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A Proposal for Licensing Vacation Rentals in Portland – in 3 Minutes

May 15, 2013

Steven Unger, Owner, Lion and the Rose Bed & Breakfast, 1810 NE 15th Ave., Portland, OR 97212

www.lionrose.com – innkeeper@lionrose.com - (503) 287-9245

My name is Steve Unger.

I live at 1810 NE 15th Ave.

I own and operate the Lion and the Rose Bed and Breakfast.

In January 2011, I spoke to City Council about the growing problem of unlicensed vacation rentals in Portland:

- **2 ½ years ago there were about 500 unlicensed vacation rental listings ... now there are over 1,000 – contributing to the current rental housing shortage in The City.**
- **At that time the City was losing about \$500,000 a year in Lodging Tax and License fees ... now The City is losing over \$1,000,000 a year.**
- **Public safety and health issues are still being ignored.**
- **Neighbors and neighborhoods are still not being notified.**
- **And, most of all, the Bureau of Planning and Sustainability and the Bureau of Development Services have not even begun to propose a new licensing process with one of the obstacles being the lack of funding.**

The growth of this problem has been fueled by the proliferation of major vacation rental websites (such as vrbo.com, homeaway.com, airbnb.com, and flipkey.com). For example, airbnb alone books rooms in 26,000 cities worldwide and reported \$14 million in annual bookings just for San Francisco.

A quick search on Google will show you that “illegal vacation rentals” have become a major issue all across the country. So much so that the major websites have recently banded together to promote licensing and regulation (www.STRAdvocacy.org).

Yet Portland is way behind Ashland and many other Oregon cities and towns who have already implemented vacation rental ordinances. And, I hope that the next time I speak to you will not be because there has been a tragic fire in an unlicensed, unsupervised vacation rental.

To be clear, this is not about mom and pop renting an extra bedroom after their daughter goes to college. This is about landlords deciding they can make more money renting high priced properties by the day or week then by the month.

Now ask yourself ... why would you pay 4 to 10 thousand dollars to be licensed as a “bed and breakfast” (and have to collect Lodging Tax, have inspections by the health, fire and police departments, have your neighbors notified and even have to be present to supervise the property and those pesky guests) when you can just forget all that, operate as a “vacation rental” and make more money in the process.

And so far, the various City Departments, each with their own narrow focus, have not joined together to find a solution.

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This is why City Council needs to take simple and immediate action to address this situation.

- 1. Mandate and most importantly fund the Bureau of Planning and Sustainability to conduct a multi-agency task force to create a tiered licensing procedure appropriate to Vacation Rentals and an associated public notification program.**
- 2. Mandate that the City Attorney contact the major vacation rental websites and request (or demand) that they provide a list of the names, addresses and contact information of their advertisers in order to facilitate the public notification and compliance program.**
- 3. Use the increase in License Fees and Lodging Tax revenue to fund these activities.**

These are simple steps that would result in:

- a win for The City - in terms of increased revenue**
- a win for neighbors and neighborhoods whose safety, security and quality of life will be improved**
- a win for homeowners - who will have simple, affordable and legal ways for offering their property as a vacation rental, and**
- a win for tourists - who will stay in licensed vacation rentals that ensure health and safety**

I appreciate your consideration.

Do you have any questions?



Short Term Rental ADVOCACY CENTER

Promoting best practices in short term rental regulation

What is a short term rental?

STRAC defines a short term rental as a residential property that is rented to a visitor for less than 30 days.

Short term renting is big business for small communities...

- Vacation rentals represent a **\$24 billion** opportunity in the U.S. - that's more than one-fifth of all hotel room revenue and eight percent of the total U.S. travel market. [CBS News, March 2011]
- HomeAway has approximately **735,000** paid vacation rental home listings throughout 168 countries. [HomeAway]
- Airbnb hosts over **200,000** listings worldwide, over 26,000 cities, 192 countries and over 168 million Social Connections and has booked over 10 million nights for travelers. [Airbnb]
- FlipKey features **160,000** vacation homes located in over 7,000 cities throughout the world. [FlipKey]

Economic benefits for travelers and owners:

