

From: [james behrends](#)
To: [Carolyn Johnson](#)
Cc: [Rodger Craddock](#)
Subject: Short Term Vacation Rentals (STVR)
Date: Wednesday, July 14, 2021 9:36:43 AM

Nowhere in the residential neighborhoods of the City of Coos Bay can you buy a home with the guaranteed that the house next door will never become a mini-motel, churning over an average of eight or more different people as often as every 24 hours.

Please advise the time line for when the issue of Short Term Vacation Rentals (STVR) will be on the agenda of the City Council/Planning Commission.

It is apparent that the city needs to rethink and reevaluate the current STVR policy. A family friendly and employer supporting policy needs to be developed.

The past efforts, of our neighborhood in shutting down these UNACCEPTABLE STVR industrial operations, is a difficult burden on a neighborhood. The high speed traffic, the blocking of mail boxes, driveways, and fire hydrants, the trash, noise at all hours of the night and constant stream of strangers entering a neighborhood are not welcome additions to any residential area. It is not good for families and it does not present a positive image for individuals considering relocating into the community. Closing the loopholes in the current city policy is well supported by the community. The city thru it's policies should not be damaging the quality of life for it's residents and the ability of employers to attract and retain employee's.

The city policies and procedures should be proactive in the protection of the quality of life, in residential neighborhoods.

Protect family and worker housing, we have as a neighborhood supported the city for decades year around, it is now time for the city to support us.

Thank you in advance for your prompt response

James and Mary Behrends

From: [james behrends](#)
To: [Joe Benetti](#)
Cc: [Rob Miles](#); [Carmen Matthews](#); [Rodger Craddock](#); [Carolyn Johnson](#); [Stephanie Kilmer](#); [Lucinda DiNovo](#); [Phil Marler](#); [Drew Farmer](#)
Subject: Short Term Vacation Rentals
Date: Sunday, July 18, 2021 7:17:40 AM
Attachments: [presentation 1.pdf](#)

As live able transitional neighborhoods in previously resource based economies evolve they tend to infill with higher skill workers, higher wage workers and higher income retirees who can see some potential in the community. They also attract families and larger family sizes, with the possibility of increasing family sizes. Overall the age demographic lowers, household income rises, and a more varied inventory of skills sets enter the community. The city of Coos Bay has a current STVR policy that does not allow this to happen, unless individual property owners or groups of property owners speak out to save quality neighborhoods and quality housing stock from destruction.

Attached is presentation number one, outlining some of the neighborhood concerns about the city's current Short Term Vacation Rental Policy. Recently at a community event. A every limited level of approval STVR was noted by individuals with experience of living in the Coos Bay community and are aware of the communities limitations. Residential neighborhoods will support housing for visiting workers, they will support owner occupied Bed and Breakfast and the renting of rooms month to month, within homes. There is little or no support for a STVR party house type lodging in residential neighborhoods thru out the city, which is the current city policy.

James and Mary Behrends

Forty years ago or more when much of the decisions and policies involving land use, were formulated. The issue of Short Term Vacation Rentals (STVR) in clearly residential neighborhoods were not really a neighborhood concern, or a planning concern. They were not really not on the horizon at all.

Those times have changed. The Short Term Vacation Rental (STVR) industry is evolving and it has and will continue to adversely affect the quality of life in what is supposed to be clearly zoned and planned residential neighborhoods. **The current design and layout of existing housing areas in the city does not allow for the encroachment of this land use.** In a community that has had a decades long problem with available housing inventory, at all entry levels, the use of a permeant residence as a seasonal public nuisance, a Short Term Vacation Rental (STVR), does not address the problems at hand. It could be considered an effort to circumvent the prohibitions involving spot zoning. The negative effects of the STVR activity on families, who moved to residential areas and then found that they purchased next to or near a STVR party house are very troubling. Those Families because of STVR negative effects on neighborhoods **may exit the community, with their skills.** Further the attempt to sell and leave will be hampered by the presence of the STVR in the neighborhood. The conversion of what is historically residential housing to STVR impacts the ability for employers to attract employees at every skill level. In many cases employers in our local economy have to hire their 2nd choice or last choice because, we as a community **do not have enough housing stock at all levels** to attract workers and retain workers with growing families.

Our city does not really experience coast seasonal closures of business at this time. But current policy over time will leave the city with a Zombie STVR housing inventory, Empty nine months of the year. Empty housing that will not have families to drive the economic engine during the tough times of the Local Economy. Why are we as a community in a state experiencing a state wide housing challenge due to the fires last year, and shortages of everything except real estate agents, even considering removing housing inventory to be used as a Short Term Vacation Rental (STVR). A neighborhood nuisance, which we have experienced. Why are families in neighborhoods forced to possibly (WE HAVE) suffer thru a constant stream of strangers in and out, which fill our neighborhoods with trash in the streets, high speed cars, blocked driveways, blocked mail boxes, and fire hydrants, and noise at all hours of the night? It takes months for neighbor's efforts to close one of these nuisance party house down once they have opened up in a neighborhood. We had very little city support in that effort. Neighborhoods have learned from each one of these STVR public nuisance business, and the solution is a ban.

The city needs to join in the effort to ban Short Term Vacation Rentals in all residential areas of the city. A family friendly and employer supporting housing effort. **Efforts to focus the STVR industry investment in this community should be more compatible with community growth, and positioned in established mixed use, and developed tourist focused commercial use areas of the city, not family and worker housing.** This ban would stop the neighborhood frustration of opposing, this land use, led by families and workers that support the community thru out the year. Ordinances for managing this activity, with the past and current level of city staffing are not the answer. This is a noisy, dirty, neighborhood disruptive Business that does not belong in any residential area. With no real community benefit.

In this conversation about Short Term Vacation Rentals (STVR) in a residential neighborhood. It is not the intent to ban the individuals who have bought in to the community and realize that the community needs property owners. It is not the intent of these contentions to ban the establishment of "Real Bed and Breakfast operations". Those operations run by local individuals who are living in and managing those establishments 365 days a year, rather an operator of that type of tourist lodging has serious buy in to the community and the neighborhood and is not an absentee owner. An operator of this type of business are not an issue in our community. Nor is it the intent of this ban of Short Term Vacation Rentals (STVR) to reduce housing inventory by curtailing the renting of rooms, month to month in owner occupied property, as long as the current building codes/ordinances, are proactively met for all these types of land use. **The city needs to addresses the clear lack of communications** that it has demonstrated in communicating land use changes, applications and the housing inventory shortage. Proactive even handed applications of the codes and standards for these type of activities should be apparent to the community and neighborhood concerns should be addressed. **In the case of STVR industry, it is an easy presentation to make that code enforcement in residential neighborhoods is quite absent.** A Short Term Vacation Rental (STVR) ban is the solution.

Enclosed please review the first in a series of presentations addressing the STVR issue from a neighborhood perspective. As communicated earlier each of these community damaging STVR operations have been a learning experience for the neighborhoods involved. STVR is a community quality of life issue, for residents. Neighborhoods will begin to communicate big picture concerns about effects of STVR placement in residential areas. **STVR in residential areas contradicts clear established and published city land use goals and objectives.** Going forward this concern will be expanded on if the city does not support a ban of STVR. Other presentations are pending to address the damage to the overall quality of life this STVR industry presents. It can be clearly shown that the STVR industry operations present an overall net loss to the community.

The message that **STVR is a net negative** for residential neighborhoods and the community as a whole should be very clear to the city. When the last application in our neighborhood was submitted to the city for this type of commercial activity. The individual property owners who were **NEXT TO** and **ACROSS THE STREET** from a **STVR that had been operating** in their neighborhood all voiced **OPPOSITION** to the permitting of another STVR in a clearly residential neighborhood. This opposition, by property owners that have firsthand experience with a STVR, we experienced, requires the city to act to protect us from further incursion, and ban Short Term Vacation Rentals (STVR). In all residential neighborhoods. It can be clearly shown that the city does have the funding nor staffing, to properly monitor this industry in residential areas. A ban would allow neighborhoods to have an additional tool to take direct action to stop this commercial activity in clearly designed and designated residential areas of the city. Comments **OPPOSING STVR** placement in a residential area, representing **over 50 residential property owners*** in just **one neighborhood** have been submitted/pending on the last attempt by the city to destroy a neighborhood with this STVR industrial activity.

***85% of the property owners on the street that had our neighborhood's most recent applicant are OPPOSED to STVR**

Report on initial field work on evaluating the economic impact of family in migration to the Terramar West Subdivision, Coos Bay, Oregon a Transitional Neighborhood, in relation to the use of the residential housing inventory as Short Term Vacation Rentals (STVR). The sample group is 10 residential housing units that are currently occupied, by families who arrived since 2016, and can be defined as permeant year around residents. Occupations are defined as the primary occupations for the last 6 month period ending 6/30/2021. 10 housing unit sample

Unknown	3
Medical high skill FT	6
Medical medium skill Pt	1
Working remotely for out state concerns FT	2
High level retail management FT	1
Retail FT	1
Retired	3
Working PT	1
Education/government FT	2
Self-employed sales FT	1

Full time resident's year a round contribution in dollars to the economy, (payroll)

- A. Ten houses @ \$45,000.00 per house 450,000 dollars a year
- B. Ten houses @\$30,000.00 per house 300,000 dollars a year
- C. **Ten houses @70,000.00 per house 700,000 dollars a year**

90 day occupied Short term vacation rental year around contribution in dollars to the economy, with an out of the area or out of state owner.

- D. Ten houses @ \$20,000 per house 200,000 dollars a year**

Federal poverty level for a family of two.

- E. Ten houses @ \$17,420 per house 174,200 dollars a year**

Short Term Vacation Rentals real local economy impact when rented 90 days at year. Average daily rental fee with tax \$249.00 plus 150.00a day incidental spending 39,000 per house and 390,000 per year, using the 10 house sample as STVR. (D) One small problem with this 39K per house. Close to 50% of 39K leaves town because a very high percentage of STVR operating in the City of Coos Bay are owned by out of Town or Out State business interest. We are only currently aware of no locally owned STVR within walking distance of this sample. The per house Economic impact in the local community is 20K

at the most, cleaning help, taxes, utilities, maintenance, and **very minor incidental spending stay**. But the **PROFITS LEAVE TOWN**. The STVR visitors are nowhere to be found during the tough times here in the winter! In many neighborhoods, A MINIMUM OF 50%. HALF OF LOCAL SHORT TERM RENTAL PAYMENTS LEAVE TO COMMUNITY. No neighborhood buy in and no real community buy in. No real support of local business. Many STVR's do not even use of the area tradesmen for repairs, upkeep, or purchase appliances and furnishings from local vendors.

So how did you get to this? Well on (A) and (B) a current city planning document was used. The volume II of the Coos Bay Transportation Plan dated August 2020, Technical Memorandum 4, Figure 10, Median Household Income by Block group. Oregon Geospatial Enterprise Office, United States Census American Community Survey. This is a planning document and this information, is used to make governmental decisions and appears to be somewhat dated, but used on a pretty current study. It does not really show currently what is going on in our Sub Division and we suspect it does not reflect income levels in the city as a whole. It uses computer models and is not FIELD CHECKED extensively. It appears to use year 2010 census data worked thru a computer projection and some other data inputs applied to 2020 situations. It is a place to start. So old data, sort of questionable (A) and (B), but median household income 30-45K, reported by the government.

On (D) somethings to consider is that the room rates used where the rates for the 4 – 10 of July 2021 for Vacation home rentals inside the city of Coos Bay and North Bend. Reported of visitor estimates were 15,000 people at just one Holiday weekend event, on the Dunes. Using Vacasa and Airbnb web sites. This data which is for a high season Holiday week daily rental was checked on 1st of July 2021. Other tourist season rates appear to be lower, with even less money from STVR entering the community. The average of the 5 STVR available homes was \$248.68 including tax. I rounded up to \$249.00 a night. Finally on (C) the incidental spending number is my best guess based on stays at a STVR home at an Oregon destination resorts, Sun River and Black Butte. I cannot recall ever spending 150.00 a day on incidentals we have always brought groceries, seasonal clothes and sundries with us, when using this type of lodging. In picking up the trash in the street in front of a STVR repeatedly over a whole summer the one constant was WINCO, Trader Joes, Costco and Market of Choice wrappers in the Trash on the street which are all Grocers from out of the area, and an empty hard liquor bottles and other adult beverages containers, many were craft brands not carried in locally. No receipts, packaging wrappers, and promotional literature from local business and attractions were collected for disposal. It appears that these visitors have no local buy-in at all. The local business community will get more money from a day trip visit, a RV camping visitor or dune camping group hitting a local restaurants, and shops than a STVR visitor. On the 1st of July, when checking hotel prices reservation activity, only One (1) Coos Bay, North Bend motel was sold out for the 4th of July a major visitor weekend. Increasing conversions of residences to STVR over time will, increase in lodging inventory and could start a spiral to the bottom on lodging prices. This could reduce room tax and cut profits for “real” year around lodging that is currently established in commercial and mixed use areas of the community. **Item E the 2021 Federal poverty level for a family of two is \$17,420 without SNAP, WIC, SECTION 8, and Utility assistance. The STVR model with an out of state or area STVR property owner shows, an economic impact of approximately. \$20,000 locally. With very little if any of that 20K spent in the off season, when many local business need every dollar possible to just keep the doors open. It appears that the**

STVR industry, does not drive any segment of the economy better than low earning Households are driving the economy at present. No real gain at all, and an almost incalculable lost opportunity cost.

Item C a more accurate estimation of the real income level per household in this 10 residential home sample is based on the occupations and the cost of housing is well in excess of \$70,000 per household. So let take ten units of this level of housing out of the residential inventory and that is an easy ONE HALF A MILLION DOLLARS, spending WITH NO CHANCE TO STAY LOCAL, on a ten house sample, if the residences were used as STVR. Coos Bay will grow more than the current government numbers project. A computer projected Portland State University (PSU) analysis suggest a 1% growth in population over 10 years, which is quite questionable. Prior to 2016 the sampled study had 14 individuals living in 10 household sample group. In 2021 the sample had 22 individuals living in the 10 house sample. That is considerable permanent population growth which would have been unattainable had this housing units been in the STVR inventory. This economy's Housing inventories will remain tight for the next decade, even if projected and in progress residential projects are built out. The state has a 4,000 unit housing shortage just from last year's fires alone. Every residential housing unit used as a residence has real economic clout, every day of the year.

In just a ten house sample you will see Remote Workers as an occupation. These are workers that great transitional neighborhoods attract and they have voiced OPPOSITION to STVR in transitional residential areas in this community. You know that many communities pay a bounty now to attract remote workers 10-20K just to have them stay a year or so, and check things out. Some communities with excessive housing inventory even offering free housing. Our community got 2 of these hard to attract high skill/high earner, year round residents by just having housing for them to purchase, housing in a transitional neighborhood, which is part of this 10 house sample. STVR in residential areas is a losing situation for neighborhoods and a step backwards for the local economy. Every conversion of residential housing stock to STVR is the loss of an opportunity for this.

The three most sophisticated, well capitalized, tourist/visitor orientated coastal lodging operators in the community have no plans for STVR's, in residential areas on the horizon that the community is aware of. They also set the scale for labor in their industry locally with a very family friendly employment package. In fact one of those tourist/visitor operators cancelled/halted a development that included STVR cottages recently. These STVR were to be located on commercial property fronting the bay (Bay view) and with direct access to the state highway transportation system and access to public transportation. This site had potential however there was not the density of established tourist orientated business in the surrounding commercial zoned area. The site also had in the surrounding area troubling problems with crime, city code enforcement and blight. This from a developer's perspective are factors of great concern. That is a pretty fair indicator that STVR are not, the way to drive visitor dollars into this community, unless they are located within walking distance of established well policed, cleaned up, and high density tourist oriented commercial centers. Another tourist orientated organization because of the dire shortage of worker housing, which has effected employee recruitment, has invested millions of dollars in construction worker housing, to attract and retain workers in the area. Resources that could have been spent on promotion and more direct business

development. The other two operators have a very aggressive housing support programs. It appears that worker housing stocks are more critical than reported. The recently announced purchase of vacant church property to be converted into worker housing by one of these three Tourist business leaders, again further reinforces the critical housing need. **This also points to the projected and ongoing house construction efforts not meeting the demand.**

The Coos Bay community currently does not **appeal property tax bills** as a matter of common practice. The placing of a STVR in a residential neighborhood will cause individual property owners to appeal property tax bills, and in most cases the bill will be lowered cutting funding for all segments of government. So the placement of STVR in residential area will be a catalyst for a tax appeals which will cut funds for schools and local governments. In one transitional neighborhood appeals were planned on 8 houses and stopped when the STVR was shut down. STVR will be a catalyst to lower available government funding. Residential tax appeals in just one transitional neighborhood have been as high as a reduction of 19%, in property tax upon appeal, during the study time period. Also the use of a residential home as a STVR means that the schools have reduced opportunities to getting any increase in school age children because a STVR removes family housing from the inventory. The number of school age children in an area drives many state school funding decisions. In our 10 household sample we have 2 families with children under the age of 18. In the 10 years prior to the 2016-2021 period, in this transitional neighborhood sample it was rare to even observe children in the neighborhood. They are now seen daily.

City services are partially or completely funded by fees, user charges, and property taxes. But one key supplemental funding source is negatively impacted by the STVR industry. That is the per capita revenue payments from the state of Oregon. These payments of state wide collected gas tax, tobacco taxes, liquor taxes and alike, are an important funding stream for city services. In our 10 household sample we had 22 individuals in 2021, which the state should have dispersed funds to the city per capita. **Had all those sample houses been permitted to become STVR? We would have received Zero dollars funding per capita, for the same 10 home sample.**

All of the sample group had an opportunity to be recorded in the 2020 census which should have them included in the Portland State University (PSU) population projections. The population number used for this program

	LIVE HERE	JUST VISITING
State Per Capita state revenue sharing	YES	NO

Families are growing in the sampled group, it is expected that an additional individual will be added to the sample this year. In review it appears **the city of Coos Bay by allowing the conversion of residential housing to STVR, is having an opportunity to experience lower school funding, will get lower per capita payments from the state and a possible reduction of property tax collections, for all local government organizations on successful property tax appeals. It is extremely doubtful enough room tax is collected from the STVR industry to offset lost revenue sharing, the potential property tax losses and effects on school funding, and job growth.** It also appears that when the city has entered into an agreement to collect STVR room tax revenue, from national STVR booking service, operating in the city. The number of

operators using that booking service in the community has declined. This STVR segment of the lodging industry has NO COMMUNITY BUY-IN.

Something that is not reflected in the observations about the sampled group. This evaluation of a ten housing unit sample, of arrivals in the community from 2016 till present. This sampling method can be applied to every transitional neighborhood in the city. **As live able transitional neighborhoods in previously resource based economies evolve they tend to infill with higher skill workers, higher wage workers and higher income retirees who can see some potential in the community. They also attract families and larger family sizes, with the possibility of increasing family sizes. Overall the age demographic lowers, household income rises, and a more varied inventory of skills sets enter the community.** We believe that the economic lift and economic diversity in the community will be clearly more substantial, than approving residential housing units for STVR conversion long term, and short term. **This is the Coos Bay model of a Gentrification effect.** The only thing that is missing in this Coos Bay transitional neighborhood Gentrification model, is the rehab of housing inventory , a very high percentage of turn-key ready to move in to housing inventory at all entry levels, is targeted by the STVR industry. **No substantial housing rehab economic effect or removal of community blight, when STVR is attempted** in clearly residential single family housing. Just a reduction of the available inventory and a reduction of skill sets available to the community. These are big dollar losses.

You will be receiving additional presentations and one of these will address the **effects of STVR** on the **Arts, Non Profits, volunteer, and faith base community.** If available housing inventory is used as STVR in this community at the level that is trending for transitional neighborhoods. The impact will **marginalize or shut down much of those these activities.** This is an important segment of the community culturally and socially. These are endeavors that Coos Bay community currently accomplishes at an astoundingly high level. A volunteer's time is worth over \$20.00 an hour to an organization in this segment of the economy. A fair measurement of volunteer efforts could easily demonstrate that these organization, volunteer hours, cash donations and grant fund writing activities, are a significant local economic force.

THE CITY SHOULD BAN STVR PROTECT FAMILY AND WORKER NEIGHBORHOODS, close the zoning and planning loopholes and build a diversified economy. This STRV commercial lodging activity needs to be planned and placed in mixed use and tourist focused commercial areas of the community. This conversion of housing to STVR robs the community of economic resources and human resources across all segments of the economy. These resources are very hard to put a value on, a great neighborhood is priceless.

This the city's policy toward STVR in clearly residential areas, is a policy over time to reduce housing stocks at all entry levels. Limited housing inventory, has caused tourist and visitor focused Employers to build out housing to meet demand, and develop housing support programs. Is this the city's attempt, to cause other employers in other segments of the economy to do similar programs and stimulate investment, in worker housing? This economic factor will be considered for evaluation going forward, the additional cost of employer developed housing will be reflected in a cost of goods and services provided by that employer. Who in the community will bear that cost? Will expansion of that sort of

housing effort, cause this community to be uncompetitive as an area, for more non tourist/visitor economic development? Seasonally empty housing stocks, effect non tourist industries developmental decisions. **The city's current policy for STVR does not support local merchants, because it is hap hazard and not focused?** It does not support employers because it limits their ability to recruit and retain workers. It ruins the quality of life for families. All short and long term economic losses. Is the current policy a little Coos Bay twist on the 2018 housing action plan that was presented to the public? **Short the inventory and force employers to build?**

Clearly designed, planned, and designated Residential Neighborhoods need protection from the STVR industry. **40-50 years ago STVR in this community really did not have an impact. Now STVR compromise and encroach in clearly residential areas and remove family and worker housing, from the inventory, at a huge cost to the community.** Housing which should be is a key segment in any economic growth and development planning. The STVR industry does not belong in residential neighborhoods. A level of community buy is not clearly shown by the STVR industry, nor is the city's code enforcement of STVR's proactive, to support a live able neighborhood. **The city should be protecting housing inventory, workers, families, employers and neighborhoods** from the Short Term Vacation Rental Industry. The city needs a Ban of this industry from residential neighborhoods. It really makes economic sense.

Note: This is written from a neighborhood perspective and outlines some of the concerns, it is also a starting point for a more detailed review by, planning, economic development and land use professionals who, will very likely find even more negative economic effects of the current city policy than outlined here. END

From: [james behrends](#)
To: [Joe Benetti](#)
Cc: [Drew Farmer](#); [Lucinda DiNovo](#); [Stephanie Kilmer](#); [Rodger Craddock](#); [Phil Marler](#); [Rob Miles](#); [Carmen Matthews](#); [Carolyn Johnson](#)
Subject: Presetnation # 4 "STVR is not a problem in neighborhoods in the city"
Date: Sunday, July 25, 2021 2:37:19 PM
Attachments: [Fw 805 Prefontaine Public Records Request - Additional Document Found.html](#)
[805 Prefontaine Dr - Ltr of complaint.pdf](#)
[Presentation #4 The neighborhood experience with STVR.pdf](#)

We have been learning as a neighborhoods from each of these unacceptable Short Term Vacation Rentals operating/development projects. We have now learned that the police records will be the strongest source of complaint records.

The city's staff position is that "STVR is not a problem in neighborhoods in the city". Complete records of complaint to the city could not be found, for our last STVR operating, in our neighborhood. We as a neighborhood can enlighten the city as to who communicated concerns to the city to shut down a clearly public nuisance STVR. The STVR's are a money-making deal for the city at the expense of neighborhoods. Our last operating STVR easily checked most all the boxes for public nuisance code violation issues, complaints were sent in and it appeared from the street to have structural code issues also. Did anyone from the city even looked at the STVR location. The city should have records about site visits, code inspection, public nuisance complaints and other records about the last operating STVR in our neighborhood, what is available so far is one letter. Again we can enlighten the city, that significant complaints were sent in to the city, phone calls to the city were made and trips were taken to city hall to speak with the city all to voice neighborhood complaints.

It is our view that this STVR public nuisance should have been shut down in 48 hours or less and not allowed to operate. But the city allowed it to operate until the till the end of the summer, (several months) just because it appears the city had an opportunity to attempt to collect room tax, and application fees. Currently we are unable to even located a record of a planning permit application for this STVR site, even through it operated with city approval all summer long. This appears very concerning.

Please note in the public information request the city's position is this that the STVR was "unauthorized use and the use was immediately discontinued" The implication of immediate shut down is untrue. So does that just mean the city is getting room tax and fees, so everything is fine? What it means to a neighborhood is that. The City approved and supported a well documented public nuisance with clearly identified issues involving noise, trash, and parking operated in a residential neighborhood of the city thru a whole summer tourist season. At the expense of the quality of life for people living in a family residential area. A nuisance with questionable structural code issues, a rotted balcony trusses on a tourist habitation structure that you could see failing from the street. Just so that the city could attempt to collect fees and room tax? WE WILL BE VERY PROACTIVE GOING FORWARD, current policy is UNACCEPTABLE.

The city's system to manage STVR administration, placement, and code enforcement in the community is close to non existent and neighborhoods in our community strongly recommend than the council please support the following

The city should assess the existing STVR program, receive public comment, pass a new Ordinance or zoning overlay to protect residential housing, across all entry levels thru out the city, and prepare internally for potential changes, to including proper Fees at a level to manage the application, inspection, enforcement process, AND RECORD KEEPING. The city should be protecting ALL of its residents from this type of community and neighborhood destroying business activity. A Temporary Suspending of the Acceptance of Short Term Vacation Rental (STVR) Applications, is needed until these community concerns are addressed.

Please review the attached PDF's which will provide additional neighborhood perspective

Thank you

The neighborhood experience with Short Term Vacation Rental (STVR): but before we begin, it should be made very clear that no individuals or families who are living in any of the homes referenced in this narrative are the owners of the property during the summer of 2017 and earlier when this string of total disregard by the city of Coos Bay for the quality of life in this neighborhood was documented.

In the summer of 2017 an unpermitted, untaxed and unlicensed short term vacation rental business was started in our neighborhood. Because of the constant late night noise, traffic, parking, litter and trash in the street, 5 adjoining property owners individually made numerous trips to city hall, phone calls to city hall, and letters to city hall. We even spoke politely to our constantly changing STVR visitors and asked them to tone it down. Efforts were made to get the city to enforce its own rules/ordinances about public nuisances. The issue of this STVR house was brought up at a city planning commission meeting and a planning commissioner sent a letter in and made phone calls. We had a party house in our residential neighborhood, loud drunks on the balcony at 3 am in the morning type of party house, activities that you would see in a more Wild West environment. On some occasions at least 15 cars parked on the street and a full driveway.

The two attachments have a response from the city on what happened the summer 2017, and a copy of the only letter that they have on record for in involving this fine, quiet and pleasant city sanctioned lodging business use of a residential area.

You will note that the city's position is that they promptly took care of things when it was brought to their attention. What really happened is that when 5 property owners complained repeatedly in person, by phone and in writing during the early summer of 2017, about what was basically a good size continual public nuisance in a residential neighborhood, the city solution was to strike a deal with the STVR owner (a local owner) and allow the STVR to run until mid-September. Well over 2 months, after the complaints went in. This was a unlicensed and unpermitted use until the city could likely get room tax revenue from it, then it magically became legit and the city was all for letting it ride until the end of the summer and the concerns thru out the whole summer of the 5 surrounding property owners and others in the neighborhood were blown off for a couple of bucks in room tax money. We as a neighborhood were supposed to take these quality of life damaging issues and just get ear plugs. This is the way transitional neighborhoods in the city's view are supposed to be, take one for the team, and the quality of family life is expendable for room tax. (We all really need a great summer experience like this)

So you wonder why the opposition and push back to the last application for this fine addition to a family residential area was launched.

Our other opposition effort to STVR was instigated by an out of state investor who built a city approved tri plex which had only two parking spots in the driveway, for 3 living units. That one just when downhill from that point construction noise at 6 am in the morning, and we can go on and on. The STVR part of that city approved building plunder was shut down by neighbors when an effort was made to make the whole project legit by granting a permit for the tri plex to be a 5 bedroom STVR house which had only two parking spots on the driveway. The neighborhood proactively opposed that STVR, and the city denied the permit. We live in one of the better neighborhoods in Coos Bay, not because it is nice houses, but more so that we all have a pretty high degree of respect and consideration for each other, STVR in our experience does not add anything to the quality of our life here. We can clearly demonstrate that local ownership or out of state ownership of STVR here is just unacceptable. They are problems the city should not be causing.

August 3rd 2021

Fellow Concerned Residents and Members of the Coos Bay City Council:

I am writing this correspondence to urge the City Council to implement a temporary ban on granting Short-Term Vacation Rental (“STVR”) applications in this City until such time that a comprehensive review can be undertaken and proper controls be put in place. Currently, the process for approving STVRs is haphazard, with no clearly defined criteria or rigid set of checks and balances. I had the unfortunateness of being forced to participate in this broken process just recently. To say the experience left me frustrated and disturbed would be an understatement.

I live in the Pacific Crest Subdivision, a deed restricted community located near the top of Radar hill and am a member of its Board of Directors. As a community, a vast majority of our homeowners are elderly. The number is so significant that we believe we classify as a retirement community under Oregon statutes. As such, it was a total shock to discover that someone had bought a home located just 73 feet from the boundary of Pacific Crest solely for the purposes of turning it in a STVR. This home which is located at 850 Prefontaine lies within one of the more exclusive areas of Coos Bay. Doctors, nurses, pharmacists, corporate executives, highly paid engineers from the IT sector, and owners of some of the most well known local business establishments all call Pacific Crest and Radar Hill their home. That fact in itself should be shocking. Why would any city want any STVR to be located in well established, well maintained, and quiet single family neighborhood?

Not to be sarcastic, but if one drives down Prefontaine Dr, Nautical Ln, or Inlet Loop you are unlikely to encounter any 7-11's, laundromats, gas stations, bars, dispensaries, or restaurants. There is a reason for that, isn't there? These are areas of Coos Bay that are supposed to be zoned exclusively for low density single family residences. Areas where neighbors can safely go about their daily business, where children as well as the elderly can walk their dogs and visit friends down the street without fear of being run over, harassed, robbed, or assaulted. And that's just some of the problems STVRs bring. Other well documented problems include excessive noise at all hours of the day, disgusting trash thrown about, physical fights, drug and alcohol induced parties, lewdness, thefts, speeding, and habitual parking issues.

The STVR application for 850 Prefontaine is an excellent example of the struggles this City is facing with STRVs as a whole. To say that application in particular was ‘over the top’ in its outrageous and abuse is not an exaggeration. Legally, the home is classified as a single story 3 bedroom, 2 bath 1641 Sq Ft home build in 1992. Currently the house is listed as having over 3000 sq ft, 3 floors, 3.5 baths, and depending on how you count between 4-7 bedrooms! Worse, extensive review of City and State records show that none of the renovations performed were ever permitted or inspected!! The previous owners even carved up the steel reinforced concrete foundation to install new plumbing, a doorway, and even a sump pump. No inspections, no permitting, no engineering reviews. Moreover, this is a house that sits on top of a hill with a fair to midland possibility that those unauthorized structural modifications will result in its collapse during an earth quake of 5.5 or greater magnitude. Not just collapse, but literally fall down the hill crushing the homes beneath it.

How were these defects and violations discovered? Not a single one by the City's Planning department. If not for my and other concerned residents efforts, the Planning department was prepared to turn a blind eye to all the structural, electrical, and plumbing violations. What's so disturbing about all of this is that anyone comparing the original building plans to what is physically in front of their eyes would have realized the extent of the egregious violations. So as a community we need to find out why this occurred and fix it. Why did the neighborhood have to spend two months of extensive efforts to stop this permitting from being approved when the application should have never made it out of the initial inspection process? There are other issues with the current process. For example: how impacted homeowners are notified. Pacific Crest Subdivision starts barely 73 feet from the southern boundary of 850 Prefontaine yet neither the association nor any of our homeowners were served what is supposed to be a mandatory 'notice of application.' How is that in any way possible absent abuse, ineptitude, or just plain laziness? I also want to ask why the inability to park 8 vehicles and store 2 bicycles on the property was not in itself an immediate disqualification for the application?

On a larger scale for consideration. There are clearly individuals whom believe that they could get away with putting an STVR in this type of upscale neighborhood. That's a problem. And what does that say for those individuals living in less wealthy or less organized portions of the city? Are they to suffer the same as we have in the past?

The overall abuse of STVRs in this city is staggering. I spent an immense amount of time researching homes advertised on such sites as AirBnB and Vacasa. Here's a statistic for the Council to consider. I could not find a single residence that was listed as a STVR in Coos Bay that had either been granted a valid land use variance or had a building permit on file even though from the pictures the home had undergone extensive remodeling work. Because of such findings, I challenge the conception that STVRs bring substantial tax revenue to this town. My bet is that most STVRs fly under the radar.

