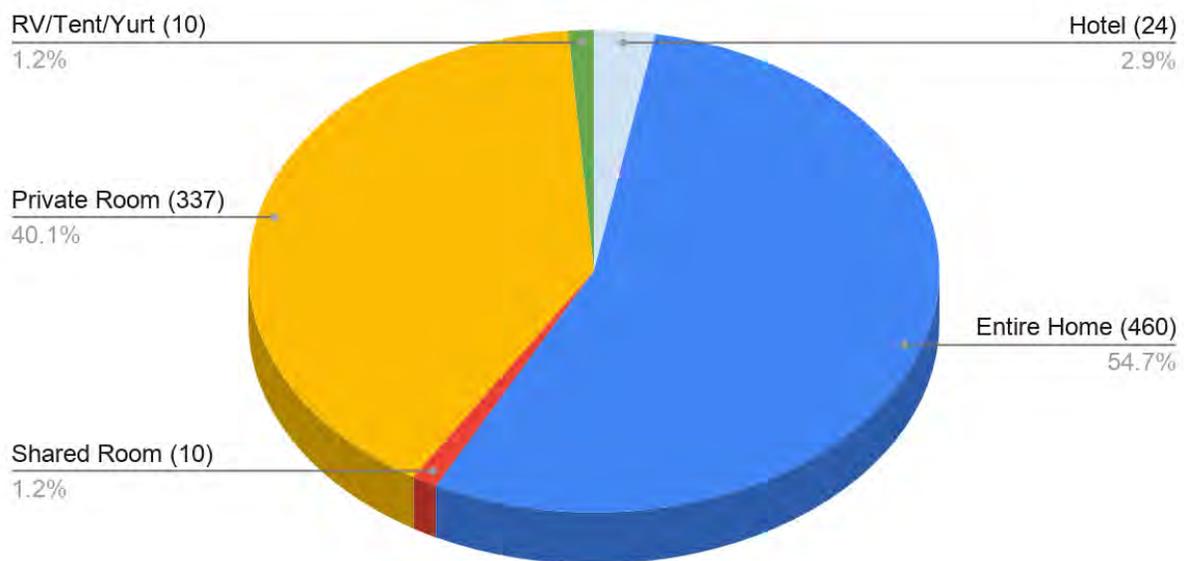
## 841 Total Listings as Advertised With Airbnb Categories VRBO Advertises as Entire Home



Next using revised definitions based on City of Eugene requirements for a legal dwelling unit, we reviewed the photos and descriptions of each listing. In addition to the previous 4 categories, we added an additional one of RV/Tent/Yurt. All the listings in the “entire

home” category have a full kitchen. Listings that are not stand alone rentals and have a kitchenette or coffee bar are included in the private room/suite category.

### 841 Listings with Research Definition Categories



#### Categories:

Entire home/apartment - rentable unit with full kitchen, no shared spaces, private entrance,

Private Room/Suite - not rentable as a stand alone unit, does not have a full kitchen but could include kitchenette or coffee bar. Must include a door for privacy.

Shared Room

Hotel

RV/Tent/Yurt

*Perceived issue #3: Out-of town and corporate buyers purchasing a large number of homes in Eugene for STR purposes.*

*Perceived issue #4; Many owners have multiple listings involving large numbers of houses.*

Another concern we addressed is identifying the number of people with multiple listings, how many they have and how many of those represent a house or apartment that could be an LTR . We heard reports of out of town owners buying hundreds of larger houses, as well as Expedia, Priceline and Tripadvisor owning perhaps hundreds of STR’s in Eugene. In reality, Expedia bought Homeaway/VRBO for a digital presence on the STR market. They also own Tripadvisor and Priceline among other sites. These companies are digital platforms, not real estate investors.( In regards to buying STR’s in Eugene as investments, AirDNA rated the quality of “investability” here at 22 out of 100 points. “Investability” is based on the cost of real estate and the estimated rental income of similar properties for the past year). A few highlights from the table below:

- Of the universe of people with multiple listings, 62% of them have just 2 listings
- Of all listings that come from multi-listers, 71% come from people with only 2 or 3 listings
- Of the universe of people with multiple listings, the typical or midpoint number of houses per person is 1

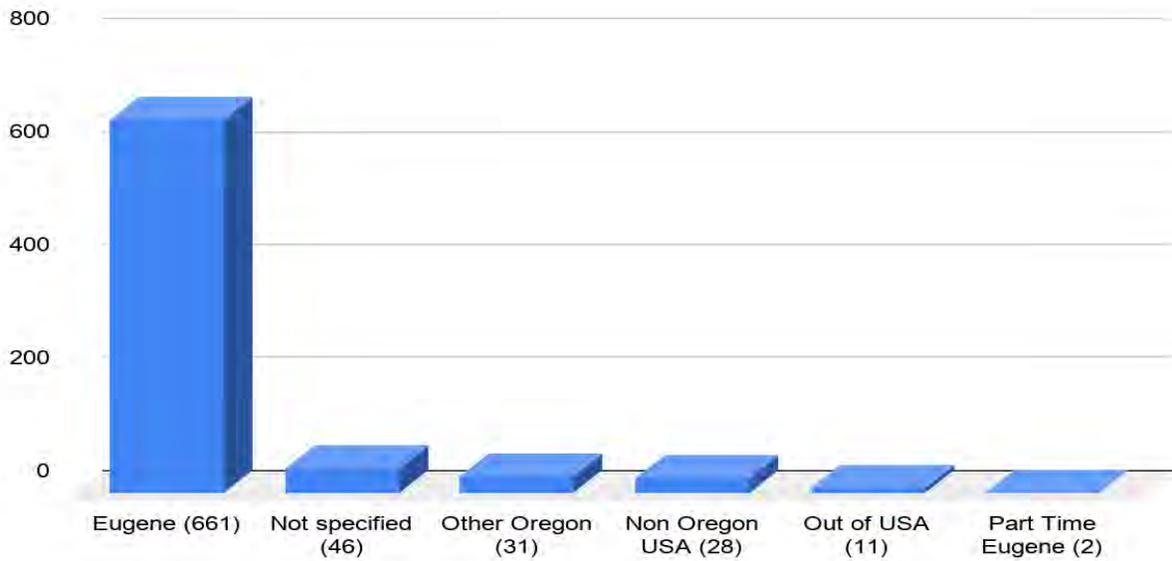
### Hosts/People, Hotels with Multiple Listings (Out of 841 Listings)

# of hosts/people, hotels	# of Listings	Total Listings	People/Hotel	Average houses per person w/multiple listings	Total # of houses	# of private rooms	# of shared rooms	# of hotel rooms
70	2	140	70 people	0.9	65	75	0	0
29	3	87	28 people, 1 hotel	1.1	32	55	0	0
6	4	24	5 people, 1 hotel	3.3	20	4	0	0
2	5	10	2 people	3.0	6	4	0	0
1	6	6	1 hotel	0.0	0	0	0	6
1	8	8	1 hostel	0.0	0	0	8	0
1	9	9	1 person	9.0	9	0	0	0
1	10	10	1 person	1.0	1	9	0	0
1	12	12	1 inn	1.0	1	11	0	0
1	14	14	1 hotel	0.0	0	14	0	0