- Owners generate an average of **\$26,000 per year** in rental income [HomeAway, 2012]
- A survey of Airbnb users showed that the money generated by short-term rentals was viewed by hosts as extra spending money (52%) or supplementary income that the host relies upon (41%). [Airbnb, Short Term Rentals and Apartment Market 07-06-12]
- Short-term rentals bring major economic benefits to local communities. For example, in the city of Austin, Texas, it is estimated rentals provided **\$2 million in tax revenue** and **\$10 million in positive economic impact**. [Austin Rental Alliance]
- The Airbnb market represents **\$14 million** of annual accommodation spending in San Francisco. [Airbnb Economic Impacts: Preliminary Findings, June 2012]
- On average, vacation rentals are at least **50 percent less expensive** per square foot than hotels. Travelers shell out 80 percent more per square foot in some popular destinations including Orlando and Destin, Florida. [HomeAway, September 2012]
- About 62 percent of STR owners say they use income from renting their property short term to make improvements and upgrades to their home. [HomeAway, September 2012]
- Upon purchase, 66 percent of owners are choosing to rent to travelers to cover some or all of their expenses. [HomeAway, September 2011]

Short Term Rentals: By the Numbers

You probably know a short term renter.

But the fastest growing markets are **not** in big cities [HomeAway, 2012]

- | | |
|--------------------------------------|-------------------------------|
| • Balboa Peninsula, Calif. (up 222%) | • Honolulu (up 115%) |
| • Reunion, Fla. (up 137%) | • Kissimmee, Fla. (up 114%) |
| • Aspen, Colo. (up 127%) | • New Orleans (up 114%) |
| • San Diego (up 124%) | • Vail, Colo. (up 111%) |
| • Folly Field, S.C. (up 116%) | • Gulf Shores, Ala. (up 108%) |

...And growing

- More leisure travelers enjoyed vacation home and condo rental hospitality last year than ever reported before (22 and 24 percent respectively) [VRMA, September 2011]
- **Nearly half** of leisure travelers are interested in doing so within in the next two years. [VRMA, September 2011]
- **Nearly three quarters** of vacation rental owners (72 percent) who have vacation peak-summer rental properties reported occupancy rates of **76 percent or higher**, an increase of 8 percent over last year. [HomeAway, September 2012]
- Meanwhile, hotel occupancy rates increased just 5% over last year's rates. [HomeAway, September 2012]



Learn more at stradvocacy.org

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Executive Summary

Problem Statement:

- The City does not have an appropriate licensing procedure for the nearly 1,000 vacation rentals now listed on major websites -- most of which are unsupervised and do not collect and pay Lodging Tax and licensing fees.
- The City is losing \$1,000,000 a year in Lodging Tax and License fees and public safety issues are being ignored.

Council Action Required:

- Mandate BDS assign a City Planner to lead a multi-agency Task Force to develop an appropriate tiered licensing procedure for short-term Vacation Rentals in residential zones in Portland to ensure the public safety and to earn The City \$1,000,000 a year in Lodging Tax and License Revenue (*see example that follows*).
- Have BDS present the licensing proposal and an associated public notification program to City Council within 90 days.

Attachments:

- Article in Portland Tribune, January 3, 2013 - by Peter Korn
- Article in Portland Tribune, January 31, 2013 –by Steven Unger

* * * * *

Definitions:

- Vacation Rental = Unlicensed short-term transient lodging in Residential Zone.
- Short-term = Rental of less than 30 days (vs. month-to-month “household rental”)

Current State:

1. There are now **nearly 1,000 listings for unlicensed Vacation Rentals in Portland** on major vacation rental websites: www.airbnb.com , www.vrbo.com, www.homeaway.com , www.otalo.com and www.flipkey.com .
 - a. Most of these properties **do not collect and pay lodging tax.**
 - b. Most of these properties are **unlicensed, unregulated and unsupervised.**
 - i. Most listings represent absentee landlords renting homes or condominiums where they do not reside during the guest’s stay. The guests are unsupervised.
 - ii. A small minority of listings represent homeowners who occasionally rent a spare bedroom in the property where they reside and supervise guests during the guest’s stay.