It is for all of the foregoing reasons why I believe that the City Council should not only place an immediate freeze on any new STVR application, but that it needs to seriously consider limiting any such operation to the City's historical tourist areas. Doing so would make enforcement much easier and far more efficient for the City. Personally, I believe that the Council should go one step farther. Not only make it illegal to operate a STVR outside of the historical tourist areas; but impose a significant daily fine on the illegal operations. A fine that any resident of Coos Bay can personally enforce against the STVR owner and management company. The prospect of having ones agitated neighbors filing lawsuits against me seeking a \$100 penalty for each day I illegally operate an STVR in Coos Bay is a great incentive not to do it.

Sincerely,



Gary Colvin

Carolyn Johnson

From: CoCo Sutton <coco_ds9@yahoo.com>
Sent: Tuesday, August 10, 2021 6:15 AM
To: Carolyn Johnson
Cc: CD CoCo Sutton
Subject: Pause on Vacation Rentals per article in news

Ms/r Johnson:

I read the article on the recent decision to have a moratorium on new vacation rentals in residential areas in the City of Coos Bay. I wanted to inquire on what is being attempted on those individuals who have active vacation rentals but are not licensed with the City or paying into transient lodging/hotel lodging tax.

Given the shortage of affordable housing I think it is wise to look at what happened in the Northern Oregon Coast in communities that have had such large percentages of vacation properties that working community members are unable to afford to live where they work.

Thank you to the City of Coos Bay for looking into this situation. Many community members who live in the URA of Empire [like me] have commented on this. This area has also seen a steady stream of out of the area influx during the 2020 COVID-19 when people where not supposed to be traveling.

C. CoCo Sutton
3800 Virginia Ave
Coos Bay, OR

Carolyn Johnson

From: Jeffrey Berkaw <berkaw@icloud.com>
Sent: Wednesday, August 11, 2021 11:31 AM
To: Carolyn Johnson
Cc: Mark Graalum
Subject: Short Term Rentals in Coos Bay

Hi Carolyn -

Thank you so much for your time today!

My realtor, Mark Graalum, is copied above. Mark might be able to also provide some insight into what we're planning on doing with this property and share some information on other projects we have done together.

Here is a quick summary of my situation:

I am currently under contract for the purchase of a beautiful (if neglected) 1920's home located at 1109 Central Avenue, Coos Bay, OR. Here are a couple of pictures (one of which shows its "pending" status):

© 2021





\$279,000 5 bd | 2 ba | 2,428 sqft

1109 Central Ave, Coos Bay, OR 97420

♥ Pending | Zestimate®: **\$286,500**

Est. payment: \$1,199/mo **\$** [Get pre-qualified](#)

[Contact Agent](#)

[Overview](#) [Facts and features](#) [Home value](#) [Price an](#)

As you can see, this craftsman home has a LOT of potential. It has some features that were added such as the sunroom (picture 2) that are not specific to this time period and I would love to bring this home back to something more reminiscent of its past.

This is not my first project, as I have restored other homes in Oregon with the help of my realtor and good friend Mark Graalum (copied above).

From an impact to Coos Bay, I would recommend a couple of things to consider whether the zoning should allow short term rentals:

- 1) The location of this home is very close to the business district, so short-term rentals would contribute to the services industry that is nearby. While it is technically zoned residential, it's very close to the commercial zone from my perspective.
- 2) The state of the home is in need of significant repairs, which I am willing to do; however, the return on investment is significantly impacted if I would be unable to do short-term rental. If I cannot recoup the investment, I will have to scale back the extent of the planned renovations.
- 3) From a tax perspective, the home would generate short-term lodging taxes and given the scope of the project, the trades people that will help restore this would also benefit with more investment being made into the local economy. I expect this project to contribute \$100K to \$150K of investment to local trades, not to mention the downstream economic impact (e.g., spending money at restaurants and other local businesses). I have already had discussions with Mike George with South Coast Construction to help restore this home, as he is helping restore another home in nearby North Bend for me.
- 4) The overall aesthetic appeal of the neighborhood would also improve with an extensive rehabilitation of this house, which undoubtedly would contribute to the maintenance / improvement of the surrounding neighborhood, further promoting the appeal of Coos Bay.
- 5) Without allowing short-term rentals, the resident of Coos Bay that is selling this property (or others selling similar properties) will most likely not be able to optimize their property sale for the best and most desirable use, which means their sales price will be lower.

As an aside, I grew up in the Detroit metropolitan area and witnessed first hand what happens to neighborhoods that fall into a state of disrepair. With all that Coos Bay has to offer as a tourist destination, I think thoughtful planning to maintain some of these historical homes is critical. It is definitely true when they "They don't build them like they used to."

On another note, as discussed, here is the link I used to find the zoning:

http://coosbay.org/uploads/PDF/Community%20Development/LAND_USE_PLAN_AMEND/Vacation_rentals.pdf

Thanks so much for your time today. Please let me know if you have any questions and/or would like to discuss more about my plans for this beautiful home.

Sincerely,

Jeff Berkaw

Carolyn Johnson

From: Carolyn Johnson
Sent: Friday, September 3, 2021 10:49 AM
To: Carolyn Johnson
Subject: FW: Short Term Rentals in Coos Bay

From: Mark Graalum <mark.graalum@cascadesir.com>
Sent: Wednesday, August 11, 2021 11:52 AM
To: Jeffrey Berkaw <berkaw@icloud.com>; Carolyn Johnson <cjohnson@coosbay.org>
Subject: RE: Short Term Rentals in Coos Bay

Good morning Carolyn,

Let me assure you Jeff and his vision would be a substantial benefit to the neighborhood. He intends to perform a complete restoration as he has repeatedly done elsewhere. He is a fan of trophy properties that will be anchor the neighborhood and attract not discount travelers, rather guests that have the funds and appreciation for lovingly restored, destination level properties. These tourists respect the neighbors and community and will bring tourism dollars to restaurants, pubs, the casino, activity providers, boat charters, etc. He is focused on attracting tourists who have taste, money and appreciation for the local community. The link below is a property we worked on together and was published in Cascade Magazine:

[Cascade Magazine – Portland, Lake Oswego, SW Washington & Oregon Coast by Cascade Sotheby's International Realty - issuu](#)

This was a massive, to-the-bones restoration of a Nob Hill property performed by one of Portlands most respected commercial builder, R&H construction. <https://www.rhconst.com/> The 1906 Neo Classic mansion is included on the National Historic Registry. It is pictured on the above magazine cover and the article itself is found on pages 11-14. Jeff still owns this 6-unit gem and has received much appreciation from the city and historic society for his meticulous restoration and ongoing maintenance. He owns others that he maintains just as carefully. This would be his second purchase in the CoosBay/ NorthBend area and you can be assured he will bring a similar level of rigor to his properties in your area.

Let me know how I can help with this exciting project.

Very best,

Mark



Mark Graalum

Licensed Principal Broker in the State of Oregon www.CascadeSothebysRealty.com

1321 NW Hoyt St. Portland, OR 97209
mark.graalum@cascadesir.com
M: 503-250-1982 O: 503-420-8600

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CASCADE | LIFE

Your guides to relocating and living in Oregon.
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From: Jeffrey Berkaw <berkaw@icloud.com>
Sent: Wednesday, August 11, 2021 1:31 PM
To: cjohnson@coosbay.org
Cc: Mark Graalum <mark.graalum@cascadesir.com>
Subject: Short Term Rentals in Coos Bay

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Thanks so much for your time today. Please let me know if you have any questions and/or would like to discuss more about my plans for this beautiful home.

Sincerely,

Jeff Berkaw

Carolyn Johnson

From: Mary Behrends <marywhale@aol.com>
Sent: Wednesday, September 8, 2021 10:26 AM
To: Carolyn Johnson
Subject: Short Term Vacation Rentals (STVR)
Attachments: PIG FARMING.pdf

Carolyn Johnson

Since 2013 we as a neighborhood have submitted well over 50 emails and letters and have made numerous phone calls, trips to city hall, and attended city meetings to communicate our overwhelming opposition to the city policies on the operation and the site selection for Short Term Vacation Rentals (STVR), in clearly planned and developed residential neighborhoods in the city. The placement of STVR in the residential neighborhoods of our community, in light of the decades long housing shortage, and the decades long challenges in recruiting and retaining skilled workers, alone is more than enough reason to completely reevaluate the current STVR program and properly plan to mitigate the profoundly negative effects of STVR land use, in residential areas of the city.

Please use the upcoming city STVR meetings as an avenue to develop a much more positive and effective program. So that there is no misunderstanding, many in our community view these meeting as the last opportunity to resolve this land use conflict, without a very negative, very loud, very public, and well-funded and well supported battle to protect residential property owners RIGHTS to enjoy clearly developed and planned family and worker residential property in the city. Individuals and interest that wish to destroy family and residential housing in this community and damage the livability of residential neighborhoods will "OWN" that decision, if we cannot get this conflict resolved.

Attached is my current comments on STVR, reflecting discussions that occurred in our neighborhood over the weekend. Please forward this correspondence and attachment to the planning commission members. Had this land use issue involved an Agricultural conflict it would have been completely resolved by now. The message should be very clear. Family and worker residential housing is NOT Tourist Habitation.

Thank you, for your attention to this matter.

Mary Behrends

To: City Staff, Elected and Appointed Officials and Friends and Neighbors

September 2021

It does appear that we as residential property owners in our sub division since 2013, have had an ongoing communications problem with the city in clearly expressing our concerns, about Swine Barns, Pig Farming, and Goat Herding in family residential neighborhoods using the Short Term Vacation Rental (STVR) loopholes. Our objective going forward will be:

- 1. Reassert the right to live in non-commercial, residential neighborhoods protected by zoning. Family and worker residential housing is not planned/designed for and should not be used for unattended Swine Farming, Goat Herding and Pig Barns, exploiting the current STVR loopholes**
- 2. We will aggressively defend and protect family and worker residential neighborhood integrity, character, and livability.**

We have asked and had approved a moratorium on STVR applications in the city. Please use this as an opportunity for positive changes and a full comprehensive review of the city's current STVR policies and programs. The current STVR system is full of loopholes, short comings and is very broken. The current system does not in any way protect family residential neighborhood integrity, character, and livability. One of the many corrections/policy changes that needs to be seriously considered is the placement of STVR commercial lodging activities. They should only located in commercial and mixed use zoned areas of the city. The use of clearly planed and developed family residential housing for tourist and visitors for less than 30 days without a 24 hour a day on site property owner in place for management, by individuals, trusts and other business organizations exploits the multitude of STVR, general code enforcement loopholes and city short comings. STVR in residential areas is far from "Best Use". In our experiences this is and was an attempt to farm unmanaged swine, and herd goats in a family residential neighborhood. We have expressed clearly and repeatedly since 2013 that STVR commercial tourist lodging business activity, is a commercial activity burden being imposed by our city that we will not accept, in a family and worker residential neighborhoods.

If we are unable to get this conflict resolved. We will not hesitate to fund legal/land use actions to insure the protection our property rights, as individual residential property owners or by developing class actions, to force court ordered change. The current and past city STVR, general code enforcement and communications policies and practices, along with housing policies are presenting a very target rich environment. We will as we have in the past defend family and worker residential neighborhood integrity, character, and livability. We do not believe yet, that economic actions, targeting STVR sites with pickets, and organizing community wide boycotts of STVR supporting interest, needs to be done.

We have been very, very patient with our city. WE WILL HAVE this STVR public nuisance problem resolved. Hopefully this will have more fully and clearly communicated some of my neighbors concerns and perspective. **STVR operations has been a problem since 2013, and the problems need to be solved.** Thank you for your attention to this matter and I am looking forward to a positive resolution of this conflict, which protects our family and worker residential neighborhoods. **It should be very clear that Family Residential and Worker Housing is NOT a location for unmanaged and unstaffed tourist and short term visitor habitation. STVR Habitation's has negatively impacted our neighborhood livability, in the past and is UNACCEPTABLE based on our experiences in clearly residential areas of the city.**

Again thank you for your attention to resolve this matter, Mary Behrends

Carolyn Johnson

From: Jake Graves <Jake.L.Graves@outlook.com>
Sent: Friday, September 17, 2021 2:25 PM
To: Carolyn Johnson
Subject: Short-Term Rental Regulation

Hello,

I just read Mayor Benetti's comments during a city council meeting surrounding the limiting and regulation of short-term housing. Although I currently have long-term rentals in the Coos Bay zoning district, I believe regulating this industry will contradict Coos Bay's overall economic goals. There was a major investment (Coos Bay Village) from local government and private investors to build a modern shopping center next to the Boardwalk and history museum, which to me, tells me that Coos Bay is banking on increasing tourism to help fuel the local economy, especially after the fishing and logging industry was gutted.

If we were to regulate the short-term rental industry, making it difficult to obtain proper permits, do you agree that this will deter tourist from traveling and visiting beautiful Coos Bay due to lack of lodging, thus hurting the local economy?

On another note, what is being done to reduce zoning regulations to encourage **local** builders to build affordable housing (tiny homes, manufactured homes, modular homes)? I understand there is a large housing investment taking place (Timber Cove and Coos Bay is paying for half their sewer system of a whopping \$1.2M), but is this enough (not saying corporate welfare for Red Moon is the answer here)?

What about reducing zoning regulations so local investors can start building affordable housing in a smaller scale? Would a better option be to invest the \$1.2M to local builder initiatives to encourage new affordable housing?

Thanks,
-Jake Graves
541-294-1489

Carolyn Johnson

From: Marissa Nuez <marissanuez@gmail.com>
Sent: Friday, September 17, 2021 3:39 PM
To: Carolyn Johnson
Subject: Vacation Rental Concerns & Suggestions

Good Afternoon,

Our family lives in Bandon.

We purchased our home in 2016 and promptly began the legal aspect of converting our home into a vacation rental.

At that time, our family paid \$2,550 JUST for a hearing in Coquille.

We abide by all the rules (annual health inspection, quarterly water testing, etc.).

I feel a deeper issue are individuals who run vacation rentals illegally and outside of the watchful eye of Coos County.

I know of 3 different vacation rentals in Bandon alone that are illegally operating and have been for years.

They are on Airbnb, but do not have a license to operate.

I was told, if they are caught, it's a \$2000 fine for the first offense.

Maybe, if the county started cracking down on some of the illegal rentals, it would cause those individuals to change to legal long-term renting. If they chose to go the legal route, the county would still receive \$2,000 fine for operating outside of guidelines, plus \$2,550 IF they wanted to attempt the legal route.

Seems like a win-win to start having folks investigate which homes are legally operating and which ones are not.

Thank you,
Marissa Nuez

Carolyn Johnson

From: cathe barter <umpqua.bart@yahoo.com>
Sent: Monday, September 20, 2021 2:22 PM
To: Carolyn Johnson
Subject: STVRs

Short - term, meaning renting of homes to non-residents, are not a suitable option or viable in our community. One only has to look at the STVRs wasteland in Bandon to observe the sterile, unkept housing sites for sale, for rent, by totally uninterested occupants. A family oriented neighborhood is what we are in Terramar West (Prefontaine). We are not about cars racing in and out during all late-night hours. We are not about loud parties, litter, and the neighborhood's social erosion(s).

More importantly, these STVRs will be rampantly filled, DRUG fueled intermittently and temporary, roofs over essentially 'campers'. There will be unkept landscapes, much litter, vehicles parked haphazardly, there will be no accountability to the long-term residents who pay taxes, and send children to local schools. Housing structures will begin to deteriorate as the heavy use by people moving in and moving out replaces the family atmosphere we sought when we purchased our homes. This will compete with local motels/hotels in key commercial districts of our cities. We are zoned Residential. We are not zoned Commercial. These are Commercial enterprises in a largely residential area. Once you unplug the floodgate for STVRs. our very livable neighborhood will be completely altered.

No. It is a short-sighted, and will be very damaging to our neighborhood.

Carolyn Johnson

September 2021

Since 2013 we as a neighborhood have submitted well over 50 emails and letters and have made numerous phone calls, trips to city hall, and attended city meetings to communicate our overwhelming opposition to the city policies on the operation and the site selection for Short Term Vacation Rentals (STVR), in clearly planned and developed residential neighborhoods in the city. The placement of STVR in the residential neighborhoods of our community, in light of the decades long housing shortage, and the decades long challenges in recruiting and retaining skilled workers, alone is more than enough reason to completely reevaluate the current STVR program and properly plan to mitigate the profoundly negative effects of STVR land use, in residential areas of the city.

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Mary Behrends

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September 2021

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Again thank you for your attention to resolve this matter, Mary Behrends

Carolyn Johnson

From: BENTON <B2PACE@msn.com>
Sent: Wednesday, September 22, 2021 10:29 AM
To: Carolyn Johnson
Subject: STYR

Good Day

I am in opposition to Short Term Vacation Rentals in this residential neighborhood, Terra Mar West! B & B as well!

Thank You, Ben Pace, 1175 Fulton Ave., Coos Bay

Carolyn Johnson

From: Cynthia <fuoco7@live.com>
Sent: Thursday, September 23, 2021 8:38 AM
To: Carolyn Johnson
Subject: Short term rentals

As citizens of Coos Bay for thirty five years we have steadily watch the decline of neighborhoods especially in the Empire area.

We adamantly oppose the possible of individuals that have no interest in improve a neighborhood but rather using it for profit. Another cities across the country a banning short term rentals because they only destroy the integrity of the property. Large gatherings with alcohol and drug use, and violence our prevalent.

Who will respond to such issues an over worked police and fire department ?

What are the requirements and laws governing such rentals and how and how would they be enforced?

Many unanswered questions with a multitude of issues. Please consider closely this issue because neighborhood need your thoughtful consideration to attract productive and caring community members.

Sent from my iPhone

Trent Hatfield and Lisa Waddington
990 N 10 COURT
COOS BAY, OR 97420

September 23, 2021

Coos Bay Planning Commission
City of Coos Bay
500 Central AVE
Coos Bay, OR 97420

Dear Coos Bay Planning Commission,

We would like to express our support for the board to expeditiously develop a plan to consider permits for short term rentals. We believe that short term rentals are an important resource for the Coos Bay community that benefits both visitors and locals alike.

Short term rentals are a resource that is currently sought after and preferred by many travelers whether traveling in state, out of state or internationally. Accommodating those visitors who prefer STRs and providing choice to travelers should be a priority of the community. People come to our area for festivals, restaurants, recreation, health care, and more. If our community cannot provide this type of accommodation we may lose visitors to nearby areas..

We would argue that short term rentals are well maintained properties. Visitors want properties that are in good condition with well maintained yards and attractive structures. We would expect that short term rentals are better maintained than your average home or apartment, as hosts need to keep properties clean and make timely repairs in order to attract customers. Properties that are poorly maintained will be unsuccessful as STRs. STRs should improve the general quality of our community.

Compared to other renters, guests in short term rentals should be better neighbors. Most of the STR programs require hosts to give immediate feedback about any guest that breaks the rules or causes problems. In our experience this has made short term renters excellent guests. Furthermore if a guest does cause problems, they, by definition, will be there for a short term and the host can easily not allow them to return. In our experience as property managers of long term rentals for the past 18 years, long term renters are much more difficult to manage.

Please consider these points and work quickly to establish a process for responsible property owners to apply for permitting and provide short term rental options to the community in a mutually beneficial way.

Thank you,

Trent Hatfield
waddhat@gmail.com
541-269-9492

Lisa Waddington
waddhat@gmail.com
541-269-9492

Carolyn Johnson

From: John Peery <beeftrust1@icloud.com>
Sent: Saturday, September 25, 2021 12:49 PM
To: Carolyn Johnson
Cc: jamesbehrends@yahoo.com
Subject: Short term vacation rentals

This is our objection to short term vacation rentals, hereinafter referred to as STVR's, placed anywhere in residential areas of Coos Bay, and in particular our community here on Prefontaine Drive and environs. Our objections are as follows:

- 1.) STVR's bring absolutely no value to the community. What they do bring is noise, extra traffic, uncaring parking and trash.
- 2.) Residents do not want their properties devalued by being in proximity to STVR's.
- 3.) In our neighborhood, the setbacks are very tight. This allows the transmission of partying noise, etc. from people who have no buy-in to the community to disrupt neighbors. We had this when (several years back) under previous ownership, 805 Prefontaine was allowed, unlicensed and unchecked, to continue their season of STVR despite complaints and lack of city pre-approval. Your monitoring of "approvals" has proven to be poor.
- 4.) Parking is usually an issue, as various friends, relatives, motorhomes, boats, and vehicles join the party, in violation of city requirements.
- 5.) Now that we have decriminalized most drug use, there is the additional fear of narco-vacationers, with judgment accordingly impaired in a way different from the usual "kegger", with that risk to the community increased.
- 6.) We have many folks that like to get out and walk our dogs, bicycle, jog, skateboard, etc. The last thing the population needs is more traffic. We have a low level of police monitoring of speeders, etc. in our community. STVR's would only add to the traffic issue.
- 7.) This is nothing more than an additional tax scheme for the city to double dip on existing housing stocks. Occupancy tax is simply not worth what it will bring you in trouble, the ire of communities, and infractions.

In short, we want PROTECTION from our city fathers, not additional annoyances and safety issues.

DISALLOW STVR'S IN RESIDENTIAL NEIGHBORHOODS IN COOS BAY!

Carolyn Johnson

From: Tony Donato <m1232@aol.com>
Sent: Sunday, September 26, 2021 8:39 PM
To: Carolyn Johnson
Subject: For STVR Planning Commission Meeting
Attachments: thefaithcommunity.pdf

Dear Ms. Johnson,

Enclosed you will find an attachment with my views on STVRs and our community.

Thank you!
Tony Donato
Neighborhood Watch Spokesperson

Dear City of Coos Bay,

People who are in the business of buying and selling houses want an easy way to make money. STVRs are contagious. When you allow one, people get ideas and also want one. Before you know it, many STVRs will be all around the city. They will destroy communities, families will leave the area and new families will not want to move into those neighborhoods.

Coos Bay has a huge faith based population. We attend a number of churches that benefit the community in many ways. Churches encourage people to work hard and love others like they love themselves. Churches also help others who are not so fortunate. We, church attendees, donate lots of money to the community, volunteer on projects that help the community and donate money and time to agencies that help the community. Many of us are also Coos Bay's finest employees because we value hard work and have high ethics.

Why is this important? As you know, Coos Bay has a huge turn over. People come because it is so beautiful but many leave because of the high winds and the constant rain.

If the city continues to allow STVR permits, then every time church attendees sell their houses, someone will buy their house and turn it into a STVR. In the past, when a person left the church because they moved, someone else would move into their house and possibly go to a church. There was no net loss. However, if the city allows STVR permits, more and more people will want to buy a house here and use that house for that purpose. That will cause churches to lose net number of people and that will dramatically reduce the amount of donations and help churches will be able to give the Coos Bay community. By the way, people that go to hotels usually don't go to church and if they do, churches don't expect or even ask people who are visiting for help or donations. Finally, be aware that if the number of church attendees drops to a certain level, a church will not be able to operate financially and will have to close. Coos Bay will be quite a different place without the stabilizing effect of the faith based community; a community in which faith and family are respected and valued. In contrast, an influx of STVRs will not contribute at all to this community.

Therefore, STVRs are not a good idea. The money the City will get from hotel taxes and fees will be way less than the amount of volunteering, donations and community help churches currently give the city. Allowing STVRs in Coos Bay will give the City quite a net loss in the long run.

Don't do it!

Tony Donato

Carolyn Johnson

From: james behrends <jamesbehrends@yahoo.com>
Sent: Tuesday, September 28, 2021 12:18 PM
To: Carolyn Johnson
Subject: Short term Vacation Rentals (STVR)
Attachments: presentation #1 A overview of our past problems.pdf; Presentation #2 driving maps that would be used to explore the Coos County area by a visitor or tourist.pdf; Presentation #3 Who really pays the bills for the city.pdf; Presentation #4 What part of HOUSING SHORTAGE does someone not understand.pdf; Presentation 5 Our community needs more Motels Rooms - Copy.pdf

Ms. Johnson

These preliminary presentations are written from a neighborhood perspective with neighborhood input and outline some powerfully negative effects of the city's current Short Term Vacation Rental policies. It is also a starting point for a more detailed and researched review by, planning, economic development, legal and land use professionals who, will very likely find even more negative economic, social and cultural effects of the current city STVR policy than outlined here.

In working with our economic loss models for the community presented by the current STVR program, our STVR numbers are conservative. We do believe a much more detailed evaluation will reveal a much more substantial total loss to the community, which has effected a vast majority of our city's population. It is also very hard to put a value on a good neighborhood.

The city should not burden neighborhoods with the task of constantly communicating opposition. It is very clear that this current policy is UNACCEPTABLE. STVR has damaged the quality of life in our neighborhood. We as neighbors have learned more and more and found this industry, operating in clearly zoned family and workforce housing, is a net loss to the whole community and only serves a very narrow special interest. STVR is a community soul sucking business.

Attached are first 5 presentations on the STVR issue, presentation #3 is a little harsh, but still very valid. Many working families paid near 7-10% of their income for government services, one of which is to have family and workforce housing protected from the damage of commercial activity by zoning.

1. We are running about a day late in turning out most of our presentations, attached are presentations 1-5
2. We are also looking for a inventory of single family residential structures within Coos Bay URA boundaries
3. We are also looking for a inventory of single family structures in commercial and mixed use areas of the city.
4. We are also looking for a inventory of bare land in commercial and mixed use areas of the city.

We will be using the structures and land inventory for a presentation. the presentation will be finished in time for direct a presentation lasting about 10 minutes, during the second planning commission meeting. If the city has already gathered the information for items 2-4 please give us a link to those staff studies or reports. If the material is not available we will develop the data base, from field work.

Again thank for your attention to this matter and we will have most all of our presentations ready by tomorrow.

Thank you

Carolyn Johnson

From: stevetindell@comcast.net
Sent: Tuesday, September 28, 2021 1:37 PM
To: Carolyn Johnson
Cc: james behrends; Tony Donato
Subject: Short Term Vacation Rentals

Ms. Johnson:

The Tindell family owns six parcels on Prefontaine Drive and we are against Short Term Vacation Rentals (STVRs) in the neighborhood. We fully support Jim Behrens' and Tony Donato's information and presentations providing strong arguments against STVRs. We believe a vote against STVRs is in the best interests and safety of our neighborhood and Coos Bay. If you have any questions, please contact me at 719-210-1446.

VR- Steve Tindell

Carolyn Johnson

From: james behrends <jamesbehrends@yahoo.com>
Sent: Wednesday, September 29, 2021 3:25 PM
To: Carolyn Johnson
Cc: Tony Donato
Subject: Short Term Vacation Rentals
Attachments: Presentation # 6 In Oregon rules are done and standards are set.pdf; Presentation # 7 Security.pdf; Presentation #8 The Coos Bay Model of the Gentrification effect and the big boys are not in the STVR business.pdf; Presentation # 9 27 People living in our community fulltime is better than Zero.pdf

Ms. Johnson

In presentation # 9 the income levels are based on the income required to finance a home with a conventional loan in our neighborhood. These income numbers would be significantly higher had we used the income levels based on occupational income presented in the department of labor guides. Our sample model income levels are conservative, but are still close to double the existing City of Coos Bay household income levels. Working families have value to this community.

These preliminary presentations 6-9 are written from a neighborhood perspective with neighborhood input and outline some powerfully negative effects of the city's current Short Term Vacation Rental policies. It is also a starting point for a more detailed and researched review by, planning, economic development, legal and land use professionals who, will very likely find even more negative economic, social and cultural effects of the current city STVR policy than outlined here.

Again, in working with our economic loss models for the community presented by the current STVR program, our STVR numbers are conservative. We do believe a much more detailed evaluation will reveal a much more substantial total loss to the community, which has effected a vast majority of our city's population. It is also very hard to put a value on a good neighborhood.

Presentation # 10 is still on hold, neighbors are still evaluating that presentation, before submittal

Thank you for your attention to this matter

James Behrends

Monday, October 04, 2021

Honorable Joe Benetti, City of Coos Bay Council, and City of Coos Bay planning commission,

Considering your upcoming deliberations on the status of Short-Term Rentals within the City of Coos Bay, I wanted to supply you with my written testimony. For context, we have a house in Coos Bay and one in the Rogue Valley. Our young family (Lars just turned 7 and Inga is 4) works hard so we can live in these two great communities and take advantage of everything they have to offer (no offense to Coos Bay but as skiers we tend to spend the winter close to Mt Ashland). Below I have listed some positives that short term rentals provide to communities. As you will see, these positive benefits are supported by data, a contrast to anecdotal supposition.

Short term rentals have a negligible (0.4%) impact on rental prices.

One argument which is raised when speaking about short term rentals is the anecdotal impact on rent prices and an exacerbation of housing crisis. To be clear, this is a red herring. Economic analysis by Oxford Economics has shown that even under the most extreme cases, the impact from short term rentals on housing cost is negligible (0.4%) as compared to unemployment rate and mean income (12.4% collectively). Since tourism has been shown to positively impact both unemployment and mean income (Oregon Travel Impacts, 1992 – 2018 report), provisions which increase the stock of highly desirable short-term rentals provide significant positive benefit to the community by driving down the primary causes of rent increase and housing loss. Additionally, short term rentals generally operate in a different real estate group than long term rentals.

Short term rentals build a tax base while reducing impacts on schools.

Let's be clear, School's account for between 40 and 45% of the property tax uses in Coos County. From 2020 to 2021 it was 45% (see the 202-2021 Summary of Assessment and tax roll). Short-term rental groups drain zero resources from school funds, resulting in a net increase in per pupil spending. Further, short term rental properties tend to be on the higher end of property values (to attract visitors), further adding to the property tax coffers with zero drain.

Short term rental properties are better taken care of.

It is a simple fact of business, if your establishment is run down, you will lose patrons. Many on the city council own or are in business so I don't think I need to beleaguer the point. Short term rental hosts are actively rated by guests on every visit, much more so than hotels or motels. As such, property owners have a vested interest in making sure their guests have a great experience. This includes providing for a great outdoor appearance to properties. With so many neglected or under cared for properties the distribution of actively manicured properties increases neighborhood beatification. Further, landscaping, housekeeping, and general maintenance are often outsourced which further adds to entrepreneurial opportunities within the community. Anecdotally, current traditional rentals in our neighborhood are not maintained, with huge dead trees creating hazards. This has been supported by the research of Jeffereson-Jones in 2015.

Coos Bay has a severe lack of family friendly accommodations.

Here I speak from the most personal experience. When my young family was identifying where we wanted to purchase a home along the coast, we visited many communities and stayed in a host of different accommodations. In Coos Bay we had a hard time finding a family friendly place to stay. We stayed at the Red Lion which was a bit rough to let my kids play around in since semi-trucks are all over the parking lot. We stayed at the Mill Casino, but it is not set up for kids. We stayed at a bed and breakfast around town with little luck finding places which didn't require us to rent multiple rooms to fit a family of 4. In the end, an AirBnb allowed us the room to enjoy our trips to the coast. This is the reason AirBnB has seen a 62% growth rate in 2021, during a pandemic! These are the accommodations people want. This is why companies like Marriott are adding home-rentals to their portfolio.

Short-term rentals encourage water and electrical efficiency upgrades

Short-term rental owners' foot the bill for water, sewer and electricity. This creates a direct economic incentive to ensure that the properties are the most efficient possible. Short term rental hosts install smart thermostats, water conserving toilets/faucets, remote water leak and fire alarm systems. Traditional rentals and homes have the opposite economic drivers. The renter doesn't want to pay for an upgrade and the landlord does not pay the bill so they do what is minimal.

In addition to the items mentioned above, I could carry on at length about property rights and general economic growth. However, let me stop here and extend my gratitude for your time and service to the community. I hope you collectively make choices which enhance and provide opportunity for the community of Coos Bay.

Sincerely,

Mark Weir

541-708-2022

Carolyn Johnson

From: Donald Spier <silverlakedon@aol.com>
Sent: Thursday, September 30, 2021 4:24 PM
To: Carolyn Johnson
Subject: Vacation Rentals

Ms Johnson,

We reside in Pacific Crest Ocean View Community, in proximity to the property at 850 Prefontaine Lane. My concerns regarding vacation rentals at this location, as well as those in other residential areas are safety, property value and zoning.

I am concerned about the safety of our homeowners and their families if we have persons from outside of our community renting residential properties and generating additional traffic in our development.

Our community is comprised of professionals and retired persons and we are concerned about the presence of vacation rentals in proximity to our homes and the negative effect they will have on our property values.

Finally, it does not make sense to allow businesses, such as vacation rentals, to reside in an area zoned for rural residential. I have no issue with allowing vacation rentals in areas zoned for commercial businesses such as hotels, shopping, restaurants and bars. This is not what our zoning is about or was intended to be.