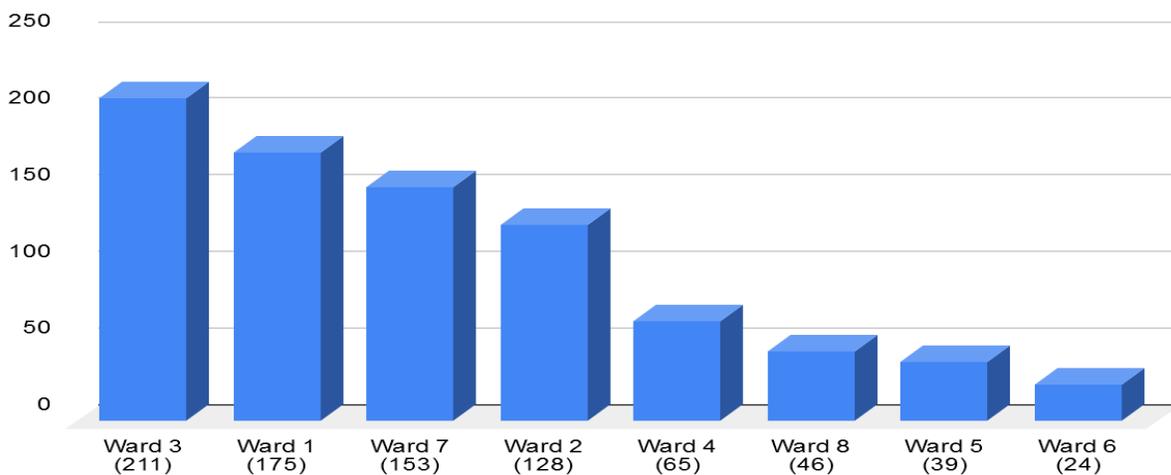
Data in this chart based on research definitions for categories.

The vast majority of hosts on Airbnb list their residence. VRBO does not publish this information. The following chart covers Airbnb only.

### Airbnb Host Reported Residency per Listing (779 Total)



### Number of STR's within Each Ward (841 Total)



**Number of Hosts:** There are 634 unique hosts. 82% of hosts have one listing.

## Conclusion

In conclusion we recorded 912 listings on Airbnb (779) and VRBO (133) with 71 duplicates for a net total of 841. Out of those, 460 listings represent units that could possibly be rented as an LTR. This number includes full time, part time, owner and non owner occupied, 2020 trials and/ or 2021 world track championships only, leftovers from 2016 trials and never rented.

What we know that can shed some light on this number is that our research shows 173 or 38% had 3 or less reviews in 2019, which does not indicate a full time rental. Applying 38% to 460 indicates 175 houses unlikely to be a successful full time rental with a remainder of 285.

AirDNA reports that in December 2019, 44% of listings were full-time, defined as available for rent 181 plus nights per year. Applying 44% to 460 leaves 202 houses with an unknown number of them that are owner occupied. For example, the owners move out when a guest is coming in or the house is available temporarily for 6 months while the owner is on sabbatical.

The only way to pinpoint the exact number of houses that are full time, non owner occupied etc. is for the city to register STR's and fill in this and other blanks such as the actual number and type of STR's, property addresses and verification of property owner. However it is clear that dire predictions of corporate ownership of hundreds of STR's and rampant growth in the total number of STR's have simply not materialized based on our research and AirDNA data.

The total universe of units in Eugene that *could potentially* be LTR's is likely in the range of 202 to 285 houses. Whether that true number is 50 houses, 100 houses or 300 houses would be determined by the city's registration efforts in the future.

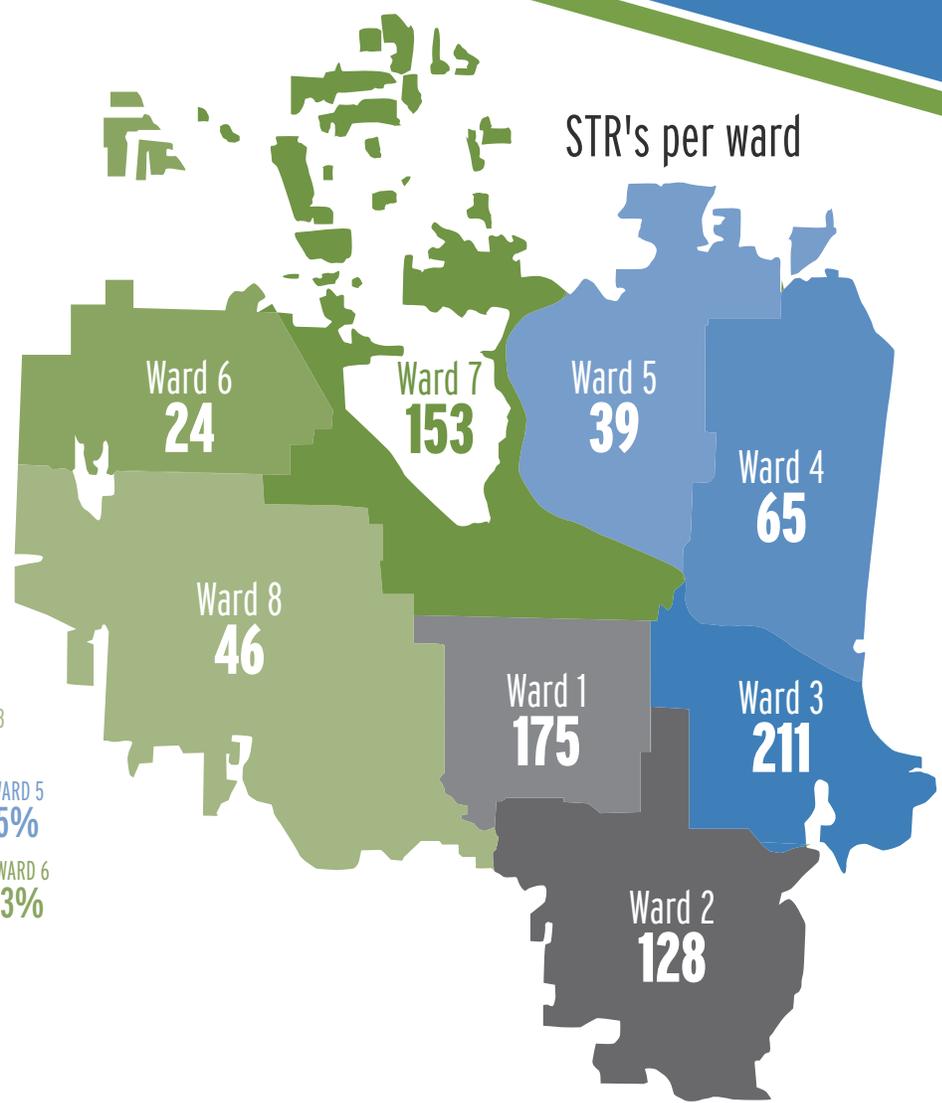
We urge the Council to base these decisions on data and evidence not opinions, fears and perceptions.



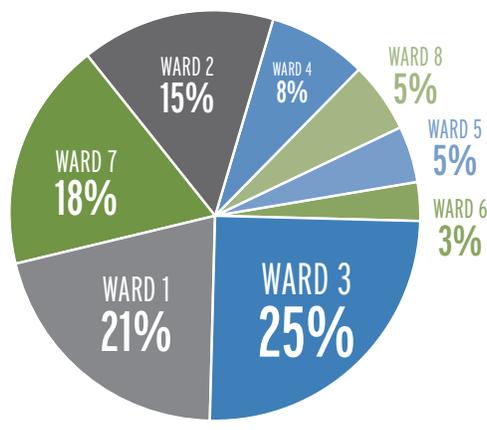
# Short Term Rentals in Eugene

Where are these units?

