

SHORT-TERM RENTAL \$4 PER NIGHT FEE

IF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME, ADDRESS, AND EMAIL.

NAME (PRINT)

ADDRESS AND ZIP CODE (Optional)

Email (Optional)

✓ Bob McCoy		
✓ Robert Hertert		
✓ David Boe		
✓ Greg Raisman		
✓ Lee Lancaster		
✓ Kim Gordon Lumbo		
✓ Robert Jordan		
✓ Patti DeAngelis		
✓ Darlene Curtis		
✓ Deborah Honthamer		
✓ Ann Kopel		

~~Gary Fallos Gary Fallo~~
 Date **06-13-2018**

↓ Beth Fernandez

SHORT-TERM RENTAL \$4 PER NIGHT FEE

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NAME (PRINT)

ADDRESS AND ZIP CODE (Optional)

Email (Optional)

✓ Rachel Harris		
✓ Shannon Miller-Webb		
✓ Debi Herter +		
✓ Anne-Marie Claire	3565 NE Knott 97212	amclaire_2000@yahoo.com
Terry Rusinow	2306 NE Everett St 97232	rusinow.Terry@gmail.com
✓ Dennis Frenge	7206 SW 21 st Ave 97219	odennis-frenge@hotmail.com
Left Russell J Young	410 SE 87 th Ave 97216	RJY@RUSSELLJYOUNG.COM
Tamara Koedot	2226 SE 45th	
Darlene Zimbar	3315 SE 62 nd Ave 97206	pdxgardenretreat@gmail.com
✓ LAURA ANCOYUS	2479 NW QUIMBY 97210	
✓ Rose Bergen		
✓ E Mark Saltveit	529 NW 21st Ave Pcd 97209	

Date 06-13-2018

~~Gary Santos~~
 ✓ Beth Fernandez

Item # 626-627

TESTIMONY

189031

Short-Term Rental

IF YOU WISH TO SPEAK TO CITY COUNCIL, PRINT YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)

ADDRESS AND ZIP CODE

Email (optional)

✓ Sydney Mead	2905 SE Caruthers St ⁹⁷²⁰⁴	sydney@habitatellc.com
Paul Daigle	2565 NE 33rd Ave	Bulldog51ght@launch7.com
John Wankel	14341 NE HALSEY ST	JM.WANKEL@COMCAST.NET
Tom Lea	2905 SE Caruthers 97214	tz_oh_indigo@yahoo.com
✓ Mary Anne Cassin	3541 SW Vermont St 97219	cassinmaryanne@gmail.com
Olana Seer? Olana Seer	4231 N. Winchurst 97203	olana.seer@gmail.com
Shawn Grant ✓ Deb Grant	830 NE Hazelfern Pl. 97232	deb@grantassociates.net
✓ Shawn McCloud	2270 NW Irving Pdx 97210	shawnmccloud@ydc.com
Cris Smith	2014 SE 46th PDX	CrisS@kencolease.com
✓ Star Erickson	2100 NW 119th AVE P., OR 97229	star3erickson@gmail.com
✓ MARY SIPE		

Date 6-13-18

Page 3 of 3

Parsons, Susan

From: phiAMMA <phiamma@gmail.com>
Sent: Thursday, June 14, 2018 8:22 AM
To: Council Clerk – Testimony
Subject: Agenda items 626 and 627

Dear City Council,

These are terrible ideas. Yet another way for the city to create 'more income' for problems that have plagued the city for years. Homelessness is an issue because of many city council decisions throughout the last 15 years. Taxing families who are already struggling to make ends meet is not the solution. There is no direct line between this tax proposal and solutions for the homeless. Where is the marijuana money? Where did the OLCC liquor money go for schools? The City has usurped funds over and over again. How about taxing new developers a fee to support homelessness? And how about demanding that any new development with over 20 units dedicates 10% to low income housing. Where is the imagination for creative solutions? There are solutions for homelessness but taxing families who already pay city fees is NOT the answer. To suggest and infer that short term rentals are a cause of low occupancy in hotels, and/or related to shortage of housing is disingenuous and distracting. Stop gouging private property citizens who are struggling to pay over inflated property taxes, get their kids through a failing public school system, paying inordinate water fees, and can't get their crumbling roads fixed. Stop hurting small business folks who are giving up to half their income already to the city for fees and taxes that far exceed any rate local corporations are paying. This government is not for the people by the people. The burden of tax needs to be on the businesses that exceed 30 employees, not the mom and pop shop that made this city the beloved Portland it almost was. Enough. And where is the marijuana money? I'd like to see an audit of those funds. This city has lost its way. We could be a leader in more than just green. We could be a leader in prioritizing its citizens, predominantly the middle class who make this city what it is. That would require an approach that isn't a band aid, but rather a citizen first method. Thank you.

PEACE

Phiamma Elias

503-351-5840

PO Box 90065

Portland OR 97290

phiamma.com

homeskilletmovie.com

Testimony of Anne-Marie Claire

3565 N.E. Knott Street
Portland, OR 97212

Cell: 503-351-9874
Email: amclaire_2000@yahoo.com

June 13, 2018

Portland City Council
City of Portland
1221 S.W. 4th Avenue, Room 140
Portland, OR 97204
Council Clerk: Karla Moore-Love@portlandoregon.gov

Re: Ordinances 626 and 627

Subject: Add New Nightly Fee Assessment...for Short-Term Rentals...

Mayor and City Council Members,

My name is Anne-Marie Claire and I live at 3565 N.E. Knott Street in the Hollywood District.

I am here today to share how being a host of a short-term rental has allowed me to stay in my home.

As a long-time 40-year resident, I raised my daughter within the Portland School District and have volunteered on many community activities throughout the years.

I am a retired librarian on a fixed income who votes for and pays for taxes to support schools, parks and affordable housing, along with other City, County and Metro services.

Each year my property taxes increase while my income does not. I am already working a part-time minimum-wage job to help pay for expenses related to my home.

I am doing all of my yard-work except for hiring arborists to prune my five trees, which I can no longer do myself.

My home was built in 1926 which requires other maintenance and upgrades as well.

As a single woman homeowner, I rely on room rental income to cover these expenses and to remain in my home.

Since my home has only one bathroom, it is difficult to host a long-term rental. However, I welcome hosting travelers for shorter visits. My home is in a well-established safe neighborhood within walking distance of parks, schools, and small markets. Bus service is within 40 blocks from downtown and the MAX is nearby as well. I keep brochures on hand of local cafes and businesses to promote economic activity in a neighborhood not in a conventional travel corridor.