For these reasons, I ask that you reject the owners' request to allow a vacation rental at this location or any other located in a residential community.

Best Regards,
Don Spier
924 Inlet Loop
Coos Bay, Oregon.

Carolyn Johnson

From: james behrends <jamesbehrends@yahoo.com>
Sent: Friday, October 1, 2021 10:06 AM
To: janice@oregonsadventurecoast.com
Cc: Nichole Rutherford; Carolyn Johnson
Subject: Short Term Vacation Rentals STVR
Attachments: PIG FARMING.pdf; presentation #1 A overview of our past problems.pdf

Good Morning

To make this as simple as possible, anyone who thinks that car loads and car loads of strangers should be allowed to spend the night in a Family residential neighborhood, strangers with no connection to the community. Unsupervised STVR Strangers around families with very young Kids and a families with teenage and pre teen kids both boys and girls, that is just for starters for the problems with the STVR concept in family residential neighborhoods. Some individuals need to do a lot of reflection, this whole concept is WRONG!!!!!! The city has clearly shown that they cannot or will not protect the quality of life in family residential neighborhoods in the city. We as property owning residents will not tolerate any further nonsense on this issue. We will work this problem thru the system, and will WILL HAVE ACCEPTABLE OUTCOME, no matter how long it takes or how much it cost.

Thank you Janice for your time on the phone yesterday. We are looking at Granicus.com. as one possible source for information on the underground STVR economy. We are also considering writing our own tracking software, modeled after a LA non profit STVR Tracking effort, which does not operate in Oregon YET.

We suspect Our local real estate industry does know where MOST ALL of the under ground STVR activity is operating.

We are very interested in the number of STVR that have been discovered and accounted for to date. We have noticed that the over 30 day furnished rental market and the under 30 day market have many properties in common. It is such a difficult business to monitor, and STVR is so unnecessary in family and workforce residential zoned areas of the city. STVR 30 days or less is a burden we should not have in our neighborhoods, we know we have lived it!!!

Attached is some of the correspondence that has been sent in. We are working on additional presentations Below are the past fine levels fines in one CA community for problem STVR's, that community currently has a TOTAL ban in place, the fines did not work!!! We really believe that is type of lodging activity, with our city's long standing inability to provide services, such as shut down our past illegal STVR operators which did not follow any city rules. leads us to think that STVR Total Ban (for 30 day stays and under) in residential areas is the solution. Since we can not even in the past tow a rolling drug house RV out of our neighborhood, it took weeks, and took over 30 days to remove 20 or more homeless using a family residential back yard for camping. We as a city do not have staff or funding. With a ban in place we as neighborhoods can and will shut everyone of these PIG BARNS DOWN!

- Fines for violations have increased: o General violations (occupancy/noise/parking) ♣ First violation: \$1,000 ♣ Second violation: \$2,000 ♣ Third violation: \$3,000 o Operating a STVR without a valid STVR Permit ♣ First violation: \$3,000 and prohibited for all time from being eligible to be issued a STVR permit. ♣ Second or more violations: \$5,000

This level of fines does not even work.

It is still hopeful that we will not have to be very very proactive.

Thank you for your attention to this matter, Please feel free to share the attached letter with all the current STVR supporters who wish to loot and destroy family and workforce neighborhoods in the community.

James and Mary Behrends

Carolyn Johnson

September 2021

Since 2013 we as a neighborhood have submitted well over 50 emails and letters and have made numerous phone calls, trips to city hall, and attended city meetings to communicate our overwhelming opposition to the city policies on the operation and the site selection for Short Term Vacation Rentals (STVR), in clearly planned and developed residential neighborhoods in the city. The placement of STVR in the residential neighborhoods of our community, in light of the decades long housing shortage, and the decades long challenges in recruiting and retaining skilled workers, alone is more than enough reason to completely reevaluate the current STVR program and properly plan to mitigate the profoundly negative effects of STVR land use, in residential areas of the city.

Please use the upcoming city STVR meetings as an avenue to develop a much more positive and effective program. So that there is no misunderstanding, many in our community view these meeting as the last opportunity to resolve this land use conflict, without a very negative, very loud, very public, and well-funded and well supported battle to protect residential property owners RIGHTS to enjoy clearly developed and planned family and worker residential property in the city. Individuals and interest that wish to destroy family and residential housing in this community and damage the livability of residential neighborhoods will "OWN" that decision, if we cannot get this conflict resolved.

Attached is my current comments on STVR, reflecting discussions that occurred in our neighborhood over the weekend. Please forward this correspondence and attachment to the planning commission members. Had this land use issue involved an Agricultural conflict it would have been completely resolved by now.

The message should be very clear. Family and worker residential housing is NOT Tourist Habitation.

Thank you, for your attention to this matter.

Mary Behrends

To: City Staff, Elected and Appointed Officials and Friends and Neighbors

September 2021

It does appear that we as residential property owners in our sub division since 2013, have had an ongoing communications problem with the city in clearly expressing our concerns, about Swine Barns, Pig Farming, and Goat Herding in family residential neighborhoods using the Short Term Vacation Rental (STVR) loopholes. Our objective going forward will be:

- 1. Reassert the right to live in non-commercial, residential neighborhoods protected by zoning. Family and worker residential housing is not planned/designed for and should not be used for unattended Swine Farming, Goat Herding and Pig Barns, exploiting the current STVR loopholes**
- 2. We will aggressively defend and protect family and worker residential neighborhood integrity, character, and livability.**

We have asked and had approved a moratorium on STVR applications in the city. Please use this as an opportunity for positive changes and a full comprehensive review of the city's current STVR policies and programs. The current STVR system is full of loopholes, short comings and is very broken. The current system does not in any way protect family residential neighborhood integrity, character, and livability. One of the many corrections/policy changes that needs to be seriously considered is the placement of STVR commercial lodging activities. They should only be located in commercial and mixed use zoned areas of the city. The use of clearly planed and developed family residential housing for tourist and visitors for less than 30 days without a 24 hour a day on site property owner in place for management, by individuals, trusts and other business organizations exploits the multitude of STVR, general code enforcement loopholes and city short comings. STVR in residential areas is far from "Best Use". In our experiences this is and was an attempt to farm unmanaged swine, and herd goats in a family residential neighborhood. We have expressed clearly and repeatedly since 2013 that STVR commercial tourist lodging business activity, is a commercial activity burden being imposed by our city that we will not accept, in a family and worker residential neighborhoods.

If we are unable to get this conflict resolved. We will not hesitate to fund legal/land use actions to insure the protection our property rights, as individual residential property owners or by developing class actions, to force court ordered change. The current and past city STVR, general code enforcement and communications policies and practices, along with housing policies are presenting a very target rich environment. We will as we have in the past defend family and worker residential neighborhood integrity, character, and livability. We do not believe yet, that economic actions, targeting STVR sites with pickets, and organizing community wide boycotts of STVR supporting interest, needs to be done. **We have been very, very patient with our city. WE WILL HAVE this STVR land use and public nuisance problem resolved.** Hopefully this will have more fully and clearly communicated some of my neighbors concerns and perspective. **STVR operations has been a problem since 2013, and the problems need to be solved.** Thank you for your attention to this matter and I am looking forward to a positive resolution of this conflict, which protects our family and worker residential neighborhoods. **It should be very clear that Family Residential and Worker Housing is NOT a location for unmanaged and unstaffed tourist and short term visitor habitation. STVR Habitation's has negatively impacted our neighborhood livability, in the past and is UNACCEPTABLE based on our experiences in clearly residential areas of the city.**

Again thank you for your attention to resolve this matter, Mary Behrends

Ms. Johnson

September 2021

Attached is Presentation #1 outlining some of the disruption of the integrity, character, and livability of a residential neighborhood done by the placement and permitting of Short Term Vacation Rentals (STVR).

These were STVR's located in clearly planned, developed and zoned residential areas of the city. They are a burden that we should not have imposed on our or any other residential neighborhood by the city.

STVR is a clearly commercial lodging land use and is not in any way compatible with residential family and worker housing. Rules and policies which support the destruction of Family and worker residential neighborhood integrity, character and livability, should not be in any city's playbook. Rules and policies that allow the conversion of residential housing to commercial short stay mini motels, further handicapping efforts to recruit and retain workers at all skill levels thru out the community, is really very troubling because. It is very damaging to all of us in the community.

Family and worker Residential housing IS NOT TOURIST HABITATION

We will reassert the right to live in non-commercial, residential neighborhoods protected by zoning.

Thank you for your attention to this matter

James Behrends

Presentation # 1 Short Term Vacation Rentals (STVR)

August 2021

Draft response to the August 2021 letter to the editor published in the Coos Bay World Newspaper, that concerns about Short Term Vacation Rentals (STVR) are exaggerated.

100% of the residential property owners, who were located next to or across the street from the last Short Term Vacation Rental (STVR) which operated in our residential neighborhood, have expressed written opposition to the last STVR permit application. We have **100 percent opposition to another STVR being started based on direct firsthand experiences.** We have over 80% property owner opposition to the last applicant's commercial lodging STVR proposal on the street that the STVR was to be located on, in our family residential neighborhood.

It is lovely that your STVR experiences are so non- disruptive and pleasant with Short Term Vacation Rental (STVR) visitors, and you view your commercial lodging business as a near visitor utopia in a family residential neighborhood. But it's not based in reality. Our neighborhood experiences have been far from your visitor and neighborhood utopia. We, as property owning neighbors based on our firsthand experiences with the short term vacation rental business in a family residential housing in our community, currently see the city of Coos Bay STVR policies and practices as negative for all segments of our community, except the STVR lodging operator and a couple of real estate agents. **Our family residential neighborhood experiences living next to or across the street from an operating STVR have NOT been a quality of life enriching experience.**

High speed cars thru family residential neighborhoods. Parking that blocked driveways, mailboxes and fire hydrants. Trash in the street from grocery stores who have NO retail operations in the community. Not a single receipt or piece of promotional material in the trash was from a south coast business or activity. It was pretty clear to us that the core tourist focused business in our community experienced little or no economic lift from our neighborhood STVR visitors. We got to endure noise at all hours of the night and well in to the early morning coming from a commercial lodging business activity in a family residential neighborhood. We also got the family enriching experience of having drunken STVR mini motel guests disrupting family backyard BBQ's and seasonal family gatherings during daylight hours. We got more than enough strangers/vehicles in an unsidewalked family residential neighborhood that, families had to change pedestrian walking patterns to avoid the traffic, on street parking congestion and the conflicts with drunken visitors and strangers during daylight hours. We even got some opportunities to experience the unhoused (homeless) using the unattended Empty STVR zombie property for sleep overs when the visitor season was over. These are all very negative experiences, from a commercial activity which degraded the character and livability of a clearly designed, planned and zoned family and worker residential neighborhood.

One of the economic models that we are currently working with shows, an over half a million dollars a year economic loss to the community by just ten family residential houses being converted to STVR use. The city's current STVR policy of hap hazard Site placement and no real code enforcement, presents a very limited opportunity for anything positive to occur from STVR in residential neighborhoods. **Who is really benefiting from gaming the current STVR system?**

.

Residential Property owning neighbors with families have in the past expressed their concerns about operating public nuisance STVR mini motels in a residential neighborhood and had to patiently wait months for the city to close these, public nuisance STVR houses down once they have opened up in a neighborhood. The current system is way out of balance, and does not protect the quality of life in residential family neighborhoods. Your visitor and neighborhood utopia is far from the reality of our past neighborhood STVR experiences.

Our past communications with the city about the operations of STVR in family residential neighborhoods since, 2013 have been overall very polite and pretty civil and we have been very, very patient with our city. **We value the quality of life in residential neighborhoods and year round housing for people, families and workers, much more than some interest in the community. We also know that the economic, cultural, social stability and the skills provided by families who live in the community year round is not valued, by many in the community.** We do not believe that our current city policies and direction in relation to STVR protects the quality of life in family and worker housing. The city code enforcement both of the public nuisance codes and state structural building code and communications with property owners in the past and currently has been extremely unacceptable. **Many of my neighbors now view the past STVR experiences as the city attempting to and supporting the use of family residential housing as commercial Swine Barns in our residential neighborhood.** The negative impact of gaming of the city's current STVR policies to profit from well over 20 head of Swine in a 4 bedroom residential structure overnight, converted to an unattended Pig Barn does not in any way appeal to residential property owning families living in our RESIDENTIAL neighborhood.

We expect our city to protect the quality of life of family residential property owners in the city. Not just put lipstick on a pig. We have absolutely no interest in repeating our profoundly negative STVR experiences in a family residential housing neighborhood. **On record 100% STVR opposition based on firsthand experiences with the STVR industry, in our neighborhood is not an exaggeration. END**

WE PAY PROPERTY TAXES TO LIVE IN A FAMILY RESIDENTIAL NEIGHBORHOOD, PROTECTED BY ZONING

Family and Worker Residential Housing is not Tourist and Visitor Commercial Habitation

September 29, 2021

John S Burles and Eugenia Sokol
1730 KoosBay Blvd
Coos Bay, OR 97420

Coos Bay Planning Commission
Coos Bay, OR 97420

Greetings to the Planning Commission for the meeting to discuss Short Term Rentals 10/12/21.

I will not be able to attend the meeting due to an ongoing health problem.

First of all, we emphatically submit that Short Term Rentals (STRs) are extremely beneficial to the city for a number of reasons:

1. STRs generate significant occupancy tax revenue for the city's tourist info fund.
2. STRs serve an accommodation need for tourists and travelers that want to conveniently cook their own meals at times, wash their clothes and travel in a minimum group of 4 people.
3. STR travelers often want to talk to the host to get a better feel for the area.
4. STRs serve as a micro -Chamber of Commerce directing travelers to the food, culture and recreation opportunities around Coos Bay. Each host will interact with hundreds of traveling groups per year. The personal interaction is extremely effective.
5. STRs serve a large traveling work population that will come to Coos Bay for extended 3 - 6 month periods of contracted employment.
6. STRs offer high value employment of cleaners, yard maintenance contractors and repair personnel of all types.
7. During the summer, the really busy tourist season, the motels in Coos Bay are booked with no vacancy signs. STRs fill this need for additional accommodations.
8. STRs fill an income need for residents that participate in the business. The successful STRs just don't naturally happen. These accommodations are the result of ground level business planning that require constant attention to the details of customer satisfaction.

With all that said, STRs need to be regulated, as STRs are spread throughout the community. Recommended regulations from our point of view:

1. The STRs need to be good neighbors, enhancing the beauty and the functionality of the neighborhood.
2. And most important – STRs should have off street, private parking for guests. This feature is safe, private and enhances the stay of guests and working travelers. The problem of infringing on already busy street areas is solved. Neighbors are much happier with less street clutter. The parking is quiet and lends to organization and control of numbers.

Sincerely,



Carolyn Johnson

From: james behrends <jamesbehrends@yahoo.com>
Sent: Monday, October 4, 2021 10:12 AM
To: Carolyn Johnson
Cc: Tony Donato
Subject: Not Drinking the Kool Aid
Attachments: Presentation # 10 Not drinking the Kool Aid.pdf

Ms Johnson

The presentation # 10 modeling is very conservative, in developing the Static economic infrastructure impact numbers. Static economic Infrastructure which has been established and operating well before, Bandon Dunes, The Boardwalk in old town Bandon and Coos Bay, and The establishment of the Oregon Dunes federal recreation Area. This infrastructure has also been in existence well before the development of the Tribal gaming industry in Coos County. This Static Economic infrastructure survived and grew thru a completed economic collapse of the Coos county economy in the first of many natural resource based economic contractions and tourism collapses that have occurred over decades. Timber, commercial Fishing, agriculture, wholesale distribution, construction, banking, insurance, auto and RV sales and service, retirees, Tribal Governments and many other segments of the economy are still highly significant contributors to the whole economic picture on a regional level, and are not addresses in this presentation. We are a regional economic hub for 80,000 people in three county's and have been for decades. Economic diversity is nice, but diversity at the expense of Family and workforce housing for all the community is unacceptable. STVR= No housing, every family residential unit counts.

No dollar multiplier was used in the static infrastructure economic model numbers of 300 million dollars, just within the city limits of Coos Bay. We are confident that the Tourist and visitor numbers, because they are reported from a very profession organization reflect 277 million dollars very aggressively, with a multiplier factored in. The travel and visitor impact numbers are developed to SELL that industry to the community. We will touch on the Fact that recent reported employment on just the Hospital alone is 1,145 people, full and part time, add in the employment of the rest of the static economic infrastructure which in the City limits of Coos Bay plus a reasonable multiplier and we would present total employment numbers that easily surpass the total numbers from tourist/visitor related employment in the whole county. We have been very conservative in our modeling, of 300 million dollars in just one segment of the Big picture, and only 277 million for tourist and visitors counting everything.

Thank you for your attention to this matter. We do not write reports or presentations for a living please bear with us and hopefully the point is being communicated. STVR in zoned Family and workforce housing is WRONG!!!! anyway you want to look at it.

James and Mary Behrends

Carolyn Johnson

From: Teri Fisher <mrsteapot@hotmail.com>
Sent: Monday, October 4, 2021 1:18 PM
To: Carolyn Johnson
Subject: advocating STR in Coos Bay

Dear Carol,

Thank you so much for taking the time to talk with me about the upcoming STR discussion for the planning committee meeting. I would love to participate in the Teams meeting if possible.

Here are some of my thoughts:

We have a STR in Coos Bay and I have a driveway that is shared with our neighbor. (you can't really get much closer of a neighbor than that). The other day I asked her if she had any troubles with any of the guests staying at the STR. She said, no. They have all been very polite and friendly.

I currently have two month to month rentals and one STR rental in Coos Bay. I have hired someone to build a beautiful fence in the backyard, I hired someone to paint, put down new floor coverings, and update the small little house. After each guest leaves, I have a housekeeper who goes in to clean the house so it is always neat and clean. I am paying taxes to the city of Coos Bay (motel tax), I have purchased new furniture from Rife's in Coos Bay and Engel's furniture in North Bend. I have purchased most of the items needed to house a STR from various stores in the Coos Bay / North Bend area. (Kitchen items, blankets, sheets, etc.)

The guests who stay at our cottage are also bringing dollars into the area. Buying groceries, eating in restaurants, exploring the area, crabbing, fishing, etc. and buying trinkets at our locally owned gift shops.

By banning STR's you will **not** stop the people who are operating STR's illegally. That will continue. What you will be doing is stopping those of us who have followed the rules, gotten permits, and done it right. Those of us who care about our properties and want to keep them in good condition, clean, and well taken care of.

When this particular property was a month to month rental, I rented it for \$645/month. After the mortgage payment, I would have about \$115 of income. Now, this very same property is bringing in significantly more than that. My husband and I are excited about the possibility of retiring soon. (We are in our 60's). This has really made a difference in our ability to even think about retiring. And our home is well cared for. It beautifies the neighborhood, it is not an eyesore! (Like so many rental homes in Coos Bay!!)

A little over a week ago, we were in Coos Bay and I did a walk-through of one of my month to month rentals. The family living there are not taking care of the home. The carpets are stained, the house is dirty, (I just paid the father to paint the house inside and out two years ago), you would never know the inside was painted. The walls are dirty and chipped. The wood painted trim is chipped and dirty. When this family moves out, this house will need a complete interior paint job, new flooring etc. If this was a STR, I would have housekeepers going in each time a guest leaves to clean and maintain the property. The property would never get to this point!

I really don't see the negative effects of STR's. I have just been notified by Airbnb that we are now Superhosts. Which means that we have maintained a star rating of above a 4.8 stars out of 5 stars. We are 4.9 stars. We are contributing to the city in terms of paying lodging taxes, purchasing items for the house, and offering a clean and nice place for tourists to stay while they are exploring our city, purchasing groceries, eating in our restaurants, and buying from local gift shops in the area.

I urge you to allow STR's in Coos Bay. They are well kept, neat and clean if they are to be rented. If they are not well kept, neat or clean, the guests will review them poorly and with the poor reviews, they will not be rented. So it is an incentive for the owner to keep the property neat and clean to continue to rent out the property. Just drive down the streets of Coos Bay and see how many of the dwellings are in dire need of upkeep. I can pretty well bet, those particular properties are not STR's.

Thank you,
Teri Fisher
STR owner in Coos Bay
360-305-8305

Carolyn Johnson

From: Suzy <scpeck@aol.com>
Sent: Monday, October 4, 2021 2:02 PM
To: Carolyn Johnson
Subject: Vacation Rentals in TerraMar West"
Attachments: Presentation # 7 Security.pdf

Dear Ms. Johnson,

I'm sure you will receive many e-mails about this subject. It came up earlier this year and I know the people do NOT want this STVR to happen in our residential neighborhood and I believe that was denied. However, I understand some of the reasoning why "the powers that be" want it to happen, but we feel it simply is not feasible. There are motels and rentals in the area that can be used temporarily for people displaced from their homes due to fires in other areas.

I personally know that the Coast Guard families being transferred here are having a terrible time trying to find something to rent or buy while they serve their tour of duty - as well as serve their country.

I am attaching one of the attachments we received and it basically says it all - in spite of the errors in transcribing.

Bottom line? Do not upset the apple cart in the TerraMar West neighborhood.

Thank you,
Susan Peck and Richard Gutierrez
705 Tricia Place

"Nowhere in Coos Bay can you buy a home with the guaranteed that the house next door will never become a mini-motel, churning over carloads of different people as often as every 24 hours." "Sounds great to live next to makes me want to take a job offer here"

Presentation # 7 Short Term Vacation Rentals (STVR) Neighborhood Cohesion and Security

Given time we are confident with an influx of Short Term Vacation Rental (STVR) arrivals our property crime numbers will increase. **STVR locations will become an easy property crime target drawing in our "special" nighttime/daytime visitors to the neighborhood to Loot from our new clueless STVR temporary neighbors. STVR operators in the past in our neighborhood have expressed in the past no interest in security lights, checking on the property when vacant, joining a neighborhood watch organization and just NO ownership or BUY IN for any neighborhood concerns. We will have to bear the burden of increasing our security/hazard awareness efforts to overcome the lack of community buy in, shown by the STVR industry in our RESIDENTIAL NEIGHBORHOOD. Since when is a family residential neighborhood supposed to carry the burden of adapting to security problems and steady stream of strangers presented by an unstaffed remotely managed commercial lodging business?**

Our neighborhood of 100 property owners have had over 15 total home break INS/unauthorized access vehicle incidents from Dec 2016-July 2021. **A vast majority of these incidents involved property owners new to the area, who did not fully understand, truly realize and adapt to the personal and family security challenges of the Coos Bay living experience.** The ability to overcome the everyday security challenges demands neighborhood cohesion and awareness, we have to work together to address neighborhood issues. **STVR HAS, burdened our neighborhood by attracting wandering campers with blue tarp chalets, cardboard condos**, to hang out in and around the unattended structures that were once family homes. Our neighborhood has already gotten to see that part of the STVR industry. We strongly suspect that the Seagate neighborhood and other seasonally vacant residential neighborhoods with STVR locations experience this type of blue tarp chalet and cardboard condo development now, (Unmanaged homeless housing) in and around seasonal vacant STVR structures.

STRANGER DANGER -Who is going to pay to run the background checks on these Commercial lodging STVR visitors, who have no connection to the neighborhood, when they are OK'd to be placed next to families with young children by the city of coos bay, in a residential area of family and worker housing. These will be strangers in our neighborhood every day the STVR is operating. Neighborhoods that do not have even an hourly police patrol presence. **The city will, thru its STVR actions, restrict the reasonable enjoyment of outside activities by families and children throughout the neighborhood. A neighborhood that is supposed to be family and worker housing. Not a commercial mini motel zone.** Our lodging operators on HWY 101 go to great lengths to stop the pop up sex/drug trade at their locations, with the efforts of the 24hr a day on site management. STVR HAVE NO ON SITE MANAGEMENT. We will have the burden as a family residential neighborhood of evaluating and reporting and documenting these sorts of disruptive behavior. **A STVR structure is a commercial unstaffed remotely managed Motel not a family home. It does not belong in family and residential neighborhoods. END**

Most of the issues affecting the quality of life in Coos Bay can be adapted to or compromised on, but when you come home to your family and a STVR is across the street or next door, you get to live with, the City of Coos Bays disinterest in your family's quality of life every day.

"Nowhere in Coos Bay can you buy a home with the guaranteed that the house next door will never become a mini-motel, churning over carloads of different people as often as every 24 hours." "Sounds great to live next to makes me want to take a job offer here"

Short Term Vacation Rentals (STVR) Neighborhood Cohesion and Security

July 2021

Many long term residents generally consider the current level of property crime to be normal. Those types of lifelong residents do not even bother to report incidents because they are commonplace. Our new arrivals with families do not share that view, adding 100's of STVR strangers, with our present property crime issues in a neighborhood, will be an overload and it is an easy family decision to leave Coos Bay and Coos County, with their hard to replace skill sets.

Many of our permeant new arrivals are rewarded for their relocation decision with the opportunity to be a property crime victim. Some are even lucky enough to have their U-Haul broken in to at a local hotel before even settling into their new home. They then get an opportunity to have their home broken into after moving in. One new family, two attacks in less than 6 months. That is a real WIN for the community. Given time we are confident with an influx of Short Term Vacation Rental (STVR) arrivals will be able to exceed expectations, and really drive our property crime numbers up. STVR locations will become an easy target drawing in our "special" nighttime/daytime visitors to the neighborhood to Loot from our new clueless STVR temporary neighbors. STVR operators in our

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neighborhood have expressed in the past no interest in security lights, checking on the property when vacant, joining a neighborhood watch organization and just NO STVR BUY IN for any neighborhood concerns. We will have to bear the burden of increasing our security/hazard awareness efforts to overcome the lack of community buy in, shown by the STVR industry in our RESIDENTIAL NEIGHBORHOOD.

Our neighborhood of 100 property owners has had over 15 total home break INS/unauthorized access vehicle incidents from Dec 2016-July 2021. (We have records to 2003 and it is ugly) This is in an established transitional neighborhood, with an active neighborhood watch program/association for close to 40 years. Many of these incidents involved property owners new to the area, who did not fully understand and truly realize the personal and family security challenges of the Coos Bay experience. The ability to overcome the everyday security challenges and inform neighbors on steps to take well before a major hazard event, demands neighborhood cohesion and awareness, both are lacking in the Short Term Vacation Rental (STVR) visitor, and STVR property owner.

It will be even better during the 9 months of the year when the empty zombie STVR house drags down and burdens our neighborhood by attracting wandering campers with blue tarp chalets, cardboard condos, to hang out in and around the unattended structures that were once family homes. Our neighborhood has already gotten to see that part of the STVR industry. We strongly suspect that the Seagate neighborhood and other neighborhoods of STVR locations experiences this type of blue tarp chalet and cardboard condo development now, (Unmanaged homeless housing) in and around seasonal vacant STVR structures. We really enjoyed those visitors in our neighborhood.

STRANGER DANGER -Who is going to pay to run the background checks on these STVR visitors, who have no connection to the neighborhood, when they are OK'd to be placed next to families with children by the city of coos bay, in a residential area of family and worker housing. These are strangers in our neighborhood every day. Neighborhoods that do not have even an hourly police patrol presence. The city will thru its actions, will restrict the enjoyment of outside activities by families and children throughout the neighborhood. A neighborhood that is supposed to be family and worker housing.

Our lodging operators on HWY 101 go to great lengths to stop the sex/drug trade at their locations, with the efforts by the 24hr a day on site management. STVR HAVE NO ON SITE MANAGEMENT

The city of Coos Bay current policies does not value residential neighborhoods other than as a tourist habitation resource. The city of Coos Bay is attempting to remove any chance of successful neighborhood cohesion in a residential community. This is a required attribute in neighborhoods located in high hazard zones, high crime zones. It is very doubt full that any currently operating STVR in the city is 2 days ready for a natural hazard, let alone 2 weeks ready which is the current city standard. The primary burden of handling all of these natural hazard and security concerns will again fall on the families and workers living in the residential areas of this community. Our neighborhood attempts to communicate these concerns to new arrivals, and in all cases some degree of Buy in to the community occurs, to address some or all of the issues, hazards and property crime, outlined in this presentation. PAST STVR INDUSTRY BUY IN IS ZERO.

Please note: OUR POLICE FORCE AND OUR FIRE DEPARTMENT ARE NOT THE PROBLEM, they are attempting to provide services within the limitations of the Budgets and community goals set by city

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"Nowhere in Coos Bay can you buy a home with the guaranteed that the house next door will never become a mini-motel, churning over carloads of different people as often as every 24 hours." "Sounds great to live next to makes me want to take a job offer here"

elected leadership. The communication that city/real estate industry provides to new arrivals about security and natural hazards is very much suspect. In discussions with Police leadership (Feb-Mar 2020) and our neighborhood questions were answered and a plan was discussed which involved ramping up existing community education efforts, involving lighting, car, home security and stranger awareness. These efforts in our neighborhood to increase personal security, are ongoing. It is incredibility doubt-full that if we have 25 STVR per 100 homes which could be possible in 10 years in this transitional neighborhood, that the security/hazard awareness would be addressed by the neighborhood property owners at a level that has occurred in the past and continues to occur now. Since the last two operating STVR in our neighborhood expressed no interest in community Buy in at all.

Most of the issues affecting the quality of life in Coos Bay can be adapted to or compromised on, but when you come home to your family and a STVR is across the street or next door you get to live with, the City of Coos Bays disinterest in your family's quality of life every day.

At present evaluations of extensive neighborhood wide camera systems, armed private security patrols, and extensive front yard fencing is ongoing, in our neighborhood. STVR, coupled with any further increase in our property crime levels, will more clearly focus that effort. We will be safer but we will not be welcoming. The primary burden of security and natural hazard awareness in our community falls on the neighborhoods in this community. Neighborhood efforts to bring awareness to these concerns and develop neighborhood cohesion will be seriously compromised by the introductions of STVR at any density level. Our residential neighborhoods are family and worker housing, they are not the more heavily police patrolled commercial areas of the city. Many families can adapt to the high level of property crime, and prepare for natural hazards. The city's effort to place 100's of strangers in clearly residential family and worker neighborhood, will be an overload. This over load will cause further draining in an already very shallow skilled labor pool. Many families are on the record that they will leave the city and the area. STVR operations are unacceptable in family residential areas.

Most of the issues affecting the quality of life in Coos Bay can be adapted to or compromised on, but when you come home to your family and a STVR is across the street or next door, you get to live with, the City of Coos Bays disinterest in your family's quality of life every day.

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Carolyn Johnson

To: Mark A. Weir; Rodger Craddock
Cc: Jim Hossley
Subject: RE: Public comments for the Planning commission meeting regarding Short Term Rentals in Coos Bay

Thanks Mark, I will include. My email address wasn't wrapped into your 10.04 transmittal; I'll be sure the Planning Commission receives this at their October 25 meeting.

From: Mark A. Weir <markalanweir@gmail.com>
Sent: Friday, October 15, 2021 12:58 PM
To: Carolyn Johnson <cjohnson@coosbay.org>; Rodger Craddock <rcraddock@coosbay.org>
Subject: Fwd: Public comments for the Planning commission meeting regarding Short Term Rentals in Coos Bay

Hi Ms Johnson,
I did not see my attached notes in your presentation to the planning commission. Please include them for the record
Thanks,
Mark Weir

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

From: **Mark A. Weir** <markalanweir@gmail.com>
Date: Mon, Oct 4, 2021 at 12:00 PM
Subject: Public comments for the Planning commission meeting regarding Short Term Rentals in Coos Bay
To: <jmickelson@coosbay.org>, <publiccomment@coosbay.org>, <ldinovo@coosbay.org>, <jbenetti@coosbay.org>, <dfarmer@coosbay.org>, <skilmer@coosbay.org>, <cmatthews@coosbay.org>, <rmiles@coosbay.org>, <sstephens@coosbay.org>, <rcraddock@coosbay.org>

Monday, October 04, 2021

Honorable Joe Benetti, City of Coos Bay Council, and City of Coos Bay planning commission,

Considering your upcoming deliberations on the status of Short-Term Rentals within the City of Coos Bay, I wanted to supply you with my written testimony (attached). For context, we have a house in Coos Bay and one in the Rogue Valley. Our young family (Lars just turned 7 and Inga is 4) works hard so we can live in these two great communities and take advantage of everything they have to offer (no offense to Coos Bay but as skiers we tend to spend the winter close to Mt Ashland). Below I have listed some positives that short term rentals provide to communities. As you will see, these positive benefits are supported by data, a contrast to anecdotal supposition.

