

SWNI Board Motion Form

Name: Gary Runde

Committee: LUC

Motion:

SWNI to petition City of Portland to investigate City Regulations governing Month-to-Month Rentals (MTMR) of Housing Units inside Residential Neighborhoods zoned for Single-Family use, and establish appropriate regulations to maintain these neighborhoods as Residential (in wake of a new MTMR Business Model that can be shown to disrupt the Residential character of these Neighborhoods).

Second: _____

(note: No second is required if motion is moved by committee action)

If action requested is a letter please note the following:

To whom letter should be addressed: City of Portland Housing Regulation

Main talking points to include in the letter:

- 1) Normal Month-to-Month leases that create a primary residence for some or all of tenants involved, and has been common in Residential Neighborhoods zoned for Single-Family use

- 2) An apparent business model is evolving from the ASTR business model; whereby large single-family residences can be marketed as "Corporate Lodging" for Training, Retreats, or "Crew Quarters" (eg.) while providing sleeping quarters for 6-12 individuals for 6-8 weeks at a time

- 3) This new ST Rental business model (apparently) does not require on-site owner occupation or designated supervision, leaving a large flow of traffic and individuals in/out of a residential neighborhood on a

daily basis (eg.) Large SUVs, Pickups, and Panel Vans used by Construction and Re-model staffs

4) The City review should include to what extent Safety Inspections, Parking, on-site Management, Noise Control, Length of stay or lease requirements, and City collection of the appropriate lodging taxes associated with this commercial or quasi-commercial leasing activity

5) Maintain Residential profile of our Residential Neighborhoods, and create fair competition for current Hotels, Extended Stay Properties that are located in the appropriate sites within our City, and pay the appropriate City Lodging Taxes

CC(s):