
Fwd: Concerns with Latest STR Registry File

1 message

Jill Duson <jduson@portlandmaine.gov>

Tue, Sep 25, 2018 at 1:30 PM

To: Jon Jennings <jpj@portlandmaine.gov>, Michael Sauschuck <mjs@portlandmaine.gov>, Mary Davis <mpd@portlandmaine.gov>

Again, copying to staff for inclusion in the files.

----- Forwarded message -----

From: **Kim Cook** <kcook@portlandmaine.gov>

Date: Tue, Sep 25, 2018, 1:27 PM

Subject: Re: Concerns with Latest STR Registry File

To: Karen Snyder <karsny@yahoo.com>

Cc: Pious Ali <pali@portlandmaine.gov>, Belinda Ray <bsr@portlandmaine.gov>, Ethan Strimling <estrimling@portlandmaine.gov>, Jill Duson <jduson@portlandmaine.gov>

Hi Karen - I appreciate you sharing your analysis with me. I don't believe these draft amendments have been posted yet online (I'm sure they will very soon). I have attached them here for your review.

Thanks again for your input and analysis of the data.

Best,

Kim

Kim Cook

Portland City Council, District 5

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On Tue, Sep 25, 2018 at 12:23 PM Karen Snyder <karsny@yahoo.com> wrote:

Greetings Housing Committee City Councilors: Chair Duson, Councilor Cook, and Councilor Ali,

Upon request, Michael Russel, Director of Permitting & Inspection, provided me the latest STR registry last Friday, 9/21/2018.

I have performed my own analysis and below are the concerns regarding STR definitions, additional clarifying questions are needed, and proposed recommendations:

1) Concern about the Owner Occupied STR property Definition and the STR Reporting Counts being Underreported.

-It should be clarified there can only be one (1) Owner Occupied STU unit and the rest STR registered units in an Owner Occupied Building should be classified as Non-Owner occupied STR unit.

Results: There would be an increase from 164 to 249 Non-Owner Occupied STR Units (51% increase) if it is assumed out of the 377 Owner Occupied Properties, one of the STR units is actually owner occupied in each Owner Occupied property.

 Inline image

2. Additional Clarification Questions are needed regarding the STR registry file. For instance,

- A) In an Owner Occupied property, can there be STR units registered without registering the owner occupied primary unit as a STR unit?
- B) Is the mailing address of the multiple STR units registered known? The STR form does not seem to identify the actual mailing addresses of the registered STR units. For example, in a 3-unit building, 2 of 3 units are registered as STR. Does the City know which of these mailing address units are the registered STR units?

3. Suggested Revisions for the STR ordinance and STR registration form.

- A) STR Policy Ordinance Revision: Clarify and correct the Owner Occupied STR property definition and re-categorize the STR units in an Owner Occupied property which is not owner occupied STR unit to non-owner occupied STR units as shown example above in Point 1.
- B) STR Policy Ordinance Revision: Only verified (affidavit) Owner Occupied primary unit should be registered as an STR. Stop the Non-Owner STR units because this is running a hotel in a residential zone. *Note: If owners complain that they have heavily invested by furnishing the unit, I am fairly confident they got their return on investment in under 2 months if the average STR rental rate is \$150/night or give them 6 months next year to shut the non-owner occupied STR unit down and return it back to long term renting.*
- C) STR Policy Ordinance Revision-Definition: There should only be one Owner Occupied STR unit per property owner even if there are multiple properties are owned by the same owner or LLC.
- D) STR Policy Ordinance Clarification: No Auto Renewal. The STR Property/units need to be reviewed for complaints and if there are >2 complaints annually, they should not be able to register. This is disturbing the quality of life of surrounding property owners.
- E) STR Policy Ordinance Revision: Increase the STR annual registration to \$500/STR unit no matter what STR unit type. Why? Most STRs are charging at least \$150/unit. This means this annual registration will be paid in only 4 STR rental nights. That is a great IRR (internal rate of return) (*Note: If \$150/STR unit night, this would equate to annual revenue of \$9,000/yr if rented 60 days*)
- F) STR Policy Ordinance Revision-Definition: There should be a limit to the number of STR unit annual rental nights.. It is suggested 60-90 days as other cities are doing. (*Note: If \$150/STR unit night, this would equate to annual revenue of \$9,000-\$13,500/yr*)
- G) STR Policy Ordinance Revision-Definition: There should be a cap as to the number of Owner Occupied STR units of 400. Why? Because there is still that potential of LLC or property mgmt. companies buying condo units to strictly run STR. In addition, the STR registrations have increased 4% just in the last month. This is not sustainable for keeping neighborhoods intact.