(Continued)

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2. Currently there is no appropriate ordinance for licensing a Vacation Rental.
 - a. Currently, in Portland, only a property licensed as a Bed & Breakfast can legally provide short-term transient lodging in a Residential Zone. The commercial websites implicitly promote illegal rentals.
 - b. The Bed and Breakfast Ordinance (Code Chapter 33.212) requires that the owner or a manager live in the property in order to supervise the property and guests, engage with neighbors, police and fire department if necessary.
 - i. Owners of Vacation Rentals often do not live in their rental property.
 - c. Licensing as a Bed & Breakfast requires an expensive Type II Conditional Use Review with associated Parking and other surveys, as well as annual health and fire inspections and periodic Lodging Tax audits. Neighborhood review and input is also required.
 - i. The cost to license a new Bed & Breakfast in Portland can be over \$10,000.

Problem Statement:

1. The City is losing over \$1,000,000 a year in Lodging Tax Revenue and License Fees:
 - a. The Bureau of Development Services (BDS) ...
 - i. has not taken action to implement an appropriate Vacation Rental Ordinance.
 - ii. appears unconcerned about lost Lodging Tax and potential health and safety issues.
 - iii. claims lack of funds and resources for code compliance enforcement.
 1. See comments by Mike Liefeld, BDS Enforcement Manager in attached article by Peter Korn from the Portland Tribune, January 3, 2013.
 - b. The Bureau of Revenue Transient - Transient Lodging Division lacks the specific name, address and phone contact information to make compliance follow-up easy (unless they recognize the picture of the property, they currently can only contact the property owner through the website).
 - c. The City Attorney has not taken action with major websites.
2. Potential fire, health and safety issues associated with unsupervised transient lodgers are not being addressed by the Fire, Police and Health Departments.
3. The residential neighbors of Vacation Rentals are not informed of their existence.
 - a. In condominium buildings keys and access codes are being given out to unsupervised transient lodgers on a daily or weekly basis.
4. The City currently lacks an appropriate licensing procedure for Vacation Rentals.
 - a. Many other cities in Oregon already license Vacation Rentals.
 - b. The various City Departments are not working together to address this issue in a coordinated manner -- each operates as a separate "silo".
5. Month-to-month rental units are being siphoned off contributing to a rental shortage in Portland.

(Continued)

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Action Requested:

1. Develop a multi-tiered registration/licensing process for Vacation Rentals in Portland, as an example:
 - a. Level 1 – A property owner lives in the property and wants to rent 1 or 2 guest rooms
 - i. Property owner pays a modest annual license fee and collects and pays lodging tax.
 - b. Level 2 – A property owner 1) lives in the property and wants to rent 3 or 4 guest rooms or 2) does not live in the property and rents 1 to 4 guest rooms.
 - i. Property owner pays a higher annual license fee and collects and pays lodging tax.
 - ii. Has an annual fire and health inspections.
 - iii. Notifies his neighbors and is required to have a “good neighbor” agreement.
 1. If the owner or a manager does not live in the property during the guests stay, there must be a plan for contacting neighbors, police and fire department if necessary.
 - c. Level 3 – Any property owner who wants to rent 5 or more guest rooms
 - i. Requires a Type II Conditional Use Permit similar to a Bed & Breakfast.
 - ii. If the owner or a manager does not live on the property, there must be a plan for contacting neighbors, police and fire department if necessary.
 - d. After a reasonable period of “licensing amnesty” there are penalties or fines for properties that are not licensed and/or do not collect and pay Lodging Tax.
2. Have the City Attorney ...
 - a. Request airbnb.com, vrbo.com and homeaway.com provide The City with the name, address, phone and e-mail for each of their listings.
 - i. Provide this information to the Revenue Bureau and BDS for compliance follow-up.
 - b. Request that these websites require each advertiser to mark specific check-boxes in their listing stating that they comply 1) with local licensing and 2) with local lodging tax collection. This will give compliance more visibility to potential guests.
 - c. Since airbnb.com actually collects revenue from the guest; require airbnb to collect and pay hotel tax or be treated in a manner similar to hotels.com and priceline.com.
3. Have City Council Mandate BDS to convene a multi-agency task force to develop a joint compliance program:
 - a. Include representatives from BDS, the Revenue Bureau, the City Attorney and the Police, Fire and Health Departments.
 - b. This program can be funded by the increase in Lodging Tax collected.
 - c. After the licensing process has been approved, conduct a public notification program to let homeowners know about the new licensing process, the amnesty period for initial licensing, and the penalties or fines for properties that are not licensed and/or do not collect and pay lodging tax after the initial amnesty period.