Short term rentals have a negligible (0.4%) impact on rental prices. One argument which is raised when speaking about short term rentals is the anecdotal impact on rent prices and an exacerbation of the housing crisis. To be clear, this is a red herring. Economic analysis by Oxford Economics has shown that even under the most extreme cases, the impact from short term rentals on housing cost is negligible (0.4%) as compared to unemployment rate and mean income (12.4% collectively). Since tourism has been shown to positively impact both unemployment and mean income (Oregon Travel Impacts, 1992 – 2018 report), provisions which increase the stock of highly desirable short-term rentals provide significant positive benefit to the community by driving down the primary causes of rent increase and housing loss. Additionally, short term rentals generally operate in a different real estate group than long term rentals.

Short term rentals build a tax base while reducing impacts on schools. Let's be clear, School's account for between 40 and 45% of the property tax uses in Coos County. From 2020 to 2021 it was 45% (see the 202-2021 Summary of Assessment and tax roll). Short-term rental groups drain zero resources from school funds, resulting in a net increase in per pupil spending. Further, short term rental properties tend to be on the higher end of property values (to attract visitors), further adding to the property tax coffers with zero drain.

Short term rental properties are better taken care of. It is a simple fact of business, if your establishment is run down, you will lose patrons. Many on the city council own or are in business so I don't think I need to beleaguer the point. Short term rental hosts are actively rated by guests on every visit, much more so than hotels or motels. As such, property owners have a vested interest in making sure their guests have a great experience. This includes providing for a great outdoor appearance to properties. With so many neglected or under cared for properties the distribution of actively manicured properties increases neighborhood beatification. Further, landscaping, housekeeping, and general maintenance are often outsourced which further adds to entrepreneurial opportunities within the community. Anecdotally, current traditional rentals in our neighborhood are not maintained, with huge dead trees creating hazards. This has been supported by the research of Jeffereson-Jones in 2015.

Coos Bay has a severe lack of family friendly accommodations. Here I speak from personal experience. When my young family was identifying where we wanted to purchase a home along the coast, we visited many communities and stayed in a host of different accommodations. In Coos Bay we had a hard time finding a family friendly place to stay. We stayed at the Red Lion which was a bit rough to let my kids play around in since semi-trucks are all over the parking lot. We stayed at the Mill Casino, but it is not set up for kids. We stayed at a bed and breakfast around town with little luck finding places which didn't require us to rent multiple rooms to fit a family of 4. In the end, an AirBnb allowed us the room to enjoy our trips to the coast. This is the reason AirBnB has seen a 62% growth rate in 2021, during a pandemic! These are the accommodations people want. This is why companies like Marriott are adding home-rentals to their portfolio.

Short-term rentals encourage water and electrical efficiency upgrades . Short-term rental owners' foot the bill for water, sewer and electricity. This creates a direct economic incentive to ensure that the properties are the most efficient possible. Short term rental hosts install smart thermostats, water conserving toilets/faucets, remote water leak and fire alarm systems. Traditional rentals and homes have the opposite economic drivers. The renter doesn't want to pay for an upgrade and the landlord does not pay the bill so they do what is minimal.

In addition to the items mentioned above, I could carry on at length about property rights and general economic growth. However, let me stop here and extend my gratitude for your time and service to the community. I hope you collectively make choices which enhance and provide opportunity for the community of Coos Bay.

Sincerely,
Mark Weir

541-708-2022

Carolyn Johnson

From: Christine Moffitt <ChristineMoffitt@outlook.com>
Sent: Tuesday, October 5, 2021 9:09 AM
To: Carolyn Johnson
Subject: Re. Short Term Vacation Rental Policy: Planning Commission and City Council
Attachments: Moffitt Written Planning and Zoning October 12th meeting.pdf; Moffitt Written Information for City Council Meeting 3 Aug. 2021.pdf; Moffitt Comments re Permit Application City of Coos Bay 10 May 2021.pdf

Dear Ms. Johnson:

Attached are three letters regarding the importance of revised policy regarding short term vacation rentals in Coos Bay

The October letter is for the upcoming Planning Commission meeting. In an effort to have a full record of my comments, I am also attaching two letters previously submitted to the City regarding this important issue.

I also request the opportunity to speak to the Commission at the meeting on October 12.

Thank you for your assistance with this matter.

Christine Moffitt

Christine M. Moffitt, Ph.D.
700 Denise Place
Coos Bay, OR 97420

208-310-3276 (mobile)
541-808-2793

10 May 2021

City of Coos Bay
Department of Public Works and Community Development
500 Central Ave
Coos Bay, OR 97420 (via email derler@coosbay.org)

Dear Friends:

Re: Permit 187-21-000031-PLNG

I am a citizen of Coos Bay in the Empire District within the Terramar West Subdivision, a residential neighborhood. We have an active and congenial neighborhood: we watch out for one another and take great pride in our beautiful area and its resources. A large proportion of us are retired or semi-retired professionals who are active in the cultural organizations, churches, and other volunteer-based groups in the community. We have occasional social neighborhood gatherings and watch out for one another.

I recently learned of the proposed application for Land Use Application Permit for a short-term vacation rental in our neighborhood at 850 Prefontaine. This proposal comes as a complete surprise as the proposed property was recently sold and all of us were ready to welcome the new owners. Instead, within a few days of the sale closing the new owners applied for permit to turn it into a rental hotel operation with VACASA. They clearly never intended to occupy the dwelling! Further discovery we found the owners were part of a trust corporation.

There are numerous clear problems with this application, and many of our neighbors have provided those details regarding safety issues especially with the proposed number of occupants. This home was built as a single-family dwelling and has limited parking. The home is very closely situated to the next-door homes and is located along the upper terrace of our development with no visual or acoustical baffling. That is part of the beauty of this area, we enjoy our views, and have quiet residents who respect one another.

This request does not meet any need within the community. Our local community has worked hard to provide safe and numerous resources for tourism and recreation with many camping and hotel housing units in areas zoned appropriately. The urban renewal projects have contributed to the development of the Coos Village that will highlight areas with abundant hotel accommodations for visitors. The planned development by the Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians will also provide opportunities for vacation opportunities in Empire. We all support the vacation and recreational components of our community. These hotels, camping and recreational rental structures are located in appropriate places, and have appropriate safety oversight within their developments.

Moreover, permitting this unacceptable commercial land use in a clearly residential zoned area of Coos Bay will provide precedent for other such operations, and cause great harm to our residential communities.

Sincerely,



Christine M. Moffitt, 700 Denise Place, Coos Bay, christinemoffitt@outlook.com

2 August 2021

Dear Friends and Members of the Coos Bay City Council:

I write to urge the city to suspend the acceptance of Short-Term Vacation Rental applications and instead conduct a comprehensive analysis with citizen and stakeholder involvement to assess existing permits with the goal of developing a valid and appropriate approach for this growing commercial operation. Coos Bay is not the first community to be challenged by this growing business operation. What began as a small enterprise now has multinational corporations involved in the business. In Oregon several regional studies have been conducted that can provide such a model for Coos Bay to consider. I have provided links to a few of these with this testimony.

We have a robust tourism-based economy in commercial and other areas of the region that provides hotels, motels, and recreational parks for mobile vehicles, camping and related short-term occupation. Economic activity and tourism are good for our economy and should and is encouraged. Our local community leadership and businesses have worked hard to provide safe and numerous resources for tourism and recreation with many camping and hotel housing units in areas zoned appropriately. The urban renewal projects have contributed. Most recently, the development of the Coos Bay Village has resulted in exceptional opportunities to highlight areas along the bay that have abundant hotel accommodations for visitors, and quality support from eateries, museums, recreational and retail businesses.

Allowing commercial operations of short-term vacation rentals in a residential neighborhood can have a large impact on the atmosphere and cohesiveness of a neighborhood. I provide a personal example. I am a property owner and resident in the Empire District of Coos Bay at 700 Denise Place. I have owned and improved property at that location since first purchase in January 2011. Before I made that purchase I conducted year-long search of many properties in Coos Bay and North Bend and their attributes with a goal of finding a suitable location for my retirement home in a neighborhood with residents that supported and enhanced the quality of life. Foremost in my search was to secure a safe setting with strong neighborhood values. My decision was clearly a good one, and as a new resident, I was invited to join the neighborhood watch association and was befriended by the many neighbors in the Terramar West subdivision. I found many of them were community businesses leaders, and participants in organizations that support arts, education, environmental and other important community groups.

I could not be more impressed with the level of generous engagement of community members in our neighborhood and others in the programs and projects that support and enhance all of our lives. I happily and readily provide time and financial contributions to programs in the community. I value the safety of my environment and the quality of our neighborhood. It is quiet, beautiful and safe. We need to protect these values and assets in our community.

In May of this year, after learning about a proposed land use permit application for a vacation rental, I provided a letter to the Department of Public Works and Community Development that expressed my opposition to a permitting such a short-term vacation rental unit in our neighborhood. I provided many reasons for my opposition that included the lack of supervision of such a dwelling, and the specific aspects of our location that include the placement of homes to utilize views cape with little separation of dwellings, all designed to allow homes to enjoy the beautiful views of the bay and ocean setting. Clearly, this zoning was a bad idea for our neighborhood, and I expressed reasons for this that included the threats to our safety, and the existing quiet and responsible behavior of neighbors. Since that time, I have been able to learn from other members of our neighborhood that the city has no policy regarding such commercial operations anywhere. As a result, I now stand in strong opposition to this lack of policy for our city. We are at a crossroads with increasing need for housing for families and individuals throughout our region and using existing dwellings for vacation related rentals is a step in the wrong direction.

We actively support the vacation and recreational components of our community, and this is an important economic driver. Hotels, camping and recreational rental structures are located in appropriate places, and have safety oversight and personnel within their developments. However, using quality housing for vacation rentals within existing residential neighborhoods for unsupervised short term tourism occupation is clearly not a good idea. Permitting this commercial land use in a residentially zoned area of Coos Bay will provide precedent for increased use of such operations and likely permanently affect the quality and safety of our residential communities.

In summary, I ask you to engage with community members, place a Moratorium or a Suspension of Applications for Short Term Vacation Rentals and begin a careful study with the goal of developing an appropriate policy for rentals in suitable locations only.

Sincerely,

A handwritten signature in blue ink that reads "Christine M. Moffitt". The signature is written in a cursive, flowing style.

Christine M. Moffitt, 700 Denise Place, Coos Bay, christinemoffitt@outlook.com

[Vacation rentals are exacerbating the housing crisis on the Oregon Coast - OPB](#)

[Assessing and Responding to Short-Term Rentals in Oregon \(uoregon.edu\)](#)

[Vacation Rentals Atch.pdf \(ashland.or.us\)](#)

3 October 2021

Dear Coos Bay Planning Commission and City Council:

I am grateful that the City Council voted to pause Short Term Vacation Rental permitting in the city. I understand that the Planning Commission was charged to review this situation and come to the City Council with recommendations. With this letter, I urge the Commission and Council to allow such development only in existing commercially zoned areas, and even in those areas, these permits need to be considered carefully.

In August our neighborhood members and others from the community reached out to the City Council in public comments to address problems associated with Short Term Vacation Rentals. Previously in May, many of us wrote letters to the Department of Public Works and Community Development regarding a specific permit request for a vacation rental permit in the Terramar West subdivision on Prefontaine. I provide copies of my previous submissions for your records.

As articulated in my previous letters and oral testimony in August, this issue is not unique to our community. In the past several years, given the ease of communications via internet, the development and promotion of vacation rentals in individual homes has grown into a multimillion-dollar business with little oversight. The companies that manage these assets are not mom and pop operations. There is nothing local about this. There are several large players, and often the various companies and resort entities cross list locations and opportunities. Vacasa, a Portland based company, has become the leading vacation rental management platform in North America, and has recently announced a new financial agreement with an internationally funded real estate investment group to launch Vacasa as a publicly traded company this fall. <https://www.fr24news.com/a/2021/07/vacasa-to-go-public-in-deal-valuing-portland-based-company-at-4-5-billion.html>.

Our community needs a strong policy to deal with this rapidly growing international business. The development does not follow traditional pathways used for hotel, motel, and recreational facility development and permitting. The traditional developments are permitted in commercial zones, have local management and ownership, and all phases of development require considerable oversight and regulation. In contrast, the development of vacation rentals is piece meal, as individual homes and properties located within residential zoning areas can be developed to become short term vacation rentals unless confined with an ordinance prohibiting them. The entire process at present is rather stealth, in that homes can be purchased within residential neighborhoods with no disclosure of intent. Then, after purchase, the properties can be converted into short term vacation use with a simple land use application permit. Such has been the case for several properties near to where I live.

Allowing commercial operations of short-term vacation rentals in a residential neighborhood can have a large impact on the atmosphere and cohesiveness of a neighborhood. My objection is far more than a NIMBY issue. These properties are threats to the stability and integrity of any residential setting.

I wrote previously to explain that I am a property owner and resident in the Empire District of Coos Bay at 700 Denise Place. I have owned and improved property at that location since first purchase in January 2011. Before I made that purchase, I conducted a year-long search of many properties in Coos Bay and North Bend and their attributes. Foremost in my search was to secure a safe setting within a neighborhood with residents that were engaged in supporting the community. My decision was clearly a good one, and, as a new resident, I was invited to join the neighborhood watch association and was befriended by the many neighbors in the Terramar West subdivision. Many of my neighbors are community businesses leaders, and professionals. Almost all participate in various community organizations that support arts, education, environmental, faith based and other important community activities. My neighbors are an impressive group of engaged and caring people. We have active communication networks. I value the safety of my environment and the quality of our neighborhood. These values and assets need to be protected in in areas throughout the community.

Our region has a shortage of housing. Permitting quality housing assets to be removed from the full-time residential market in Coos Bay is a step in the wrong direction.. Further, neighborhoods with vacation short term developments will detract from existing values and safety of neighborhoods. Transient traffic and activity that does not share our values will deteriorate the residential setting.

I and our neighbors actively support the vacation and recreational components of our community. Hotels, camping and recreational rental structures are located in appropriate places, and have safety oversight and management personnel within their developments. Converting quality residential housing into vacation rentals with unsupervised short term tourism occupation is not appropriate. This use puts a commercial land use in the middle of residentially zoned areas of Coos Bay. Allowing such change will likely permanently affect the quality and safety of our residential communities.

In summary, I ask that the city prohibit short term vacation rentals within residentially zoned neighborhoods. We need a clear statement that this use is appropriate only in commercially zoned areas, but even within those areas, each permit should be reviewed carefully.

Sincerely,



Christine M. Moffitt, 700 Denise Place, Coos Bay, christinemoffitt@outlook.com

Carolyn Johnson

From: emily gardner <gardner.emm@gmail.com>
Sent: Friday, October 8, 2021 4:28 PM
To: Carolyn Johnson; Nate McClintock
Cc: Joe Benetti; Lucinda DiNovo; Drew Farmer; Stephanie Kilmer; Carmen Matthews; Rob Miles; Sara Stephens
Subject: Opposition to residentially zoned STVRs
Attachments: Coos Bay Code Analysis.pdf

Good Afternoon,

Please see attached my code analysis in opposition to residentially zoned STVRs.

Please let me know if you have any questions,

Emily Gardner
860 Prefontaine Dr.

1 The issue presented before us is whether there is an STVR problem in Coos Bay and if there is,
2 what needs to be done about it.

3
4 **Background.**

5
6 I purchased my home at 860 Prefontaine dr. on May 5, 2020. It is a community I personally
7 chose for several reasons: it is a well-connected community; the neighbors are well informed and
8 stay involved; the neighborhood is quiet; and the neighborhood also experiences fewer issues
9 with public safety than possible surrounding neighborhoods. Lastly, I chose this particular
10 neighborhood due to residential environment. There are no vacation rentals and most homes in
11 the area are primary residences. It very much is a small-town neighborhood where everyone
12 knows everyone, and everyone helps each other in times of need. I am a remote worker for an
13 out of state business. Due to my line of work, I REQUIRE privacy and safety in my home and in
14 my neighborhood. I did not buy a half a million-dollar home to wake up every day to strangers
15 entering my neighborhood. If I knew this was a possibility, I would not have bought my home.
16

17
18 **Current Code**

19 CBDC 17.130.070 provides the approval criteria for a land use application:

20 The authorizing authority shall approve a land use application if the
21 applicant has sustained the burden of proving that:

22 (1) The application complies with the applicable regulations of the Coos
23 Bay comprehensive plan and development code; or that the application
24 can comply with all applicable regulations by complying with adopted
25 conditions of approval; or that necessary variances have been approved; or
26 that adopted conditions of approval have been met prior to final plat
27 approval.

(2) The development makes adequate provision for public services consistent with the level of service provided in adopted city policies, plans and regulations.

(3) The development will not have a significant adverse effect on adjacent properties or public facilities.

Every application for an STVR located in a residentially zoned area should be denied because it does not comply with the Coos Bay Comprehensive Plan, the Coos Bay Development Code and it will have a significant adverse effect on adjacent properties or public facilities. I looked to the Coos Bay Comprehensive Plan first and then the Coos Bay Development Code. CBDC 17.110.070 cited this as the hierarchy when interpreting plans, policies, and standards.

A. STVR use in a residentially zoned area does not comply with the Coos Bay Comprehensive Plan nor the Development Code.

1. STVR use in a residentially zoned area is not compatible with the residential use of the neighborhood and will subject the neighborhood to new threats and challenges to public safety.

“Consideration of cumulative effects of the proposed CBCP amendments includes the following:

...3) Location Compatibility: All proposed amendments to the CBCP have taken into account compatibility between uses, specifically identifying compatibility as a key policy principle for implementation.

4) Public Health, safety and welfare: Proposed CBCP amendments pose no new threats or challenges to public health or safety...” See Coos Bay Comprehensive Plan (CBCP), Finding, pg. 5, paragraph 3.

2. STVR use in a residentially zoned area is not consistent with Coos Bay’s objectives to

1 provide a wider range of housing.

2 “Establish a range of housing types consistent with State law that, by nature of their size, design,
3 location or other factors, accommodate different price points.” See CBCP Chapter 7.5,
4 Community Economic Development Objectives. See also, Chapter 7.6, Housing Policies, Goal 1
5 “Coos Bay shall designate and maintain an adequate supply of land zoned for a range of housing
6 types and price ranges.” Policies, 1.1 goes on to state, “Coos Bay will continue to update its
7 zoning provisions to allow for construction to provide a wide range of housing available at
8 varied prices and rent ranges, and allow for flexible site and architectural design.” Goal 4 states
9 similarly, “Ensure that the Development Code enables the development of housing options that
10 are affordable.” Objective 3 found in Chapter 9, Land Use and Implementation Plan for
11 Residential Areas states, “The City shall use land development regulations to address
12 compatibility among land uses and residential development and assure continued availability of
13 permanent residential uses.”
14

15 The Discussions and Findings found in the amendment to Chapter 9 also state compelling
16 reasons why there is such a need for permanent housing, “...Across the state...there is a need for
17 more diverse and affordable housing choices. ...Increased housing choice is needed to address
18 residents in the full range of life phases and circumstances from young families, to retired
19 persons or young adults.” And “...[i]mproved housing choice[s] will create [a] parallel benefit to
20 the local economy, providing housing and associated stability to Coos Bay’s workforce, and
21 bringing activity into Coos Bay’s downtown and other commercial centers by providing housing
22 in closer proximity to these centers.”
23

24 To allow STVR use in a residentially zoned area rather than as a source of permanent housing
25 for either a homeowner or a renter WOULD CONTRADICT Coos Bay’s Comprehensive Plan.
26

Especially when the City has made a point to state, "...[t]he proposed changes [to housing] are significant enough in necessity and impact to merit change." See Chapter 7.6, Findings, page 11.

3. STVR use in a residentially zoned area is not consistent with CBCP's Policy 2.1 to "Encourage expansion of recreation, cultural and eco-tourism industries by supporting, enhancing and expanding amenities and infrastructure from waterfront development to lodging options, including shopping, arts and entertainment."

Tourism is wonderful and I love seeing people enjoy our beautiful city but there is a place for vacation rentals. A vacation rental in an established neighborhood with working professionals, tradesman, and retirees with no waterfront access, no park access, no food or coffee access, no shopping nor small local business access within walking distance is not appropriate. Again, a vacation rental in an established neighborhood with no tourist amenities, beyond being inappropriate, doesn't make sense. Vacation rentals along the waterfront or within walking distance to the waterfront would be highly desirable for tourists. The City should develop a plan, which I'm sure already exists so as to promote economic development, that allots certain land not already utilized to build lodging, coffee, food and other attractions for the sole purpose of catering to tourism. Permanent residents would take advantage of the amenities and tourists would enjoy the convenience all while building on the economy of Coos Bay. I believe this would keep our permanent residents happy knowing their city is developing and growing but also listening and working for the people. It would also make tourists happy to enjoy the best we have to offer here in Coos Bay, Oregon.

1 4. STVR use in a residentially zoned area should be banned because a vacation rental in
2 the middle of a quiet neighborhood is not harmonious with its surroundings, it is not
3 consistent with the promotion of needed housing nor does it provide a high quality of life
4 for the residents.

5 Chapter 7.6, Housing Policies 4.1 states, "Coos Bay shall use the land use
6 review permitting process to ensure the development of needed housing, to
7 promote land uses that are harmonious with their surroundings, and to maintain a
8 high quality of life for area residents."
9

- 10
- 11 i. It is not harmonious with the surroundings. As stated previously, a
12 vacation rental in the middle of a quiet neighborhood with no immediate
13 access to the water, fishing, shopping, food, coffee, small local businesses,
14 parks or really any tourist amenities would not only not make sense but is
15 inconsistent with the geography of the neighborhood: tradesman, retirees
16 and professionals serving the Coos Bay community.
- 17
- 18 ii. It is inconsistent with the needed housing here in Coos Bay. It is well
19 known that housing in Coos Bay is hard to come by. It took my family 3
20 months and easily over 300 hours to locate acceptable housing. An STVR
21 owner, would likely not live in the home so it wouldn't be their primary
22 residence nor are they likely to rent the home out to the community. This
23 directly contradicts the need for housing in Coos Bay. To allow someone
24 from out of town to turn a beautiful home in a wonderful quiet
25 neighborhood into an attraction for strangers, danger and potential crime
26

1 goes directly against the City's goals, objectives and policies.

2 iii. It does not maintain a high quality of life for the residents. What is the
3 city's definition of a "high quality of life"? My personal definition may
4 slightly vary from the next person's but I'd like to think there is a
5 predominating theme among each individual's version: the idea of life,
6 liberty, property and the pursuit of happiness. This belief is engrained and
7 entombed by the Declaration of Independence and the Bill of Rights. Our
8 Four Fathers felt that statement was so important that they memorialized
9 the words for eternity in the document that established our nation and was
10 reiterated in the document granting rights to all of its citizens. Now, what
11 does not fit into my definition of a "high quality of life" is babysitting
12 adults. If an STVR is permitted in a residentially zoned neighborhood, the
13 neighborhood turns into babysitters, trash collectors, and security; an
14 unacceptable situation for families.

15
16
17 iv. Homeowners located in the Prefontaine neighborhood have dealt with this
18 issue for YEARS. Yes, I said Y-E-A-R-S.

19 v. If there is too much noise, we will have to call the cops. If there is trash
20 outside left from strangers vacationing, we will have to call the cops to
21 report the issue and then clean it up ourselves. If there are too many cars in
22 the street causing congestion, we will have to call the cops to report the
23 issue. If there are too many people in the house, we will have to call the
24 cops. If a situation arises, we are the first to address it. If escalation occurs,
25 we are the first line of defense to de-escalate it. I don't know about the
26

1 other homeowners in Coos Bay but when I purchased my home I didn't
2 see a clause in my contract that stated I would also be volunteering as a
3 babysitter or a trash collector or be stand-in security for my neighborhood.
4 Lending a helping hand and watching out for each other is second nature
5 but if an STVR is in our neighborhood it would turn into a full time job.
6
7 We do not want STVR's in our neighborhood.

8 In conclusion, STVR's should be banned in residentially zoned areas of the city because
9 it does not comply with Coos Bay's Comprehensive Plan.

10
11 B. STVR use in a residentially zoned area does not comply with the Coos Bay Development
12 Code.

13 CBDC 17.110.040

14 "The purposes of this code are to implement the Coos Bay comprehensive plan, promote orderly
15 city growth; to conserve and stabilize the value of property; to encourage the most appropriate
16 use of land; to establish standards for population density; to provide adequate open space for
17 light, air, and appropriate landscaping; to facilitate fire and police protection; to avoid traffic
18 congestion; to provide for community facilities; and to promote and protect the public health,
19 safety, convenience, and general welfare."

20 1. It does not conserve nor stabilize the value of property

- 21 a. Our best evaluations based on similar locations predicts property values to go
22 down due to the existence of a vacation rental property in the neighborhood. I
23 bought my home roughly 1 year ago and have enjoyed the appreciation of my
24 home's value and do not wish to see my investment plummet because an STVR
25 was approved in my neighborhood. San Diego, California has experienced the
26 same issue. I realize San Diego is drastically different from Coos Bay but if a
27 city as large as San Diego is dealing with lost revenue to the city, damage to
the character of the community, a drastic increase in housing shortages and

property values plummet all due to increased STVR's in San Diego; then how does our quaint southern Oregon coastal town stand a chance. See

<https://savesandiegoneighborhoods.org/the-problem/>.

2. It is not the most appropriate use of land

a. These are residential areas that we're talking about. It is not a tourist attraction. There is no state park or any park nearby, there is no food or coffee within walking distance, nor are there any other amenities such as the waterfront or fishing. The most appropriate use of any residentially zoned property is exactly what it currently is, a home.

3. It does not promote nor protect the public safety, convenience nor general welfare of the community

a. This issue has been discussed in Discussion section A but I will happily reiterate. Inviting strangers into a small private community will inevitably bring trash, noise, congestion and headaches for the community that has to band together to clean up and address problems that WILL arise. It will also, inevitably, create a headache for law enforcement who WILL be called when there are issues. Which raises other concerns. If the Coos Bay Police Department is as understaffed as I've been led to believe, will there be anyone to respond when we need them? What will our immediate course of action be when there is no homeowner to turn to and no available officer to respond? And more so, why should the Coos Bay Police Department waste their resources when the issue can easily be resolved with a more comprehensive code? These questions I've just posed are enough reason to state that any

STVR use in a residentially zoned area DOES NOT promote the public safety, convenience nor general welfare of our community.

In conclusion, STVR use in a residentially zoned area should be banned because it does not comply with Coos Bay's Development Code.

C. STVR use in a residentially zoned area will cause a significant adverse effect on adjacent properties.

1. See Discussion A for the list of significant adverse effects.
2. See Discussion B for the list of significant adverse effects.
3. See also, all letters received by the City in opposition to STVR use in a residential area.

In conclusion, STVR use should be banned because it will have significant adverse effects on adjacent properties.

Conclusion

STVRs are a problem which has been demonstrated by Prefontaine dr. dwelling homeowner's experiences. That question or issue posed at the beginning of this brief was merely rhetorical. But for those who are still on the fence, just look at the trouble the City is having in merely locating current STVRs in Coos Bay. This is already out of hand. The true issue is what needs to be done to protect Coos Bay homeowners. STVR use in a residentially zoned area should not be (and never should have been) permitted since it is not compliant with Coos Bay's Comprehensive Plan or Development Code. The City should implement a plan to provide for vacation rentals and other tourist lodging but not in residentially zoned areas. These STVRs need to be located near our small local businesses and other tourist amenities not only because that's what tourists want but also because we want our tourists to spend money locally. The City should also implement a vacation housing ordinance AS SOON AS POSSIBLE in order to prevent the headache of community members having to take time out of their busy schedules to respond to applications that should not be allowed in the first place. I would be happy to offer my services if such is needed.

1 As I stated above, we do not want STVRs in our neighborhoods, our residentially zoned
2 neighborhoods. But what anyone “wants” is insignificant in this case. What we “need” in this
3 situation has a little more bearing. We “need” protection from an invasive industry by
4 developing a more comprehensive code to adapt to this ever-evolving industry. We “need” our
5 city to protect us, Coos Bay property owners. But even what we “need” is just a need.
6 What is truly important here, is what’s **required**. I’m not asking the city to bend over backwards
7 for me or my neighbors. At the end of the day, I’m simply asking my city to follow the code they
8 wrote.

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Emily Gardner

Carolyn Johnson

From: Carl Hingley <carlwhing39@gmail.com>
Sent: Friday, October 8, 2021 11:20 AM
To: Carolyn Johnson
Subject: STVR

Our household is very set against allowing STVR in our neighborhood or any changes of the code that will disrupt the safe and quiet neighborhood that we raise our children in, Carl & Bev Hingley
Sent from [Mail](#) for Windows

Carolyn Johnson

Subject: RE: Short Term Vacation Rental permitted in only existing Commercially Zoned Areas

-----Original Message-----

From: Maria Gonzalez-Santos <lrcgonzalezsantos@gmail.com>

Sent: Sunday, October 10, 2021 3:34 PM

To: Debbie Erler <derler@coosbay.org>

Subject: Short Term Vacation Rental permitted in only existing Commercially Zoned Areas

Dear Ms Euler,

We recently talked in depth to our neighbors on Prefontaine and Fulton (the Behrends, the Veech, and Christine Moffitt) reference Short Term Vacation Rental allowed in our neighborhood. As we expressed in our email dated May 6th, 2021 we enjoy this neighborhood for its tranquility and friendliness. We searched for homes from North Bend, Coos Bay to Bandon for two months before purchasing the house of 701 Prefontaine. We immediately met neighbors who welcomed us made us feel at home. We want to keep this residential area exclusively, residential.

We feel strongly that commercially driven rentals do not fit in this area. Short Term Vacation Rentals belong in commercially zoned areas.

We would like to see the city prohibit Short Term Vacation Rentals within residentially zoned neighborhoods. This will keep our neighborhoods attractive to people who want to live here and thrive along working families and retirees.

Sincerely,

Tom Santos and Maria C. Gonzalez-Santos
701 Prefontaine Dr
Coos Bay, OR

lrcgonzalezsantos@gmail.com

Carolyn Johnson

From: pegster124 <pdxpeg@gmail.com>
Sent: Monday, October 11, 2021 11:25 PM
To: Carolyn Johnson
Subject: short term rentals

Dear Coos Bay Planning Commission,

I am writing to support continued allowance of permits for short term rentals, under the guidelines which your committee deems necessary, to meet the needs of the community of Coos Bay. I understand that short term rentals seem like a nuisance to some, but with the guidance of the city, they can be quite beneficial to a community that relies on tourism to feed the economy. I believe short term rentals are important to the city of Coos Bay. I grew up in Coos Bay, moved away, and have recently purchased a home very close to the downtown core. We purchased a home here in order to enjoy weekends and vacations in the area, share it with our children, and hopefully live here again someday. We have been working to restore a historic home to its original beauty and maintain it, as it has been somewhat neglected. In order to do this, we have spent many days in Coos Bay supporting local businesses and hiring workers to help restore our home. Short term rental has been an option, we have considered, to help us manage the cost of purchase and restoration.

Short term rental properties give travelers more options. When travelers have options, they may choose Coos Bay over other coastal towns. I am personally an air BNB traveler, because it is the type of accommodations I prefer. With tourism in mind, Coos Bay has to be open to the needs of those vacationers for which a hotel does not serve their likes or needs. Owners of short term rentals tend to be diligent about keeping up their properties due to the rigorous online review process, which is a benefit to the city in many ways. There is also a review of the renter, by the property owner, helping to identify and eliminate inconsiderate renters, which benefits the neighbors.

I appreciate the committee's work on developing a system that will benefit all who make Coos Bay a part of their lives. I am asking the committee to decide on a process that will not be too stringent to dissuade homeowners from getting permits, support those who fear short term rentals, and promote a process that will bring money to the beautiful city of Coos Bay.

Sincerely,

Peggy Whitty Richter

Carolyn Johnson

From: Crystal Shoji <crystal@shojiplanning.com>
Sent: Monday, October 11, 2021 11:35 AM
To: Carolyn Johnson; Debbie Erler
Subject: Vacation Rental Letter
Attachments: Vacation Rentals-Shoji 10-11-21.pdf

Good Morning,

Attached is a letter for the PC tomorrow evening. I know this is too late to go in the packet. I will be providing testimony at the hearing. Should I bring my own copies for the Planning Commission, or will this letter be provided to them?

Thank you for the opportunity to comment.

Crystal Shoji, AICP
Shoji Planning, LLC
P.O. Box 462
Coos Bay, OR 97420
Phone: 541-267-2491

*Crystal Shoji
1345 Myrtle Avenue
Coos Bay, Oregon 97420
54-267-2491*

To: Jim Berg, Chair
Coos Bay Planning Commission

Date: October 11, 2021

Subject: Short Term (Vacation) Rentals (STR)

Thank you for this opportunity to explain concerns regarding short/term or vacation rentals permitted in residential areas.

