

## Neighbor comment: please allow housing in "Franklin Reserve"

1 message

**Christian MilNeil** <c.neal.milneil@gmail.com>

Mon, Jun 25, 2018 at 12:36 PM

To: Jill Duson <jduson@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Kim Cook <kcook@portlandmaine.gov>, "Cynthia L. Cochran" <ccochran@maine.rr.com>, Jeff Levine <jlevine@portlandmaine.gov>, vvolent@portlandmaine.gov, EBNO Members <info@eastbayside.org>, Markos Miller <markossmiller@hotmail.com>

To the members of the housing committee,

I live at 45 Smith Street and often walk through the "Franklin Reserve" property, which lies two blocks away from my home. I'd like to express my strong support for using part of the lot abutting Cumberland Avenue for family housing.

Our city talks a lot about being a welcoming place to live, but we're clearly not doing enough to make room for all the families who want to call Portland home – and all too often, that leaves our poorest, most vulnerable households out in the cold.

The upper part of the "Franklin Reserve" site, abutting Cumberland Avenue, could house dozens of families within easy walking distance of jobs, schools, social services and adult education classes.

There are few sites in the city better-suited to housing. And indeed, the recent history of Franklin Street proves this: Franklin Reserve was once a thriving neighborhood of immigrant families. But in the 1960s, a nativist city government declared the neighborhood a "slum," which sent property values plummeting. Suddenly, because of the City of Portland's designation, banks were no longer willing to finance mortgages in the area, which destroyed millions of dollars' worth of residents' savings.

City Hall's devastating "urban renewal" against the neighborhoods along Franklin Street reverberate to this day, and Franklin Reserve is its most visible scar. Returning a small part of this land for the benefit of affordable housing – giving new immigrant families a chance to live where others were harshly exiled four decades ago – would be a small step towards healing that wound.

### "Open space" considerations

*"The presence of buildings around a park is important in design. They enclose it. They make a definite shape out of the space, so that it appears as an important event in the city scene, a positive feature, rather than a no-account leftover."* – Jane Jacobs

Cultivating Community's "Boyd Street Farm" is an important neighborhood resource, but a large portion of the "Franklin Reserve" property – the steep hillside lawn abutting Cumberland Avenue – is not and has never been occupied by the farm.

Furthermore, the current Boyd Street Farm is not "part of" the neighborhood – it's at the edge, part of the Franklin Street no-man's-land. This quality is evident in the farm's struggles to deal with homeless encampments and needle disposal.

Giving 50 or 60 low-income families new homes right above the gardens would literally "cultivate community," and give the farm a chance to reach more people. Making room for new neighbors could also help address some of the problems with homeless camping and drug use that the farm experiences today. A new building along Cumberland Avenue could even make room for a ground-floor bodega and other storefronts leased at reduced rates to public housing families, in order to cultivate minority-owned small businesses that serve the growing neighborhood.

I understand that the city will get some pushback about trading "open space" for new housing. But the Council is going to get pushback about any affordable housing proposal, and our city – and most especially our city's hundreds of homeless families – need new housing much more than we need this lawn. This should be an easy "both/and" solution for the Council: there's plenty of room for housing AND the gardens between Boyd and Franklin Streets.

Thanks for your attention,

6/25/2018

City of Portland Mail - Neighbor comment: please allow housing in "Franklin Reserve"

Christian MilNeil

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double u double u double u dot christianmilneil dot com

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## Short Term Rental (STR)

1 message

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**Jill Duson** <jduson@portlandmaine.gov>

Wed, Jul 18, 2018 at 10:55 AM

To: Karen Snyder <karsny@yahoo.com>

Cc: Pious Ali <pali@portlandmaine.gov>, Kim Cook <kcook@portlandmaine.gov>, Jon Jennings <jpj@portlandmaine.gov>,

Belinda Ray <bsr@portlandmaine.gov>

Bcc: mpd@portlandmaine.gov

Thank you for your note.

By copy of this response to staff, I am requesting that your note be included in the Committee record.

The six month program review of the STR ordinance is on the Housing Committee agenda for our July 31st meeting. The packet for that meeting will include staff memoranda reporting initial program implementation data.