Thank you for this opportunity to provide my reasons for asking that you delay a vote on Ordinances 626 and 627 until the pass-through data can be gathered to inform the roll out of the tax changes to Short-term Rentals (STRs).

Perhaps, these proposed taxes were intended for large commercial operators, rather than for single-family dwellings. The City's new agreement with Home-Away will improve data collection on current Short-Term Rentals.

I feel that the Council has an opportunity today to gather more complete data before making a ruling on additional taxes for homeowners such as myself.

Respectfully submitted,

Anne-Marie Claire

Sole Homeowner and Resident of:
3565 N.E. Knott Street
Email: amclaire_2000@yahoo.com
Cell: 503-351-9874

Parsons, Susan

From: Elaine Murray <eamurray3@yahoo.com>
Sent: Wednesday, June 13, 2018 1:26 PM
To: Parsons, Susan
Subject: Fw: Opposed to 2% TID & the \$4.00 housing tax

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Wednesday, June 13, 2018, 1:16 PM, Elaine Murray <eamurray3@yahoo.com> wrote:

I'm totally mesmerized by the nerve and the gall of the idea to suggest a 2% TID charge and a 4% - per night housing tax.

I'm a retired SENIOR, paying my property taxes of 6,000 .+ a year. Airbnb helps me subsidize my income. Home shering brings business into my area as well as business travelers, where they spend their money with local businesses.

I thank you in advance for supporting home sharing. And opposing the 2% charge.

Should you have Questions, I can be reached

At: [503.430.0755](tel:503.430.0755)

Elaine A. Murray, Taxpayer
67 SW 111th Terrance
Portland, Oregon 97225

[Sent from Yahoo Mail for iPhone](#)

Moore-Love, Karla

From: Richard de Sam Lazaro (ELCA) <rilazaro@expedia.com>
Sent: Wednesday, June 13, 2018 8:29 AM
To: Council Clerk – Testimony
Subject: Materials for June 13 Council Meeting
Attachments: HomeAway.Portland.5.18.2018.ltr.pdf; 061318 Expedia Group - City of Portland.pdf



Good morning,

Please find attached two letters submitted as testimony on Items 626 and 627 on this morning's agenda.

Sincerely,

Richard de Sam Lazaro

Richard de Sam Lazaro

Northwest Regional Manager | Government Relations

Email: rilazaro@expedia.com

333 108th Avenue NE | Bellevue, WA 98004

expediagroup.com



May 18, 2018

VIA EMAIL & FIRST-CLASS MAIL

Thomas W. Lannom, CPFO
Revenue Division Director
Bureau of Revenue and Financial Services
Office of Management and Finance
City of Portland, Oregon
111 Southwest Columbia St., Ste. 600
Portland, OR 97201
thomas.lannom@portlandoregon.gov

Re: *Amendments to impose a “tourism fee” and a \$4 per night charge to short-term rentals*

Mr. Lannom,

Thank you for the opportunity to comment on the draft amendments to Portland’s 2% “tourism fee” and the additional \$4 per night charge on short-term rentals. As explained below, HomeAway.com, Inc., has the following concerns.

The City’s outright ban on traditional vacation rentals has already limited the options available to families visiting the city for leisure, short-term employment, or medical stays, many of whom may not be able to afford comparable accommodations. To propose new fees on the heels of this ban sends the wrong message to traveling families, as it does to the Portland families who rely on short-term rental income to pay their mortgages, save for retirement, or supplement college tuition. We believe that these fees are not supportable on policy or legal grounds.

There is no reason for different treatment between short-term rentals and small hotels. The amendments to the “tourism fee” would result in its application to (a) hotels with 50 or more rooms and (b) short-term rentals that are advertised on a Booking Agent. Hotels with 49 rooms or fewer remain exempt from the “tourism fee.” That creates a situation in which an owner who is renting her primary residence is responsible for this fee, but a hotel with 40 rooms is not. The Equal Protection Clause of the U.S. Constitution requires there to be a rational basis for treating the short-term rental owner and the owner of a 40-room hotel differently when it comes to promoting overnight tourism and the lodging business environment in Portland. We can identify none.

Similarly, an owner who is renting her property on a short-term basis, but is not advertising her property on a Booking Agent, is also exempt from the “tourism fee.” There is no principled basis to treat that owner differently from one who uses a Booking Agent, especially when the funds from the fee are designed, at least in part, to increase overnight stays at *all* short-term rentals—not just short-term rentals advertised on Booking Agents.

A compelled fee to be paid to a private corporate violates the First Amendment. Revenues from the “tourism fee” flow to the “Management Corporation”—which is not a public entity—for the purpose of managing and spending the funds. The funds are “managed by hoteliers, not the city” according to

Travel Portland's website. While we see that the amendments expand the scope of how the revenues are to be used to include "programs designed to increase overnight stays at hotels *or Short-Term Rentals*," we are concerned how that will play out in practice when hoteliers have a say in how the funds are used. Indeed, using "or" gives the Management Corporation the option of not using *any* funds to increase overnight stays in short-term rentals.

The First Amendment of the U.S. Constitution protects against compelled contributions to fund advertising by non-governmental entities. For example, the U.S. Supreme Court invalidated a program that required mushroom growers to make a mandatory contribution to a fund for generic advertising of their product. *United States v. United Foods, Inc.*, 533 U.S. 405 (2001). The compelled contributions to the Management Corporation suffer the same flaws, and are even more problematic given who controls the funds.

HomeAway questions whether the "tourism fee" is, in fact, a fee—as opposed to a tax. A fee is a charge for a service. A tax is a charge to raise funds. *See McCann v. Rosenblum*, 355 Or 256, 261 (2014) ("A tax is 'any contribution imposed by government upon individuals, for the use and service of the state.' . . . A fee, by contrast, is imposed on persons who apply for or receive a government service that directly benefits them."); *see also id.* (citing with approval *Qwest Corp. v. City of Surprise*, 434 F.3d 1176, 1182 (9th Cir. 2006) as "explaining that the distinction between a tax and a fee is whether the 'charge is expended for general public purposes, or used for the regulation or benefit of the parties upon whom the assessment is imposed"). That the "fee" funds programs to promote overnight tourism does not feel like an actual service to short-term rentals, especially if the "fees" are also used to promote overnight stays in hotels.

The proposed \$4 per night "fee" on platforms also appears to be a tax. Affordable housing and homelessness initiatives benefit the public as a whole, and are not "a government service that directly benefits" short-term rentals.

Finally, the amendments related to the \$4 per night "fee" provide that if the City institutes legal proceedings to collect the fee, "the City shall be entitled to its reasonable costs and attorney's fees," regardless of whether the City actually prevails in the lawsuit. In other words, *even if* a court determines that the defendant business *does not owe the fees*, the City wants the business to pay the City's legal bills. This one-sided provision is a gross overstep.