STR's per ward



% of Listings



Eugene Wards	Total Listings	Entire Homes	Private Rooms	Hotel	Other
WARD 3	211	127	67	17	0
WARD 1	175	95	76	2	2
WARD 7	153	65	72	5	11
WARD 2	128	78	45	0	5
WARD 4	65	43	22	0	0
WARD 8	46	25	21	0	0
WARD 5	39	20	19	0	0
WARD 6	24	7	15	0	2
<b>TOTAL</b>	<b>841</b>	<b>460</b>	<b>337</b>	<b>24</b>	<b>20</b>

Entire home/apartment = rentable unit with full kitchen, no shared spaces.  
 Private Room/Suite= not rentable as a stand alone unit, does not have a full kitchen but could include kitchenette or coffee bar.  
 Data source is STR Data Project by Sisson/Kovash.

**From:** [dennis.hebert](#)  
**To:** [\\*Eugene Mayor, City Council, and City Manager](#)  
**Subject:** STR/Airbnb  
**Date:** Wednesday, December 11, 2019 10:14:17 AM

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[EXTERNAL ]

Hello all,

I am a resident of Betty Taylor's ward.

Please help out our residential neighborhoods and place much needed restrictions on STR's and Airbnb's.

Please have registration and licensing for them along with owner occupancy.

As i understand it, Airbnb and other corporations are coming in and buying up our housing stock that should be used for long term rentals and for sale to families. There should be some restrictions for this also.

Length of stay for STR are also much needed along with some enforcement by the city for complaints about users that create problems for the neighbors and neighborhood.

In a recent opinion piece in the RG by Kate Davidson, an Airbnb Superhost, it was stated that Airbnb's brought in \$1,232,000.00 for the Transient Room Tax in 2018. I found this amount high so i contacted the city finance office and was told that there was no breakout for this just a total of all TRT funds. Since the total amount for TRT in 2018 was around \$3 million i find it hard to believe the total stated for Airbnb is accurate. Can the City Council find out if this amount is accurate?

Thanks you for taking up this timely matter and valuing our neighborhoods for residential use.

Dennis Hebert  
850 E 38 Ave  
Eugene, or 97405

**From:** [Nancy Meyer](#)  
**To:** [ZELENKA Alan: \\*Eugene Mayor, City Council, and City Manager](#)  
**Subject:** SUNA Genl mtg/Portland news  
**Date:** Thursday, January 09, 2020 10:11:49 AM

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[EXTERNAL ]

Hi Alan -

As always, you're invited to the SUNA general meeting on 1/23 - which is dedicated to our efforts to inform and support Disaster Preparedness in our community.

You will get a postcard in the next week.

Also, it seems the Portland City Council - where HB2001 got its start - is seeing problems with allowing densification on single family lots.

<https://pamplinmedia.com/pt/9-news/447527-362691-infill-project-far-from-over-for-citys-planners>

Clearly, developers removing the single family housing which doesn't have CC&R 'protection' and building multi-unit buildings will both remove affordable housing (as developers charge higher rents) and will certainly change the character of these communities.

Odds are high that Eugene will lose the oldest and more historic neighborhoods in town as developers buy smaller homes they can either turn into short term rentals or more expensive multi-plexus.

When we travel, we always make an effort to visit the older, historic neighborhoods in cities. Eugene's are at risk on several fronts.

Sincerely,  
Nancy Meyer

My opinion is that the city should show respect to current STR hosts and permit everyone who registers online by a certain date to continue to host (“grandfather”) for another year (“grace period”) and until all the data has been gathered and analyzed.

In the interim, neighbor complaints should also be respected and addressed by:

- enforcement of existing parking, noise, garbage, nuisance & RV/trailer rental regulations
- adding some neighborhood-specific regulations (i.e., parking in areas like the University & Whitaker)
- requiring that every STR have a host available (to neighbors/police) within a set time
- ensuring that law enforcement document the issues arising from STRs specifically
- developing a system of escalating fines for valid violations (i.e., \$500, \$1000, \$1500)
- employing something like a “three-strikes-you’re-out” rule for bad actors.

The city should:

- use the data gathered from host registration to make decisions about future regulations
- consider the many other ways that homes in residential zones are being used for business purposes & whether the same regulations should apply to them (including long-term rentals of rooms, houses, apartments)
- only adopt regulations that the city has the legal rights and the resources to enforce
- determine what %/level of housing stock is okay to be used as non-owner-occupied STRs
- put provisions in place to prevent bad outcomes like apartment arbitraging and corporations buying residences to STR
- ensure that any fees are defensible, taking into account that long-term landlords pay \$10/year per rental unit

Perhaps the city should also:

- require STR owners to live in Eugene or Lane County or Oregon
- limit how many non-owner-occupied homes each person can STR
- set density or separation regulations to protect neighborhoods from becoming dreaded “hotel-hoods”
- consider that owners of LTRs aren’t limited by any of these regulations AND that many LTR houses are dumps that suffer from badly deferred maintenance and make neighborhoods into slum-hoods

The city already has a contractual relationship with Airbnb to collect and remit TRT, but must also require auditable records of transactions. The city must also be able to require a registration number in the host’s listing and have the ability to shut down any listing that’s in violation. This would be necessary for all STR platforms that operate here, and since it appears that not all STR platforms remit TRT on behalf of hosts & guests, perhaps the city shouldn’t allow those platforms to operate.

Lingering questions:

- How about middle-term rentals of (1 to 11 months)? No TRT is collected if an Airbnb renter stays >29 days. (Typical stays of 3-9 months by home-seekers or visiting professionals, via Airbnb & extended-stay hotels.)
- Many properties (i.e., in Ward 7 and outside city limits) have Eugene addresses and pay county & state TRT, but are not subject to Eugene’s 4.5% TRT.
- Both of the situations above are exempt from city TRT. Are they also exempt from any STR ordinance as well?
- Should the city work with Salem to reallocate some of the TRT from tourism to housing shortage solutions and/or some portion to be used to administer the enforcement of STR regulations?

I propose that the city exempt the owner-occupied homeshare form of short-term rental (STR) from licensing, regulation, fees and limits.

“Homeshares” (as used herein) refers to a room or two in a home or an ADU on a host’s primary property, with hosts on site during guest stays. Typical nightly rates are between \$20 and \$100, and we represent only about 25-30% of all local STRs. Homeshare guests contribute 11.6% in TRT (transient room taxes) on their stays, so Eugene, Lane County and the State of Oregon are receiving financial benefit.

The negatives sometimes associated with short term rentals— neighborhood disruption, parking congestion and contribution to the housing shortage— are not due to homesharing. Street parking complaints from neighbors of homeshares aren’t really valid or relevant, since those bedrooms may be rented to long-term tenants with cars who’d park in that same neighborhood.

Concerning health and safety, Eugene doesn’t register, license, regulate, charge fees or limit days per year on home owners who long-term rent rooms in their house or who short-term host other types of guests like international students, traveling musicians or Couchsurfers. Eugene also doesn’t regulate medium-term rentals (1-11 months) that house visiting professionals or new arrivals in search of housing.