Portland must rein in area's outlaw B&Bs

Portland Tribune - 01-31-2013

Created on Thursday, 31 January 2013 09:00 | Written by [Steve Unger](#) | 

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My View: Websites make it too easy for short-term rentals to dodge regulations

Portland is not alone.

From Manhattan to Maui, from beach towns to ski resorts, from small towns to major destinations, cities across the country are wrestling with how to regulate the exploding number of vacation rentals fueled by the major vacation rental websites — VRBO, Homeaway, Airbnb, Flipkey and Craigslist.

These websites promote paid vacation rental listings and make a huge profit in doing so, but they make no effort to ensure that their advertised properties conform to local zoning, health, safety or lodging tax regulations. They create the problem and then expect each city to pay for enforcement.

In Portland's case, there are estimated to be upwards of 1,000 unlicensed vacation rentals. If you Google "unlicensed vacation rentals" many pages of articles pop up about problems with rapidly expanding numbers of unlicensed vacation rentals all across the country.

In Portland, this is not just about retirees offering a spare bedroom in their homes for \$50 a night. A quick scan of Portland listings in vrbo.com and homeaway.com include daily and weekly rentals at more than \$300 per night in houses and condos throughout Portland.

Here are some examples:

High Style in Portland's "Beverly Hills" - Private Home - 3BR/3BA - Sleeps 6 \$319 per night.

Buckman House: Far from Ordinary, Close to Downtown - Private Home - 4BR+/2BA - Sleeps 2-9 \$225 per night.

Beautiful Home in Prestigious Irvington Neighborhood - Private Home - 3BR / 1BA, Sleeps 6 \$205 per night.

When Only the Very Best Will Do-Luxury in the Pearl! - WINTER DISCOUNT - Condo - 1BR / 2BA, Sleeps 4 \$215 - \$357 (6 night minimum).

Riverfront: 2 Floors with Stunning River Views and 200 sq. ft. Private Patio - Condo - 2BR / 2BA, Sleeps 4 \$350 per night.

Amazing Downtown Location, Near Pioneer Square, PSU, Steps from it All! - Condo - 2BR+/2BA - Sleeps 6 \$149-309 Daily / \$1150-1900 Weekly.

Book Our One Bed Condo Early for Summer and Save! Pearl District - Condo - 2BR+/2BA - Sleeps 6 \$176 - \$209 per night.

Vacation rentals in residential zones are "illegal" in Portland unless licensed as a bed & breakfast (and most are not licensed). It costs more than \$3,000 to become licensed as a B&B. And once licensed you are required to have fire and health inspections, business licenses, liability insurance, an on-site manager and are required to collect and pay lodging tax to the city, county and state.

Many vacation rentals owners don't live in their property and therefore are unable to supervise the number or behavior of their paid guests. They are ducking lodging tax and hoping their neighbors don't notice the impact on noise, parking, safety and security — God forbid there is a fire or a shooting.

In the case of condo rentals, keys and building access codes are constantly being given to dozens of unsupervised transient guests with no connection to the private condo buildings that were never intended as vacation rentals. Meanwhile, the city is losing upwards of \$1 million per year of lodging tax and license fee revenue.

Ignoring a growing problem

The current system also is grossly unfair to licensed B&Bs who do play by the rules. It does not have to be this way. Many other communities have found it more effective to implement new licensing programs that are less complicated, less expensive and that recognize different types of vacation rentals. The taxes and license revenue generated are used to pay for enforcement of the programs. These programs are pro-growth and pro-community.

In Oregon, the cities of Ashland, Bandon, Cannon Beach, Depot Bay, Gold Beach, Lincoln City and Yachats, to name a few, all have specific ordinances licensing and regulating vacation rentals. This is a win-win for property owners, neighborhoods and cities.