Taking a step back, just a short time ago, HomeAway and the City signed an agreement to resolve any disputes and to forge a partnership in which HomeAway would send information to the City to get owners registered and remove listings that did not go through that process. HomeAway is investing significant resources to honor its side of that agreement. These proposed amendments would be a step back and are not consistent with the spirit of the relationship that HomeAway expected to have with the City moving forward. We hope that the issues identified above will cause the City to re-think these amendments.

Sincerely,

s/ Kristina Bennard

Kristina Bennard
Senior Corporate Counsel, HomeAway / Expedia Group



VIA EMAIL

City of Portland
1221 SW 4th Avenue
Portland, OR 97204
cctestimony@portlandoregon.gov

Mayor Wheeler and Honorable Members of the Council,

Please find attached a letter from HomeAway, a vacation rental leader and Expedia Group brand, to Mr. Thomas Lannom regarding the Council's proposal to make vacation rentals less affordable for traveling families visiting the City of Portland.

With this pair of ordinances, Portland is sending a clear message to its homeowners and visitors: the business interests of multinational hotel chains outweigh the needs of the homeowners, neighborhood small businesses, and traveling families served by the short-term rental community. Our average traveler is a woman in her 50s, traveling with a family group of stay of about a week. The Council risks telling families who could not afford a comparable hotel stay that they are not welcome to visit Portland.

After months of good faith negotiations, HomeAway was pleased to arrive at a settlement agreement this February with the City of Portland. The agreement included significant new responsibilities for HomeAway, including facilitating the city's registration process for short-term rental listings on HomeAway platforms. We were pleased to invest these resources to foster a positive relationship with the city and were therefore surprised and deeply disappointed in the Council's decision to rush through new taxes and fees.

We encourage the Council to delay further consideration of these measures and instead work collaboratively with Portland's vacation rental community and short-term rental platforms to help the city's tourism economy and affordable housing market move forward together.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard de Sam Lazaro'.

Richard de Sam Lazaro
Manager, Northwest Government Relations

Moore-Love, Karla

From: Robert Hertert <robert.hertert@gmail.com>
Sent: Wednesday, June 13, 2018 7:32 AM
To: Moore-Love, Karla; Council Clerk – Testimony
Cc: Shannon Hiller-Webb
Subject: Fwd: The email address and email to send testimony to when final
Attachments: H2H Testimony #3 Equity BoeFINAL.docx.pdf; H2H Testimony 1 InsufficientTime Bob McCoyFINAL.docx.pdf; H2H Testimony 2 Rob Hertert FINAL.pdf; H2H Testimony 4 Impetus Greg RaismanFINAL.docx.pdf; H2H Testimony 5 Delay Lee Lancaster FINAL.docx.pdf; H2H Testimony 6 Best Practices Kim G-C FINAL.docx.pdf; H2H Testimony 7 Robert JordanFINAL.docx.pdf; H2H Testimony 8 Representation-Patti DeAngeloFINAL.docx.pdf; H2H Testimony 9 Personal Story #4 Darlene CurtisFINAL.docx.pdf; H2H Testimony 9 Personal Story #10 Debra HonthanerFINAL.docx.pdf; H2H Testimony 10 Closing DebiFINAL.docx.pdf; H2H Testimony Personal Story #2 Ann Kopel FINAL.docx.pdf

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

From: Shannon Hiller-Webb <capergirl@comcast.net>
Date: Wed, Jun 13, 2018 at 6:41 AM
Subject: The email address and email to send testimony to when final
To: Robert Hertert <robert.hertert@gmail.com>
Cc: Debi Hertert <debi.hertert@host2host.org>, Jill Palamountain <jill@takerootbc.com>

Karla.Moore-Love@portlandoregon.gov cctestimony@portlandoregon.gov

Hello,

Thank you for all your support in preparing us to testify today for the session discussing Ordinances 626 and 627. Please find attached our written testimony for your files. We will arrive with 7 copies of each to distribute. I am forwarding via WeTransfer to you our Powerpoint presentation to be loaded in advance and I will also bring a thumb drive with the Powerpoint. I am hoping to sit at the table with the 3 people testifying to guide the powerpoint and speed our testimony along. Is there a chair that can be placed on the side for me to sit at?

Please let me know if you have any questions.

All my best,

Shannon

Shannon Hiller-Webb

CaperGirl
503.928.9539 c
capergirl@comcast.net

DAVID BOE

4545 SW FAIRHAVEN DR
Portland, OR 97221

Phone: 503-568-8652
E-mail: d10boe@comcast.net

June 13, 2018

City Council

City of Portland
1221 SW 4th Avenue, Room 140
Portland, OR 97204

Council Clerk: Karla.Moore-Love@portlandoregon.gov

Ordinances 626 and 627

Subject: Add New Nightly Fee Assessment on Booking Agents or Transient Lodging Intermediaries for STR's and Amend Tourism Improvement District Code to include STR's using Booking Agents

Mr. Mayor and City Council Members,

Airbnb's suggested weekly rate for my daughter's old bedroom is just \$26/night. A \$4/day tax on a rate of \$26 is 15%. It raises the guest's cost from \$182 to \$210. For the budget travelers I cater to, that's a big difference. Anyone who thinks that guests won't notice the extra \$28/week is just wrong. Economists agree that if I want to maintain occupancy, I will have to absorb most of that cost.

\$28/week = \$1,400 yr. (+\$8,300 property taxes). This, I can ill afford. I've been laid off from six jobs in the last eight years. Without Airbnb, I would be seeking affordable housing for *myself*. Airbnb helps thousands of Portlanders like me to monetize our biggest asset and stay in homes—where many of us are pillars of the community—***Airbnb prevents the housing crisis from becoming much worse.***

I understand that City Council has the responsibility to weigh vested interests and serve the greater good. We value our city, care about our neighbors, and appreciate the challenges of the growth we face. We want to be part of the solution, not part of the problem. We agree with the hotel industry's advocacy for a "level playing field" to ensure that taxation is fair and equitable for all, and we're grateful that it has been, since 2014, when Portland adopted its first short-term rental ordinance. Short-term rentals pay the same percentage of Transient Lodging Tax (TLT) as all Portland hotels. Hotels over 50 rooms also pay the 2% Tourism District Tax.

There have been strides made since 2014 to address some of the exploitation of STR's on platforms such as Airbnb and Homeaway, including:

Airbnb's "One Host, One Home" initiative, which removed more than 500 unlicensed commercial operator listings from their platform. We support this change and also support the removal of any unlicensed listings from all platforms.