Home businesses—day cares, hair & nail salons, accountants, attorneys, artists, acupuncturists, massage therapists, counselors, music teachers, tutors, etc— bring dozens of customers a week into homes and residential neighborhoods.

None of these other uses of homes or ADUs contribute occupancy taxes— or ANY income via taxation—to the state, county or city.

The city doesn’t:

- register, license, regulate or charge fees to them
- require certain levels of commercial insurance or ADA compliance
- regulate their density or require certain separation distances
- regulate available street (or off-street) parking
- limit their business to a certain number of days a year.

Platforms like Airbnb have review systems that make homeshares self-regulating with regard to habitability of dwellings and suitability of hosts. Homesharing is all about relationships and community. Onsite homeshare hosts offer a unique stay for visitors and are the most personal of ambassadors for Eugene. Hosts welcome guests and offer them a clean, quiet and distinctive space that feels like home.

Homeshare guests are often the friends and family members of neighbors, parents visiting college students, visitors in town for weddings and graduations, fans for sporting events and concerts, people in Eugene for work or study or people traveling along I-5 who need an affordable, clean and quiet place to rest. Sometimes, guests enjoy access to local hosts while they settle in town and become our new friends and neighbors. Having saved on accommodations, and often without full kitchen access, homeshare guests patronize our locally-owned neighborhood coffee shops, restaurants, brew pubs, corner markets and other retail businesses that usually don't benefit from visitor spending.

We homeshare hosts are members of this community. Many of us are the struggling middle class--retirees, teachers, artists, pastors, nurses and other social servants--who earn \$5K-\$25K a year by hosting in our homes/on our properties. Most of us wouldn't rent our guest space to a fulltime tenant because our families and friends visit sometimes and/or we prefer not to share our living, dining and kitchen areas 24/7. Short-term renting like Airbnb allows us to have control over our calendars and our privacy and to stay in our homes.

We hosts often find our lives enriched by sharing stories with people from all around the country and the world, and we enjoy helping guests discover the sights and experiences and businesses that make Eugene special. Homeshare guests are mostly budget-limited travelers who are somewhat adventurous and inherently comfortable with people. Some of them report that they wouldn't have stayed in Eugene if hotels were their only option. They enjoy a good night's sleep without being disturbed by ice machines, elevators, plumbing, parking lots and other guests. In these ways, hotels serve a very different market niche of more private, affluent and anonymous guests.

If the city does decide it's necessary to require homeshare hosts to register in order to have data for decision-making and/or to implement health/safety or parking regulations, then we'd like to see the city also require

- all home-based businesses in residential neighborhoods that serve clientele and
- those who long-term rent their spare room(s) and
- those who host anyone short (or medium) term in their home to register with the city.

For reference, the annual fee landlords pay for enforcement of long-term rental codes—units that generate \$10K-\$40K a year but don't contribute TRT (or any tax income)—is just \$10 per unit. It follows that fees assessed to homeshare hosts should also not exceed \$10.

## Short Term Rentals

I come here as someone who *uses* short term rentals.

When I'm searching for accommodations, my first and preferred choice is always an entire house short term rental. If my family goes on a vacation, has a wedding, a funeral, any other sort of life event...I need an entire house. One room in somebody's house won't cut it. Booking 4 or 6 rooms in a hotel is too expensive and often times those hotels are not located where I need or want to be.

From an apartment over a barn in Germany, to a duplex in Kansas City, to a house for guests at my own wedding here in Eugene...I've been using short term rentals for many many years. They are nothing new. They have always been a wonderful experience that I would not otherwise have had. And I hope to continue using them with my friends and family here in Eugene and abroad.

I appreciate the opportunity to stay in people's private houses; the personal touch they provide, the local knowledge, the affordability. These are things that are important to me.

Short term rental owners are ambassadors for the community. They give visitors their first impression of Eugene. We want that impression to be unique and inviting, not impersonal and overpriced. We should be helping these ambassadors shine a light on Eugene, not shutting them down or regulating them so heavily that they just give up.

I hope, in this process, you consider the impact to tourism when curtailing short term rentals. Not everyone wants or has the capability to stay in a hotel. And single rooms or small cottages do not fit everyone's needs. Having a diverse range of accommodations will provide visitors with choice and encourage them to visit Eugene again.

Thank you for your time and thoughtfulness.

The goal of this survey is to understand community members' experiences regarding short term rentals (STRs) in order to inform potential regulation or licensing as directed by City Council.

A short term rental is generally defined as a rental available for 30 or fewer days.

For more information on City Council's discussions to date and the Ad Hoc Committee process visit [the City's STR website](#).

1. What type of resident are you? (select all that apply)

- Full time
- Seasonal
- Owner
- Renter
- Student
- Other (please specify)

I think you ask this only to decide whether you can ignore this survey and get away with it easily

2. What ward do you reside in? (City of Eugene Ward map)

- Ward 1
- Ward 2
- Ward 3
- Ward 4
- Ward 5
- Ward 6
- Ward 7
- Ward 8

← Why does this matter?

The way this "open house" is being held is obviously a way to try to chit chat delay and pretend to be accountable and attempt to create "consensus" and gain support for doing nothing about any real problems in this city. How much did you spend on this time wasting event? Looks what your mupte and planning and White Bird has done to the

Violence and crime and breakins are constant.

West Univ. neighborhood, its been turned into a... affordable area

3. What is your connection to Short Term Rentals (select all that apply)

- Owner/Operator of a non-owner occupied short term rental
- Owner/Operator of an owner-occupied short term rental
- Thinking about becoming an owner/operator of a short term rental
- Impacted neighbor
- Short term rental user
- Tourism industry
- Hotel/restaurant
- Housing/Affordable Housing advocate
- Business interest
- Community member
- Other (please specify)

You have made Eugene one of the least affordable places to live with your

- Muppte tax breaks
- enabling UO treachery
- nearly eliminating all historic preservation (that tends to preserve affordable rentals)

someone sick and tired of watching UO and city ruin this city with illegal and inefficient land use schemes

4. If you are an owner/operator of a short term rental what kind of short term rental do you host? (select all that apply)

- Room, suite, garage apartment, or secondary house/cottage/cabin (Accessory Dwelling Unit-ADU) at a primary residence where I live.
- Room, suite, garage apartment, or secondary house/cottage/cabin (accessory dwelling unit) at a residence where I do not live.
- Detached single-family home where I live
- Detached single-family home where I do not live
- Apartment or Condominium where I live
- Apartment or Condominium where I do not live
- Attached single-family home, townhome, row home, duplex or triplex where I live
- Attached single-family home, townhome, row home, duplex or triplex where I do not live
- Other (such as RV, yurt, campground, land, please specify)

What is to prevent someone from building a 50 bedroom house with 3 elevators and placing it in a residential neighborhood?

They could really cash in on that, I have heard some building like that is being built near Astzen

I have watched the city and UO completely destroy some of the nicest neighborhoods in Eugene. By supplying less parking than is needed both UO and the city makes mountains of cash as high speed traffic speeds around raging over trying to get a few rare parking spots.