On Tue, Jul 17, 2018, 10:36 AM Karen Snyder <karsny@yahoo.com> wrote:

Greetings Belinda and Jill,

The Portland STR policy enacted in January 2018 by Portland City Council has done a disservice to property owners that live by an abutting property that is partially or completely a STR (short term rental) building. It is basically like living next to hotel in a residential neighborhood. It also has been a disservice to tenants that want to live in Portland but can not due to rental unit shortages as well as skyrocketing rents.

**Let us be clear, owner occupied unit for short term rental is perfectly acceptable** but clearing out entire buildings or partially to do short term rental like Airbnb should be banned. Property owners not doing STR have to now tolerate crowded parking, random unruly behavior and noise all hours of the day, and strangers mistakenly entering private property thinking it is the short term rental property (this has happened to me twice now within the last month).

In addition, the current Portland STR policy is also basically rigging the supply-demand rental market model to pull out so much affordable housing out of the rental market. By reducing supply and driving up demand, it causes the rental prices to increase dramatically. A classic economic theory manipulation used by real estate business and developers. This benefits some property mgmt. companies/property owners who have forgone living in a neighborhood to run a hotel/investment property but not the property owners that want to live in a real neighborhood. This type of predatory real estate/property management activities must be stopped in residential neighborhoods.

The last 4 month sampling of just Airbnb site along indicated there were on average **131 entire apartment units on Munjoy Hill that have been taken off the market for short term rental.** This figure does **NOT** include the other rental sites such as: HomeAway, VRBO, Zillow, and all the private rental efforts that we are not aware of.

Below is an example of the sampling that I did.

 Inline image

Additionally, there is further evidence by many news articles that have come up with the same conclusion, only owner occupied unit should be used for short term rental and also explains what Airbnb is doing to the rental housing market in various cities. Below are just some of the articles:

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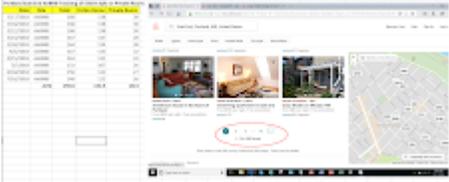
As such, there is too much mounting evidence that the STR policy, needs to be revised to be short and sweet. It is recommended that only owner occupied unit (1 unit ) should have STR capability. Portland shouldn't spend any more money beefing up the Housing Safety Office to monitor short term rentals. Why should us taxpayers subsidize this? After 1 warning, there should just be an alarmingly hefty fine for having unauthorized short term rental if caught, a possible fine could be \$5,000 to \$10,000

Many of us truly wish that we could just live in our properties on Munjoy Hill without being so disturbed by the policy changes that have happened in the last 3 years from Waterfront concerts to R6 Zone change which caused big box ugly luxury condos sucking all the space on a Munjoy Hill lots, to weekly short term rental disturbances.

These above policies voted in by the Portland City Councilors have really gone against keeping neighborhoods intact especially Munjoy Hill but more like supporting the profiteering by the minority in dismantling neighborhoods at the expense of us property owners that purchased a long time ago and just want to live in a neighborhood in peace. It is just not possible to live in peace in our property without some kind of disturbance these days.

In conclusion, I am requesting the Portland STR policy be reviewed this year and be modified to the recommendations above. In my opinion, the Portland STR policy is just as destructive to affordable housing and dismantling neighborhoods as the R6 zoning change caused in 2015.

Regards,  
Karen Snyder  
Munjoy Hill Property Owner  
1 attachment



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## Short Term Rental (STR)

1 message

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**Jill Duson** <jduson@portlandmaine.gov>  
To: martica douglas <tica1529@gmail.com>  
Bcc: mpd@portlandmaine.gov

Wed, Jul 18, 2018 at 11:27 AM

Thank you for your note.

The six month program review of the STR ordinance is on the Housing Committee agenda for our July 31st meeting. The packet for that meeting will include staff memoranda reporting initial program implementation data.

On Tue, Jul 17, 2018, 10:59 AM martica douglas <tica1529@gmail.com> wrote:  
Totally concur- thanks Karen. Nice work.

On Tue, Jul 17, 2018 at 10:36 AM Karen Snyder <karsny@yahoo.com> wrote:  
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Below is an example of the sampling that I did.