I have attached latest STR registry file provided by the City and my analysis.\

In conclusion, Portland STR policy is contributing to the removal of housing rental units from the Portland market. This needs to be fixed. I am not sure how much more evidence is needed based on the articles below that consistently show that short term rentals are bad for the majority of local residents. It is driving up apartment rents and dismantling neighborhoods. Below are the latest articles that prove this.

<https://www.pressherald.com/2018/09/03/in-new-orleans-a-regulation-reboot-for-short-term-rentals/>

https://www.theguardian.com/commentisfree/2018/aug/31/airbnb-sharing-economy-cities-barcelona-inequality-locals?CMP=fb_gu

<https://www.pressherald.com/2018/02/20/south-portland-council-bans-unhosted-short-term-rentals-in-residential-zones/>

<https://www.pressherald.com/2018/08/20/short-term-rental-tensions-surge-in-portland-and-some-just-cant-live-with-it>

<http://www.theforecaster.net/policy-wonk-your-portland-airbnb-is-illegal/>

<https://mcgill.ca/newsroom/channels/news/airbnbs-impact-canadian-housing-markets-269333>

<https://www.msn.com/en-us/money/realestate/what-airbnb-did-to-new-york-city/ar-BBJTyeN?li=AA4Zjn&ocid=spartandhp>

<https://www.pressherald.com/2018/01/29/short-term-rentals-through-airbnb-surge-in-maine-as-communities-pass-new-rules/>

<http://www.mainebiz.biz/article/20151111/NEWS0101/151119989/rockland-gives-initial-ok-to-airbnb-regulations>

<https://www.cNBC.com/2018/01/31/airbnbn-pushing-up-new-york-rent-study-claims.html>

https://www.bostonmagazine.com/news/2018/04/18/airbnb-michelle-wu/?utm_campaign=Top%20Reads&utm_source=hs_email&utm_medium=email&utm_content=62274069&_hsenc=p2ANqtz--ZEEFkO5FJtP47QE0V3LQpnZ-aaw639iS-JGx1yB-Vu3U0XaxvG4a3FJTt0d6BzrGeEm889iqMNI9QoQsf5kzjtxN6SA&_hsmi=622740

<https://www.pressherald.com/2018/01/25/south-portland-councilors-move-to-ban-unhosted-short-term-rentals-2/>

https://www.wired.com/story/airbnb-cant-win-new-york-but-it-cant-quit-either/?mbid=email_onsiteshare

<https://www.bloomberg.com/news/articles/2018-07-18/new-york-city-will-force-airbnb-to-disclose-information-on-hosts>

<https://www.pressherald.com/2018/07/26/letter-to-the-editor-south-portland-has-reason-to-limit-short-term-rentals/>Regards,

Karen Snyder

Munjoy Hill Property Owner Living between 2 Multi Units almost entirely STR

1 attachment

| STR Property Classification | Property Count | STR Unit Count | STR Property/STR Unit Count |
|-----------------------------|----------------|----------------|-----------------------------|
| Owner Occupied | 684 | 683 | 1.00 |
| Non-Owner Occupied | 112 | 112 | 1.00 |
| Shared/Normal | 134 | 117 | 1.15 |
| Leased/Normal | 28 | 28 | 1.00 |
| Overall Counts | 683 | 794 | 0.86 |

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