

Moore-Love, Karla

From: Steve Unger <innkeeper@lionrose.com>
Sent: Monday, October 24, 2016 9:52 PM
To: Moore-Love, Karla
Subject: Handouts for Steve Unger's Presentation to City Council on Wednesday, October 26
Attachments: City Council - October 2016.pdf

Dear Karla,

Attached are copies of my slides for City Council on Wednesday morning.

Can you print them out for each Council Member. Otherwise I can do this and bring them. Please let me know.

Steve Unger

Innkeeper

Lion and the Rose Bed & Breakfast Inn

1810 NE 15th Avenue

(Mail: 1517 NE Schuyler St.)

Portland, OR 97217

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Video Tour of Inn: <http://lionrose.com/video-tours/>

airbnb's Impact on Portland's Housing Shortage

- Portland Has a Housing Shortage
- airbnb Host-absent “Entire Place” Rentals Contribute to the Housing Shortage
- Portland's STR 1.0 Ordinance Has Failed to regulate airbnb
- airbnb Refuses to Help
- What Needs to Happen? STR 2.0!

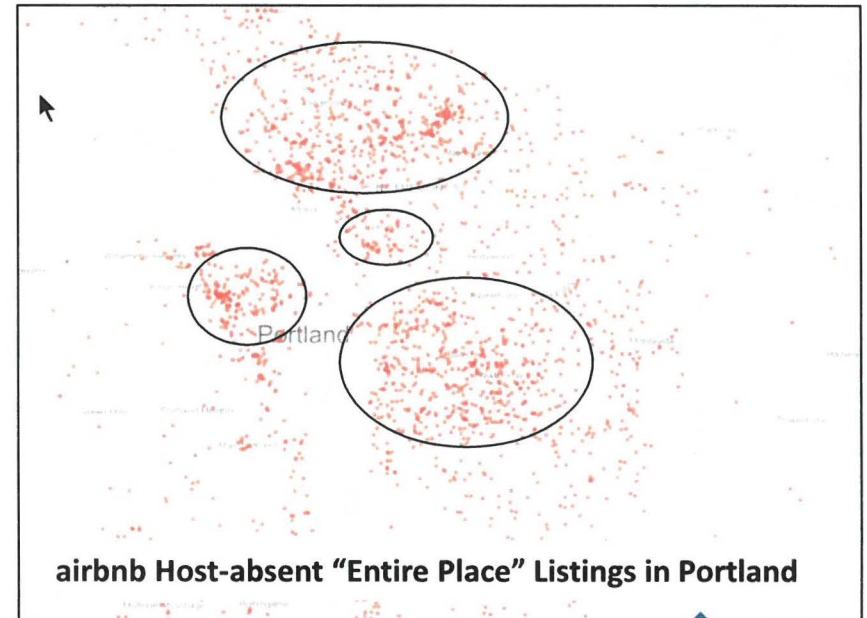
Portland Has a Housing Shortage

- Both **Affordable** and **Market Rate** Housing
- Especially in **Central City** and **Close-in** Neighborhoods
- Rents have risen dramatically
- People **forced to move further out** due to lack and expense of housing

airbnb Host-absent “Entire Place” Rentals Contribute to the Housing Shortage

- airbnb host-absent “Entire Place” Rentals convert Long-term Rentals to Short-Term “Urban Vacation Rentals”
- According to Inside Airbnb (July 2016)
 - **Over 2,000 airbnb “Entire Place” listings** in Portland
 - **61% of all airbnb listings**
 - Most are not licensed
 - Makes more money for property owner than long-term rentals
 - Average \$140 per night
 - **40% of airbnb hosts have multiple-listings**
 - 66% of airbnb listings show availability all year long

airbnb Host-absent “Entire Place” Rentals Contribute to the Housing Shortage



- **airbnb impacts some neighborhoods greatly and others not at all**

Portland's STR 1.0 Ordinance Has Failed to Regulate airbnb

- Now **over 3,200 airbnb listings in Portland** (airbnb Insider, July 2016)
- 1,226 airbnb host-resident “private room” listings (**the Good Airbnb**)
 - Mini-B&Bs
 - Great value for guest = often \$50 - \$100 per night
 - Resident-host supervises property and guests and available to address any issues from neighbors
 - Helps hosts earn extra money and stay in their homes
- **2,050 airbnb host-absent “entire place” listings (the Bad Airbnb)**
 - Over 60% of airbnb listings in Portland
 - Typically \$140 or more per night
 - Irritate Neighbors
 - Generate airbnb Horror Stories
 - **Converts long-term rentals to short-term “urban Vacation Rentals”**
- **But only 364 STRs (11.3%) are currently licensed (September 2016)**
 - 356 1 – 2 Bedroom Type A and 8 3-5 Bedroom Type B