So far, Portland agencies (such as the Bureau of Development Services) have just buried their heads in the sand, ignoring the growing problem, the potential dangers, the lost revenue and the advantages of implementing a new system. The City Council should mandate a multi-agency task force to address the issue of unlicensed vacation rentals that includes representatives from BDS, the revenue department (licenses and lodging tax), the health department and the fire marshal.


Also, the city attorney should write letters to the major websites requesting that they require advertisers to mark specific check boxes verifying they have the necessary licenses and are collecting lodging tax collection before accepting an advertisement.

It is time for Portland to join dozens of other cities all across the country that have regulated vacation rentals in a positive manner.

Steve Unger is the owner/innkeeper of Lion and the Rose Bed & Breakfast in Northeast Portland.

House rentals hide in shadows

Portland Tribune 01-03-2013

Created on Thursday, 03 January 2013 09:00 | Written by [Peter Korn](#) | 

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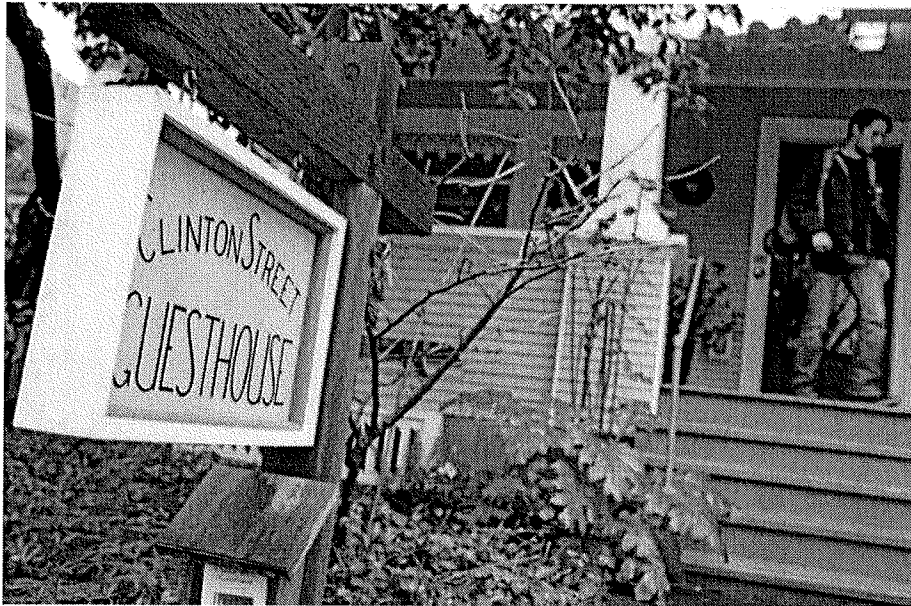
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5

Web short-term vacation rooms proliferate while avoiding local hotel taxes and oversight



by: TRIBUNE PHOTO: CHRISTOPHER ONSTOTT - Clinton Street Guesthouse in Southeast Portland offers rooms and breakfast to out-of-town travelers from around the world, but competes with homeowners who simply list spare rooms and homes on the Web.

Business is good for Ann Skvarek and Jason Fayen, who own Clinton Street Guesthouse in a quiet Southeast Portland residential neighborhood.

The couple opened the bed and breakfast four years ago after their children left for college. Before opening they contacted the city and spent close to \$5,000 obtaining a conditional-use permit. In addition, they pay a few hundred dollars each month for insurance to cover their in-home business and about \$200 per year for their business license.

When guests rent a room for \$100 they add on 12.5 percent for the taxes they are required to pay, and charge \$112.50.

The couple wants it known they are not complaining. "We've both chosen to play by the rules," Fayen says.

But Skvarek and Fayen feel they are competing for business against others with an unfair advantage. There may be as many as 1,000 Portland homeowners renting out rooms and homes through websites such as [airbnb.com](#) and [vrbo.com](#) who are not licensed and are not paying the required hotel/motel taxes.

Nearby, Joan (not her real name) would like nothing more than to play by the rules. In fact, renting her \$54-a-night extra room on [airbnb.com](#) without a license and without paying the required taxes eats away at her so much that she says she's thought of paying the 12.5 percent tax anonymously.

"I would be happy to pay a licensing fee. I would be happy to pay the tax," Joan says. "I'm actually a very compliant with the law kind of person, and I believe in public services and paying for them."