5. Have you experienced any of the following with short term rentals? (select all that apply)

- Ability to have a unique lodging experience to suit my needs
- Accessibility of lodging for personal use
- Accessibility of lodging for visitors
- Benefit to local economy
- Decrease in neighborhood issues (parties, parking congestion)
- Decreased long-term rental options
- Disrespectful guests
- Enjoyment from hosting and meeting guests
- Hosts not responding to concerns
- Illegal parking or lower availability of shared parking
- Impacts to neighborhood character or the look and feel of the area
- Improperly stored trash
- Improvement to property conditions
- Increased noise
- Increase in personal revenue
- Meeting a demand for temporary furnished housing
- Safety concerns
- Unfair competition for other tourist lodging (bed-and-breakfast establishments, hotels, motels)
- None
- Other (please specify)

Recently a lawless out of control situation occurred near Augusta Street. I am sure you will do nothing about it. Some Air B+B fiasco could burn down a huge area of town - you would still do nothing

6. If you've had complaints, have you communicated these experiences to achieve resolution?

- Yes
- No
- Don't know

WILLARD street has worse congestion than Franklin now.

You and UO have destroyed a large part of Fairmount neighborhood with your oversized over funded sports facilities. Your traffic management on game nights by CMS looks like mafia activity. Huge amounts of cash changing hands

you could - disallow the completely  
- tax the hell out of them  
- regulate them into non existence

coming come were created  
for a reason to keep commercial  
uses and impacts out of  
residential areas

7. If yes, to whom? (select all that apply)

- Law enforcement
- STR host
- STR listing platform (AirBNB, VRBO HomeAway, HomeToGo, etc.)
- Property manager
- Neighborhood group
- City staff
- City Council
- Other (please specify)

8. Was your experience addressed sufficiently through this communication?

- Yes
- No
- Don't know

9. Please share anything else you would like the City to consider regarding short-term rentals.

Actual Bed and Breakfast facilities are a asset in Eugene.  
They are very well kept beautiful architecture.  
Air b + b seems like the exact opposite.  
Residential zoning is not commercial zoning. Could the  
next step after allowing Air b + b in neighborhoods -  
residential zoning - be allowing brothels? A possible  
way to preclude negative effects of Air b + b would  
be to create a regulation that one month is the  
shortest stay allowed to rent for. Keeping these  
arrangements legal in residential areas has precluded  
long term tenants in a affordable rental availability  
crisis. Legalizing pot has converted other apartments  
to pot stores. NO bondoggle events and concerts  
jack up hotel rates immensely causing a even greater  
air R + R and rush.

Dear Council Members,

I own a 5-bedroom, 4-bathroom home in an R-1 low-density residential zone in the northeast section of Eugene. I rent rooms in my home through various vacation rental sites, including VRBO and AirBNB. One other property owner in my neighborhood also rents rooms in their home on a short-term basis using AirBNB, and perhaps other vacation rental sites.

I'm writing you to request no additional restrictions be placed on vacation short-term rental regulations in Eugene. I have been renting rooms in my home, which I purchased with the specific intent to rent rooms taking into consideration the size of the home and location to amenities, based upon the short-term rental regulations already in place in Eugene. Prior to purchasing my home, I conducted research and found information published on Eugene's official website, within the "Documents Center" section, which specifically states:

*"Renting out a house or apartment, or extra rooms in a home for a short period of time (30 days or less), is a great way to earn a little extra income and supports our local economy by encouraging people to visit Eugene. With online programs like Airbnb, Vacation Rentals By Owner (VRBO), or HomeAway it is becoming easier to set-up and offer these types of rentals."*

The link to this information and current restriction, which you are very likely familiar with, is available at <https://www.eugene-or.gov/DocumentCenter/View/29815/Short-term-rental-rules?bidId=>

Please allow me to provide you with my personal experiences renting rooms in my home, including how my neighbors have reacted, my views/commentary related to their reactions, and information on the people who rent the rooms.

So that you are familiar with who is requesting your assistance, my name is Valerie Harris. I am a 59-year-old woman, married for 34 years with three children and five grandchildren, employed as an executive at a manufacturing company in Eugene, have a bachelor's degree in chemical engineering and my MBA, and statistically considered relatively affluent. I do not need to rent rooms in my home to supplement my income and choose to do so for the social aspect of the experience, to provide a benefit to the community in which I have chosen to live, to economically use resources available to me and to contribute extensively my grandchildren's college funds.

My immediate neighbors have expressed displeasure with my active room rental activity; one cordially, the other unfortunately in a menacing and harassing manner despite my efforts to engage in productive dialogue to understand the specifics related to their displeasure. Below are the concerns that they have expressed (paraphrased), and my related commentary for your consideration:

- 1) Neighbor 1 – Cordial:
  - a) Paraphrased comments:
    - i) I really don't like the parking situation. When I have someone come to provide services for my home (i.e. lawn maintenance) it makes it difficult for them to park.
    - ii) People in our neighborhood don't park out in the street, they use their driveway area and garage.
  - b) My comments:
    - i) Guests I host are allowed to park directly in front of my home, only. When I notified the neighbor of the restrictions I imposed on my guests, the neighbor directly expressed that he wanted vendors who serviced his home to be able to park in front of my home, which I actually have no problem with if the space is available (which is almost always during the day/working hours).
    - ii) I have since frequently toured the neighborhood and have taken multiple photos showing that other members of the neighborhood extensively use the street for parking, which we are all entitled to do as there are not restrictions on street parking.
    - iii) The streets in my neighborhood are very wide; wide enough for cars to park on both sides of the street and for through traffic to pass safely.
- 2) Neighbor 2 – Not Cordial:
  - a) Paraphrased comments (all delivered yelling in an intimidating manner)
    - i) You have disrupted our quiet neighborhood. People park on the street and they walk up your driveway and enter the home's back door.
    - ii) The street looks like a used car lot. Look at that car, who drives a car that looks like that?
    - iii) Can you stop bouncing the basketball, it is 8:00 [p.m.] and my kids want to go to sleep soon.
    - iv) The kid at your house starts his car every morning at 5:00 a.m. and wakes me up with his loud muffler.
  - b) My comments:
    - i) Guest parking is restricted per my house rules, as outlined above.
    - ii) The neighbor appears to have such an extreme sense of entitlement that he is comfortable mocking a person who drives a used car with dents on the bumper and trunk. Incidentally, the person who owns the car works 7 days a week at two jobs and chooses to pay for his son's college vs. drive a new car. He is of Indian ancestry and is one of the most soft-spoken, nicest people you will ever meet.
    - iii) The guest bouncing the basketball was African American, and incidentally the only guest who has been directly approached and admonished.
    - iv) The young man with the loud muffler worked construction and left early in the morning for his job. He had a very nice car with a performance muffler, not that much different in sound from the neighbor's high-end Porsche he drives rendering his comments perplexing.

It is worth noting that the cordial neighbors (husband and wife), and the wife of the not-so-cordial neighbor both admit that my guests are extremely quiet ("I never hear anything").

My guests include working adults transitioning into the community and between jobs (some longer-term stays over three months), parents attending games and seeing their children at the University of Oregon, a member of the military service stationed in Sacramento visiting his girlfriend who is a student at "O", students between campus and off campus housing during breaks, family members visiting homeowners in my neighborhood and many other kind, hard-working people.

I live in what is considered a very nice neighborhood, and I maintain my home and manage my property arguably significantly better than others in my neighborhood. In less than a year I have invested over \$5,000 in landscaping, and over \$20,000 in upgrades to then interior of the home. The interior of my home is spotless and complies with all safety regulations.