We look forward to further legislation related to the recent HomeAway settlement and request a delay to taxation until pass-through is created. We feel that the verification process is an essential missing piece of the puzzle and are happy to learn of an agreement that will result in meaningful change.

Thank you for your time,

DAVID BOE

Bob McCoy

11305 SW 47th Ave
Portland, OR 97219

503-244-8053
ourpurplehousepdx@gmail.com

June 13, 2018

City Council

City of Portland

1221 SW 4th Avenue, Room 140

Portland, OR 97204

Council Clerk: Karla.Moore-Love@portlandoregon.gov

Re: Ordinance 626 and 627

Subject: Add New Nightly Fee Assessment on Booking Agents or Transient Lodging Intermediaries for STR's and Amend Tourism Improvement District Code to include STR's using Booking Agents

Mayor and City Council Members,

My name is Bob McCoy and I currently live at 11305 SW 47th Ave. My family has lived in Portland for more than 42 years. I retired from The Department of Environmental Quality and Northwest Region after 32 years of public service. I am now a Master Recycler and bring those skills to our guests at our STR. I care deeply about our neighborhood, business community and know most of my neighbors personally since I walk our two rescue dogs daily.

I am an active member in various short-term rental groups that share best practices and recently learned that City Council was evaluating the taxation laws that govern STR's. I have been following the stories sharing conjecture around proposed changes and was unable to find the official proposal. I know Host2Host leadership made several requests to get a copy for review and I was dismayed to learn that the Auditors office only released the official proposal for review on Friday June 8th at 4 pm. I am concerned the city deemed 4 days/2 business days adequate time to reach thousands of hosts so they may review and respond prior to the City Council hearing. I am a legal, registered host with an independent business license operating legally in Portland and I understand short-term rental taxation decisions can impact my business regardless of who is paying for the fees levied. The Ordinance recognizes STR platform operators as vested parties and neglects to recognize the hundreds of legally operating small business owners registered with the city as STR hosts. Hosts have a unique voice and perspective that is not being honored in this process and the city has my contact information to inform me about proposed changes and further, the responsibility.

I would point to your own language governing notice.

First, you provide Administrative Authority in [Chapter 6.04.025](#) which states, "Before adopting a new rule, the Director must hold a public hearing. Prior to the hearing, the Director must mail notice of the public hearing to each Operator currently registered with the Division at the last known mailing address provided or post the rule on the City of Portland website. The notice must be mailed not less than 10 nor more than 30 days before the hearing."

It is virtually repeated in the current Ordinance 687159 referencing code 6.09.030 Administrative Authority. I would assert that the Ordinance being adopted should bare the same consideration of

notice as any update to it.

We would have sought experts to provide testimony that offer informed data, context and alternatives if hosts had been given adequate time to review the proposal. In addition, we would have had time to gather input from hosts to guide our response with thorough arguments in support and consideration. Our preference would be to present a thoughtful, articulated position for the highest and best use of City Council members time.

Thank you for your time,

Bob McCoy

DEBRA HONTHANER

8430 SW 37th Ave
Portland, OR 97219

Phone: 503-313-5787
E-mail: honthand@yahoo.com

June 13, 2018

City Council

City of Portland
1221 SW 4th Avenue, Room 140
Portland, OR 97204
Council Clerk: Karla.Moore-Love@portlandoregon.gov

Re: Ordinance 626 and 627

Subject: Add New Nightly Fee Assessment on Booking Agents or Transient Lodging Intermediaries for STR's and Amend Tourism Improvement District Code to include STR's using Booking Agents

Mayor and City Council Members,

My name is Deborah Honthaner, I currently live in the Multnomah Village and have lived in my home for 29 years. I have lived in Portland for 37 years and have actively loved being here!

My children grew up here. I've been an active member of the community, volunteering with Friends of Gabriel Park, participating in neighborhood association meetings, and organizing with neighbors in earthquake preparedness. Most recently, I have joined the Multnomah Village Business Association and am a liaison between the business association and Airbnb.

I am here today to share how hosting a short term rental has been allowing me to keep my home. I started hosting a guest room in my modest ranch home in early 2014, and have never hosted without my permit/license. I lost my job as an Occupational Therapist when my position got eliminated. I was 58 years old and knew looking for a new job would be a challenge. As I was considering my options, Portland City Council voted to allow short term rentals and I jumped into hosting. I am proud to be a Superhost, and have never lost that status in my more than 4 years of hosting.

The income I earn helps me pay property taxes, high water and electricity bills, and take care of the general maintenance. I am a divorced single woman, living alone and without this added income, I would need to sell my home, but where would I go?

I have begun wondering whether the city really doesn't want me and people like me to continue to succeed and remain in the city. But why wouldn't the city want to retain long time residents, active in their community, and with a lot of years and love invested in the city?

I am thankful I can earn income in this way which allows me to remain in my beloved community. At this time, however, I am uncertain if I will be able to compete with other lodging offerings due to inequitable fees on my guest spaces. So, I am beginning to look at moving out of Portland, in search of a more affordable community. It is very difficult to consider but I am uncertain whether Portland will continue to be the welcoming city for me that it has been in the past decades.

I ask that you delay a vote on Ordinances 626 and 627 until the pass-through data can be gathered to inform the roll out of tax changes to STR's.

Thank you for your time, Debra Honthaner

DARLENE CURTIS

7125 NE Everett
Portland, OR 97213

Phone: 503-688-0733
E-mail:
darlene.curtis@gmail.com

City Council
City of Portland
1221 SW 4th Avenue, Room 140
Portland, OR 97204
Council Clerk: Karla.Moore-Love@portlandoregon.gov

June 13, 2018

Re: Ordinance 626 and 627

Subject: Add New Nightly Fee Assessment on Booking Agents or Transient Lodging Intermediaries for STR's and Amend Tourism Improvement District Code to include STR's using Booking Agents

Mayor and City Council Members,

In January of 1929 my Grandfather died suddenly leaving his wife with four young children, my Mother 8 years old at the time. In October of that same year, the Stock Market crashed. My Grandmother remodeled her home in order to rent out rooms which saved their family home.

In the mid-fifties, medical bills for my Brother mounted and my parents rented out rooms in their home. The home both my parents shared until the day they passed.

In the Spring of 2016, my Husband lost his job when the company he worked for went under. Like my Grandmother, we remodeled so we could begin renting a room in our basement, which again, saved us from losing OUR home.

In Oregon, rooming houses were a tradition during the Depression and WWII – rooms per night in people's homes.