So why are Joan and hundreds of other Portlanders like her renting their extra spaces illegally? City code in Portland does not allow short-term vacation rentals in residential zones. Joan says she can't afford to spend the \$4,000 or more trying to get a conditional-use permit from the city to run a B&B. She's retired and living on a limited income. Besides, she only has one extra room, which makes her a far cry from a full-on B&B.

"The answer is yes, it is unfair," Joan says of her competing for out-of-town guests without a license. "And if it weren't so ridiculously disproportionate to the amount of money I'm earning I would have done it (obtained a B&B

license)."

Comply with local laws

Unlicensed short-term vacation rentals may be Portland's fastest growing business. Laurelhurst resident Bob Low, who rented his basement studio through airbnb before the city forced him to stop, tracks listings and says vacation rentals in Portland have tripled in the past few years, to more than 1,000. He knows others who rent via airbnb, and says very few pay the city and county taxes.

Low and others, including some who run B&Bs, say there is a solution that will satisfy people such as Joan as well as those who have obtained licenses and pay taxes. And, they say, it will produce more than \$1 million in tax revenue for Portland and Multnomah County.

Low and Steve Unger, co-owner of the eight-room Lion and the Rose Bed & Breakfast in Irvington, say the answer is for city planners to catch up with the fast-changing economic picture and develop a separate license for vacation rentals. That new category would not require homeowners with smaller operations to meet all the requirements for a B&B, and would allow the city, county and state to start collecting their taxes.

"Why is the city not enforcing the code as it stands, or why don't they change it?" asks Unger. "Recognize these places have a role to play and provide a way for them to license themselves at various levels so they can have some oversight and the city gets its hotel tax."

Unger says the website rentals have severely cut into his B&B business. Yet he doesn't want to shut them down. He does want to make sure they are safe.

None of the unlicensed rental units get fire and safety inspections, he points out.

"One day there's going to be a fire or something else and on that day it will change," Unger says.

In addition, Unger says, B&B permits require that an owner or manager live on site when rooms are rented to guests, but some websites, such as vrbo.com, are used by people renting their entire homes.

Mike Liefeld, enforcement manager for the Portland Bureau of Development Services, says that in most Portland residential neighborhoods, without a bed & breakfast license, homeowners can legally rent with 30-day minimum stays. Short-term rentals are not allowed.

But a check of websites shows that only a few homeowners are restricting their rentals to 30 days. And very few are adding the 12.5 percent taxes to their guests' charges.

A spokeswoman for HomeAway, the parent company of vrbo, says its website is "a vacation rental marketplace" and "not a part of the financial transaction between the two parties." Nevertheless, homeowners are encouraged to comply with local laws.

Heads in the sand

Homeowner Joan, who says she started renting her spare room on Craigslist.com before turning to airbnb.com, says she knows about a dozen others who rent out through websites, all for short stays, and all but one or two without conditional-use permits.

Joan says she approached the Bureau of Development Services about a permit but bureau officials told her she would have to put money up front before they could tell her the likelihood of getting a permit. Now, she rents her room about 15 to 24 nights each month, and even cooks breakfast for guests because she enjoys getting to know them.

As for the hundreds of homeowners who are renting their extra rooms via websites without city permits, Liefeld says, "I don't think it's even hit the Bureau of Planning and Sustainability's radar screen."

It has hit the radar screen of county health officials, who says the bureau is aware that many short-term rentals are not getting safety inspections. Occasionally, an environmental health inspector looks at websites in an attempt to make a case, but that is rarely successful because the websites don't reveal owners' names or addresses until a credit card has reserved a room.

Low points to a handful of cities that have adopted ordinances in recent years to license short-term rentals. In his opinion, the city's policy encourages people such as Joan to break the law.

"Portland likes to hold itself out as being progressive," Low says. "They are not progressive in regards to the short-term rental issue. They're sticking their heads in the sand."

Complaints snare only a few short-term rentals each year

Bob Low is feeling incredibly unlucky these days. He's one of the few Portlanders who have had their short-term vacation rentals shut down by the city.

If an informal count of website listings is correct, as many as 1,000 Portland homeowners may be renting out extra rooms or their entire homes to vacationers — without permits and without paying taxes.