Portland East End AirBNB Tracking of Entire Apts vs Private Room:				
Date	Site	Total	Entire Home	Private Room
3/17/2018	AirBNB	168	138	30
3/18/2018	AirBNB	168	138	30
3/21/2018	AirBNB	168	138	30
3/24/2018	AirBNB	167	147	20
3/30/2018	AirBNB	164	134	30
4/6/2018	AirBNB	167	135	32
4/15/2018	AirBNB	163	131	32
5/1/2018	AirBNB	133	107	26
6/18/2018	AirBNB	150	123	27
7/16/2018	AirBNB	148	122	26
AVG		159.6	131.3	28.3

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Regards,  
Karen Snyder  
Munjoy Hill Property Owner  
1 attachment

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## Fwd: Response #3: The Problem with Portland's Short Term Rental (STR) Policy

1 message

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Jon Jennings <jpj@portlandmaine.gov>

Wed, Jul 18, 2018 at 5:06 PM

To: Michael Russell <mar@portlandmaine.gov>, Mary Davis <mpd@portlandmaine.gov>, Jeff Levine <jlevine@portlandmaine.gov>

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

From: **Karen Snyder** <karsny@yahoo.com>

Date: Wed, Jul 18, 2018 at 11:43 AM

Subject: Response #3: The Problem with Portland's Short Term Rental (STR) Policy

To: Jon Jennings <jpj@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Kim Cook <kcook@portlandmaine.gov>

FYI.. Ensuring that you have visibility to the residents various responses to the original email that I sent to Belinda and Jill.

Regards,  
Karen Snyder

----- Forwarded Message -----

From: Maggy W <mawnola@gmail.com>

To: Mary Casale <dirtgirl1@aol.com>

Cc: Karine S <karsny@yahoo.com>; Belinda Ray <bsr@portlandmaine.gov>; jduson <jduson@portlandmaine.gov>; Paula Agopian <pagopian1@yahoo.com>; tica <tica1529@gmail.com>; Randy W. Billings <rbillings@pressherald.com>; enoch wenstrom <enebw@gmail.com>; EJ Koch <ejkoch@gmail.com>; Jayne Hurley <jayneportland1@gmail.com>; Francis Flisiuk <francis@portlandphoenix.me>; The Bollard <editor@thebollard.com>; "editor@theforecaster.net" <editor@theforecaster.net>; sue yandell <sueyandell@gmail.com>; peter murray <pmurray@gwi.net>

Sent: Tuesday, July 17, 2018 07:33:15 PM EDT

Subject: Re: The Problem with Portland's Short Term Rental (STR) Policy

I also agree with Karen that Airbnb, as currently allowed in Portland, threatens neighborhoods. Primarily Airbnb operators are allowed to circumvent zoning laws; 10 years ago, if property owners wanted to open regular B&Bs on every block of a residential neighborhood, there would have been all kinds of zoning protection against it. If some of them somehow obtained zoning waivers, then there would have been health inspections, safety inspections, accessibility requirements, etc, not to mention neighborhood protests. Airbnb snuck in through the back door before anybody had a chance to object, and then suddenly too many voters became invested in this model and are now a lobby group protecting their investment, but this is a serious problem for the housing supply in the city.

I had already suspected this was a problem over the past four winters as side street residences were increasingly dark and quiet, but I confirmed this suspicion this past March as I walked from house to house to chat with neighbors about the Munjoy Hill overlay district. Apartments which looked furnished had no names on the mailboxes; doorbells went unanswered, no cars were parked in driveways, no tracks in the snow led to unshoveled doorsteps: No signs of life.

Other cities are also waking up to realize this STR phenomenon is a big issue, as Karen points out, and are taking a variety of approaches to stem the tide. For example, in order to let residents rent out their houses while they are away on vacation, some cities allow a limited number of nights per year maximum for "whole home" rentals. (this model was adopted in my previous city of New Orleans so I know that Airbnb can support it) In Portland, the rental season is relatively short, so the number would have to be low enough, perhaps 20-30 nights per year, to have an impact That would give owner/residents supplemental income but stop investors from purchasing a unit for the sole purpose of flipping it to Short Term Rental. It would put an end to depleting the housing stock and to the invasion of residential neighborhoods by the stealth hospitality industry.

I know there are many pressing issues in the city, but this one relates directly to the housing shortage, so should be pretty high on the list.