While short term rentals are often confused with accessory dwelling units (ADU), they are not the same. **Accessory dwellings are structures** that can easily be turned into vacation rentals, as was done in the past, with or without special permits or notice to neighbors. **STR are uses** that can be located in accessory dwellings, stand-alone residences, or owner-occupied residences. As a working professional land use planner, I have been researching STR. My research is incorporated in this letter.

In Coos Bay such changes in use have become more frequent with the zoning specifically specifying the use as permitted, notice being provided, and outside interests and local realtors pushing for residents to convert their homes and rental properties to STR. This is now a matter of concern because it has the potential to transform and destabilize residential neighborhoods, and further erode the availability of affordable housing for those who live and work within our community. Each use should be regulated differently based upon location and zoning.

I am addressing the STR use in this letter. STR are commercial uses that can be brought into neighborhoods without the same level of supervision and responsibility that has been experienced with bed and breakfast uses in past decades. That is why this topic is before the Planning Commission. This topic has been addressed by large and small communities throughout the United States in response to disruptions to neighborhoods and lack of supervision of STR uses. Here are some important features that need to be addressed when permitting STR in Coos Bay. Higher levels of permitting and controlling such uses are needed to protect our neighborhoods.

The following are suggestions to assure that STR uses can be compatible and maintain the value of our neighborhoods by showing respect for the use and providing expectations that will enhance the uses within the City of Coos Bay.

1. STR should pay fees, and have licensing similar to that of hotels, motels, and bed and breakfasts.

2. The vision for STR should be provided within the City's Comprehensive Plan through text amendments that explain how such uses are intended to enhance and contribute to the City. Without this vision, it is inappropriate to provide for commercial uses within the residential zone.
3. Land use permitting for STR should specify the following:
 - a. STR will be organized through a land use permit that specifies the number bedrooms and the number of guests that can be accommodated within any one dwelling or ADU.
 - b. STR Structural fire and safety codes are relevant just as they are within other small businesses; annual inspections and inspections based upon complaints or concerns should be ongoing.
 - c. Owner Liability insurance should be required to protect the City the hosts, and neighboring properties.
 - d. The residence or ADU should be on owner-occupied property.
 - e. Distancing requirements should be set for the neighborhood so that there is not proliferation in any one neighborhood.

Our neighborhood now has two within one block, and we are now receiving notices from a Portland entity encouraging us to convert our adjacent rental to a "more lucrative" STR format (their statistics).

- f. If our neighborhood has been selected to be the recipient of vacation rentals where others with similar characteristics are not, or if others will be excused, I object. All neighborhoods with similar characteristics should be treated the same now and in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Crystal Shoji". The signature is fluid and cursive, with the first name "Crystal" and last name "Shoji" clearly distinguishable.

Crystal Shoji, AICP

Carolyn Johnson

From: Julie Stephens <julie.bayrealty@gmail.com>
Sent: Monday, October 11, 2021 10:06 PM
To: Carolyn Johnson
Subject: Planning Commission/Short Term Vacation Rentals- Public comment
Attachments: CCBOR_CB STVR.pdf; HOUSING STUDY.pdf

Hi Carolyn,
Please find attached a statement on behalf of the Coos County Board of Realtors. I've also attached the supplemental documentation referred to in the statement. Please reach out if you have any questions or wish to discuss any of the content. Thank you for your time.

Best,

Julie Stephens, M.A., M.S.

Real Estate Broker, REALTOR®

Oregon License #201223170

RE/MAX South Coast

Vice President, Coos County Board of REALTORS®

Cell: [503-807-8910](tel:503-807-8910)





October 11, 2021

City of Coos Bay
500 Central Ave.
Coos Bay, OR

On behalf of the Coos County Board of Realtors (CCBOR), I appreciate the opportunity to provide comments on the current review of regulations for operation of short term/vacation rentals (ST/VRs) in the city of Coos Bay. Part of CCBOR's mission is to protect private property rights, encourage home ownership, and to create and support sustainable communities. The issue of regulating ST/VRs falls directly within the scope of this mission.

The primary issues initiating this review appear to be homeowners' concerns about disruption in their neighborhoods, and general concern over their perceived displacement of long-term rentals. To date, much of the dialogue around these issues has been emotionally charged and fear-based. We hope to see that change in favor of more pragmatic and constructive discussions.

We can all safely agree a homeowner has the right to use and enjoy their property as they see fit within the bounds of laws, ordinances, and title restrictions. As applied to this situation, homeowners should be able to freely use their property as a ST/VR, either in whole or in part, while other homeowners' peaceful enjoyment of their property is honored as well. Despite some of the current assertions, the majority of ST/VRs co-exist well in residential neighborhoods — instances of upset are the exception. The Airbnb platform used by many ST/VR owners has a built-in system of self-regulation based on both host and guest reviews. This expectation of mutually reviewed experiences encourages hosts to keep their properties clean and in good repair, and guests to be respectful of the rental and surrounding properties. We contend it is essential for ST/VRs to operate in a wide range of residential areas and therefore encourage the city to address the concern of noise or disruption on a case-by-case basis rather than creating overreaching restrictions that infringe on property rights.

The idea that ST/VRs are displacing long-term rentals is a more complex issue. As industry professionals, we do not see a correlation between the increasing number of ST/VRs and the reduction in number of long-term rentals. Based on our collective experiences, there is not a local trend of long-term rentals being sold and changed to ST/VRs. From our perspective, the most relevant factor driving the reduction in number of long-term rentals is the legislative changes in the long-term rental industry, primarily Senate Bill 608 and the COVID moratoriums. Combined, these legislative changes have altered the landscape of the long-term rental industry to the degree that it is now much less attractive to investors. In 2019, after the passage of SB 608, we saw a notable increase in the number of investors offloading their long-term rentals. The bulk of long-term rentals in our area are single-family homes and when sold, the vast majority are purchased by owner-occupying buyers. This trend is consistent statewide and is significant enough that the Oregon Association of Realtors is in the beginning stages of conducting an official study to further examine this issue.

Moving past these two previously identified issues, we would like to present some of the merits of ST/VRs. To enhance our discussion, it is important to highlight the differences between vacation rentals and short-term rentals. Vacation rentals are geared toward tourists and typically have a maximum stay of approximately one to two weeks. Short-term rentals are intended for those who need a temporary place to live for several weeks or months. The guests' demographics and spending habits differ between vacation and short term rentals as does the nature of the relationship between guest and host. Each serves an important role and many ST/VRs provide a combination of both types of accommodations. Another notable distinction is some ST/VR proprietors offer their entire property for use and others offer a portion of their residence.

As real estate professionals, we believe ST/VRs are key to the growth and sustainability of our community for multiple reasons. In addition to their obvious role in the tourism industry, they bring homebuyers and investors to our area, provide living wage jobs, support our local medical and professional communities, provide financial security for homeowners, advance the cause of pride in ownership which raises overall property values, and should be a continual source of revenue for the city. The following are examples of why ST/VRs are a necessary component to a sustainable coastal community:

- When tourists and visitors stay in ST/VRs, particularly those in residential neighborhoods, they get an authentic community experience that is not attainable when staying in a commercial hotel. It is these experiences that engender the type of connection to our area that turns visitors into investors and future community members.
- ST/VRs bring immediate economic benefit to our area not only from guest-spending, but also by providing local housekeeping and maintenance jobs. Many of the hotels here pay their housekeepers minimum wage; however, the going rate for ST/VR housekeeping is \$16-25 per hour. In fact, Airbnb has a program called the Living Wage

Pledge. This pledge is a commitment by hosts to pay their housekeepers fairly. Hosts advertise that they pay their cleaning staff a living wage and it is reflected in the guests' cleaning fee.

- Bay Area Hospital and North Bend Medical Center rely on traveling health care workers to continue providing medical care to our community. Overwhelmingly, these traveling professionals use residential ST/VRs for their accommodations. Medical workers and other professionals transitioning permanently to our area also use ST/VR accommodations while looking for a home to purchase.
- An increasing number of homeowners are using portions of their homes as ST/VRs to supplement their income. This is particularly true of older homeowners on a fixed income who, without the additional income a ST/VR provides, would not be able to remain in their home.
- The 2018 Coos County Housing Analysis and Action Plan cited deteriorating property conditions and general lack of pride in ownership as one of the top five contributing factors to our local housing crisis.¹ The nature of the ST/VR industry naturally fosters pride in ownership and combats property deterioration as proprietors who reinvest in, and maintain, their properties see the most success. If ST/VRs are encouraged and welcomed into our area, they can be part of the complex and multi-disciplinary approach to resolving, not exacerbating, our affordable housing problem.

These are simply a few of the relevant scenarios we hope illustrates the need for ST/VRs throughout our community, particularly in our residential neighborhoods. Again, we appreciate the opportunity to share our insights. Please reach out with any questions or discussion items you may have. In the future, we hope to be a first-stop resource for you when real estate-related community planning issues arise.

Sincerely,

A handwritten signature in black ink, appearing to read 'JS', with a long horizontal line extending to the right.

Julie Stephens
Vice-President, Coos County Board of Realtors

¹ pp. 20-22, HOUSING ANALYSIS AND ACTION PLAN FOR COOS COUNTY, OREGON Performed by czbLLC

Coos County, OR

HOUSING ANALYSIS AND ACTION PLAN

2018



HOUSING ANALYSIS AND ACTION PLAN
FOR COOS COUNTY, OREGON

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czb

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Wild Rivers Coast Alliance

Coquille Indian Tribe Community Fund

Jordan Cove

Banner Bank

City of Bandon

City of Myrtle Point

The Mill Casino (In-kind)

Coos Bay Rotary

Coos County

Coos Curry County Housing Authority

Coos Maintenance LLC

Habitat for Humanity

Oregon Coast Community Action

Rental Owners Association of SW Oregon

Southern Coos Hospital

NeighborWorks Umpqua

Coast Community Health Center

Umpqua Community Property Management

Waterfall Clinic

Walmart

DHS (In-Kind)

DATA AND INFORMATION CONTRIBUTORS

Coos County Tax Assessor

Oregon Bay Properties

FCR Housing Survey

SCDC Oregon's South Coast Profile



Table of Contents

4	About
6	Part 1 - Coos County Market Context
16	Part 2 - Factors Influencing the State of Housing in Coos County
28	Part 3 - Taking Action
36	Creation of a Housing Trust Fund
38	Employer Funded Housing Program
42	County/Cities' Commitment to Assist Housing Construction
46	Indian Initiatives for Community Housing
48	Jordan Cove LNG – Building Community Housing for Longevity
50	Demonstration Projects to Consider
58	Appendix




Performed by czbLLC



ABOUT THIS REPORT

Housing is the foundation upon which a community is built. How and how well a community addresses the needs of its residents directly connects to quality of place. This report endeavors to describe Coos County's housing situation and to inform local efforts to continuously improve upon the place that Coos residents call home.



Too many county households are not being well served by housing choices that offer too little quality for too much money. Renters and homebuyers, especially those in the bottom half of the income distribution, struggle to find housing that meets their minimum standards of quality while also being affordable. And in the decade since the great recession, new housing production has all but ceased in Coos County, guaranteeing that new housing units are not part of the solution to the area's housing woes.

The variables that impact housing markets are economic, demographic, and social in nature. For example, the region's economic challenges are well documented, particularly the decline of the lumber and manufacturing industries in the 1980s. Even today, the region continues to be impacted by these losses; the county's population is less than its peak in 1980 and fewer people are in the workforce. But a stagnant economy and population has less to do with today's acute housing issues than a large population of increasingly elderly homeowners who are aging in place and blocking the way for a new generation of buyers.

Coos County's housing market is both stuck and in transition. It is stuck because of owners who have not left and a lack of new units to fill the supply gap. Its transition includes a recently emergent rental market and a looming property disposition challenge as those same elderly owners someday depart Coos County en masse. This report provides analysis and recommendations that can both address the stuck market of 2018 and the transitioning market that will create new and different conditions in the years to come.

The report is both an analysis and a toolkit for Coos County, built upon a foundation of data and observations derived from quantitative and qualitative processes. In addition to insights gleaned from data sources such as the U.S. Census and the Multiple Listing Service, the consulting team gathered local resident and expert input from focus groups and workshops across the county during four site visits from late December 2017 to late April 2018.

PART 1









COOS COUNTY MARKET CONTEXT

Demographically and economically, Coos County has been challenged since before the turn of the century.

Coos County's economic and demographic trends make its rising home values a curious story. Some important common drivers of rising property values are population, job, and income growth, but Coos County has experienced none of those. The county's population peaked in 1980, declined slightly by 2000, and remained flat over the next decade and a half. Employment has been on the decline with roughly 1,500 fewer county residents employed in 2016 than in 2000. Some of this may be related to job loss, as the county did lose jobs during that period. But a better explanation for a lack of employment is people leaving the workforce as they age. Coos County's median age increased from 43.1 to 48.2 years old between 2000 and 2016. The percentage of residents aged 62 and older grew from 22.5% to 29.5%. As the population has gotten older and less likely to be working, and the county has not added new jobs to replace those that have disappeared, incomes have failed to keep pace with inflation.



BY THE NUMBERS, 2000/2016

			
		COOS COUNTY	OREGON
		2000 2016	2000 2016
	POPULATION	62,779 62,944	3,421,399 3,982,267
	% CHANGE	↑ 0.2%	↑ 16.4%
	AGE	43.1 48.2	36.3 38.1
	% CHANGE	↑ 11.8%	↑ 7.7%
	MEDIAN HOUSEHOLD INCOME	\$31,542 \$39,110	\$40,916 \$53,270
	% CHANGE	↑ 23.9%	↑ 30.2%
	INFLATION ADJUSTED	\$44,497 \$39,110	\$57,722 \$53,270
	% CHANGE	↓ -12.0%	↓ -7.7%
	MEDIAN HOUSE VALUE (Owner Occupied)	\$94,900 \$169,900	\$152,100 \$247,200
	% CHANGE	↑ 79.0%	↑ 62.5%
	EMPLOYED PERSONS	25,187 23,537	1,742,638 1,832,620
	% CHANGE	↓ -6.6%	↑ 5.2%
	PERCENT OVER 16 IN LABOR FORCE	54.3 50.5	65.2 62.0
	% CHANGE	↓ -7.0%	↓ -4.9%

Housing costs have increased significantly despite a static population and declining workforce.



This is partially attributable to

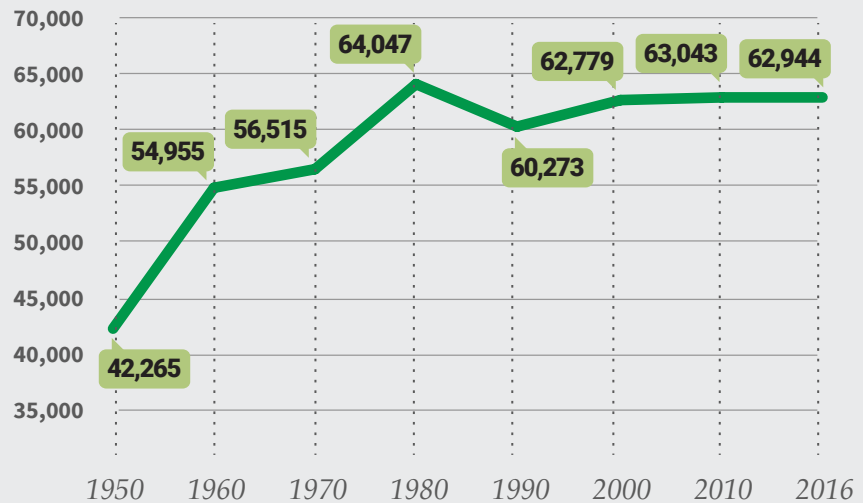
A mirroring of national real estate trends

Increased recognition of the area's geographic beauty

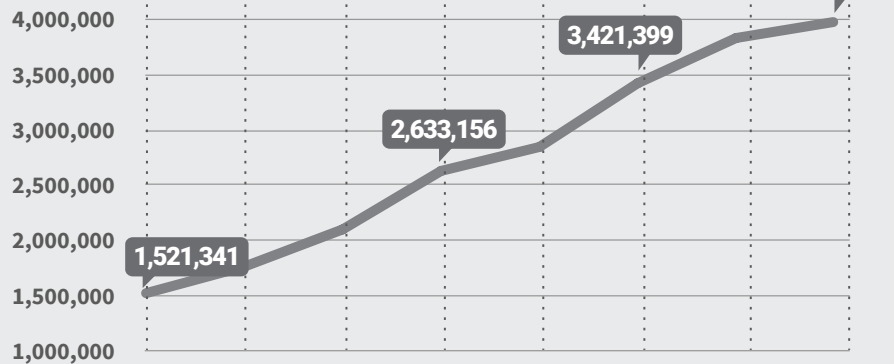
Ongoing speculation in the vacation house market that is slowly discovering the south coast of Oregon

Population, 1950-2016

COOS COUNTY



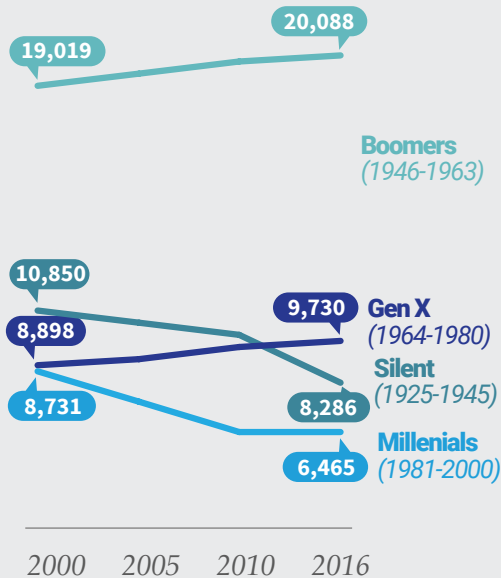
OREGON



Baby Boomers Sticking Around

A notable phenomenon in the county is the extent to which those in the Baby Boomer generation (born approximately 1946-1964) have not only failed to decrease in number as they have begun to move into their retirement years, but have actually grown in number since 2000. Their presence, along with the lack of younger new arrivals, explains the growing median age in the county.

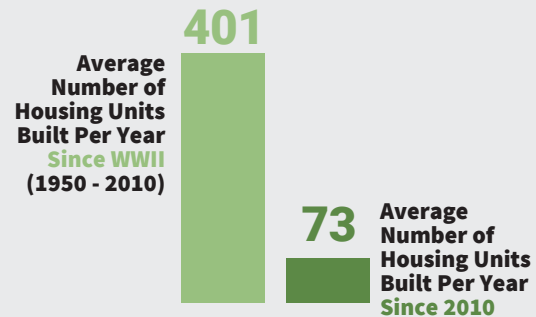
Age Cohorts in Coos County



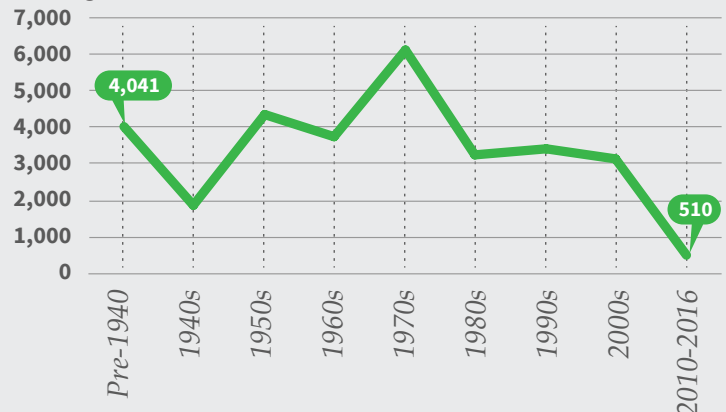
Housing Production and Sales

Based on the lack of population growth, stagnant incomes, and an aging population with little need for new homes, it is no surprise that housing production has nearly ground to a halt. Continuous building through the 1980s, 1990s, and early 2000s, in the absence of more people, or some other type of demand, meant that the market would become saturated at a certain point. What is more interesting is that recent sales trends appear to be decoupled from local conditions. Despite the lack of change in population and employment, residential sales from 2000 to 2016 mirrored national trends with a peak in sales volume and prices just before the recession, a marked dip beginning in 2008, and a steady climb in the years following. The median sales price has not recovered to its 2007 peak, but it is on its way.

Number of Housing Units Built Per Year in Coos County



Housing Units Built by Decade, 1940-2016



Housing Production and Sales

What explains the variation in the housing market at a time when so little of the fundamentals seem to be changing on the ground in Coos County? It is difficult to answer the question with 100% certainty, but one possible answer is shifting markets for existing residential structures. More specifically, a change in the use of ownership units is afoot.

Many former ownership units, whether they are in single-family houses or in mobile homes, have transitioned to rental units since 2000. But much higher numbers have transitioned to vacant and/or seasonal use. New production of single-family units, on a net basis, has been almost totally absorbed by the vacant/seasonal category. The implication of these shifts is clear: the homeowner market for housing in Coos County has not successfully competed with the rental market or the seasonal market. Because rental property owners and seasonal owners, who very well may not live in Coos County, have been increasingly prevalent in the Coos County housing market, demand from local homebuyers is less influential. This may partially explain why sales trends in the county have tracked closely with those outside the area.

Changes in Single Family Housing, 2000 to 2016



Total Single-Family Units

2000	2016	# Change	% Change
19,492	21,076	+1,584	7.7%



Single-Family Ownership

2000	2016	# Change	% Change
14,020	13,637	-383	-2.7%



Single-Family Rentals

2000	2016	# Change	% Change
3,680	4,274	+594	16.1%

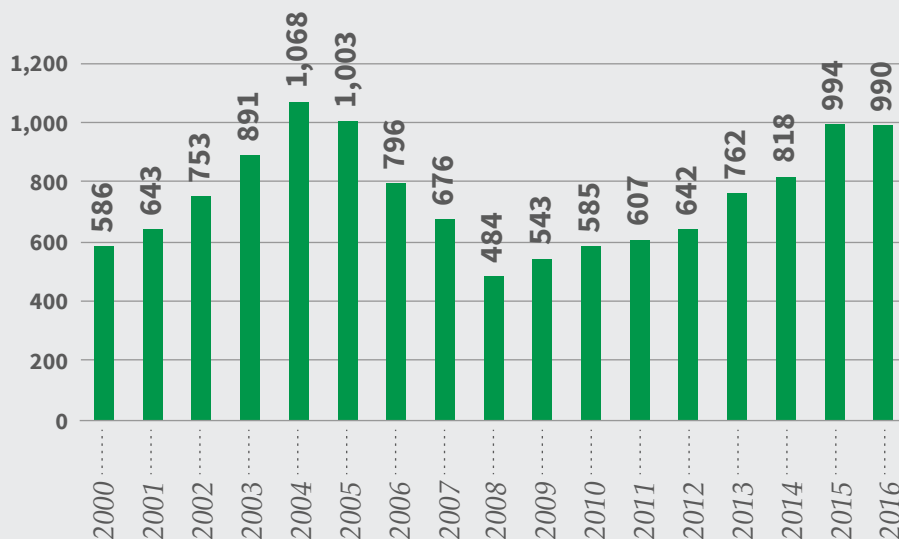


Single-Family Other (i.e. vacant/seasonal)

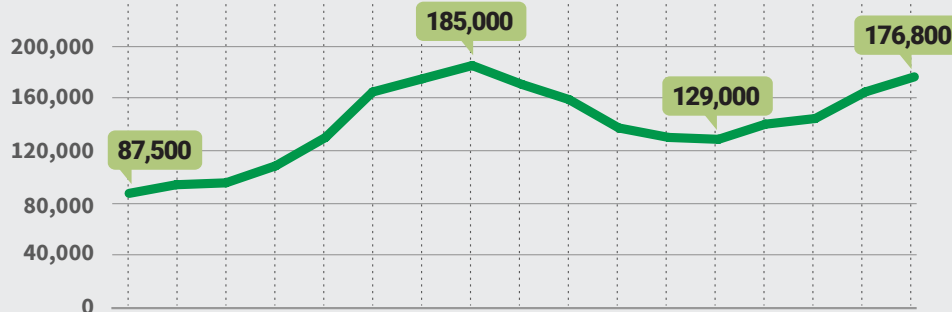
2000	2016	# Change	% Change
1,792	3,165	+1,373	76.6%

The real estate market in Coos County reflects the local economic conditions - the substantial increase in median sales price that occurred during the real estate boom of the early 2000s receded slightly after the Great Recession but not to the attainable level noted in 2000. The increase in median sales price since 2012 has the current median sales price near the record high noted in 2007.

Residential Sales, 2000-2016

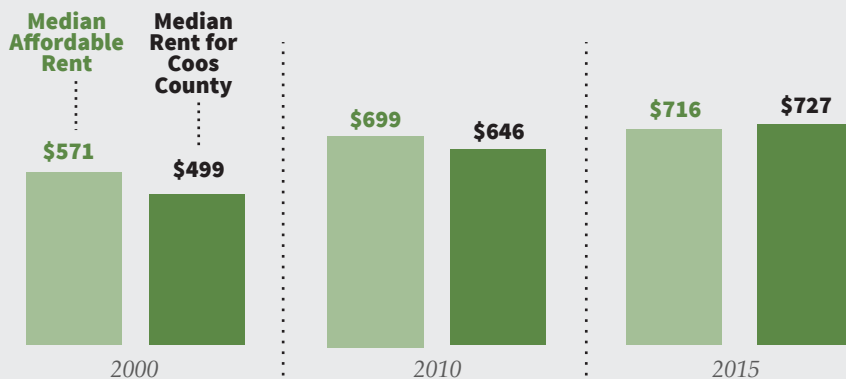


Median Sales Price, 2000-2016

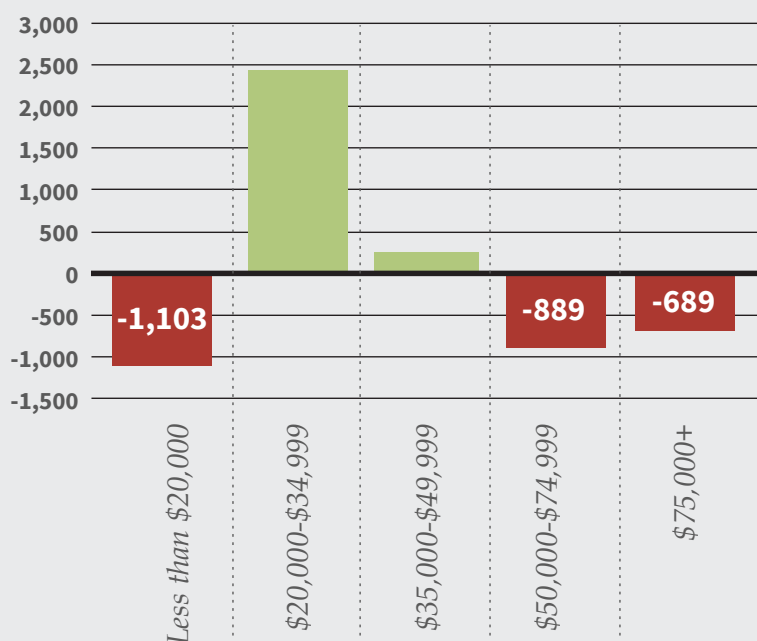




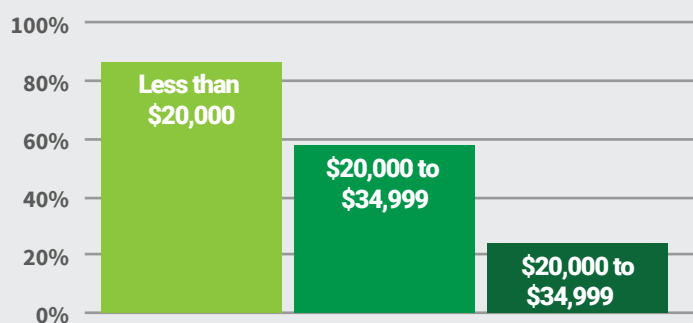
Coos County Renter Affordability, 2000-2016



Gap between Renter Households and Rental Units for Households by Income



Coos County Cost Burdened Renters (2016)



RENTAL MARKET

According to historical data and the most recent countywide data available via the 2012-2016 American Community Survey 5-year estimates, Coos County has long been a fairly affordable rental market. Only recently has the median rent in the county surpassed the median renter household's ability to pay it. Anecdotal information and an informal survey of rental listings indicate, however, that rents may now be increasing more quickly.

RENTAL GAP ANALYSIS

There is a deficit of rental units affordable to all groups except those earning \$20,000 - \$35,000 (and a small surplus for those earning \$35,000 - \$50,000). In short, Coos County is mostly a \$500 to \$1,000 per month rental market (with some availability in the \$1,000 - 1,500 per month market).

For renter households earning more than \$35,000, such a breadth of choice between \$500 and \$1,000 makes Coos Bay an affordable area in which to rent.

For renter households earning less than \$20,000, being forced into the same \$500-\$1,000 price range means paying more for housing than they can afford. czb calculates that the county is short roughly 1,100 units for those earning less than \$20,000.

COST BURDENED RENTERS

Renters with low incomes solve their housing problem in one of a few ways. First, they accept the smallest and lowest quality units available. Second, they may share housing costs by joining with other renters as roommates. Third, they may simply pay what it costs even though they are unable to afford it. Indeed, nearly 90% of low-income renters in Coos County are cost-burdened, meaning they spend more than 30% of their income on housing expenses.

OWNERSHIP MARKET

Pressure from rental and seasonal markets, and a relative lack of new supply, have combined to push home values upward. Between 2000 and 2016, the median value nearly doubled, from approximately \$95,000 to approximately \$170,000. What had once been a relatively affordable place to own a home, where the median home value was actually less than the median owner income could afford, became increasingly unaffordable for owners. By 2010, the median home value outstripped the ability of the median owner to afford it, though it moderated slightly by 2015.

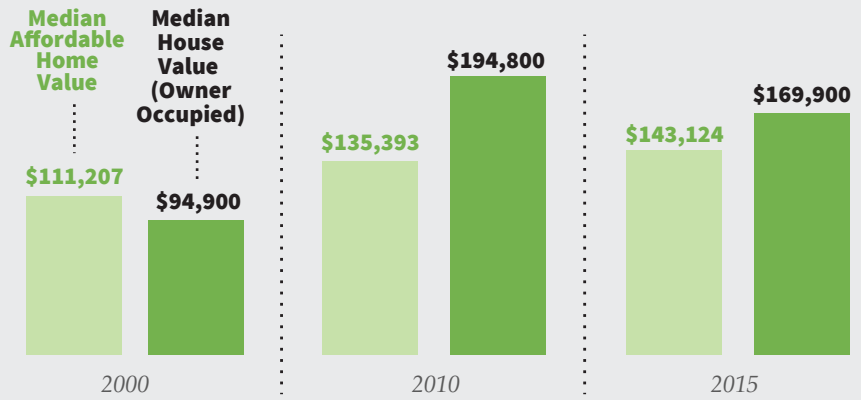
OWNERSHIP GAP ANALYSIS

A gap analysis illustrates the difference between the number of households in a given income range and the number of housing units affordable to that income range. Gap analysis for ownership units in Coos County reveals that the largest deficit of ownership units is for those households earning \$20,000-\$34,999 but, in fact, there is a shortage of homes affordable to any households earning less than \$50,000. The most these households could afford is \$150,000, a price point which provides few appealing options in the Coos marketplace. Many households that could afford to buy a house in the range below \$150,000, after considering the few low-quality options on offer, instead decide to stay in the rental market.

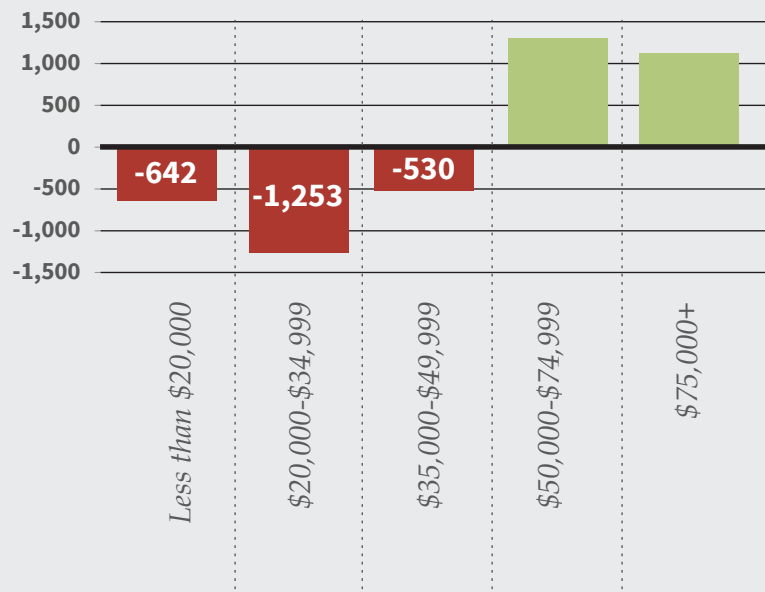
Moving up the income scale, as owner households are able to afford a house around the median (\$177,000) and at higher price points, more options become available. But this is a range that excludes many first time buyers, who tend to be younger and have less purchasing power than they will have later in life. These higher income buyers may also be unimpressed with offerings in the ownership market at prices they can afford and they too may remain in the rental market in higher numbers than expected.