Why Has Portland's STR 1.0 Ordinance Failed to Regulate airbnb?

- The STR 1.0 ordinance ...
 - focused on “number of bedrooms” rather than “type of listing”
 - host-resident “private room” rentals vs. host-absent “entire place” rentals
 - allowed landlords to rent whole apartments
 - allowed homeowners to rent ADUs short-term that could otherwise be rented long-term
- BDS Compliance is complaint-driven and lacks resources
- **airbnb refuses to help!**

airbnb Refuses to Help

- airbnb “talks the talk” about working with cities but does not “walk the walk”
- airbnb asked for and received “reasonable” regulations, but now refuses to help
 - Refuses to give cities host contact information
 - Refuses to take down listings that lack a city permit number
 - Refuses to take down “entire place” listings after they are rented for 90-nights in a calendar year
- **Quotes impact on housing with misleading citywide averages**
 - airbnb affects some neighborhoods greatly and others not at all
 - Needs to report number of host-absent “entire place” listings by neighborhood or zip code
- airbnb makes more money on host-absent “entire place” rentals than host-resident “private room” rentals
- airbnb pits host-resident “private room” hosts against The City

What needs to happen? STR 2.0!

Protect our stock of long-term rental housing

1. **Focus enforcement** on listing services and “entire place” rental hosts (rather than “private room” rental hosts)
2. **Fine airbnb** for every listing without a permit number
3. And/or ... **raise city lodging tax on host-absent, “whole dwelling” rentals** from 11.5% to 100% and require airbnb to continue to collect and remit the lodging tax
4. **Modify the current STR Ordinance** (Type A and B Licenses)
 - **Require a host to be resident in the same unit** as the guest during the guest’s stay (rather than same property or building)
 - **Do not allow landlords to rent whole apartments** in their building short-term (currently they can)
 - **Do not allow short-term rental of ADU’s** with full kitchens that include stoves and ovens (currently these can be rented short-term)
5. **Use new third-party compliance services** to assist BDS with enforcement
6. **Finally, create a new Type C Short-term Rental ordinance specifically for host-absent, “whole dwelling”, “entire-place” rentals (urban vacation rentals)**

What needs to happen? STR 2.0!

Join with other Cities to better regulate airbnb

- Support San Francisco, New York City and other cities in fighting airbnb law suits (claiming that “internet freedom of information” exempts airbnb listings from regulation)
- Support Elizabeth Warren’s request to have the Federal Trade Commission hold hearings on airbnb’s impact on city housing

Oct 26

Moore-Love, Karla

From: Steve Unger <innkeeper@lionrose.com>
Sent: Friday, September 02, 2016 10:57 AM
To: Moore-Love, Karla
Cc: Dustin Carsey
Subject: From Steve Unger

Dear Karla,

This is to confirm that I will address City Council on October 12, 2016 regarding the need to revisit the issue of Airbnb and short-term rentals in Portland and their impact on the housing shortage.

Please confirm.

Steve Unger
Innkeeper

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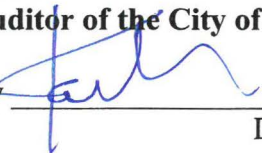
Request of Steve Unger to address Council regarding need to revisit Airbnb
and short-term rentals impact on housing shortage in Portland
(Communication)

OCT 26 2016

PLACED ON FILE

Filed **OCT 18 2016**

MARY HULL CABALLERO
Auditor of the City of Portland

By  Deputy

COMMISSIONERS VOTED AS FOLLOWS:		
	YEAS	NAYS
1. Fritz		
2. Fish		
3. Saltzman		
4. Novick		
Hales		