The neighbors who express concern over my rental activity are unable to provide rational reasons to support their concerns. Unfortunately, their commentary seems to reflect only a deep sense of entitlement, vs a legitimate concern over renting rooms. I personally occupy my home (I am not an absentee renter), have cameras monitoring the exterior of my home to ensure my guests, and my neighbors, are respectful and I ensure compliance with the local noise ordinance both inside and outside of my home. I believe am a very good neighbor and always operate asking "would I have concerns if I were living next to me."

In summary, I again ask that you do not impose additional restrictions on the short term rentals which provide extensive benefits and enrich the Eugene community including diversity (race, ethnicity, socio-economic status), city tax and local business revenue which bolsters the local economy, and revenue for the entrepreneur homeowners who use the additional funds to make home improvements, supplement their retirement, provide housing to combat Eugene's affordable housing crisis, and a multitude of other reasons that short term rentals work for Eugene and other locations nation-wide.

Sincerely,

Valerie Harris  
541-510-7831

**From:** [Blair Harris](#)  
**To:** [\\*Eugene Mayor, City Council, and City Manager](#)  
**Subject:** Written Testimony For 9/23/2019 Short-Term Vacation Rental Working Session  
**Date:** Wednesday, September 18, 2019 3:56:24 PM  
**Attachments:** [Short-Term Vacation Rental Testimony.docx](#)

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[EXTERNAL ]

Dear Mayor and Council Members,

Attached please find written testimony for you consideration in advance of the 9/23/2019 working session on short-term vacation rentals. Please let me know if you have any questions.

Sincerely,

Valerie Harris

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But as this short-term rental market in Eugene exponentially grows, Eugene housing advocates believe these rentals are taking rooms away from an already depleted and costly long-term rental market. The Olympic trials and the 2021 World Athletic Championships are getting closer, and experts are criticizing city leaders for their lack of action.

Sherri Schultz, creator of the group Springfield/Eugene MicroDwellers, a community resource for discussing smaller living spaces such as tiny houses and co-living situations, says not having regulations on short-term rentals is robbing citizens of housing.

“What I do know is 32 Oregon communities have already regulated this. It's not like some crazy scheme that we just thought of,” Shultz says. “We are way late.”

Schultz says she believes timing is crucial because of Eugene's rising popularity as a destination and the lack of affordable housing already plaguing the city. An Airbnb press release noted that Eugene saw a 213 percent increase in booking from year to year.

Eugene was also listed as the West Coast's top destination for Airbnb, preceding the Olympic trials in this coming June and 2021. People coming to town for these events can pay anywhere from \$40 to upwards of \$600 a night to rent rooms or entire houses.

According to Airbnb and Schultz's research, there are 1,154 Airbnbs in Eugene. About one to two-thirds of those overnight stays are entire-house rentals, and others are bedrooms or backyard cottages. Two other popular home renting websites, HomeAway and Vacation Rentals By Owner (VRBO), list an additional 198 properties.

The Eugene City Council discussed creating ordinances regulating short-term rentals in its Dec. 11 work session. Councilor Claire Syrett argued that many of the issues were assumptions. The council decided to conduct more research before creating new policies.

Shultz says the city has a few different options in regulating short-term rentals. One is to find a way to increase the transient room tax. This state tax applies to all overnight stays, including hotels and bed and breakfasts. According to Oregon law, the tax money is to be used for tourism purposes. Rental sites like Airbnb work with users to ensure they are complying with the transient room tax.

"Here, it funds cultural services. The rental housing stock of Eugene needs to be protected or expanded," Schultz says. She adds that she has been disappointed in the council's previous lack of action on the topic.

Another path the city can take in regulation is setting limits on how many rentals an owner can operate. Ryan Moore, City Council candidate and co-founder of the Springfield-Eugene Tenant Association, says in some neighborhoods a single owner will buy out multiple homes for the purpose of renting, leaving mostly empty houses in residential areas.

“The problem is, when a whole house is being purchased with the expressed purpose of being a short-term rental.” Moore says.

Syrett disagrees.

“That’s a fear,” she says. “But it’s not happening. Do we need to regulate for something that isn’t happening?”

Syrett also says she is not convinced these rentals take away from the rental market. She says she would need to see more data.

“I understand why that’s a worry. I don’t think it’s a huge number and I think there are many other things the city has control over to help housing,” Syrett says.

When short-term rentals are discussed, Schultz says the conversation often revolves around someone wanting to make money versus a disgruntled neighbor upset about parties in the neighborhood, but that the problem is much more widespread and needs to be dealt with quickly.

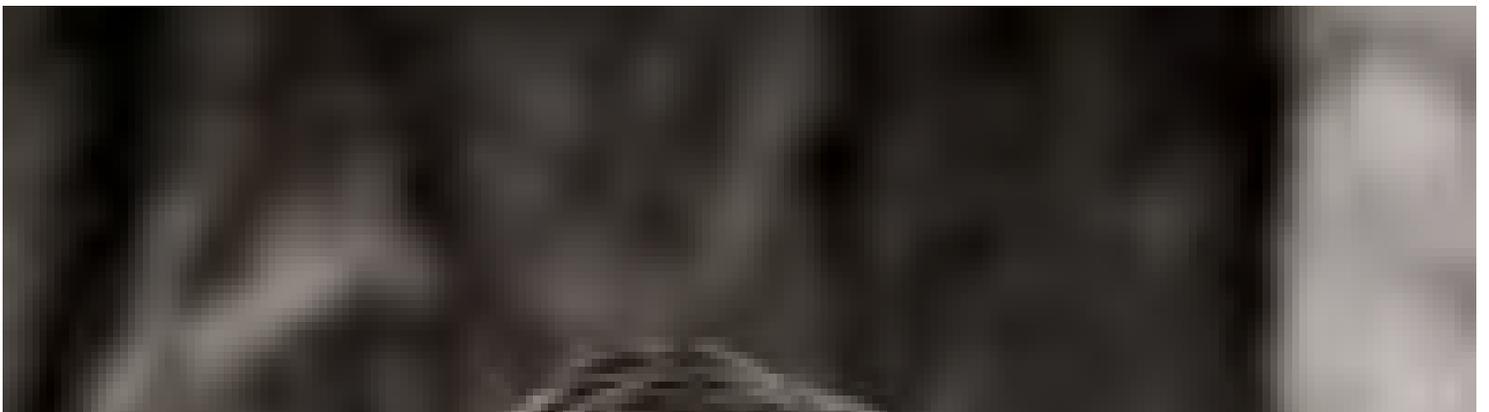
“We are talking about the overall health of the community. Nobody on the City Council is talking about that,” she says.