Coos County Owner Affordability, 2000-2016



Gap between Owner Households and Owner Units for Households by Income



WHAT IT WOULD COST THE COUNTY TO SUBSIDIZE ALL OF THE POOREST HOUSEHOLDS WITH RENTAL UNITS



The table to the right outlines an approach to addressing housing for all 3400 of the County's poorest households. The upper half of the table illustrates a rental subsidy program that averages \$227 per month to close the ongoing monthly gap between what they can afford to pay per month (\$500) and the County's median rent of \$727. This would cost \$9.2M per year and while admirable is unsustainable. Further, it does not speak to the quality of the units available nor does it assume any new production.

The lower half of the table illustrates the cost to subsidize all 3400 of the poorest households in Coos County in newly constructed rental units - \$28.5M per year (assuming a cost of \$425M to construct all 3400 rental units). The bottom calculation is only for the 1100 poorest households that were identified in the rental unit gap analysis on the prior pages. The annual subsidy would be \$9.2M with a construction cost of \$137.5M. These costs are greater than the rental subsidy indicated above for existing rental units (assuming they were available) and not likely to be borne by the County on an annual basis.

PROBLEM TO SOLVE: RENT SUBSIDY FOR MEDIAN RENT

To bridge the gap between what Coos County's poorest households can afford to pay (\$500) and the median rent of \$727, a monthly subsidy of \$227 for each household is required. On an annual basis, this amounts to \$9.2M.



Costs to Address Lowest Income Affordability Challenge



WHAT COOS COUNTY'S
POOREST HOUSEHOLDS
CAN AFFORD TO PAY
\$500

MONTHLY COST
OF MEDIAN RENT



\$727

\$227

MONTHLY
SUBSIDY



OF HOUSEHOLDS

3,400

ANNUAL SUBSIDY

\$9.2M

PROBLEM TO SOLVE: NEW AFFORDABLE CONSTRUCTION

To bridge the gap between what Coos County's poorest households can afford to pay (\$500) and what is required in rent to justify production of a new unit (\$1,200 per month), a monthly rental subsidy of \$700 (or annual subsidy of \$8,400) is required per household.



WHAT COOS COUNTY'S
POOREST HOUSEHOLDS
CAN AFFORD TO PAY
\$500

MONTHLY COST
OF MEDIAN RENT
TO BREAK EVEN



\$1,200

\$700

MONTHLY
SUBSIDY



The total annual cost of such a subsidy for 3,400 households is **\$28.5M**.

The capitalized cost to produce a new affordable unit is \$125,000.
The total cost for **3,400 units** is **\$425M**.

OF HOUSEHOLDS EARNING
UNDER \$20,000

3,400

**COSTS FOR ALL
HOUSEHOLDS UNDER
\$20,000**

ANNUAL SUBSIDY

\$28.5M

CAPITALIZED COST

\$425M

Simply closing the existing unit gap for low income households would cost less, but would still require a significant level of investment. The annual subsidy required for **1,100 new units** is **\$9.2M** and the capitalized cost is **\$137.5M**.

CURRENT SHORTAGE OF
UNITS FOR HOUSEHOLDS
EARNING UNDER \$20,000

1,100

**COSTS FOR CLOSING
THE EXISTING UNIT GAP**

ANNUAL SUBSIDY

\$9.2M

CAPITALIZED COST

\$137.5M

PART 2

FACTORS INFLUENCING THE STATE OF HOUSING IN COOS COUNTY

The Coos County housing narrative is essentially framed by a series of interconnected and very complex influences, all of which impact the region beyond just housing.

Housing tends to be one of the most visible and precise indicators of a community's success or failure and is typically evaluated through the lens of quality, availability and affordability. The research and analysis that follow attempt to categorize these influences into five topic areas that can be easily accessed for review and ultimately addressed by the community.

In most cases, these influences upon a community are longstanding and have likely been the topic of many regional discussions over the years. How a community responds to these influences matters greatly in its ability to move forward. In some cases, the challenges confronting Coos County are not unique to only this region but impact similarly sized communities throughout America. But in all cases, the challenges are certainly difficult to address and how and why each community tackles them must be uniquely tailored to their particular economic, political and social context.



- 1 A SLOWLY EVOLVING **REGIONAL ECONOMY**
- 2 THINGS ARE **LOOKING A BIT RUNDOWN** IN MANY NEIGHBORHOODS
- 3 THE COUNTY'S **POPULATION IS STEADILY AGING** AND IS STYMIED BY A LACK OF MOBILITY
- 4 **ZONING CODES AND DEVELOPMENT FEES** ARE ALL STICKS AND NO CARROTS
- 5 **NEW HOUSING PRODUCTION HAS BEEN CURTAILED** BY THE DECLINE OF THE LOCAL CONSTRUCTION INDUSTRY AND THE REALIZATION OF THE FINANCIAL STRENGTH OF THE EMERGING COASTAL VACATION ECONOMY

1 A SLOWLY EVOLVING REGIONAL ECONOMY

The economy matters – first there is an economic issue before there is a resulting housing issue.

Housing in Coos County is increasingly impacted by fewer job opportunities and lower wages for residents. A homeowner or tenant's ability to afford housing is determined by their income potential within the community in which they live and work. That potential has gradually diminished over the past two decades as the economy has transitioned to the lower-wage service sector.

The fastest growing segments within the service economy are education/health services and leisure/hospitality (retail, accommodation and food services). While the median income for the new jobs in education and health services is a relatively stable \$34,000 (about 15% below the household median income of \$39,110), those in the leisure and hospitality industry earn a median income that is under \$20,000 and can only afford \$500 per month for rent – this in a market that is currently short 1103 units in this rental range.

POVERTY

Poverty remains a concern for the county as the poverty rate has increased 21% since 2000 (from 15% in 2000 to 18.1% in 2016). An increase of this magnitude is particularly alarming from a housing perspective due to the fact that it is very challenging to house anyone or a family at this income level; housing for those earning less than \$20,000 per year (or those under the poverty level of \$12,500 for an individual or \$24,500 for a family of four) is difficult anywhere in America.

Coos County Poverty Rate

2000

15.0%



2016

18.1%

Over a 16 year period,
poverty increased by 21%.

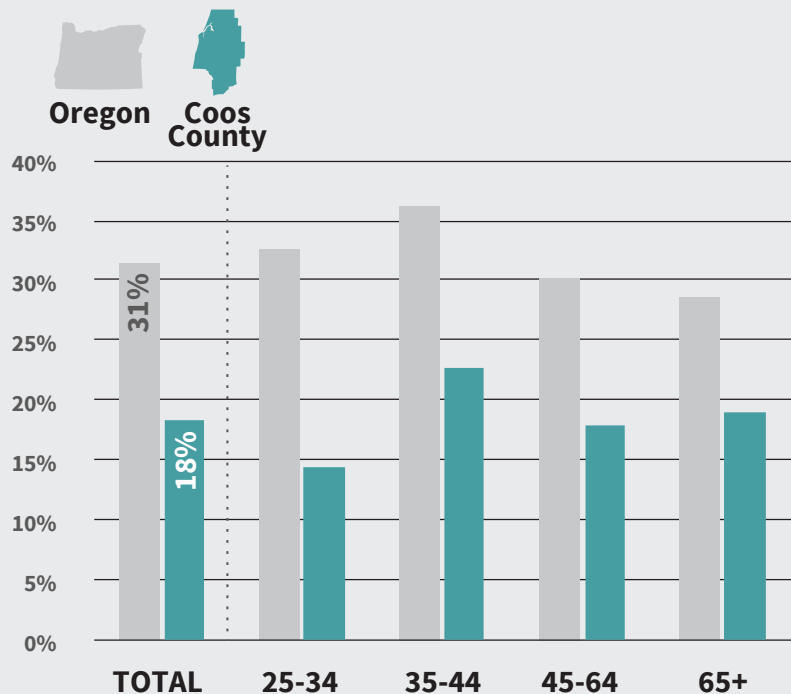
EDUCATIONAL ATTAINMENT

Educational attainment within the county is well below the state level – 18.4% of Coos County residents have a bachelor’s degree or higher compared to 31.4% for the state, a fact that makes it that much more difficult for the county to compete for new business and jobs given the competitive employment environment that exists in Oregon.

Interestingly, those over the age of 65 in Coos County have a greater percent with a bachelor’s degree or higher (19.1%) than the county as a whole (18.4%).

The population cohort between the ages of 25 – 34 has the lowest educational attainment of any cohort in the county with only 14.50% having a bachelor’s degree or higher compared to 32.60% statewide for this age cohort

Percent of population with bachelor’s degree or higher by age cohort, 2016



WHY IT MATTERS

Low wages and increasing poverty throughout the county do not instill a sense of security for local or outside investors.

And both challenge the social fabric that has been established in the county since the middle of the 20th century. Shift happens and a new economic paradigm is required for the county to successfully compete in today’s marketplace.

While education is not the only requirement to economic success, the knowledge economy of the 21st century requires an educated workforce to thrive – and more so than at any time in the nation’s history.

Knowledge is not only provided by way of a bachelor’s degree, but also through skills learned in the technical and trades fields; investment to expand and develop these opportunities is needed.

There is a give/get component to community reinvestment and economic development that can be led by county and city governments.

A demonstrated commitment to increasing funding aimed at reinvestment projects (e.g. housing, recreational amenities, infrastructure, etc.) will require a significantly different level of investment than has been demonstrated to date. Is the county prepared to raise taxes to invest in specifically identified projects? Are the cities prepared to do the same?

2 THINGS ARE LOOKING A BIT RUNDOWN IN MANY NEIGHBORHOODS

There are clear signals that owners and landlords are not reinvesting in their existing assets and there are a number of reasons why they stop maintaining and/or updating their properties:

- A lack of economic resources, particularly true for low-wage households, to address standard maintenance requirements or keep up with basic curb-appearance benchmarks.
- Frustration felt by property owners with the general level of maintenance in their neighborhood and a feeling of hopelessness that the city or county will hold anyone accountable – leading to a general lack of pride in place.
- A disconnect and/or lack of trust between landlords and tenants – both of whom are at fault for much of the tired looking housing in the county. Absentee landlords that are unresponsive to addressing the minimum maintenance standards are a significant part of the problem but increasingly problematic are those tenants that have little to no respect for the property they rent. It's a chicken and egg issue and fault is less important than the result – neighborhood disinvestment that can lead to declining property values and assessments/property tax revenues for already stressed cities (and the county in general).

WHY IT MATTERS

Deteriorating housing conditions are visible to not only neighbors but potential investors and future homeowners as well.

Housing that looks tired or unkempt sends strong signals to future investors that this is a neighborhood where their investment may not realize strong returns.

In some cases, the housing conditions are so poor they create an unhealthy and unsafe environment for the residents.

Many tenants have reported leaking roofs and gutters that have not been properly cleaned of debris - all of which can lead to water damage and mold build up within a house. The county's poorest residents have the fewest choices relative to housing and must settle for this low quality housing; better options are in limited supply and when available are too costly.

Housing that is not properly maintained may be assessed at a lower rate thereby depriving the city and county of much needed property tax revenue.

Increased code enforcement efforts, specifically for rental units that are being neglected by the landlords, would begin to improve some properties. A code compliance assistance program, aimed primarily at owner-occupied units with financially strapped homeowners is also recommended.





3

THE COUNTY'S POPULATION IS STEADILY AGING AND IS STYMIED BY A LACK OF MOBILITY

While it may be true that age ain't nothing but a number, it does tell a story when viewed through an economic and geographic lens. Where young college graduates gravitate to for work can be an indicator of a clustered employment center or an area known for innovation opportunities. Conversely, many warm and coastal areas in the US are magnets for retirees. In the case of Coos County, there has not been an influx of older folks but rather a steady aging in place of the local population.

In 2016, the median age in Coos County was 48.2 compared to 39.1 for Oregon. The county's median age has increased by 12% since 2000 making Coos County the 10th oldest county in the state and these older households are aging in place to a greater extent than the state in general. In Coos County, almost 31% of homeowners have remained in their current house since 1999 compared to only 25% statewide. This contributes to a low turnover rate in housing sales/rentals and creates a stuck market. The turnover rate in 2016 was 3.2% (total number of sales/total housing units or 990/30,481). The national average is generally double this rate (in the 6%-8% range).

Boomers make up the largest age cohort in the county and their numbers have increased slightly since 2000. More than two thousand Millennials left the county after the year 2000 and have not returned. Interestingly, Xers are increasing slightly as a percent of the Coos County population.

WHY IT MATTERS

As the county ages in place and residents remain in their homes, they leave few opportunities for a healthy and revolving housing market.

With a turnover rate of less than half the national average, the housing market feels stuck. What can't be fully ascertained from these numbers is the percent of older householders that would like the option to step down into a smaller house...a choice that is not currently available to them.

The stuck market has implications beyond the residents of the county.

Newcomers to the area will have a hard time finding quality housing at a reasonable price given the lack of movement in the market. Anecdotally, there have been many stories about new hires to the area not being able to find housing and having to turn down their job offers.

The demographic make up of the county offers both concern and hope.

Concern from the purely numeric perspective – Boomers (those born between 1946 – 1964) make up the largest percent of the population and the Silent generation (1925 – 1945) is the fastest growing segment of the population. But the fact that Xers (1965-1980) are steadily increasing as a percent of the county's population is a positive sign as they tend to be in the most productive stage of their careers. Could Millennials (1981-2000) follow their lead and begin to move back to Coos County?

4 ZONING CODES AND DEVELOPMENT FEES ARE ALL STICKS AND NO CARROTS

Zoning is a tool that allows for the orderly implementation of a community's comprehensive plan and more specifically defines permitted land uses and associated building requirements via district classifications. Zoning in and of itself cannot and will not stimulate demand in the real estate market; it merely regulates what can be built in a particular zoning district.

But zoning matters inasmuch as it brings form to the community – the regulatory parameters establish the basic framework for the type of development allowed within a residential zoning district. The diversity or lack thereof contained within the county's neighborhoods is based upon the language contained within the zoning code. And this language can be changed to address the needs that have emerged and are so evident in 2018:

- The need for smaller, more compact, single-family residential lots that cottage housing or duplex developments could be built upon.
- Mixed use development zoning districts that allow commercial and residential development to coexist – this could be in the form of a neighborhood center development that has restaurants or retail on the first floor and residential units on the upper stories. Horizontal mixed use - commercial and residential uses scattered throughout a development site - should also be considered.
- Accessory dwelling units (ADUs) are units that can include a self-contained apartment in an owner occupied single-family home/lot that is either attached to the principal dwelling (e.g. basement suite or attic unit) or in a separate structure on the same property (e.g. above a rear detached garage, a guesthouse, etc.).

The average homebuyer or small time developer will often be sidelined by the complexities of a community's zoning code and THEREFORE any opportunity to simplify the code should be exercised. Oregon has a vast and comprehensive regulatory structure that can be overwhelming to first-time homebuyers or builders; an ombudsman in the county (and the cities') planning offices to walk parties through the building process could go a long way toward opening up development options.



**The Cottage Company,
Conover Commons in
Redmond VA**

In conjunction with the zoning and building codes are the permit and development fees that are particularly expensive in Oregon since the inception of Service Development Charges (SDCs) in the 1970s. These “development impact fees” can escalate to as high as \$10,000 for the construction of a single-family house in many cities within Coos County and can delay or completely sideline a project.



WHY IT MATTERS

Zoning and building codes provide the specific requirements for all development within the community.

Historically, these requirements have often been designed to limit development opportunities on a particular property in a specific zoning district. But increasingly the language used in these codes is being revised to incentivize the type of development that a community wants to see rather than solely outlining what can't be done on site.

If development fees are running as high as 5% - 10% of a housing project, and are not financeable, new housing starts will continue to be stymied.

These fees are particularly troublesome for lower income households that are trying to get a foothold into the housing market and less troublesome for the higher income households.

5 NEW HOUSING PRODUCTION HAS BEEN CURTAILED BY THE DECLINE OF THE LOCAL CONSTRUCTION INDUSTRY AND THE REALIZATION OF THE FINANCIAL STRENGTH OF THE EMERGING COASTAL VACATION ECONOMY

As a result of the national real estate implosion in 2007 and subsequent Great Recession many local contractors, builders and construction firms closed shop and/or left the area. The construction industry was the hardest hit of any in the County – suffering a 28.2% workforce loss between 2006 and 2016. Today, anyone looking for a builder or general contractor will be challenged to find one and if they do the schedule will not likely fit within their desired construction timeline.

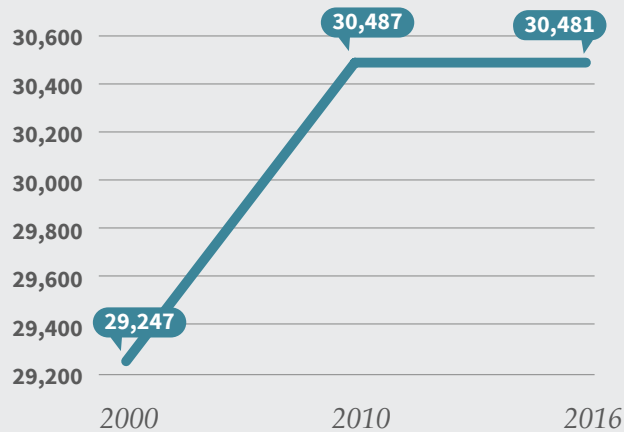
Further complicating the limited number of contractors within the county is the fact that those who remain in the county are often drawn to custom build projects and the reward of higher per square foot margins. This may be partly attributable to the uptick in vacation housing and seasonal rental upgrades as well as the notable demand for housing in the \$275k - \$375k range.

The appeal of the vacation housing economy is not just a boon to contractors benefiting from increased per square foot prices but also to those that own quality housing stock within the county and have realized the rewards of renting out their unit on AirBnB or VRBO (Vacation Rental By Owner) or even Craigslist. The steep decline in the number of occupied housing units throughout the county appears to be closely correlated to the rapid increase in vacation rentals available over the same period. Between 2010 and 2016, the county experienced a loss of more than 1500 owner occupied units. Although exact numbers are not available, most of these were likely converted to vacation/seasonal rentals. This has a significant impact on the housing market in Coos County – this net loss of housing units available to residents creates an artificial “demand” that keeps housing prices above what the local market can afford.

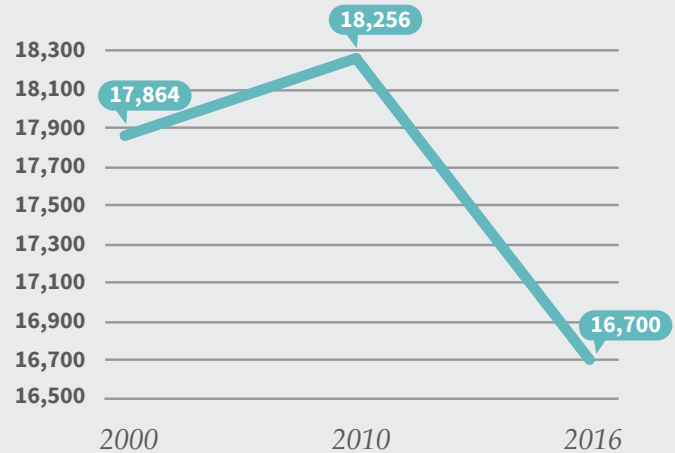
Changes in Coos County Employment by Industry Sector

	Percent Change 2006-2016
Construction	-28.2%
Professional and Business Services	-28.3%
Mining and Logging	-6.7%
Trade, Transportation, Utilities	-6.5%
Manufacturing	10.6%
Leisure and Hospitality	2.3%
All Government	-3.8%
Education and Health Services	-22.9%

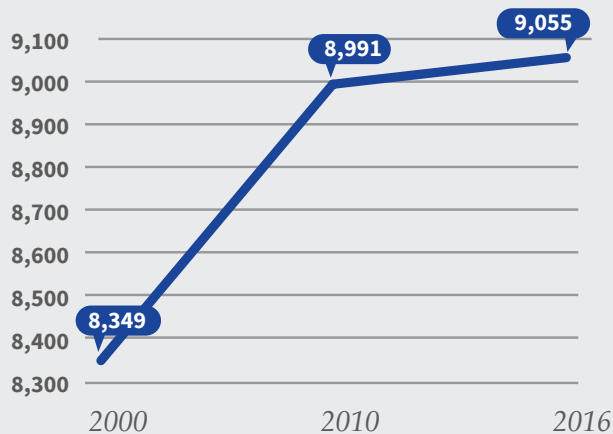
Total Housing Units



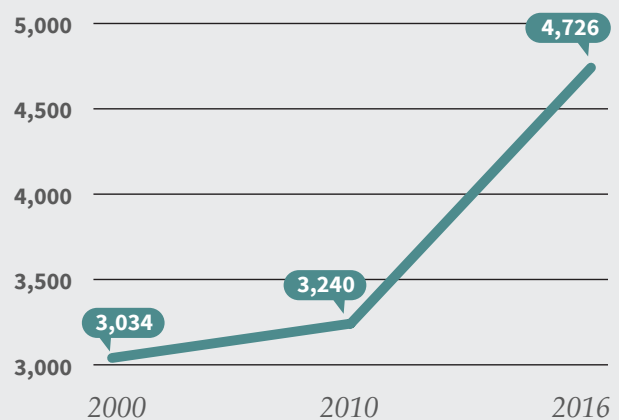
Owner-Occupied Units



Renter-Occupied Units



Vacant Units



WHY IT MATTERS

A housing market with a limited construction workforce can expect that workforce to take advantage of the demand for their services and gravitate to those projects that are willing to pay more for their services.

In the case of Coos County, a simple reality exists where a small market for \$275k - \$375k houses has virtually capitalized the entire construction workforce.

Housing that has been converted to seasonal vacation rentals combined with very little new production has led to a housing crisis in the county since 2010 – the County's population has remained relatively static but has lost more than 1,500 housing units in the housing supply chain.

The workforce feels the impact of this constrained supply and housing prices and rental rates remain artificially high as a result.

PART 3

TAKING
ACTION

A Primer to the Action Plan for Coos County

Two seemingly contradictory housing and housing-related realities require attention in Coos County.

The Market Overall is Stuck and Too Costly For Many

In simplest terms, there is no affordable housing crisis in Coos County. There is a shortage of quality rental units for any household earning less than \$35,000 annually, and a shortage of affordable home ownership options until annual household income is at least \$75,000. This is a situation that has been found to be a reality in soft markets with aging housing stocks, older households, trouble keeping and attracting young families, declining school enrollment, and tight vacancy rates. Such markets are stuck, will continue to suffer disinvestment, and as they get closer to the demographic cliff that's inevitable, soon have to confront not prohibitive and rising housing costs and cost burdens, but excess supply and accelerated disinvestment.

Coos Faces an Existential Threat from Looming Disinvestment

As costly as housing is for many, especially for those earning less than \$25,000 annually (who are almost always single wage earner households), there is a greater - and arguably far greater - problem of general market softness for any part of the county not presently desirable for households with the ability to afford \$500,000 and more for a home. In other words, minus a few areas of the county where demand for ocean front or similar locations command high prices, what's left are areas terribly vulnerable to disinvestment, falling demand, falling values, declining confidence, shrinking tax base, rising concentrations of poverty, decreases in owner occupancy, vacancy, and even abandonment. This, and not affordable housing is the real challenge Coos County must mobilize the community to tackle.

Cost Burdens Derive More from Low Household Incomes Than High Housing Costs

These two realities mix to create a very specific kind of housing dilemma. Affordable housing problems are a derivative of one or two underlying factors, or both in some combination. Extremely high development costs (San Francisco, New York City, Washington, DC), or extremely low incomes (Buffalo, Detroit, Cleveland, Milwaukee). On occasion, elements of these two conditions can mix, making for a reality where, while costs are not that high, they are high enough to outpace incomes which, while not too low, are low enough to be a problem. This last scenario is one many weak but yet distressed markets increasingly face. This is where - on balance - Coos County is. To glimpse the future of Coos Bay on a much larger scale, one need look no further than unhealthy concentrations of marginal multifamily rentals along Newmark Avenue between Hull and Schoneman, much of Empire and especially storefront commercial along Cape Arago (for which there's not enough purchasing power in the capture area to support at a healthy level). Without an intervention these areas will decline; indeed they may be too far gone to affordably recover. The point is that their present condition foreshadows the future for much of Coos Bay, unless action is taken - not to making housing affordable but too strategically rebuild the housing market so it makes sense for existing owners to reinvest their time, energy and money in their homes at rates not presently occurring but needed. This same future has already emerged in much of Coquille, along Tremont towards North Bend, and in Englewood. Indeed Charleston, which should be among the county's highest value land, is as at risk as

anywhere, with an abundance of seedy norms too present to allow the market to grow. Likewise Bandon, with the most marketable natural resources in the region has a half dozen blocks of troubled single family homes behind the high school. General and prevailing market weakness, in other words, is the real concern to Coos County, not burdensome housing costs. The latter is an existential threat.

A strategic challenge is to solve the problem of fixing incipient weakness across the county while doing no harm to vulnerable low income households, and helping low and moderate income working households without worsening underlying market weakness. In truth it is more than a strategic challenge, it's very complex, has few successes elsewhere to import, won't be easy to implement, and won't be inexpensive. 70% of Pennsylvania was in this exact predicament 40 years ago and failed to do anything appropriate about it. Same with 90% of Michigan, 70% of Ohio, 60% of Indiana, more than half of Wisconsin, and all but a small portion of Iowa. If Coos County wants a different future, it will have to spend, invent, and get busy doing almost nothing it's used to doing. It's going to have to find and use muscles it has but which have not been exercised in a long time.

PART 3

There is no single approach that can fully address, let alone resolve, the housing issues that plague Coos County.

The compounding influences that have resulted in the current set of circumstances will require a multi-pronged approach to begin to move the needle and unstick the housing market. It will demand a focused effort. It will cost money. It will take time. And it will require a lot of heavy lifting on the part of the entire Coos County community – the private sector, the public sector, and the nonprofit organizations.

The details of how to facilitate such action will be the responsibility of Coos County but there are some best practices that illustrate successful actions in other communities and provide handrails to grab onto as the community moves down this path. To that end, the following pages outline a series of actions that, by design, can be tackled simultaneously or individually. Each action requires a collaborative approach and can be replicated anywhere in the county. Some of the proposed actions are based on well-established planning principals while others have not been done before. In czb's experience, however, the determining factors in whether a community solves its problems are: *creativity, collaboration, and commitment*.

TAKING ACTION ON HOUSING ISSUES



**Creation of
a Housing
Trust Fund**



**Employer
Funded
Housing
Program**



**County/Cities'
Commitment to
Assist Housing
Construction**



**Indian
Initiatives for
Community
Housing**



**Jordan
Cove LNG
– Building
Community
Housing for
Longevity**

A County-wide Approach to Housing That Serves the Dual Purposes of Economic Development and Neighborhood Revitalization



WHO?
Coos County Initiative



WHAT?
Housing Bond



HOW MUCH?
\$8,300,000



\$7,300,000

Amount Available for Direct Expenditure/ Investment by County Into a Housing Trust Fund (after debt service reserves/insurance/ etc.)



WHEN TO SPEND THE MONEY?

Over the course of ten years (\$730,000/year)

How to Invest the Money?



On an annual basis, **BUY six houses from residents** wishing to downsize and stay in the area

These would be rehabilitated and sold below market value to teachers and other necessary community providers as defined by the County and the homes would be deed-restricted in terms of price and resale allowances (3% equity gain/year)

If a Community Land Trust (CLT) was established within Coos County, the CLT could take ownership of the land and ensure that it remained permanently affordable (as a non-profit the CLT could own the land tax-free and “lease” the land to the new owner of the house that sits atop this land for 99 year terms)



On an annual basis, **BUILD six new small(er) homes** for those who voluntarily sold their homes in an effort to downsize

These would also be sold at market value to keep neighborhood appraisals steady but with a “soft” second mortgage to make them affordable (with payments that are forgiven, deferred, or subsidized in some fashion, generally until resale of the mortgaged property)

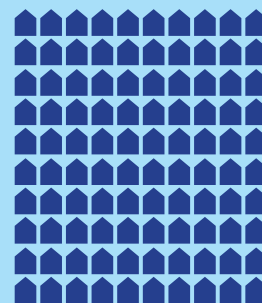
What Do the Costs Look Like on a New Construction and Rehabilitation Project?

PURCHASE AND REHABILITATION

House Purchase	\$150,000
Estimated Rehabilitation Costs	\$40,000
Development Fees	\$10,000
Service Development Charges	\$0
Total (land and rehabilitation)	\$200,000
Maximum amount that a median income household can afford	-\$130,000
Gap to close (by HTF)	\$70,000

Approximately **five rehabilitated homes/year** or **50 over the course of the ten-year community housing and reinvestment program**

100 new or rehabilitated homes that will begin to house the next generation of Coos County residents!



NEW CONSTRUCTION

Land (small lot, 50'x75')	\$17,500
Construction at \$165/SF (1,100 SF)	\$181,500
Development Fees	\$15,000
Service Development Charges	\$10,000
Total (land and construction)	\$224,000
Maximum amount that a median income household can afford	-\$130,000
Gap to close (by HTF)	\$94,000

Approximately **five new homes/year** or **50 over the course of the ten-year community housing and reinvestment program**

And How Do We Pay for This Bond?

An \$8,300,000 County Bond will cost approximately \$50,000 per month or \$600,000 per year to pay off
Assume a 20 year repayment term with a 4% interest rate

The Estimated Cost for Coos County

Bond levies require voter approval and are a temporary levy that is exclusively used to repay a bond that is used to fund construction and/or other capital projects. Unlike most other tax levies in Oregon, bond taxes are levy-based and raise a specific dollar amount spread across all taxable properties in the taxing district. Repayments on an \$8.3M bond for 20 years at a 4% interest rate are estimated to cost owners \$11.32 annually for every \$100,000 of a property's assessed market value. Properties, residential or commercial/industrial, with higher valuations would pay more and those with lower valuations would pay less.

The more private investment directed towards workforce housing, the lower the amount of the bond!

KEY ASSUMPTIONS

Land at roughly \$17,500/lot would need to be available on a regular basis (requires an altruistic seller or one that can afford a loss on sale for tax purposes)

Donations of county- or city-owned land would reduce the housing costs significantly

Purchase of housing for rehabilitation averages \$150,000/house (requires a willing homeowner who wants to downsize and is guaranteed a new smaller unit)

The Housing Trust Fund would have to pay a development fee of approximately \$10,000 per rehab project and \$15,000 per new construction project



TAKING ACTION ON HOUSING ISSUES

Creation of a Housing Trust Fund



Money matters when it comes to building workforce housing for a community.

The situation in Coos County at the present time is such that the only housing being constructed is in the \$275,000 - \$375,000 range; well above what a median income household (\$39,110) can afford – a house that costs between \$120,000 and \$135,000 (between 3x and 3.5x annual income).

The reality is that the cost to construct a house in Coos County costs more than the median income household can afford. The table below outlines the cost to build a 1,100 square foot cottage style single-family unit on a vacant lot:

Land (small lot, 50'x75')	\$25,000
Construction at \$165/SF (1,100 SF)	\$181,500
Service Development Charges	\$10,000
Total (land and construction)	\$216,500
Assume no SDC fees for workforce housing	-\$10,000
Assume land giveaway by City/County	-\$25,000
Incentivized Total (excluding land and SDC fees)	\$181,500
Maximum amount that a median income household can afford	-\$130,000
Gap to close (by HTF or similar)	\$51,500

If the cost for this house is \$181,500 after a land and SDC incentive and a median income household can only afford a house that costs approximately \$135,000, there is a financial gap that must be closed (+/- \$51,500). That gap is not likely to be filled by the private market; that market has responded by building housing that sells in the \$275K - \$375K range for projects that pay them the rates they require to stay in business. The private market cannot build at a cheaper rate and remain profitable. Instead, the gap (or subsidy) must be borne by a fund that is monetized on an annual basis by the city, county or state government along with private contributors.

A housing trust fund (HTF) is a vehicle by which these funds can be collected and then distributed to housing projects that qualify and are targeted for workforce housing. The HTF would receive ongoing dedicated sources of public funding to support the preservation and production of affordable housing and increase opportunities for families and individuals to access decent affordable homes. This would require an annual commitment of general budget funds from the county and participating cities. While an HTF is not a public/private partnership, it can also be a repository for private donations.