But Portland's Bureau of Development Services, which enforces city code, operates a complaint-driven system. It only goes after illegal rentals when someone complains, and only a handful of complaints were made last year about short-term room rentals. Which leaves Low thinking the system just isn't fair.

Low's problem, he thinks, is a neighbor with whom he has had a dispute about a tree hanging over both yards. Complaints to BDS are confidential, so Low has no way to know for certain who blew the whistle on his unlicensed short-term rental.

The bureau investigated, saw that Low and his wife, Sue Low, were renting through airbnb.com, and told him to either apply for a bed and breakfast conditional-use permit or stop renting his basement studio on a short-term basis. If he didn't, the city's monthly fines would start at \$270 and double after three months.

Low calls the city's complaint-driven system a legitimized form of extortion.

"It's uneven application of the law," he says. "We have a neighbor who has an issue and they complain and we're shut down."

Mike Liefeld, BDS enforcement manager, says his bureau doesn't have the money to search for illegal vacation rentals on its own.

"It's a resource question," Liefeld says.

With BDS short of resources, he adds, short-term vacation rentals are way down on the list of priorities. Liefeld says BDS received more than 8,000 complaints about code violations last year and only about 20 of them concerned rentals. Of those 20, only a few were about spare rooms being rented; the majority concerned whole-house rentals.

Liefeld says the fact that so few complaints are being made by neighbors upset by short-term rentals is evidence the complaint-driven system works.

"People are somewhat voting with the phone," he says.

Low says an annual \$100 short-term rental permit for homeowners could yield the city more than enough to fund an inspector to ensure that each rental is safe and that all renters are being dealt with equally.

And, Low says, the inspector also could ensure that everyone with a short-term rental is billing and paying local hotel/motel taxes that are mostly going uncollected.

Moore-Love, Karla

From: Steve Unger [steven.unger@comcast.net]

Sent: Monday, May 06, 2013 1:21 PM

To: Moore-Love, Karla

Subject: RE: A request from Steve Unger to address City Council for 5 minutes on a Wednesday morning

Dear Karla,

I would like to be on the schedule for May 15th. Please confirm that I am.

Steve Unger
Innkeeper

Lion and the Rose
Victorian Bed & Breakfast Inn
1810 NE 15th Ave.
Mailing Address: 1517 NE Schuyler St.
Portland, OR 97212

Phone: 503.287.9245
Toll Free: 800.955.1647
Fax: 503.287-9247
Steve's Cell: 503 752 1807

E-mail: innkeeper@lionrose.com
Web-site: www.lionrose.com

Directions: <http://www.lionrose.com/directions.html>

From: Moore-Love, Karla [mailto:Karla.Moore-Love@portlandoregon.gov]

Sent: Friday, May 03, 2013 8:50 AM

To: Steve Unger

Subject: RE: A request from Steve Unger to address City Council for 5 minutes on a Wednesday morning

Hi Steve,

Someone has canceled their Communications to City Council on May 15th. Would you be interested in this date to speak to Council?

If you would let me know as soon as possible, I would appreciate it.

Thanks,
Karla

Karla Moore-Love |Council Clerk
Office of the City Auditor
503.823.4086

5/6/2013

From: Steve Unger [<mailto:steven.unger@comcast.net>]
Sent: Wednesday, May 01, 2013 6:58 PM
To: Moore-Love, Karla
Subject: RE: A request from Steve Unger to address City Council for 5 minutes on a Wednesday morning

Dear Karla,

Also, please call me if people cancel for May 22nd or before. Thanks. We have family from Utah visiting on May 29th.

Steve Unger
Innkeeper

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Phone: 503.287.9245
Toll Free: 800.955.1647
Fax: 503.287-9247
Steve's Cell: 503 752 1807

E-mail: innkeeper@lionrose.com
Web-site: www.lionrose.com

Directions: <http://www.lionrose.com/directions.html>

From: Moore-Love, Karla [<mailto:Karla.Moore-Love@portlandoregon.gov>]
Sent: Wednesday, May 01, 2013 4:31 PM
To: Steve Unger
Subject: RE: A request from Steve Unger to address City Council for 5 minutes on a Wednesday morning

Hello Steve,

I will place you on the June 12th agenda and will let you know if anyone cancels for June 5th.