**This story has been updated.**

**TAGS:** *AIRBNB*



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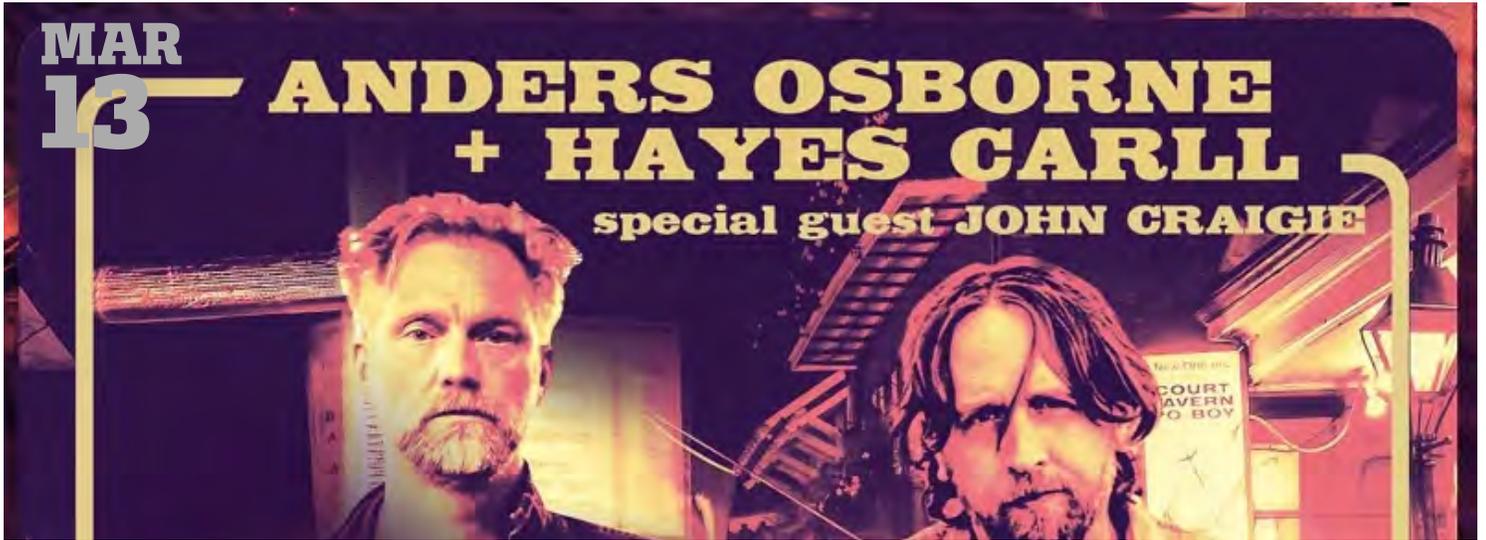
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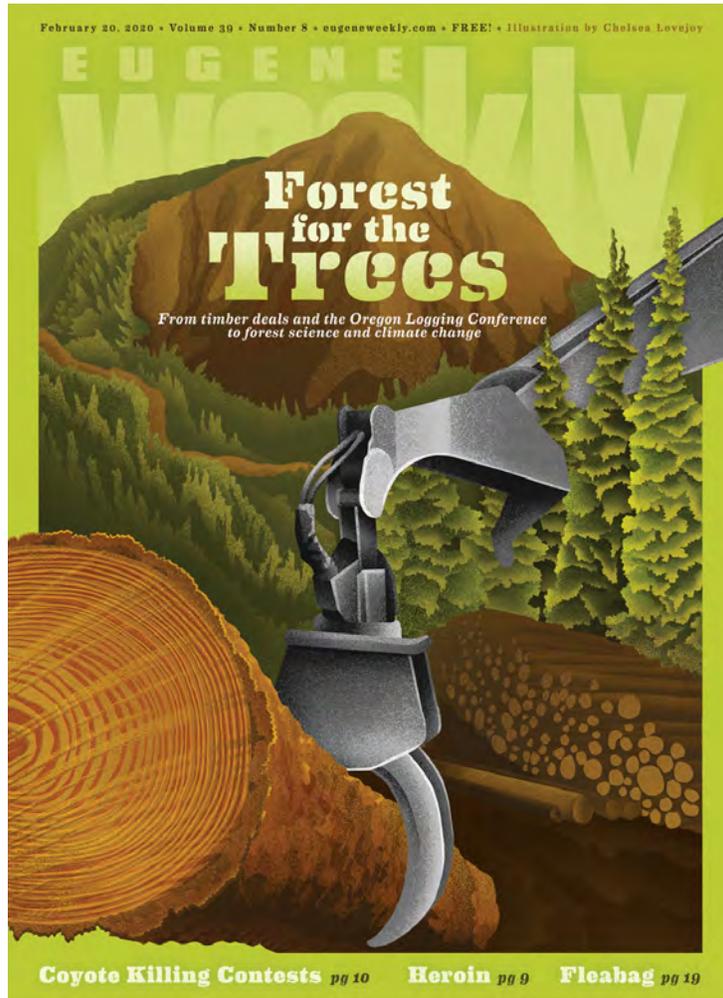


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# The Register-Guard

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Special

## BLUECHIP: Rental housing options in Eugene-Springfield are out of whack with need and demand

By Catherine Russell

Posted Jan 7, 2020 at 12:01 AM

Updated Jan 7, 2020 at 7:18 AM

### The rentals race

Welcome to Eugene’s real Olympic sport: finding the right rental.” That’s how one local property management office described their business and what their clients are facing. What mid-market rental hunters are usually trying to do is to find a place that fits the budget, matches life choices, and feels like home.

But in an area like Eugene-Springfield, where a large swath of the rental market rides on the cycles of the academic year, and where high quality of life and steady economic growth have meant an inflow of adult professionals, finding a rental can seem less like a sport than a high-speed scavenger hunt.

Add to that the reality that this area, like so many in the country, is struggling with increasing numbers of community members who are entirely unhoused, and it can also be a bit of a minefield, even to discuss.

In fact, what we think of as the current housing crisis — and all indications are that we are in one — results from a convergence of multiple economic, policy, and social factors. It also both involves and affects people at literally every income level.

No single policy or solution can remedy the overall situation, but while community leaders search for those interlacing remedies, the economy chugs along, people’s lives and careers advance and change, and the hunt for mid-market rentals continues for many.

And it's surprising how many renters in this middle ground are stretched and stressed, unhappy with what they find, or simply coming up empty handed.

### **Crunching the numbers**

According to the City of Eugene's January 2019 Housing Tools & Strategies Evaluation, the median household income for Lane County in 2016 was \$45,222. Other data sets from different dates put the current median as high as \$50,654, so for this discussion, let's round the figure generously, to \$50,000.

As Communications Director at Homes for Good, Ela Kubok is on the front lines as part of Lane County's housing agency. "Really, the main principle is that no matter what your income is, you shouldn't be spending more than 30% of it on housing," she says, citing the unquestioned standard.

To stay in that 30% safe zone, then, our median Lane County earner needs to find a rental that's at or under \$1,250 per month.

ApartmentList, one of the national platforms that provides a marketplace for tenants and landlords, cites the current median rent for a one-bedroom apartment in Eugene as \$824, and \$1,096 for a two-bedroom, both of those numbers having fallen slightly from a peak in the fall of 2019.

On paper, that's fine: The median earner with a housing budget of \$1,250 can afford the median Eugene rental of \$1,096 with dollars to spare. When talking with people who work in the rentals market, however, and when looking at currently advertised rates for similar rentals, it appears that \$1,096 for a two-bedroom might be a very gentle figure. Real estate and management professionals commonly talk about "average" one- or two-bedroom rentals in the \$1,200-1,300 range, and a real-time review of rental websites shows two-bedrooms in the range of \$1,500 per month and up.

### **The scramble**

Nearly everyone in the world of rentals has some personal story of a struggle, misstep, scam, or just the jaw-grinding frustration faced by someone looking for a reasonable, mid-market rental. Kubok's own story is in its way typical of a renter coming here from a different market.

“I moved here four years ago,” Kubok says, “and both my husband and I are used to paying a lot more for rent, so we thought it was a good deal when we got a studio apartment for \$1,200. Only when we arrived here did we realize that that was really a lot.” They were arranging the rental from a distance, but using many of the same resources one would locally. “You go on Craigslist and you research apartment communities,” she continues, “or you find an apartment manager.”