**Coos County's
annual
operating
budget is
about \$23M.**

If the County could find a way to dedicate just 3% of the budget to a housing trust fund it would provide almost \$700K that could be used to leverage a multitude of workforce housing developments. 3% is a big ask, but the need is big and subsidy is required to make workforce housing available. But even 1% would provide an annual infusion of \$230,000 into an HTF and would be a good start. Alternatively, the county could explore opportunities for a new sales tax or gas tax option or a tax on vacation rentals that would be fully appropriated to funding workforce housing for the countywide community. Beyond any of these tax options, the county should consider a bond that is dedicated to housing and community development projects.

Ultimately this is about reinvestment in the Coos County community; a need that is long overdue.



The housing trust fund is a model for community housing – a model that defines a new objective for funding affordable housing and enables the support of needed housing to be a fundamental part of what government does. An HTF could be a standalone entity, one that is newly created, or it could “live” under an existing organization such as Neighborworks Umpqua, United Way of Southwestern Oregon, Oregon Coast Community Action (OR-CCA) or the North Bend City/Coos-Curry Housing Authority.

Input from the community outreach efforts and focus groups associated with this housing study generally recommended against the creation of a new entity in which to house an HTF, noting the tremendous capacity that exists within the existing nonprofit organizations. At the 35,000-foot level, Neighborworks Umpqua, a nonprofit Community Development Corporation (CDC) that operates in Coos, Curry, Douglas, Josephine, Jackson, and Lane Counties may be the most logical home for an HTF – a new arm within the organization that specifically funds and builds workforce housing in Coos County.

BEST PRACTICE EXAMPLE

In July 2017, the City of Hood River, Oregon became the sixth jurisdiction in the state to impose a Construction Excise Tax to generate local funding for affordable homes.

Hood River will use 50% of the funds to provide incentives for developers to build affordable housing and 35% for affordable housing programs, with 15% directed to Oregon Housing and Community Services' down payment assistance program. The City of Hood River CET will generate an estimated \$165,000 annually.

In the 2016 the Oregon legislature passed SB1533, establishing a new authority for cities and counties to impose a Construction Excise Tax (CET) in order to fund local affordable housing by harnessing the state's development boom. The City of Portland was the first to enact the CET in June 2016, followed by the city of Corvallis in November. In May 2017, the city of Cannon Beach enacted a CET, with Tillamook County taking action in June.

A CET would not be successful in Coos County with the low rate of construction activity, not much tax could be collected, but it does provide a clever approach for funding workforce housing and provides an example of a unique taxing option that has been implemented in other parts of the state.



TAKING ACTION ON HOUSING ISSUES

Employer Funded Housing Program

The South Coast Development Council identified the following employers in their South Coast Profile as those based in Coos County with 250+ employees:



Southwestern Oregon Community College



Bandon Dunes Golf Resort



Bay Area Hospital



North Bend Medical Center



North Bend School District



Roseburg Forest Products



South Coast Education Services



The Mill Casino



Walmart Supercenter

and



FCR Call Center

(the next largest employer with 200+ employees)



Coos Bay School District Administration Building
Coos Bay School District



United States Coast Guard



Twelve major employers in the county - each with a need for employee housing and each with a community responsibility - represent a significant partnership opportunity.

The matter of finding quality workforce housing, rental or ownership, for existing employees or new hires surfaced repeatedly in many of the focus group meetings conducted as part of this study. Anecdotally, employers reported hiring new staff from outside the county only to bring them in for initial office visits and the new hires reporting they could not find a suitable place to live and ultimately declined the offer. Another governmental representative shared the story of sixteen journeymen in the electrician's trade that were slated to move to Coos County but were unable to find apartments or houses and had to decline the offer. A much-needed infusion into the county's construction industry was turned away for lack of housing.

These cases demonstrate how housing can negatively impact economic development and employment opportunities within the county.

Unsticking the housing market and providing workforce housing in the county is everyone's business. To effectively address these challenges everyone will need to play an active role – governmental entities, nonprofits and, yes, employers. There are a number of ways employers can assist in the production of housing – the most accessible entry into this arena is via a financial partnership with a nonprofit entity focused on housing production.



What might this partnership look like?

Employer works with the city/county or a realtor to acquire a property suitable for the construction of a single-family housing unit or apartment building.



The employer enters into a partnership with a local nonprofit housing development group – a contractual arrangement in which the employer maintains the right to buy back or lease the unit to one of their employees.



The employer, confident with the agreement, donates the property to this organization. This donation of the property is the first layer of subsidy to ensure that an employee can buy or rent this property at a reasonable rate. Removing land from the equation begins to reduce the burden on the future tenant or owner.



The local nonprofit housing development group, armed with some subsidy funds from a housing trust fund (HTF), can use their construction team or contract with a construction team to build the housing specified by the employer.



This creates a win-win scenario for both the employer and the new tenant/homeowner. The employer controls housing options for current and future employees and the employees have a quality unit that is essentially subsidized by their employer (reasonable rents or reduced acquisition cost due to the land donation and other incentives by the employer). The employer could deed-restrict the property with a first-right-of-refusal to buy the property back from the employee/owner in the event the employee left the company or moved away.



Employers: part of the solution.

This is one model for an employer led housing program in the county. There are a number of alternatives or variations that could work equally as well depending on the employer's specific situation. An alternative might be the provision by employers of supplemental funds, usually in the form of a grant or forgivable loan, toward the upfront cost of purchasing a home.

BEST PRACTICE EXAMPLE

The Mayo Clinic will donate up to \$7 million to help build 875 starter houses and rental units within a 30-mile radius around Rochester, Minn. The 'First Homes' project is intended to help alleviate a 'housing crisis in our area' in which many people 'simply can't find a place to live.

The Star Tribune,
Minneapolis, Minnesota, November 16, 1999



TAKING ACTION ON HOUSING ISSUES

County/Cities' Commitment to Assist Housing Construction

Coos County and the incorporated cities have many arrows in their quivers, beyond the necessary funding commitments, that must be aimed at the affordable housing problem.

Land use regulation and zoning, permitting fees, service development charges (SDCs)... these all sound overwhelming to a homebuilder that is seasoned let alone one that is looking to build a house for the first time. But these jurisdictional requirements can be administered as incentives for the development of new workforce housing throughout the county.



On the regulatory side, the cities should consider the following moving forward:

Zoning map and regulatory revisions for the county's cities that create and/or significantly expand mixed-use zoning districts. Mixed-use districts allow commercial and residential development to coexist on the same site; often with upper-story residential over commercial shops below or executed as a walkable neighborhood with commercial establishments built adjacent to townhouses, apartments and/or small single-family structures.



Permitting fees can be a financial hurdle for many first-time homeowners and cannot typically be wrapped into a mortgage. They become an upfront cost that can delay a housing project indefinitely. In an effort to encourage affordable housing development, the cities should eliminate or significantly reduce permitting fees for affordable/workforce housing that is deed-restricted to households earning less than 100% of the area median income (an AMI of \$39,110 or less). In addition, the cities should provide a fast-track review process for these projects.



Service development charges (SDCs) can cost a new homeowner upwards of \$8,000 (depending on the city) and are payable at the time a building permit is obtained. While state law prohibits a city from waiving these fees outright, the cities should enact a no-interest deferral program that allows households earning less than 100% of area median income to pay the SDCs over the course of a ten-year payback term. Coos County cities should also explore the legal possibility of lowering the SDC fees for affordable workforce housing.



Accessory dwelling units (ADUs) are housing units that can be built on an existing single-family residential lot (e.g. a small unit built in the backyard, a unit on the second story of a detached garage, a basement unit, a converted second floor that creates a new unit, etc.). Pursuant to Oregon Senate Bill 1051 which takes effect on July 1st 2018, cities (over 2,500 population) and counties (over 15,000 population) will be required to allow ADUs in all residential zoning districts. Siting and design standards may be required for the units and are recommended to ensure neighborhood compatibility. More importantly, Coos County and the cities should require full-time occupancy to ensure these units don't become a mechanism for additional AirBnB or VRBO vacation rentals.



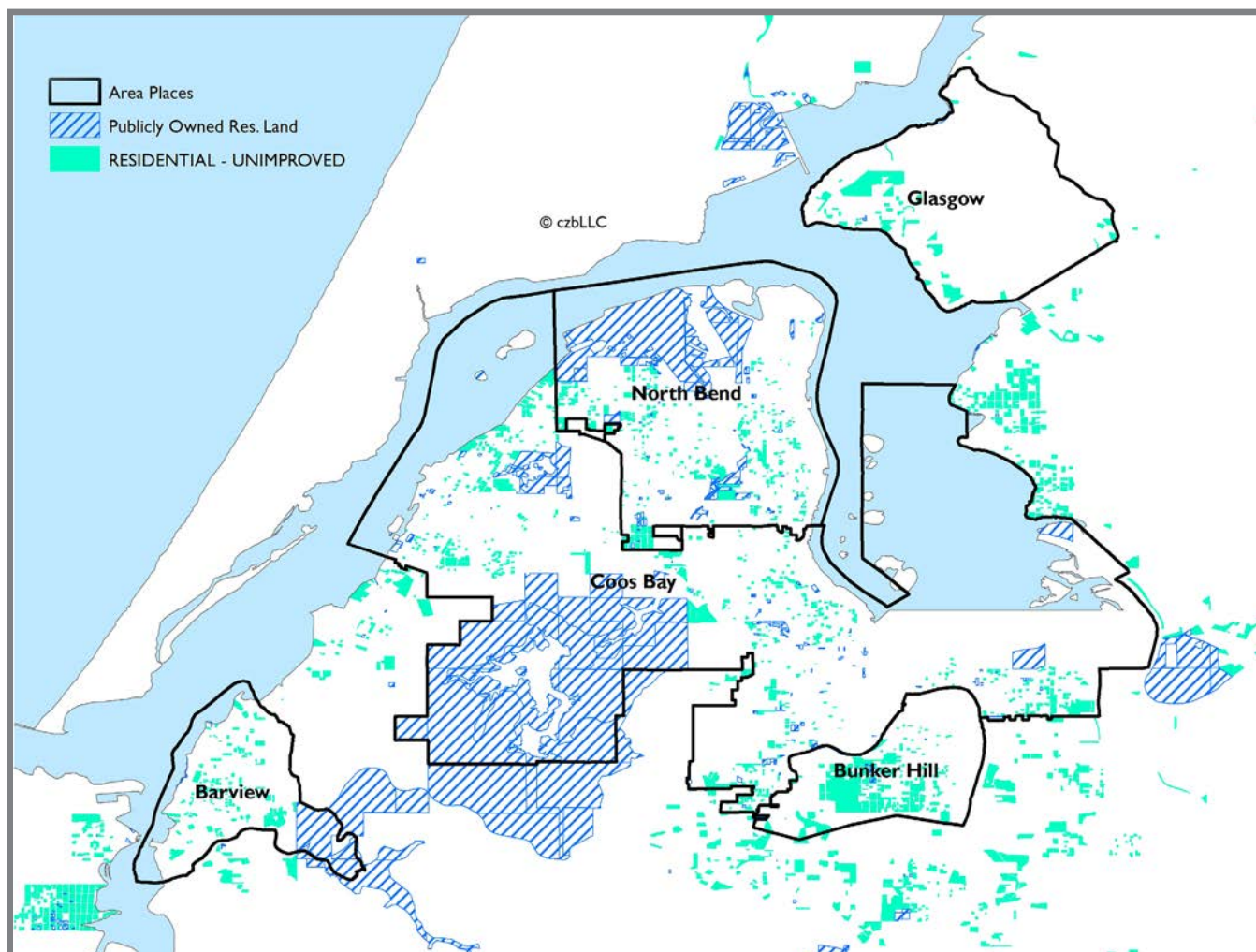


And then there is land; city-owned land, county-owned land, land that is owned by the school district or other public districts and properties that have been acquired as a result of tax foreclosures and sit in limbo – these offer opportunities for future housing development.

Publicly owned land can be transferred to a non-profit organization to build housing upon thus removing the cost of land from the housing equation. This not only makes the house or apartment building that much more affordable to the end user, it generates new tax revenue for the city or county once the development is complete. In many cases, the disposition of city/county owned infill properties for new housing development goes a step further and actually catalyzes neighborhood revitalization when done well – neighbors, upon seeing these new houses constructed nearby, begin to invest more in their own homes.



The map below illustrates properties within and near Coos Bay, North Bend and the immediately surrounding areas that are owned by public entities and designated residential land – there may be opportunities to subdivide some of these properties and give the land away for workforce housing development. Also illustrated on this map are those properties that are privately owned and residentially zoned with no improvements (housing) on them – possible private infill development opportunities (illustrated in blue).



BEST PRACTICE EXAMPLE

Affordable housing is so hard to find in South Florida that Broward County is giving away 40 vacant lots so more working-class homes can be built — which the county received because of unpaid property taxes — to 10 nonprofit agencies. Broward will pay some site preparation costs and provide up to \$60,000 in down payment assistance to each eventual homebuyer, but the nonprofits will pick up the rest.

Sun Sentinel, March 16, 2017

San Diego selling \$1 lots: Is this the future of ‘affordable housing’ for the middle class?

Spokesman Review, February 20, 2018



TAKING ACTION ON HOUSING ISSUES

Indian Initiatives for Community Housing

→ The Coquille Indian Tribe is currently preparing a Comprehensive Plan for the 10,000 acres of tribal lands that are generally situated between Charleston and Coos Bay. As currently envisioned the plan contains a strong housing component.

Tribal member input to date includes a recommendation for tribal and non-tribal housing opportunities in the Empire area, specifically in the area where Morrison Street intersects Marshall Avenue (see map below). Land south of the former Memory Care facility could be a mix of single family homes, cottage housing, townhouses and/or apartment units. The land just east of here could be developed for market rate housing and tie in nicely with the housing development that is taking place along Nautical Lane, which is located just outside the Tribe's boundary. While non-tribal members of the Coos County community cannot own land, they can rent homes/townhouses/apartments. The Tribe is exploring the opportunity to offer

99-year leases for a few housing units that could be made available to non-tribal members as well – a continuation of the creative thinking that is well underway with the draft Comprehensive Plan.

The Tribe has a solid track record relative to housing production. The Coquille Indian Housing Authority (CIHA) is a well-established organization that meets the requirements as set forth by the United States Department of Housing and Urban Development (HUD). As part of their preparation of the annual 2018 Indian Housing Plan (IHP), the following housing portfolio was included:

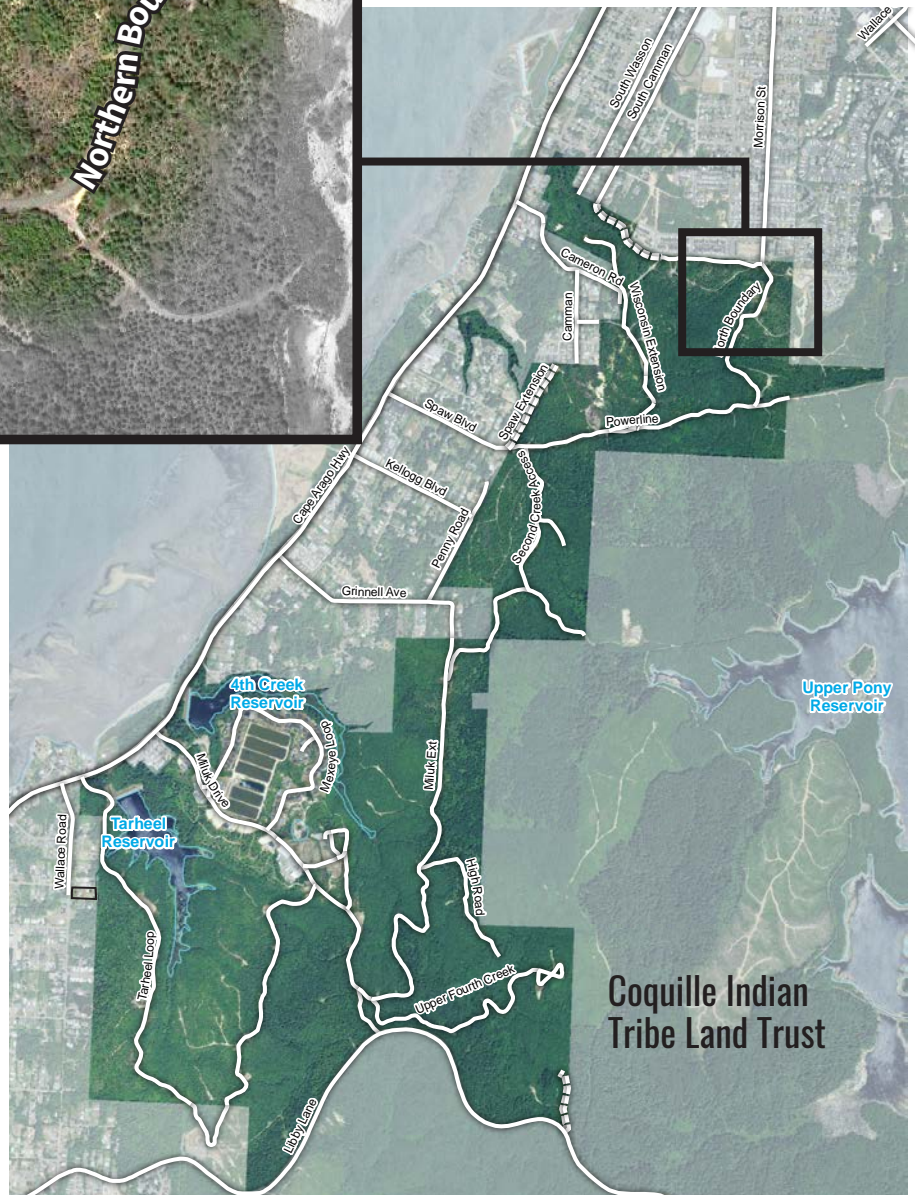
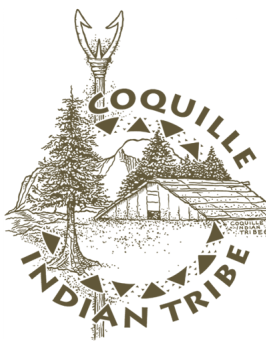
UNIT TYPE	UNITS	BLDGS
SINGLE FAMILY		
Rental	27	27
Homebuyer	14	14
Non-Residential	4	4
Private Purchase	26	26
MULTI-FAMILY		
Rental – Duplex	10	5
Rental--FourPlex	12	3
	93	79

The success of the CIHA provides a foundation for ventures into expanded housing opportunities – beyond HUD assisted housing. The Coquille Economic Development Corporation (CEDCO) has demonstrated leadership in project development and could begin to forge a similar role relative to housing production – as a fundamental element necessary for future economic development projects.

The Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians (CLUSI) also have experience in housing production with the Tribes' development at Qaxas Heights in North Bend which offers two, three and four bedroom single family houses, two bedroom duplexes and one and two bedroom units in a four-plex structure. Additionally, the Coquille and CLUSI tribes have a number of housing programs including rental assistance, down payment loan assistance and a home repair program. As they look to ramp up their housing efforts there may be additional opportunities, including land, for future housing development that could address workforce housing for the tribes' members with the possibility of rental housing for non-tribal members.



Collaboration is the key to creative ventures moving forward.





TAKING ACTION ON HOUSING ISSUES

Jordan Cove LNG – Building Community Housing for Longevity



The Jordan Cove LNG project proposes the development of a liquefied natural gas terminal at Jordan Cove on the north spit of lower Coos Bay.

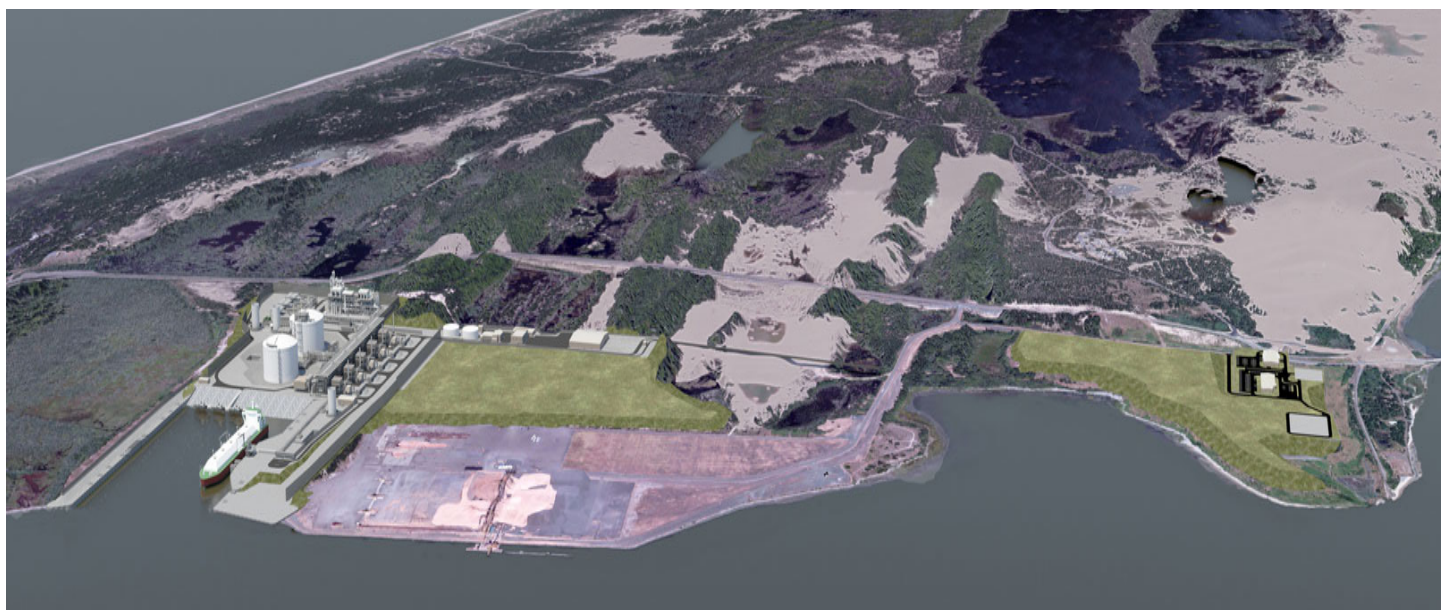
The company owns approximately 400 acres at this location and will stage all development within this area. The project was envisioned more than a decade ago and includes the Pacific Connector Gas Pipeline project, a proposed 229 mile, 36 inch diameter pipeline designed to transport natural gas from Malin, OR to the Jordan Cove LNG terminal.

According to local sources, the construction of the Jordan Cove LNG will take almost 4½ years and employ up to 2000 workers at peak construction times. Once completed, the shipping facility is estimated to employ up to 180 permanent employees on site.

Jordan Cove LNG proposes to house these construction workers in temporary housing on the northeast portion of their site (just south of Jordan Cove Road). This presents a number of concerns that should be addressed prior to any local permitting.

Will the temporary housing be removed in its entirety to the satisfaction of the county?

Will any permanent housing be built that could serve the future employees in the community, either for Jordan Cove LNG or for sale or lease to others employed outside of the company?





While a specific start date for construction has not been set, there are a few notable items that should be contractually negotiated prior to any construction activity:

2,000 construction workers is a significant workforce – it is equal to fully half the total workforce for North Bend, the nearest city to the development site. At a minimum and in addition to any community impact funds promised by Jordan Cove LNG, there should be **contractual agreement for up to 20% of the workforce housing to be built for permanent occupation and dedicated back to the county or sold on the private market to households with incomes at or below 100% of area median income.** A portion of this permanent housing could be built on site (with zoning revisions negotiated with the county), under the bridge (at North Point in North Bend) and throughout the cities of Coos County as neighborhood infill development. The estimates for a permanent workforce of 180 support the need for permanent housing.

In no case should fewer than 150 housing units be made available for permanent residents – 75% ownership opportunities and 25% rental opportunities.



The Jordan Cove LNG project represents an opportunity for a major employer to take the lead in providing housing for their employees while providing new housing options on the north end of the Coos Peninsula – placemaking opportunities.

TAKING ACTION ON HOUSING ISSUES

Demonstration Projects to Consider

The Action Plan outlined in this document includes five interconnected approaches that, when executed individually or collectively, can result in “sticks and bricks” popping up throughout the Coos County community. The plan includes a few opportunistic properties that are either publicly owned (requiring a possible land giveaway) or ripe for mixed-use development (requiring a regulatory change commitment by the city or county). In either scenario, there is a significant give/get responsibility at play – the give of an incentive or subsidy for the get of quality workforce.

During the course of this housing study, there were many public outreach efforts, focus group meetings, site visits and general correspondence that revealed properties throughout Coos County that might be developed for workforce housing. The following sites are presented because they have one or more characteristics that make them viable for new housing development:

- Residential zoning or possible mixed-use opportunities
- Infrastructure accessibility
- Publicly owned and possible give-away options

The vignettes that follow are for illustrative purposes only – to provide a conceptual idea of what could be developed on the site – to stimulate community dialogue and interest to explore collaborative ventures and think differently about how housing can be developed in the future.

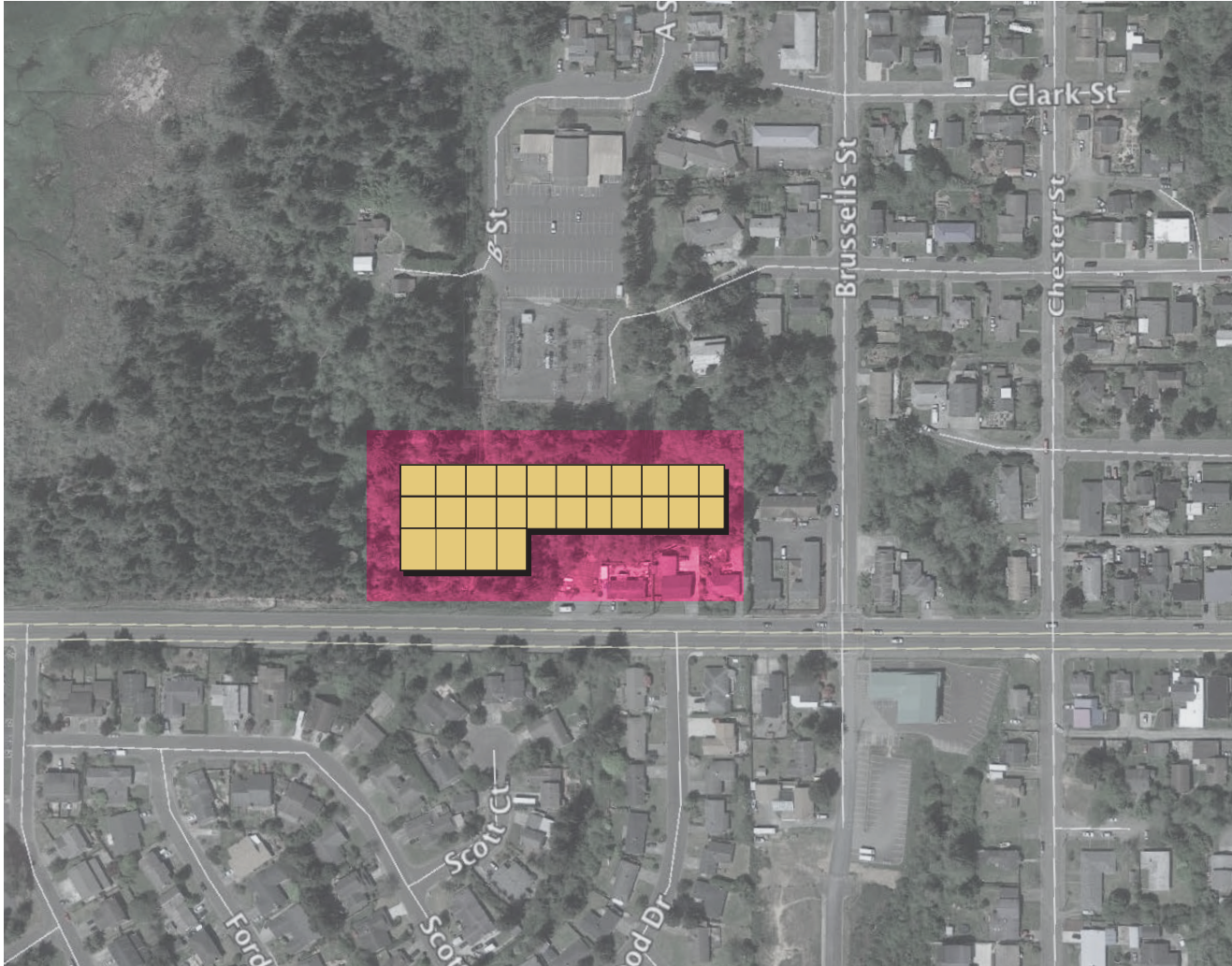
Disclaimer: No formal discussions have taken place with the city, the county or the private owners of the following properties – these are presented solely for the purpose of illustrating potential demonstration projects.

Pony Village



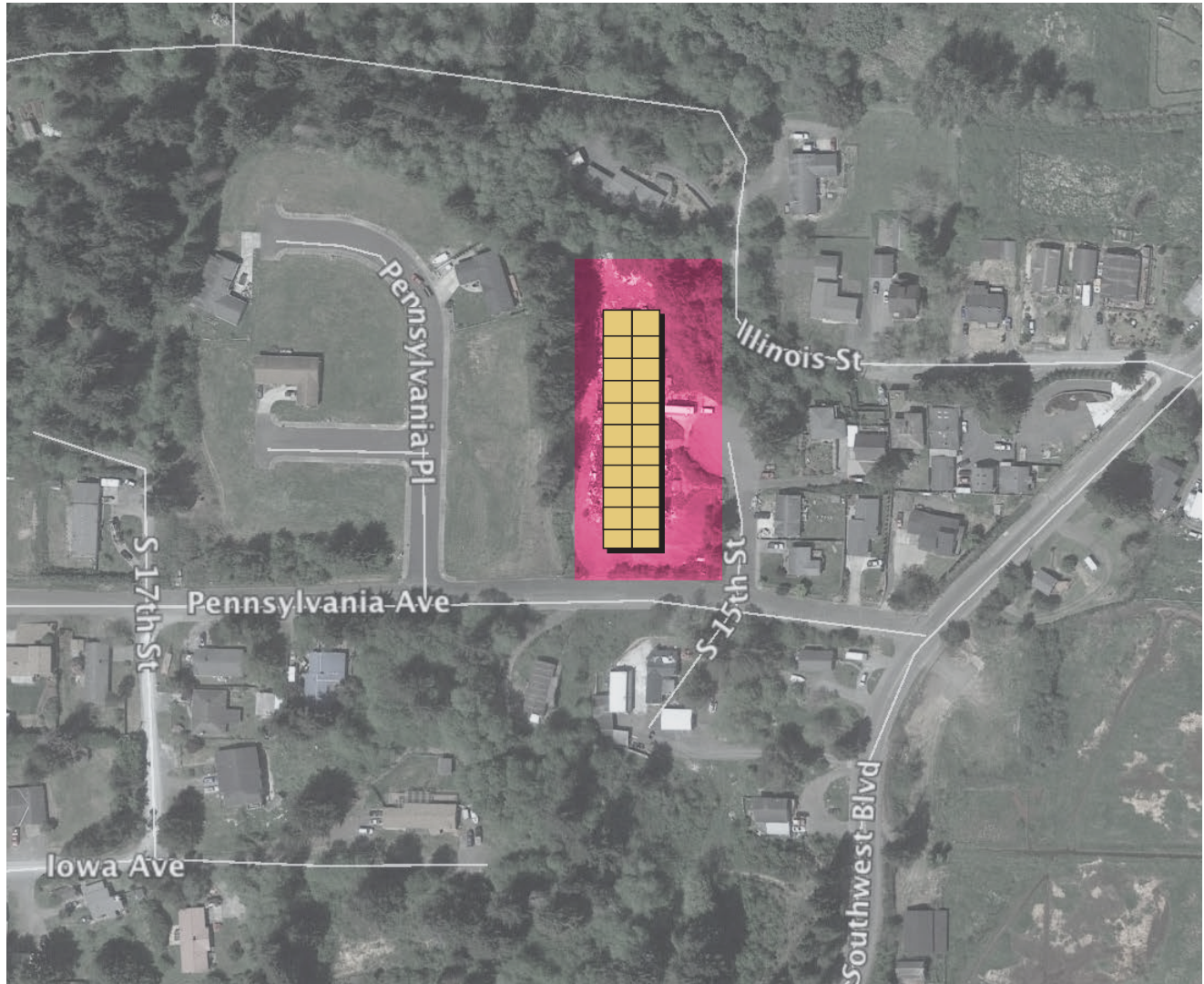
Pony Village, located in North Bend, is a shopping center that has seen an increase in commercial vacancies over the past few years. Does an opportunity exist for adaptive reuse that could include subdividing some parcels of land that could be sold for housing development? A collaborative approach by the city (regulatory changes) and a proactive approach by the property owner could result in almost 20 new housing units.