We are NOT a hotel. And we are NOT an apartment building.

We are Nanna's house to our neighbor's Zadie for one to two weeks a year.

We are Aunt & Uncle Ray's staging area for the flowers for their Nephew's Mt. Tabor wedding.

We are part of Shannon's family reunion.

We are Karen & John's Grandparents room because their apartment is too small and a good bed was so important for them to visit Portland for the first time.

We are the extra room for Keila's Dad because she bought a too small fixer-upper.

We are homeowners who pay our taxes.

We are a licensed Short-term renters.

We are carrying on a long-standing Family tradition of opening a room in our home.

I feel these proposed new taxes are inequitable to Short Term Renters - Portland Home Owners.

Thank you for your time, Darlene Curtis

PATTI DeANGELIS

**2437 SE 66th Avenue
Portland, OR 97206**

Phone: 503/200-8691

**E-mail:
pattitag@gmail.com**

June 13, 2018

City Council

City of Portland
1221 SW 4th Avenue, Room 140
Portland, OR 97204

Council Clerk: Karla.Moore-Love@portlandoregon.gov

Ordinance 626 and 627

Subject: Add New Nightly Fee Assessment on Booking Agents or Transient Lodging Intermediaries for STR's and Amend Tourism Improvement District Code to include STR's using Booking Agents

Mayor and City Council Members,

I am an adjunct instructor at PCC, and volunteer at the Oregon Zoo, YWCA's YACT program and various organizations around Portland. I have been a host with AirBnB since 2014, and I have retained my SuperHost status since I initially qualified. When I lost my full time position at PCC three years ago, my AirBnb revenue became essential in order for me to pay my property taxes and maintain my home. My property taxes have increased nearly 50% since my purchase in 2008.

We are encouraged that the City Impact Statement 687160 addresses representation of STR's in light of the financial contributions that have been made on our behalf. The *CIT* Fund estimated revenues we have contributed are between \$720,000 to \$840,000 annually. We have not felt the Management Corporation or Travel Portland has adequately promoted our segment of hospitality providers and look forward to participating within the organization to help inform how marketing to our sector can be fruitful with destination promotion should the ordinance pass. We appreciate the proposal to add STR members to their committees and would like to propose an equitable percentage of board positions be available to hosts in addition to members of platforms such as Airbnb and Homeaway. We want to reiterate that the voice of hosts will offer a unique perspective beyond corporate vested interests.

We would also like to request metrics be created for reporting back on a regular interval that will share the percentage of promotion dedicated to the STR arena and transparency on how TID funds will be used to ensure equitable promotion of STRs. We hope an audit of monies spent relative to contribution reflect equity in percentage of promotion. We would like to request that STR's be represented in all marketing pieces and segments currently exclusively occupied by the hotel industry. In addition, we would like to be included in convention sales as we know this segment is not given access to STR's as a reasonable option and alternative to hotels. We want to make certain we can have the same representation for all viable tourism travel. Ideally, platforms like Airbnb will share data with Travel Portland to create the most robust approach to best practices in our industry. We know that more than 400,000 Airbnb guests arrived in Portland in 2017, stayed an average of 3.1

nights, \$201 million economic impact in 2016. 96% of hosts recommend local businesses to guests in 2016 and that 36% would not have traveled without Airbnb as a low-cost option to travel. These stats can be the foundation for how we move forward in creating greater market share for our industry through the good work of Travel Portland.

We take exception to excluding hotels offering fewer than 50 rooms and Bed and Breakfasts from the same responsibilities shared by hotels and STR's and the case can be made they should be contributing equitably to the fund. Please consider adjusting the language to reflect equitable participation from all that benefit.

Thank you for your time,

Patti DeAngelis

ROBERT G. JORDAN

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Portland, OR 97213

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June 13, 2018

City Council

City of Portland
1221 SW 4th Avenue, Room 140
Portland, OR 97204
Council Clerk: Karla.Moore-Love@portlandoregon.gov

Ordinance 626 and 627

Subject: Add New Nightly Fee Assessment on Booking Agents or Transient Lodging Intermediaries for STR's and Amend Tourism Improvement District Code to include STR's using Booking Agents

Mayor and City Council Members,

My name is Robert Jordan. I have lived at 302 NE 57th Avenue since retiring from the US Army in 2003. I have served on the North Tabor Neighborhood Association Board during much of that time, including two years as chairperson. My wife and I have operated an Airbnb in a room above our detached garage for the past 18 months – this is not an ADU as it has no kitchen; it could not be converted to a long term rental.

The City of Portland secured a significant win for our community in the Homeaway settlement. We are encouraged to see that a pass-through online registration system was a key point of the February 21st settlement. We understand that other platforms will follow suit and we feel the unlicensed commercial short term rentals that have the greatest impact on the long-term housing pinch will be removed, bringing affordable housing back on the market.

In addition, the level of transparency and the data the city will receive should be significant enough to inform meaningful and responsible changes to regulation and taxation. To that end, we propose delaying taxation until it is informed by this data collection to aggregate and clearly create an Affordable Housing Strategy. The process would be transparent, informed and include the legal stakeholders, who could also participate in the process that will affect their livelihood and community. We believe that it is only reasonable and prudent to base any taxation plan on the real data that will result from the HomeAway settlement verification process rather than implement any such taxes at this time.

Martin John Brown, who is a housing economist/statistician based in Portland conducted a rigorous statistical analysis on the impact of AirBNB on the housing market published in the urban planning magazine Planetizen in July 2016. He asserts:

- STR's and housing supply have been hampered by lack of data and analytical perspective
- There is lack of data to inform how convertible STRs are to long-term housing
- Entire home Airbnb's in Portland in this study were 0.6% of the housing stock which is theoretically the stock that could be converted to long-term housing. Even this estimate is too high since Airbnb's classification scheme at the time forced hosts to call many situations "whole house" which in fact were not.
- New taxes on STR's could have an unintended effect of reducing private investment in maintaining Portland's older housing stock, which has been the effective/sustainable approach to creating housing affordability in the long run

While we would accept a tax increase, if it is equitably applied to all hospitality segments, we strongly appeal to the council to delay the approach and implementation timeline till it is informed with data.