Nick Nelson occupies a different segment of the equation. He’s a residential real estate broker in Springfield who also serves on the Springfield Chamber of Commerce, and he is primarily in the business of home sales. But with changes in demographics and housing desires, he recognizes that “some people just don’t want the responsibilities of home ownership.” In a small-city market, the worlds of renting and buying merge and overlap, so it’s part of Nelson’s business to know both, especially because he owns residential rentals himself.

“I have people ask me all the time. They’re coming into the area visiting, or relocating, and ask where do I go?” He says he usually refers people to a few property management companies he knows and respects, but notes that not all such companies here are doing an equally good job, either for tenants or property owners.

Real estate agents have an ear to the ground for rentals in general, and many times, Nelson says, it doesn’t even require the intervention of that network to match rental and tenant. “Even with our rentals, we’ve never posted. It’s always word of mouth. All we have to do is tell three people that we have a house coming up. With one we were renovating, my wife mentioned it to one person.” And it was rented.

Nelson also suggests Craigslist, but cautions: “I tell people to be careful because I know of numerous times where someone got scammed.” Apparently, it’s not uncommon for bad actors to pick up the details of a home that’s on the market for sale and then post it as being for rent. “I had a good friend of mine call me,” Nelson says, “and he’d just found the best deal on a rental on Craigslist.” Nelson looked it up, “and, of course, it was on the market.” He called the listing agent to confirm, then gave his friend the disappointing news.

This was not a compromised renter, according to Nelson. “He was ready with a check because he was so desperate to find a house,” Nelson says. Such a misstep was possible in part because the constrictions in the rental market here make even savvy renters too ready to leap at what look like plum, fleeting opportunities, and mistakes can be made.

### **Affordability +/- availability = cost burden**

The rentals market here is tight. According to the State of Oregon Employment Department, data from 2018 indicate that Eugene and Lane County as a whole have a rental vacancy rate of 3.5%, which is substantially lower than the U.S. rate of 6%.

According to Kubok, there’s a lack of housing here across income brackets, and “that’s where a lot of folks in Eugene struggle. You’ll spend 50% of your income on housing — because that’s what’s available to you to rent.” This is the very definition of “cost burden” in rental housing.

Kaarin Knudson, an architect and instructor at the University of Oregon in Planning, Public Policy and Management, is the Project Lead for Better Housing Together, a nonprofit that serves as a network to advance housing solutions for Lane County. The group is looking at the situation from every angle, bringing community partners together in the process.

“Eugene and Lane County rank among the very worst locations for housing cost burden in the state,” Knudson says. “Some 38% of Eugene households are housing cost burdened (paying more than 30% of income for housing). Worse still, more than 30% of renters are ‘severely cost burdened’ (paying more than 50% of income for housing).”

This gets us into the discussion of “affordable housing” as a matter of policy. By definition, that’s housing that would be affordable for a household whose earnings are at or below the median income for the area. Below that marker, some programmatic solutions kick in if people choose to apply, but most programs are only available to very low earners, so there’s a gap.

“Say you have a job at Symantec,” Kubok posits, “or you come in early in your career, making like \$40,000 a year. You would not be eligible for an affordable housing program.” But that earner still doesn’t hit the area’s median wage

marker, so falls into a crack, and is among the types of people who end up being pushed by availability into rentals that are technically beyond their budgets.

We don't have this imbalance because people in Lane County cavalierly choose to commit a larger portion of their income to housing expenses. It's a question of availability, and current availability is part of a decades-long story.

### **Generations and life cycles**

"Like most cities that grew up in the mid-century, most of Eugene's housing stock and land area is single-family residential," Knudsen notes. "Most of our homes have been built in the last 40 years, and most were designed to be owned by couples with children." That gives us a solid base of single-family homes, which isn't itself a bad thing.

However, neither Eugene nor Springfield has the kind of dense urban core you might see in larger cities, such as New York or even Portland, where a large number of big multi-story apartment buildings have been built and rebuilt over the decades. So, even with the addition of the various apartment communities on the outskirts of both Eugene and Springfield, what we have here is a combination of a lot of single-family homes and large complexes. But that's not what many of the people who live here want or need.

"If you're 25 and living above a bar in a big city, it's pretty cool, but when you're 35, your housing needs change," observes Josh Lehner, an economist for the [Oregon Office of Economic Analysis](#).

Lehner touches on two of the factors that have a converging influence in the current rental market here. First, that as we age, how and where we want to live will change; as our generational demographics shift, what we'll want in housing stock will also change. Second, there is a concurrent life cycle in the construction and planning of communities. Older housing stock is improved or replaced, and new stock comes on line.

"If you think of housing as a continuum," Kubok points out, "we really, as a community, need to invest in all the different types of housing, and that's where the conversation about 'middle housing' and 'missing middle housing' comes in."

## **That hole in the middle**

“In the housing development and planning world,” says Anne Fifield, economic strategies manager for the City of Eugene, “‘missing middle’ is a phrase used to describe a type of housing stock — housing that is in between single-family detached and multi-family. It’s the kind of housing that used to be fairly common: duplexes, cottage clusters, and ADUs [accessory dwelling units].” That “middle” is exactly what this area has had so little of over its history.

“There’s no question: We have fewer buildings that are two-four or two-nine units, those older complexes,” Lehner says. “We stopped building those in the ’70s. Our development patterns are different.”

This is one of the driving reasons that Better Housing Together and its partners are looking at the middle, but also from all sides. They contend that the solution isn’t just to build more, or farther out, but that a thriving city requires a solution that is as multifaceted as the problem.

“The types of neighborhood family homes will become more diverse over the next 20 years, as more missing middle housing is built,” Knudsen says. “These homes will be more accessible to a wider range of incomes. But that’s a longer and more incremental process, not a swift fix.”

## **Out of whack**

Then there’s the matter of what kind of rentals people actually want or need. That median earner might technically be able to afford a median rental, but there’s nothing that says that what that person is looking for in a rental is what that median rental actually offers.

Our newly expanding tech workforce offers a good example. Average salaries for those workers are difficult to parse, because the State of Oregon uses a fairly broad definition of “tech” that includes everything from manufacturing segments to software publishers, but it’s clear that a majority of these jobs are not entry level. If we presume that at least some of these professionals coming in or moving up from other employment are also couples or have families, they aren’t Lehner’s 25-year-old who’s cool living over a bar.

Both Eugene and Springfield are developing dynamic downtowns, but the rental housing that results simply won't suit everyone. Some people, Nelson says, "they want something that's got a little bit of style. They want to be in an area that's walkable, in a convenient location with access to the river." Still, he acknowledges, some people will still want garages, backyards, and smaller buildings.

Knudsen agrees that the mix will work best. "More apartments and condos in downtown, different types of homes in neighborhoods, and more mixed-use residential along transit corridors will help us meet demographic demands, as well as climate goals."

But, she calculates that some 44% of the community is now struggling to make housing ends meet. "There are some positive indicators for renters in the past six months — but rents are still far out of reach for median and lower-income households, and very low vacancy rates means very few options."

It remains to be seen if the rental market here has or can develop rental housing choices that are comfortable, safe, and affordable, and that will suit the ever-broader demographic that makes up our neat small cities.