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## Re: Short-Term Rental Regulation

1 message

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Jill Duson <jduson@portlandmaine.gov>

Wed, Oct 17, 2018 at 8:46 PM

To: Aaron Berger <bioleera@gmail.com>

Cc: Kim Cook <kcook@portlandmaine.gov>, Pious Ali <pali@portlandmaine.gov>, Mary Davis <mpd@portlandmaine.gov>

Thank you for your message.

I am copying it to Housing Committee staff to be added to the public record.

On Wed, Oct 17, 2018, 7:00 PM Aaron Berger <bioleera@gmail.com> wrote:

Dear City Council,

I, Aaron Berger, a resident of parkside neighborhood am writing to you to ask that you support the "One Person, One Listing", regulations on short-term rentals and that you forbid the 300+ units of non-owner-occupied short-term rentals from being grandfathered in. This is an important issue to me because I feel powerless as a tenant in this city. My apartment building is up for sale again for the second time in two years. I have a lot of anxiety about living under new management. Normally, a healthy housing market would weed out the bad landlords, but moving in Portland is a dire gamble. The odds are stacked against me that I will be able to find affordable housing.

This is why I'm writing to you. The simplest way to lower prices is to increase the amount of housing on the market. People are in need of relief now and can't wait for two years of construction. The 300+ non-owner-occupied STR units are all market ready. Compared to the 83 units built in the past 3 years using inclusionary zoning, we can see how this would be a major bump in the housing stock. According to the 2017 Housing Committee report, Portland has spent an average of \$14,500 on subsidies per unit since the year 2000. Putting these STR units back on the market will cost the city next to nothing, but could have cost over 4 million dollars if created through subsidies.

The reason these STR units are so cheap for the city is because Portland has already paid the price. People with families and jobs were pushed out of their homes by landlords who sought to profit from the leniency of the city staff. Residential zoning explicitly forbids commercial use of the property. Portland is not some "frontier", where "pioneers" are to be rewarded. Community members from across the city have been pushed out by people speculating on a legal gray zone. It is important to not set a precedent of rewarding those who have fractured our community simply because they got started before the laws were established.

As the government representing the people of Portland, I ask that you do not grandfather in these 300+ non-owner-occupied short-term rentals, and stick to a simple "One Person, One Listing" city law that applies to everyone equally.

Thank you for your time and consideration,

Aaron Berger  
11 Grant st Apt #6