Thank you for your time,

Robert Jordan

KIM GORDON-CUMBO

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City Council

City of Portland
1221 SW 4th Avenue, Room 140
Portland, OR 97204

Council Clerk: Karla.Moore-Love@portlandoregon.gov

June 13, 2018

Ordinance 626 and 627

Subject: Add New Nightly Fee Assessment on Booking Agents or Transient Lodging Intermediaries for STR's and Amend Tourism Improvement District Code to include STR's using Booking Agents

Good Morning Mayor and City Council Members,

My Name is Kim Gordon-Cumbo. My husband Fred Gordon and I have lived in East Portland for over 35 years. All 4 of my kids attended Portland Public Schools. I worked at Oregon Health Sciences University for 14 years at Richmond, a clinic focused on the low-income and indigent, as Medical Assistant, Medical Receptionist, and Pharmacy Technician: I know firsthand many of the plights of the homeless as I worked with them, and was homeless myself for 4 months. I've been a homebirth midwife and have sat on the boards of two non-profits. I currently volunteer with Host2Host and NorthWest Reiki Association. My husband and I are also active voters. We have been hosting for 5.5 years Hosts for Airbnb in our permitted 2 rooms in Ladd's Addition. We have hosted visiting loved ones of almost every neighbor on our block.

This is my second appearance before the Mayor and Council regarding Short-term Rentals.

While Portland was the first to legalize short term rentals, each city implements a unique approach to address the needs of their city. Chicago does impose a surcharge on Short-term Rentals, but it's done in a percentage method.

Portland hosts currently pay 13.3% TLT, which includes the State Occupancy Tax of 1.8%. Adding a 2% Tourism District tax brings it to 15.3%, the same as the large hotels. Adding a new \$4 per night tax equals 10% for a \$40 dollar per day listing. Adding the 15.3% and 10% makes 25.3%. An \$80 per day listing would be 20.3%. This is inequitable when compared to the hotels.

The method of taxing by a "per night" dollar amount is problematic tax policy, as it impacts the lower-cost rentals disproportionately, and complicates comparison with tax rates applied to hotels. Comparatively, we would recommend a best practice solution to hardship in running an Airbnb, exempt residents experiencing hardship from fee requirements.

In the proposed ordinances, none of the hotels are being asked to pay the \$4 per day, and hotels under 50 rooms aren't going to be charged the 2% Tourism tax. We'd like you to consider in place of a per-day assessment, the application of a small percentage increase in TLT to all Portland accommodations.

We are seeking equitable taxation across all accommodations in Portland and I ask that you delay a vote on Ordinances 626 and 627 until the verification process coming out of the HomeAway settlement can be in place to inform the roll out of tax changes to Short-term Rentals.

Thank you for your time,

Kim Gordon-Cumbo

Reference:

<https://chicago.curbed.com/2018/2/12/17004362/airbnb-tax-homeless-services-housing>

LEE LANCASTER

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City Council

City of Portland
1221 SW 4th Avenue, Room 140
Portland, OR 97204

Council Clerk: Karla.Moore-Love@portlandoregon.gov

June 13, 2018

Re: Ordinance 626 and 627

Subject: Add New Nightly Fee Assessment on Booking Agents or Transient Lodging Intermediaries for STR's and Amend Tourism Improvement District Code to include STR's using Booking Agents

Good morning Mayor and City Council Members,

My name is Lee Lancaster and I have lived in my home in Southeast Portland for over 30 years. I am an active member of the Neighborhood Emergency Team and participate in crime prevention, litter removal, and street tree activities. For the last 2 and one-half years I have listed 2 of the bedrooms in my home through Airbnb. As a host, I take pride in referring our guests to our unique local businesses.

I am also a member of Host2Host and we urge you to consider delaying this vote until pass-through registration can be established. We also ask you to consider a vision of shared responsibility when establishing regulations and taxes for the short-term rental industry. I would like to elaborate on what we mean by shared responsibility.

The concept of a shared regulation is best articulated by referring to a study titled "Fair Share." It was published in 2016 by RSA in London. RSA is known formally as the Royal Society for the Encouragement of Arts, Manufactures and Commerce and it conducts influential research on pressing social challenges and public policy.

[refer to slide]

This graphic from "Fair Share" represents a grid that depicts four ways the sharing economy could be regulated. The first column shows two options that exclude citizen participation. The first option (upper left) represents regulations which are controlled very centrally by policy makers. Below it, labeled "No Regulation" power is dispersed, but there is a chaotic lack of control.

The next column allows citizens to participate in the regulation of the services that they both consume and provide. The top graphic in the second column, described as "self-regulation" centralizes power in the hands of the businesses, but it neglects the benefit that can be shared with the rest of society. Host2Host would like to see the city adopt the paradigm represented by the graphic in the lower right corner titled by RSA as "Shared Regulation". This proposes a collaboration between all the stakeholders in a community and we believe the outcome of such a collaboration would maximize the benefit to us all.

In these early stages of moving to a shared economy, we believe it would be wise to spend some time reflecting on process. It is extremely important to start with a mutually beneficial framework at the beginning. As an organization that represents hosts, we want to have a place in that framework.

Thank you for your time,

Lee Lancaster

REFERENCE: RSA - <https://www.thersa.org/globalassets/pdfs/reports/rsa-fair-share.pdf>

GREG RAISMAN

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June 13, 2018

City Council

City of Portland
1221 SW 4th Avenue, Room 140
Portland, OR 97204

Council Clerk: Karla.Moore-Love@portlandoregon.gov

Ordinance 626 and 627

Subject: Add New Nightly Fee Assessment on Booking Agents or Transient Lodging Intermediaries for STR's and Amend Tourism Improvement District Code to include STR's using Booking Agents

Mayor and City Council Members,

My name is Greg Raisman and I live in Southeast Portland. The views I'm expressing today are my own personal views that I hope will eventually be shared by my employer, The City of Portland. I love our city and my heart aches for the humanitarian crisis we're experiencing.

As a YIMBY, I support all efforts to increase the supply of affordable housing and create a humane experience for everyone that calls our city home. I'm proud that as a small businessperson, my AirBNB is contributing funds to the housing problem.

We are super excited that the commercial operators will be shut down. They're bad for the city and bad for our businesses by creating unfair competition. Thank you for helping make that happen. But, now we need to figure a way to separate the good actors from the bad. As things are headed, it feels like you're going to get rid of the bad actors and punish those of us who have been following the rules and happily paying the same tax rate as a large hotel.

My wife and I are not contributing to the housing problem. A couple years ago, we decided to renovate our basement to host out of town guests. We couldn't afford the complex costs of installing a full kitchen and going through the development process. We were not ready to be landlords. So, we followed the rules and made a renovation. The plan is to host guests, share our amazing city, and eventually pay off the biggest investment we could afford to make. As a community give-back, we donate free nights to charities we support and occasionally host socially constructive conversations about placemaking and ecological living.

