

April 3, 2017

To Whom It May Concern:

We believe that the City of Portland needs to have regulations governing rentals longer than 30 days. Short Term Rentals (STR) are regulated and inspected to ensure they are complying with requirements. On the other hand, rentals longer than 30 days have no such regulations and are free to function without restriction as tenant residences. Our objection is not to long-term rentals where the renters intend to use the property as a primary residence, but to houses being used as "intermediate" rentals (longer than 30 days but not as a primary residence).

Lack of regulation causes problems for local residents and neighborhoods. Some of the issues this presents are: parking, strangers in the neighborhood, increased traffic, and noise. For example: a multi-bedroom house could be rented on a 6 to 8 week basis to a company using it as housing for trainees. Numerous individuals could be housed for a few days or longer with no outside supervision or control. There is no requirement for the house to be owner occupied. It is apparent that this type of situation is not in the best interest of a residential neighborhood.

While these types of rentals exist in West Portland Park we are positive that this is a citywide problem that needs to be addressed. Regulations are needed governing such issues as:

- Safety/fire inspections
- Management responsibility
- Parking regulation
- Length of stay or lease requirement

Beside the local neighborhood ramifications, this presents unregulated competition for legitimate hotels who must meet a myriad of rules and regulations. This is essentially, unfair competition. Additionally, the city collects no taxes on this type of rental whereas if this were a hotel the appropriate taxes would be collected.

We request the City investigate this situation and establish appropriate regulations to maintain neighborhoods as residential.