Sincerely,  
Maggy Wolf  
28 Saint Lawrence

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[https://www.bostonmagazine.com/news/2018/04/18/airbnb-michelle-wu/?utm\\_campaign=Top%20Reads&utm\\_source=hs\\_email&utm\\_medium=email&utm\\_content=62274069&\\_hsenc=p2ANqtz--ZEEFkO5FJtP47QE0V3LQpnZ-aaw639iS-JGx1yB-Vu3U0XaxvG4a3FJTt0d6BzrGeEm889iqMNI9QoQsf5kzjtxN6SA&\\_hsmi=622740](https://www.bostonmagazine.com/news/2018/04/18/airbnb-michelle-wu/?utm_campaign=Top%20Reads&utm_source=hs_email&utm_medium=email&utm_content=62274069&_hsenc=p2ANqtz--ZEEFkO5FJtP47QE0V3LQpnZ-aaw639iS-JGx1yB-Vu3U0XaxvG4a3FJTt0d6BzrGeEm889iqMNI9QoQsf5kzjtxN6SA&_hsmi=622740)

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<http://www.mainebiz.biz/article/20151111/NEWS0101/151119989/rockland-gives-initial-ok-to-airbnb-regulations>

As such, there is too much mounting evidence that the STR policy, needs to be revised to be short and sweet. It is recommended that only owner occupied unit (1 unit ) should have STR capability. Portland shouldn't spend any more money beefing up the Housing Safety Office to monitor short term rentals. Why should us taxpayers subsidize this? After 1 warning, there should just be an alarmingly hefty fine for having unauthorized short term rental if caught, a possible fine could be \$5,000 to \$10,000

Many of us truly wish that we could just live in our properties on Munjoy Hill without being so disturbed by the policy changes that have happened in the last 3 years from Waterfront concerts to R6 Zone change which caused big box ugly luxury condos sucking all the space on a Munjoy Hill lots, to weekly short term rental disturbances.

These above policies voted in by the Portland City Councilors have really gone against keeping neighborhoods intact especially Munjoy Hill but more like supporting the profiteering by the minority in dismantling neighborhoods at the expense of us property owners that purchased a long time ago and just want to live in a neighborhood in peace. It is just not possible to live in peace in our property without some kind of disturbance these days.

In conclusion, I am requesting the Portland STR policy be reviewed this year and be modified to the recommendations above. In my opinion, the Portland STR policy is just as destructive to affordable housing and dismantling neighborhoods as the R6 zoning change caused in 2015.

Regards,  
Karen Snyder  
Munjoy Hill Property Owner  
1 attachment

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Jon P. Jennings  
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## Fwd: Response #4: The Problem with Portland's Short Term Rental (STR) Policy

1 message

Jon Jennings <jpj@portlandmaine.gov>

Wed, Jul 18, 2018 at 5:14 PM

To: Jeff Levine <jlevine@portlandmaine.gov>, Mary Davis <mpd@portlandmaine.gov>, Michael Russell <mar@portlandmaine.gov>, Michael Sauschuck <mjs@portlandmaine.gov>

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

From: **Karen Snyder** <karsny@yahoo.com>

Date: Wed, Jul 18, 2018 at 11:47 AM

Subject: Response #4: The Problem with Portland's Short Term Rental (STR) Policy

To: Jon Jennings <jpj@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Kim Cook <kcook@portlandmaine.gov>

FYI.. Ensuring that you have visibility to the residents various responses to the original email that I sent to Belinda and Jill.

Regards,  
Karen Snyder

----- Forwarded Message -----

**From:** Peter Murray <pmurray@zwi.net>

**To:** Karen Snyder <karsny@yahoo.com>

**Cc:** Murray Peter L. <pmurray@zwi.net>

**Sent:** Tuesday, July 17, 2018 10:57:36 AM EDT

**Subject:** Re: The Problem with Portland's Short Term Rental (STR) Policy

Karen - Thanks for including me on the list to receive this communication. I agree with the position that you so cogently set forth. STR should be limited to structures in which the owner is also living. The loss in affordable housing and even market housing to STR is significant.

Keep it up.

PLM

Peter L. Murray  
104 North Street  
Portland, ME 04101  
pmurray@zwi.net

----- Forwarded Message -----

**From:** Karen Snyder <karsny@yahoo.com>

**To:** Belinda Ray <bsr@portlandmaine.gov>; Jill Duson <jduson@portlandmaine.gov>

**Cc:** Mary Casale <dirtgirl1@aol.com>; Pa Ag <pagopian1@yahoo.com>; Maggy Wolf <mswnola@gmail.com>;

Douglas Martica <tica1529@gmail.com>; Randy W. Billings <rbillings@pressherald.com>; Enoch Wenstrom