We support Council's interest in seeking new funding to aid housing and homeless initiatives. But, as it stands, we are paying the same rate as a multi-national hotel chain and this proposal would have us pay more than these huge players. We were not surprised by the assertions in Resolution 37288, but the findings did not cite studies or sources that informed the resolution, namely STR's:

- ... are adversely impacting housing availability in Portland
- ... and traditional hotels are not

We believe the reality of the situation is different from what the perception is. We would love to have a voice in this conversation and add some context to this discussion. For example:

- Following the logic of this conversation, hotels actually have a much stronger chance to affect housing. They occupy land that could be used for Single Room Occupancy Hotels and house a multitude of low-income families. They are better situated to services and jobs. We are not asking for

them to do everything, but they should at least be doing what you're asking our small businesses to shoulder.

- Second, the vast majority of whole home listings are rented infrequently. Council has wisely stated that the host must live on premises at least 9 months a year. This makes it impossible to follow the rules while renting an entire house. Of the many permitted listings you'll find on short term rental web pages, only 83 Portland houses are rented more than 270 nights, not enough to make a dent in the housing availability.

If this proposal moves forward now, the decision will be made without the benefit of real data. Consistent data about how our businesses are impacting things is not really available until the HomeAway settlement comes to fruition. Once the verification process is in place and commercial operators are removed, STR's will be a tiny part of the housing shortage. As hosts who follow the rules, we look forward to that day.

Thank you for your time,

Greg Raisman

Reference:

[ECONorthwest 2016](#)

[Planetizen](#)

[FiveThirtyEight article](#)

[Slate](#)

ROBERT HERTERT

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June 13, 2018

City Council

City of Portland
1221 SW 4th Avenue, Room 140
Portland, OR 97204

Council Clerk: Karla.Moore-Love@portlandoregon.gov

Ordinance 626 and 627

Subject: Add New Nightly Fee Assessment on Booking Agents or Transient Lodging Intermediaries for STR's and Amend Tourism Improvement District Code to include STR's using Booking Agents

Mayor Wheeler and City Council Members,

Thank you for the opportunity to address you about this legislation. My wife and I have lived in Portland for 42 years. I was the co-founder of the Far Southwest Neighborhood Association and my wife and I began holding monthly meetups four years ago as a way of connecting with other hosts to share information about improving our hospitality professionalism.

I appreciate the city's role in being a leader in Short-term Rental legalization, the first to do so in the world, and hope Portland will continue being the innovative leader in governing this vibrant hospitality segment. My wife and I helped inform the original legislation around legalization in 2014.

We believe that Portland Council got it right when you legitimized Short-term Rentals, required primary residency, arranged for tax collection from platforms, and directed those taxes to the Housing Fund. We understand that much has changed and believe there is great benefit to City Council updating the Short-term Rental ordinances.

However, a key stakeholder voice is missing from informing the process which is why we recently founded Host2Host. Host2Host is a non-profit trade association providing a voice for Short-term Rental hosts without corporate interest attached. We have a perspective not yet represented in drafting the new laws governing our hospitality segment.

We formed in February 2018 and are now a group of 159 members and growing every month. Our members are engaged with their neighborhoods, business communities and are keenly interested in representing Portland to world travelers while being law abiding citizens. We are here to introduce ourselves in the hope we will be recognized as a valuable part of the Portland hospitality offerings.

15 of us will be presenting testimony for your consideration as a representative of the whole group. We are using the yellow ribbons to identify ourselves today.

Our goal today is to provide a narrative that will hopefully encourage you to recognize the value of those on the front lines of the sharing economy.

Thank you for your time,

Robert Hertert

Debi Hertert
6210 SW Haines St
Portland, OR 97219
503-245-5969

City Council - City of Portland
1221 DE 4th Ave, Rm 140
Portland, OR 97204
Council Clerk: karla.Moore-Love@portlandoregon.gov

Subject: Add New Nightly Fee Assessment on Booking Agents or Transient Lodging Intermediaries for STR's and Amend Tourism Improvement District Code to include STR's using Booking Agents.

My name is Debi Hertert - we moved to Portland in 1976 to start a family, and we live in the first house we have ever purchased—over 40 years ago.

As the chair of Host2Host I want to say that hosts are proud of Portland being a leader in this industry and of being the first US City to create legislation for short term rentals. Host2Host is also a first in the nation, being the first trade association for hosts. Our foundation is built on community, education and advocacy.

We really appreciate the time afforded us today to convey our thoughts and have our voices heard. We truly hope the City recognizes Host2Host as a committed partner and stakeholder as the city proceeds in addressing affordable housing concerns and legislation around short term rentals.

To summarize, our recommendations are:

1. Postpone the taxation implementation until data gathered through the new pass-through legislation.
2. Move forward with the pass-through registration that will eliminate the unlicensed commercial hosts.
3. Involve hosts in discussions as stakeholders in drafting both pass-through and taxation legislation. Host2Host is committed to be a valuable partner to the City and its host constituents.

In the event the taxation ordinance moves forward, we hope you will consider:

4. Assess taxes equitably and including hotels under 50 rooms with the same tax burden.
5. Remove the per-day assessment and apply a small percentage increase in TLT to all Portland accommodations. This fair approach will help protect the City from a drop in revenue that may occur as commercial operators of short-term rentals are removed.
6. Provide fair representation with Travel Portland to include metric driven equitable marketing for short term rentals as well as host representation on the board.

Thank you for your time, Debi Hertert

Ann Kopel
1253 SE 32nd Place
Portland, OR 97214

April 13, 2018

Good Afternoon Mayor Wheeler and Commissioners,

I list 2 of the bedrooms in my home in the Sunnyside neighborhood on Airbnb. I am concerned about the impact of the proposed additional STR taxes, and I ask you to please consider delaying your vote until you have considered all voices in this matter.

I am 72 years old and my husband and I are fully retired and have been living in our home and neighborhood for 31 years. In 2010 we created an ADU in our basement and have been using it as a long-term rental, but that income only covers the mortgage and property taxes. The Airbnb income is crucial for us to remain in our home. Without it, or even with less of it, we would have to sell and move.

We would not rent those two bedrooms as long-term rentals, and we set our nightly rate to attract budget travelers, so the \$4.00 per night increase could impact our business because those budget travelers may opt to stay outside of Portland's tax district. We have already lowered our rates because of increased competition.

We are in favor of the additional taxes but ask that the flat fee be changed to a percent fee to have less of an impact on those of us at the low end of the rental market.

You might say that we should sell our home due to its increased value over the years, but I want to impress on you that it is more than our home. It is our community and this neighborhood is our primary source for social support and connection. An article in the July 28, 2010 *Scientific American* titled "Social Ties Boost Survival by 50 Percent" reports on the results of a meta-analysis comprised of the results from 148 studies that included a total of 308,849 participants.