Regards,
Karla

From: Steve Unger [<mailto:steven.unger@comcast.net>]
Sent: Wednesday, May 01, 2013 2:09 PM
To: Moore-Love, Karla
Cc: 'Dustin Carsey'

Subject: RE: A request from Steve Unger to address City Council for 5 minutes on a Wednesday morning

Dear Karla,

Thanks for getting back to me. Sounds like Wednesday, June 12th would be available. True?

If someone cancels and you have something open up sooner you can always let me know.

Steve Unger
Innkeeper

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Phone: 503.287.9245
Toll Free: 800.955.1647
Fax: 503.287-9247
Steve's Cell: 503 752 1807

E-mail: innkeeper@lionrose.com
Web-site: www.lionrose.com

Directions: <http://www.lionrose.com/directions.html>

From: Moore-Love, Karla [<mailto:Karla.Moore-Love@portlandoregon.gov>]

Sent: Wednesday, May 01, 2013 11:03 AM

To: Steve Unger

Subject: RE: A request from Steve Unger to address City Council for 5 minutes on a Wednesday morning

Sorry, all five spots are taken for June 5th but the rest of June is available.

Karla

From: Steve Unger [<mailto:steven.unger@comcast.net>]

Sent: Tuesday, April 30, 2013 3:39 PM

To: Moore-Love, Karla

Subject: RE: A request from Steve Unger to address City Council for 5 minutes on a Wednesday morning

Dear Karla,

May 29th is OK, but would the first Wednesday in June be available? That would be better for me.

Steve Unger
Innkeeper

Lion and the Rose
Victorian Bed & Breakfast Inn
1810 NE 15th Ave.
Mailing Address: 1517 NE Schuyler St.
Portland, OR 97212

Phone: 503.287.9245
Toll Free: 800.955.1647
Fax: 503.287-9247
Steve's Cell: 503 752 1807

E-mail: innkeeper@lionrose.com
Web-site: www.lionrose.com

Directions: <http://www.lionrose.com/directions.html>

From: Moore-Love, Karla [<mailto:Karla.Moore-Love@portlandoregon.gov>]
Sent: Tuesday, April 30, 2013 11:34 AM
To: Steve Unger
Cc: 'Dustin Carsey'
Subject: RE: A request from Steve Unger to address City Council for 5 minutes on a Wednesday morning

Hello Steve,

The next available date to address the Portland City Council is Wednesday, May 29th at 9:30 a.m. You would have three minutes but you may also submit written material, please provide seven copies.

Please note Communications allow the Council to hear of issues that interest our citizens but do not allow an opportunity for dialogue.

Let me know if May 29th will work for you.

Regards,
Karla

Karla Moore-Love | Council Clerk
City of Portland | Office of the City Auditor
1221 SW 4th Ave Rm 140
Portland OR 97204-1900
email: Karla.Moore-Love@portlandoregon.gov
[503.823.4086](tel:503.823.4086) | fax [503.823.4571](tel:503.823.4571)
Clerk's Webpage: www.portlandoregon.gov/auditor/councilclerk

From: Steve Unger [<mailto:steven.unger@comcast.net>]
Sent: Tuesday, April 30, 2013 10:10 AM
To: Moore-Love, Karla
Cc: 'Dustin Carsey'
Subject: A request from Steve Unger to address City Council for 5 minutes on a Wednesday morning

Tuesday, April 30, 2013

Dear Karla,

As a Portland resident, I would like to request 5 minutes on a Wednesday morning to address City Council about unlicensed short-term transient lodging in residential zones (a.k.a. Vacation Rentals). The City is facing a budget short-fall and licensing Vacation Rentals could bring in an additional \$1,000,000 a year in Lodging Tax.

Are you the correct person to address this request?

Steve Unger
Innkeeper

Lion and the Rose
Victorian Bed & Breakfast Inn
1810 NE 15th Ave.
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Request of Steve Unger to address Council regarding unlicensed short-term
transient lodging in residential zones (Communication)

MAY 15 2013

PLACED ON FILE

Filed MAY 10 2013

LaVonne Griffin-Valade
Auditor of the City of Portland

By  _____

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