<eenebw@gmail.com>; EJ Koch <ejkoch@gmail.com>; Jayne Hurley <jayneportland1@gmail.com>; Francis

Flisiuk <francis@portlandphoenix.me>; The Bollard <editor@thebollard.com>; editor@theforecaster.net

<editor@theforecaster.net>; Susan Yandell <sueyandell@gmail.com>; Peter Murray <pmurray@zwi.net>

**Sent:** Tuesday, July 17, 2018 10:35:57 AM EDT

**Subject:** The Problem with Portland's Short Term Rental (STR) Policy

Greetings Belinda and Jill,

The Portland STR policy enacted in January 2018 by Portland City Council has done a disservice to property owners that live by an abutting property that is partially or completely a STR (short term rental) building. It is basically like living next to hotel in a residential neighborhood. It also has been a disservice to tenants that want to live in Portland but can not due to rental unit shortages as well as skyrocketing rents.

**Let us be clear, owner occupied unit for short term rental is perfectly acceptable** but clearing out entire buildings or partially to do short term rental like Airbnb should be banned. Property owners not doing STR have to now tolerate crowded parking, random unruly behavior and noise all hours of the day, and strangers mistakenly entering private property thinking it is the short term rental property (this has happened to me twice now within the last month).

In addition, the current Portland STR policy is also basically rigging the supply-demand rental market model to pull out so much affordable housing out of the rental market. By reducing supply and driving up demand, it causes the rental prices to increase dramatically. A classic economic theory manipulation used by real estate business and developers. This benefits some property mgmt. companies/property owners who have forgone living in a neighborhood to run a hotel/investment property but not the property owners that want to live in a real neighborhood. This type of predatory real estate/property management activities must be stopped in residential neighborhoods.

The last 4 month sampling of just Airbnb site along indicated there were on average **131 entire apartment units on Munjoy Hill that have been taken off the market for short term rental**. This figure does **NOT** include the other rental sites such as: HomeAway, VRBO, Zillow, and all the private rental efforts that we are not aware of.

Below is an example of the sampling that I did.

Portland East End AirBNB Tracking of Entire Apts vs Private Rooms				
Date	Site	Total	Entire Home	Private Room
3/17/2018	AirBNB	168	138	30
3/18/2018	AirBNB	168	138	30
3/21/2018	AirBNB	168	138	30
3/24/2018	AirBNB	167	147	20
3/30/2018	AirBNB	164	134	30
4/6/2018	AirBNB	167	135	32
4/15/2018	AirBNB	163	131	32
5/12/2018	AirBNB	133	107	26
6/18/2018	AirBNB	150	123	27
7/16/2018	AirBNB	148	122	26
	<b>AVG</b>	<b>159.6</b>	<b>131.3</b>	<b>28.3</b>

Additionally, there is further evidence by many news articles that have come up with the same conclusion, only owner occupied unit should be used for short term rental and also explains what Airbnb is doing to the rental housing market in various cities. Below are just some of the articles:

<https://mcgill.ca/newsroom/channels/news/airbnbs-impact-canadian-housing-markets-269333>

<https://www.msn.com/en-us/money/realestate/what-airbnb-did-to-new-york-city/ar-BBJTyeN?li=AA4Zjn&ocid=spartandhp>

<https://www.cNBC.com/2018/01/31/airbnbn-pushing-up-new-york-rent-study-claims.html>

[https://www.bostonmagazine.com/news/2018/04/18/airbnb-michelle-wu/?utm\\_campaign=Top%20Reads&utm\\_source=hs\\_email&utm\\_medium=email&utm\\_content=62274069&hsenc=p2ANqtz--ZEEFkO5FJtP47QE0V3LQpnZ-aaw639iS-JGx1yB-Vu3U0XaxvG4a3FJTt0d6BzrGeEm889iqMni9QoQsf5kzjtxN6SA&\\_hsmi=622740](https://www.bostonmagazine.com/news/2018/04/18/airbnb-michelle-wu/?utm_campaign=Top%20Reads&utm_source=hs_email&utm_medium=email&utm_content=62274069&hsenc=p2ANqtz--ZEEFkO5FJtP47QE0V3LQpnZ-aaw639iS-JGx1yB-Vu3U0XaxvG4a3FJTt0d6BzrGeEm889iqMni9QoQsf5kzjtxN6SA&_hsmi=622740)

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Regards,  
Karen Snyder  
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Jon P. Jennings  
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