The article concludes that the benefit of social support is more crucial to physical health than exercising or eliminating obesity.

Many of us have been in the neighborhood for years and the relationships are strong. My husband and I are Neighborhood Emergency Team members have been organizing our neighbors for resiliency after a Cascadia earthquake. Our neighborhood has an annual progressive dinner, a summer block party, and even post card writing parties to politicians. My neighbor across the street gave me a retirement party last April and when she asked me who to invite, I realized that the only people I wanted there were my neighbors.

Lee and I have voted for every tax and bond measure that has come before us. We support taxation for short term rentals. All we ask is that you find a more equitable solution to solving Portland's housing crisis.

Thank you for your time, Ann Kopel

Moore-Love, Karla

From: vicki McArdle <vickimcardle@gmail.com>
Sent: Monday, June 11, 2018 11:36 AM
To: Council Clerk – Testimony; vicki McArdle
Subject: Testimony for the TID Tax review for Wednesday, June 13

Dear Mayor and Commissioners,

Please do not go after homeowners and small businesses, keep Portland accessible to all!

My husband and I just started renting out our day light basement in our home. We live full time on the top level and rent out the basement of our home to supplement our income. We decided to do this because our property taxes are costing us more and more each year. We literally are trying to generate some extra income to keep up with it!

By taxing us like a large hotel/motel or corporate hotels/motels you are making it so those who can't afford to go to a hotel won't be able to afford coming to our little rental. The people who do rent from us spend money in Portland and therefore support Portland businesses.

We have lived in Portland for 18+ years and have seen how the cost of rent, mortgages and property taxes our forcing those long term Portland'ers to leave and some homeless. We already collect and send in lodging taxes to the city please don't add more.

Sincerely,

Vicki McArdle
SW Portland

--

Vicki McArdle

vickimcardle.com
503-939-4357

Moore-Love, Karla

From: Jennings, Gayla
Sent: Monday, June 11, 2018 10:46 AM
To: Council Clerk – Testimony
Subject: FW: Internet Association Letter on Short-Term Rental Fee Proposal.
Attachments: 6-11-2018 IA Portland STR Oppose FINAL.pdf

Good morning, Council Clerk,

This testimony was received by Auditor Hull Caballero for what appears to be this Wednesday's morning time certain agenda items 626 and 627. I'm not sure if you received a separate email from Rose – my apologies if this a duplicate.

Thank you!

Gayla Jennings

Deputy Auditor | Office of the City Auditor
City of Portland, Oregon
Phone (503) 823-3560

From: Rose Feliciano [mailto:rose@internetassociation.org]
Sent: Monday, June 11, 2018 10:14 AM
To: Wheeler, Mayor <MayorWheeler@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Eudaly <chloe@portlandoregon.gov>
Cc: City Auditor, Mary Hull Caballero <AuditorHullCaballero@portlandoregon.gov>
Subject: Internet Association Letter on Short-Term Rental Fee Proposal.

Dear Mayor and City Council:

Attached please find a letter from the Internet Association opposing the proposed tourism fee and \$4 per night fee on short-term rentals.

If you have any questions, please contact me.

I appreciate your consideration. R



Rose Feliciano

Manager, Northwest Region, State Government Affairs

C: 206.326.0712
rose@internetassociation.org

INTERNET ASSOCIATION
[1809 7th Ave, Suite 608, Seattle, WA 98101](http://18097thAve.com)



For the reasons stated above, IA respectfully urges the Council to reconsider the proposed tax and fee increases. Should you have any questions regarding our position, please feel free to contact me at rose@internetassociation.org or 206-326-0712. Thank you.

Sincerely,

r/f

Rose Feliciano
Manager, State Government Affairs, Northwestern Region

cc: Members, City Council

Moore-Love, Karla

From: Jennings, Gayla
Sent: Friday, June 8, 2018 11:34 AM
To: Council Clerk – Testimony
Subject: FW: Proposed TID Tax and Housing Tax

Good morning, Council Clerk,

This testimony was received by Auditor Hull Caballero for what appears to be next Wednesday's morning time certain agenda items 626 and 627. I'm not sure if you received a separate email from Joy – my apologies if this a duplicate.

Thank you!

Gayla Jennings
Deputy Auditor | Office of the City Auditor
City of Portland, Oregon
Phone (503) 823-3560

From: Joy Campbell [mailto:joysoup@gmail.com]
Sent: Thursday, June 7, 2018 1:51 PM
To: City Auditor, Mary Hull Caballero <AuditorHullCaballero@portlandoregon.gov>
Subject: Proposed TID Tax and Housing Tax

Dear Auditor Mary Hull Caballero,

As a Portland resident for 27 years, I am writing to ask that you oppose the recently proposed 2% TID charge and the \$4 housing tax.

I bought my house in Southeast Portland in 1991. It has a two bedroom apartment on the second level. Most recently it rented for \$1,400 per month. After my renter moved out of state, I retired. My social security payment is only \$774 after the Medicare deduction. I had to have my property tax deferred with interest. Obviously I had to work, and considering my health situation, few outside jobs would have been appropriate, so I decided to turn my apartment into an Airbnb and work at home.

Now I earn an average of \$2,200 per month for my Airbnb instead of \$1,400 as before. This leaves me with an additional \$800 per month. It might not seem like much, but to me it literally means that I can keep my home, and I can stay in Portland to be near my kids.

I support paying my fair share, but the TID unfairly targets those with Airbnbs. Hotels with fewer than 50 rooms do not have to pay this tax.

The \$4 per night housing tax is higher than similar fees in other cities, and twice as much as the council proposed in 2017.

I founded Belmont Station in 1997. Countless craft beer aficionados traveled here to shop at the first craft beer bottle shop in the country. I personally introduced many of them to Portland breweries, eateries, and shopping districts. It was then I realized the economic benefits for Portland from tourism, and I was proud to be a small part of that.

Now, by opening my home to travelers, I'm again able to introduce to the world what makes Portland special.

Although my Airbnb has a kitchen, travelers rarely eat here. When I clean up the apartment after each guest (which happens to be great exercise for my 70 year old body!) I find shopping bags from all over the city. Travelers spend a lot of money here.

Registering an Airbnb in Portland already requires yearly fees and payments. Additionally we have always paid 11.5% tax from earnings, sent directly to the City of Portland.

Please see that people like me who use part of their homes for an Airbnb are not treated unfairly. We work hard and for some of us, especially retired singles like myself, it is the single reason we are able to keep our homes and continue to reside in the city we love.

Joy Campbell
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(503) 502-2654