North Bend City Owned (Newmark Ave. & Brussels St.)



The city of North Bend owns property on Newmark Street near the intersection with Brussels Street and is currently in the preliminary phases of being proposed for a rezone to allow multi-family dwellings for a proposed apartment complex use. This could be an opportunity for a public/private or public/nonprofit redevelopment project.

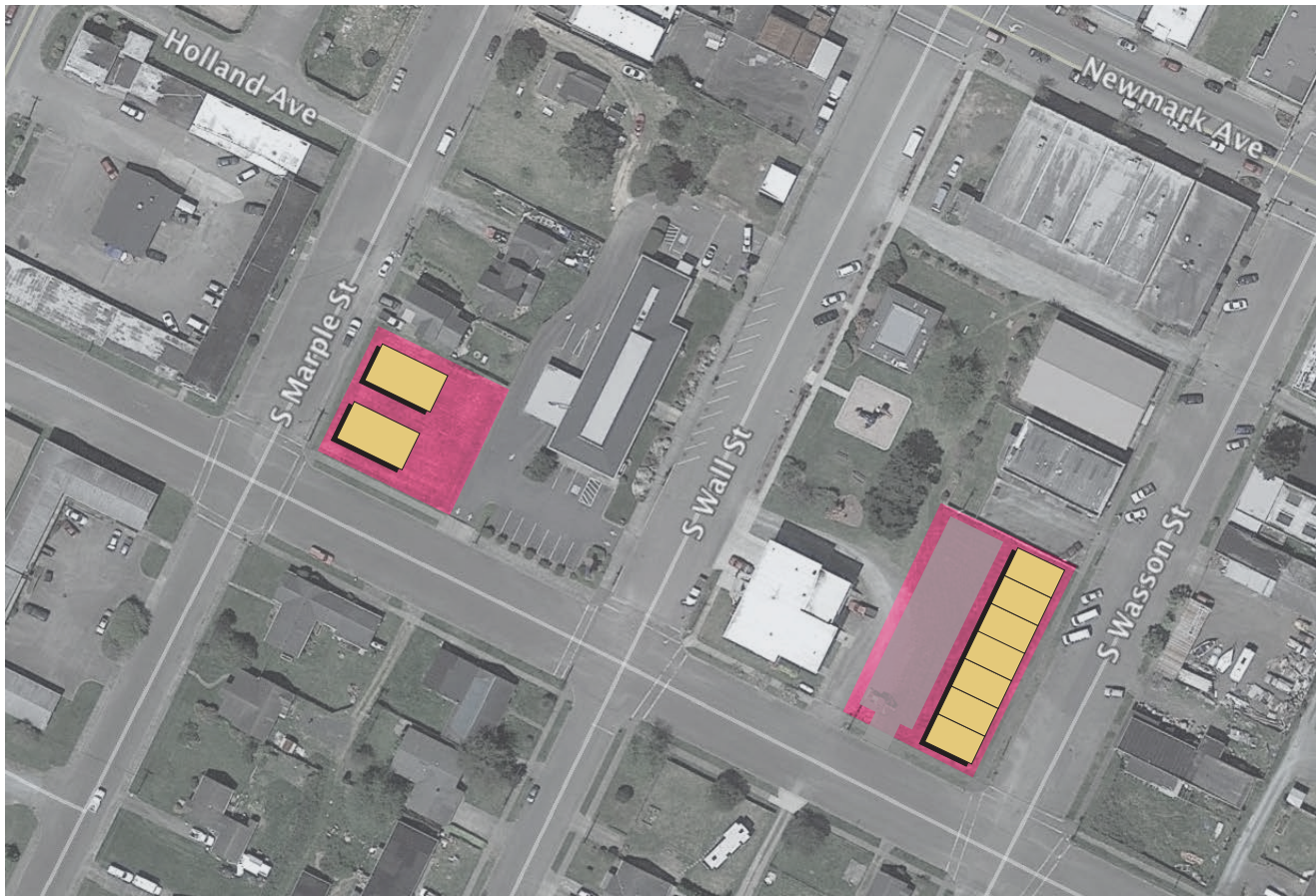
Pennsylvania Avenue & South 15th Street



The old Englewood School was destroyed in a fire several years ago and is currently in the process of being repossessed by Coos County. The county could transfer this property to the City of Coos Bay to demolish the structural remains on site and clean it up in the summer of 2018. The site is zoned Mixed Use (MX) and can be developed for residential use (above the ground floor and up to 30% of ground floor). The site is surrounded by residential zoning and development and should be considered for full residential use, with the appropriate review and zoning designation by the city.



Coos Bay City Owned Land & Bank Owned Property



The City of Coos Bay owns some property at the corner of South Wasson Street and Michigan Avenue (behind the firestation) that could be developed as infill housing - possibly cottage style housing, townhouses or a small apartment building. The property is currently zoned Commercial (C) but sits adjacent to properties to the south that are zoned Medium Density Residential (MDR). This property could be rezoned with a Comprehensive Plan review and recommendation and the city could consider donating this land for workforce housing development.

Nearby is a property (on the corner of Marple Street and Michigan Avenue) that is owned by Banner Bank, a strong local partner, that could also be rezoned with the appropriate review and recommendation and developed as workforce housing.

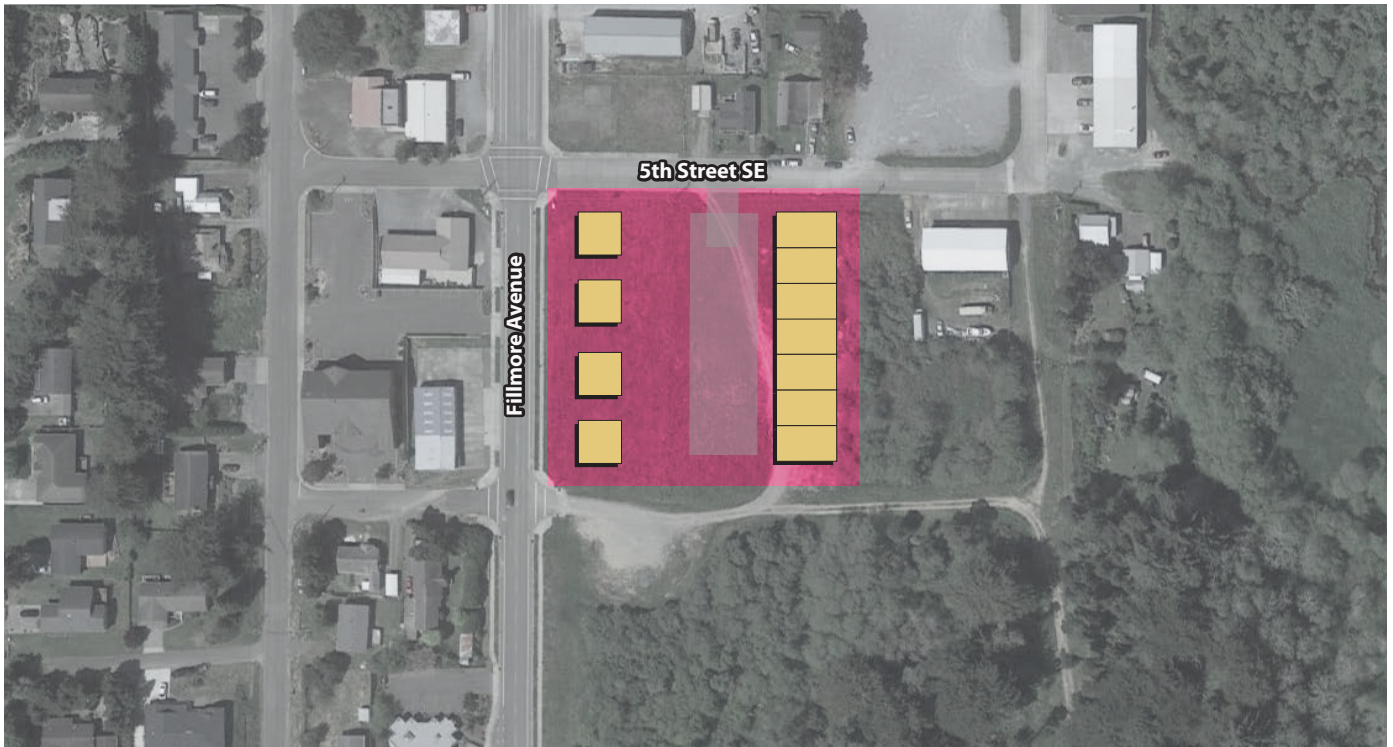
Coos Bay City Owned Land - Michigan Ave and S. Wasson Street



Bank Owned Property - Michigan Avenue & S. Maple Street

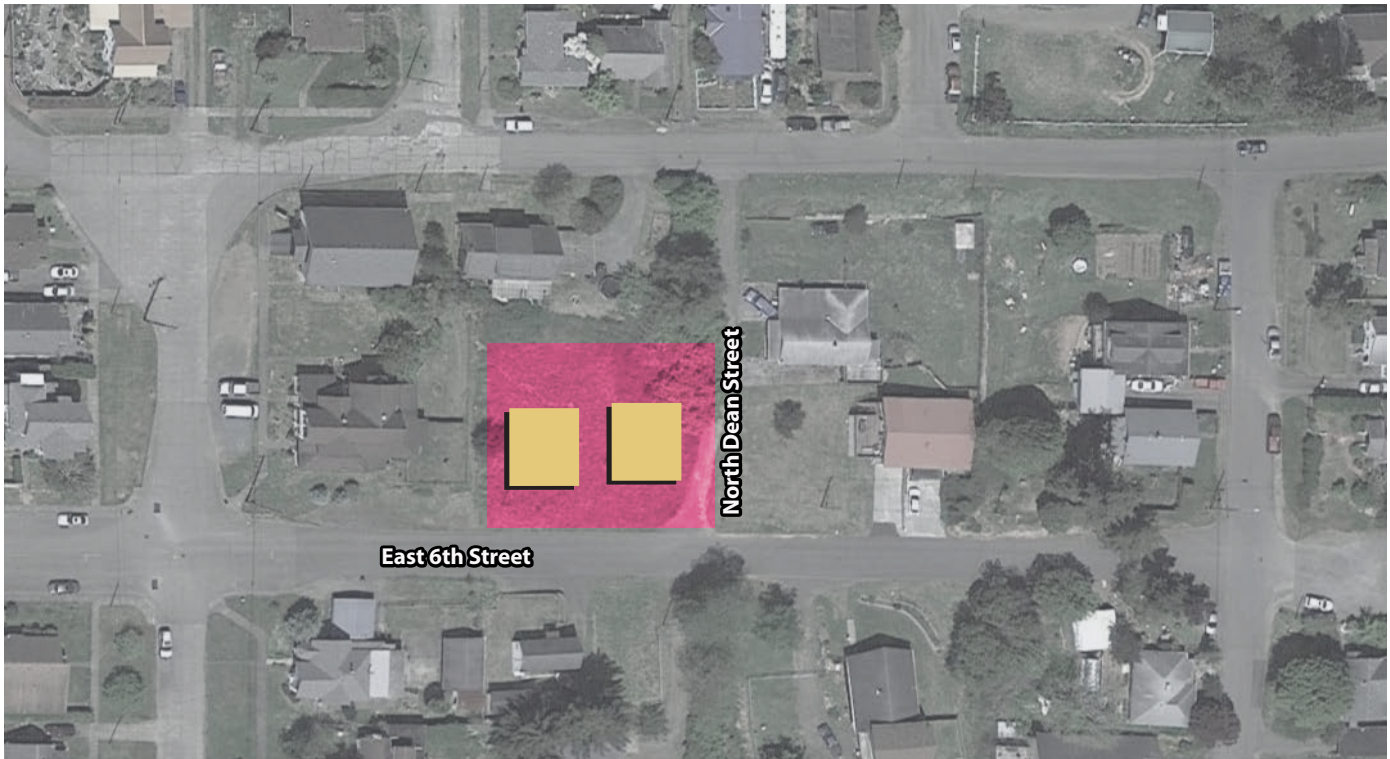


Bandon - City Owned Land



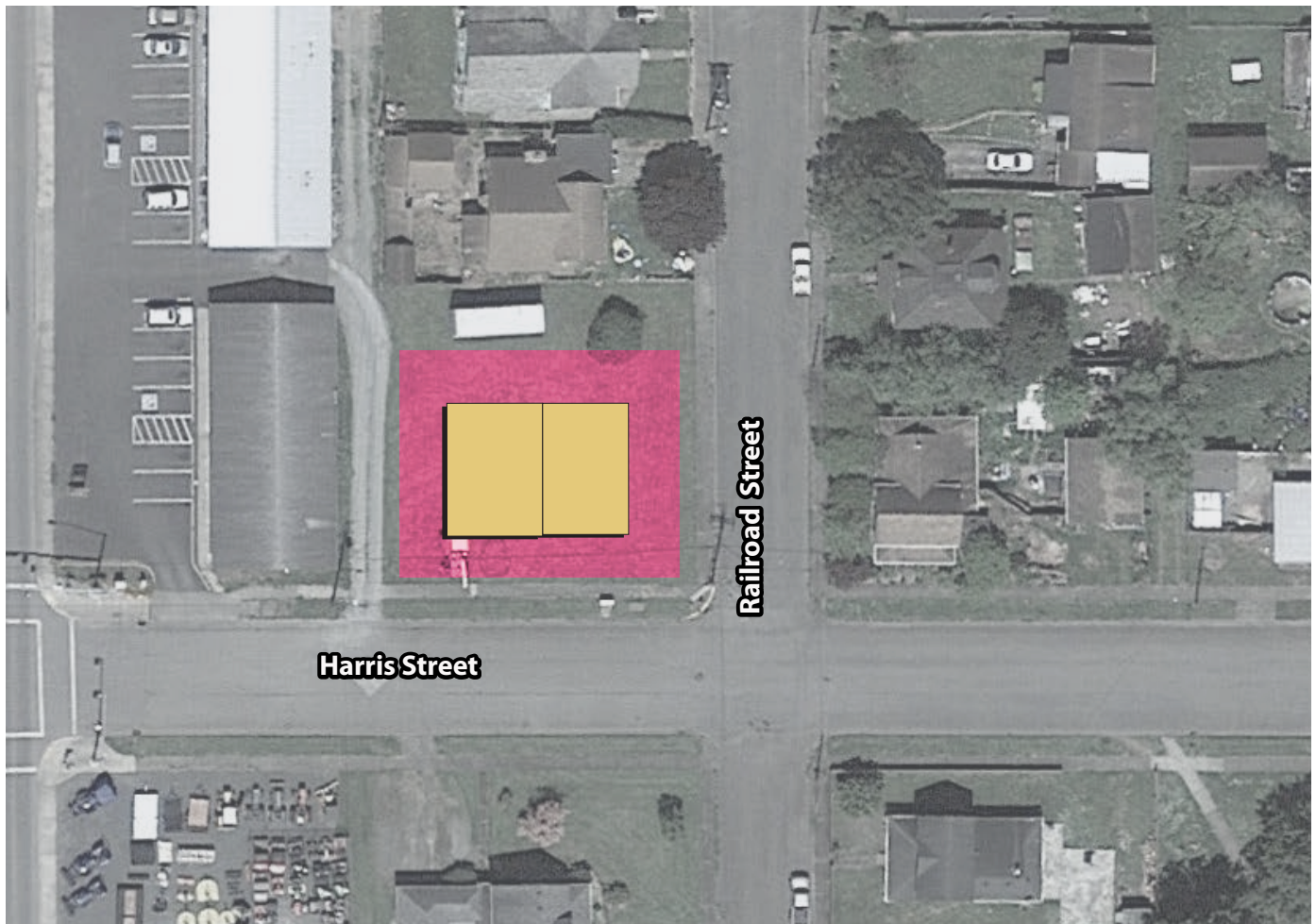
The City of Bandon owns some property at the corner of Fillmore Avenue and 5th Street SE that could be developed as infill housing - possibly cottage style housing with townhouses or a small apartment building. The property is currently zoned Light Industrial (LI) but sits adjacent to properties to the south that are zoned Residential (R-2). This property could be rezoned with a Comprehensive Plan review and recommendation and the city could consider donating this land for workforce housing development. If the city preferred to reserve this land for industrial development purposes, the city also owns land directly south of this site that could also be developed as workforce housing.

Coquille City - Residentially Zoned and Undeveloped Land



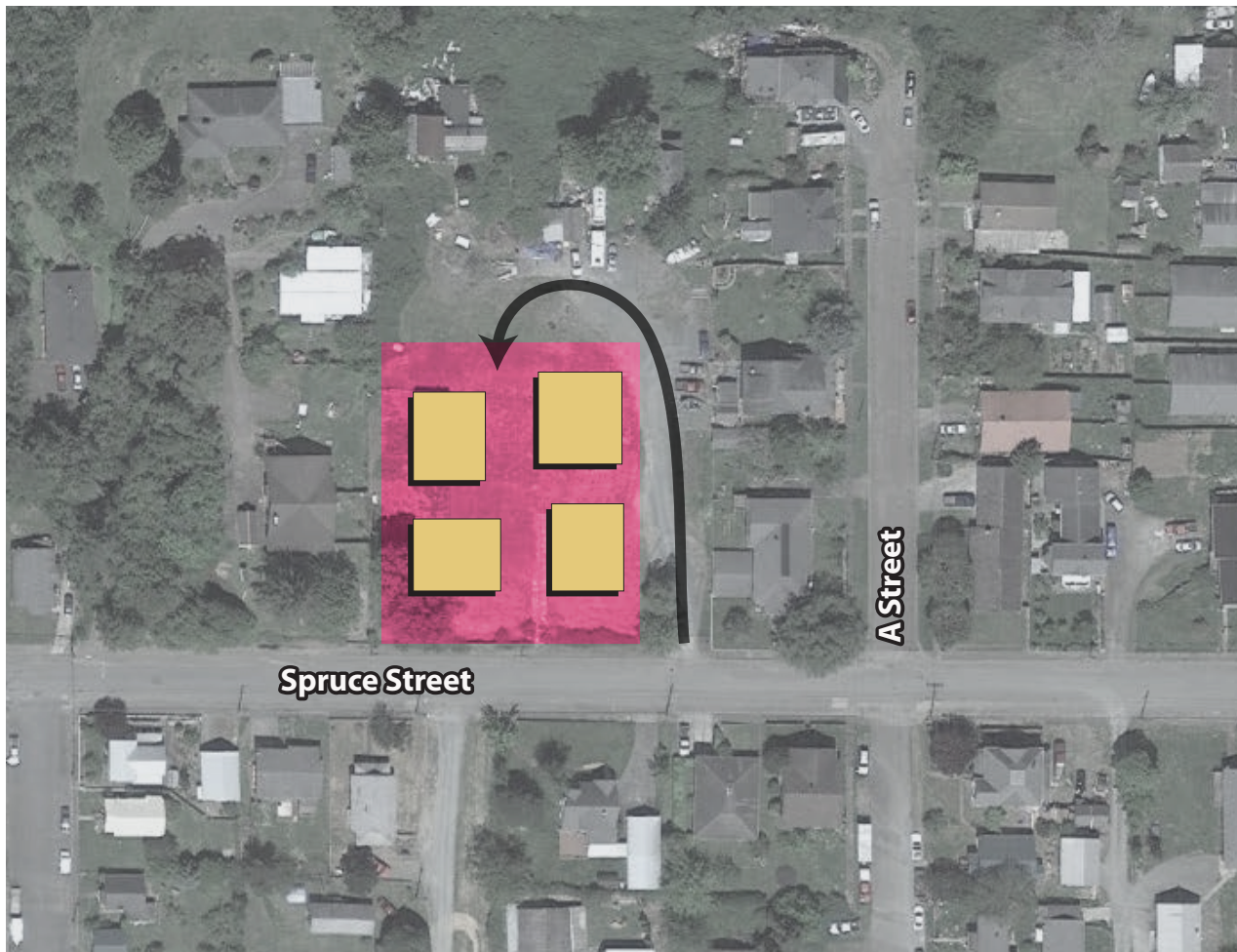
There are some vacant properties in the city of Coquille that are zoned Residential (R) and offer opportunistic sites for infill housing sites. This map illustrates one such opportunity - a site located at East 6th Street and North Dean Street. Two workforce housing units could be built on this site. It might require a variance for lot size to allow two small units or the city could consider a Zoning Ordinance amendment that reduces the minimum lot size requirement for workforce housing.

Myrtle Point - Residentially Zoned and Undeveloped Land



There are some vacant properties in Myrtle Point that are residentially zoned with opportunities for infill housing sites. This map illustrates one such opportunity - a site located at the northeast corner of Harris Street and Railroad Street. Two small workforce townhouse units could be built on this site. This concept may require a variance for lot size to allow two small units or a change to the zoning ordinance.

Myrtle Point - Undeveloped Land (former Spruce St. School Site)

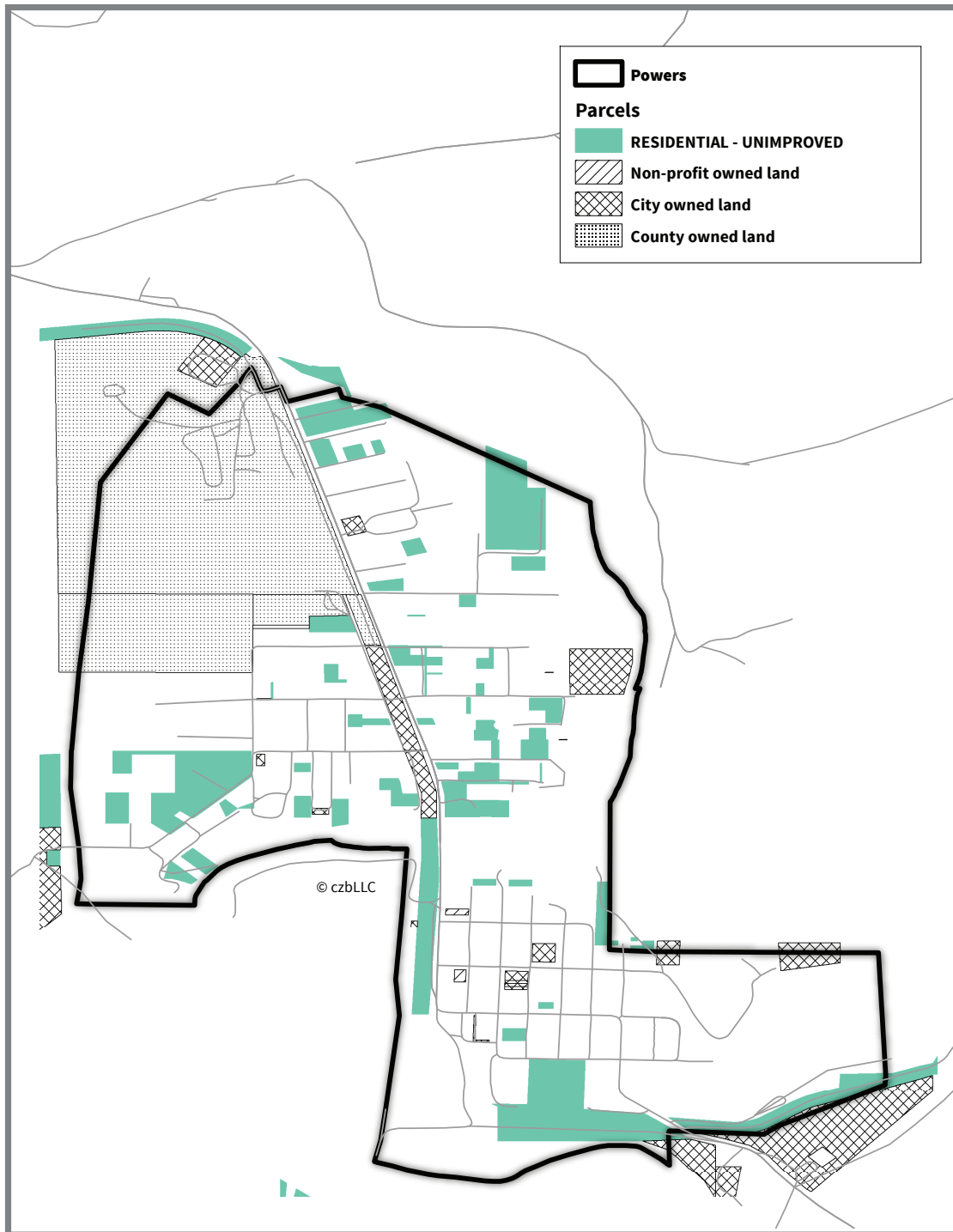


This site is the former Spruce Street School site that has been vacant for many years. Approximately two acres in size, this property could be redeveloped as a cottage house cluster site that might include four units. The zoning would likely need to be updated to allow for this type of development and a driveway easement for rear access should be considered. This site is privately owned and is for conceptual purposes only.

APPENDIX

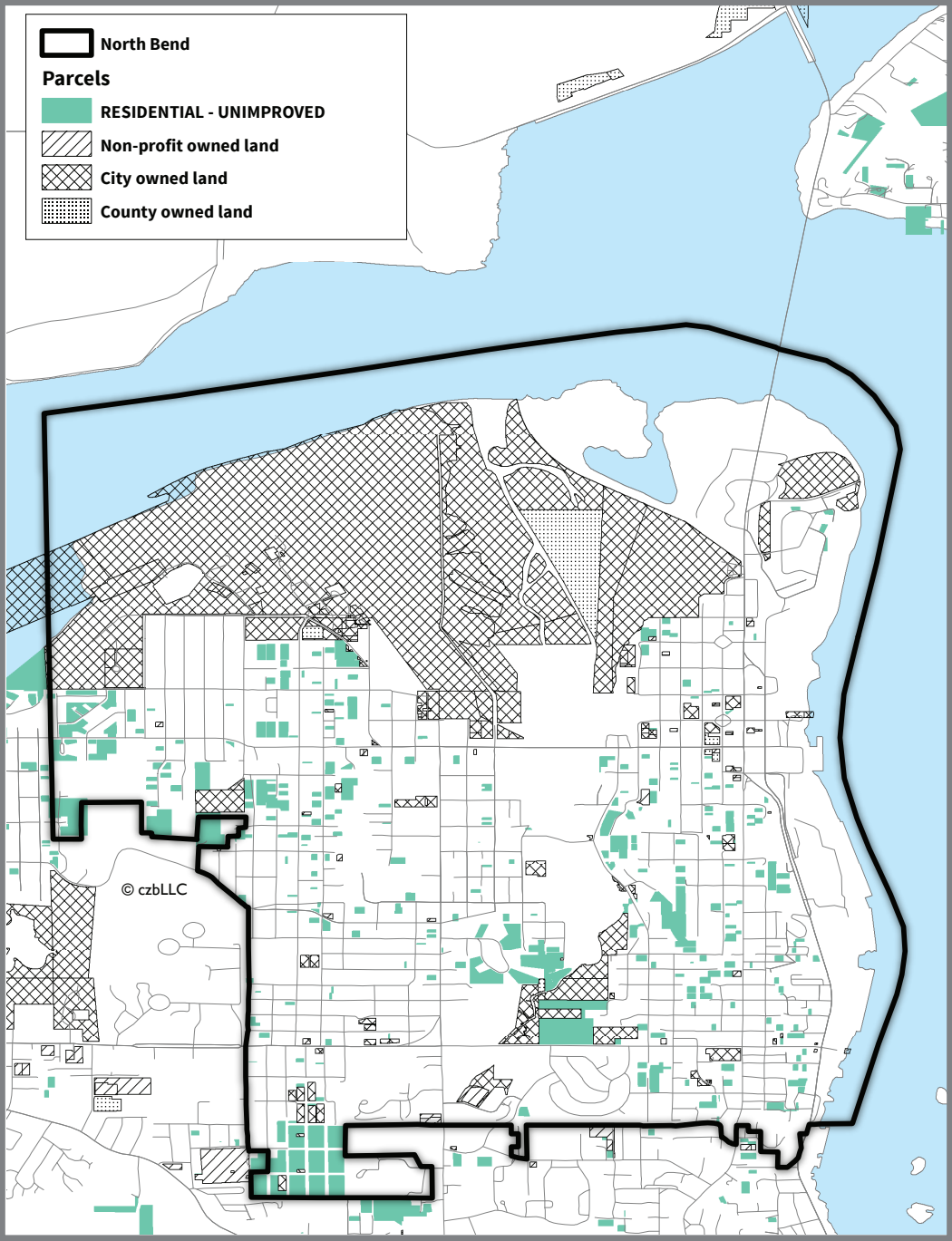
Powers City, Oregon

Publicly Owned Properties and Undeveloped Residential Properties



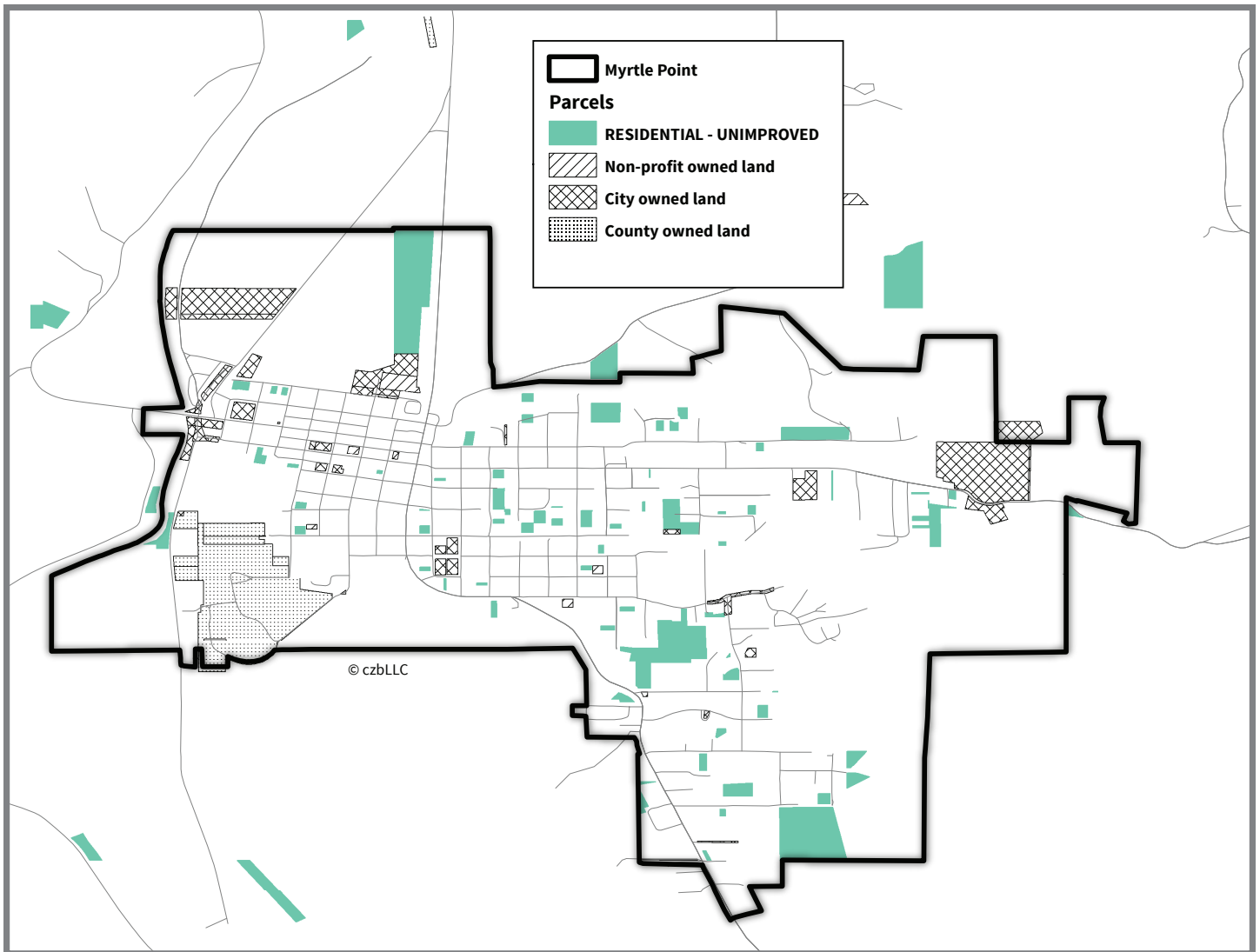
North Bend, Oregon

Publicly Owned Properties and Undeveloped Residential Properties



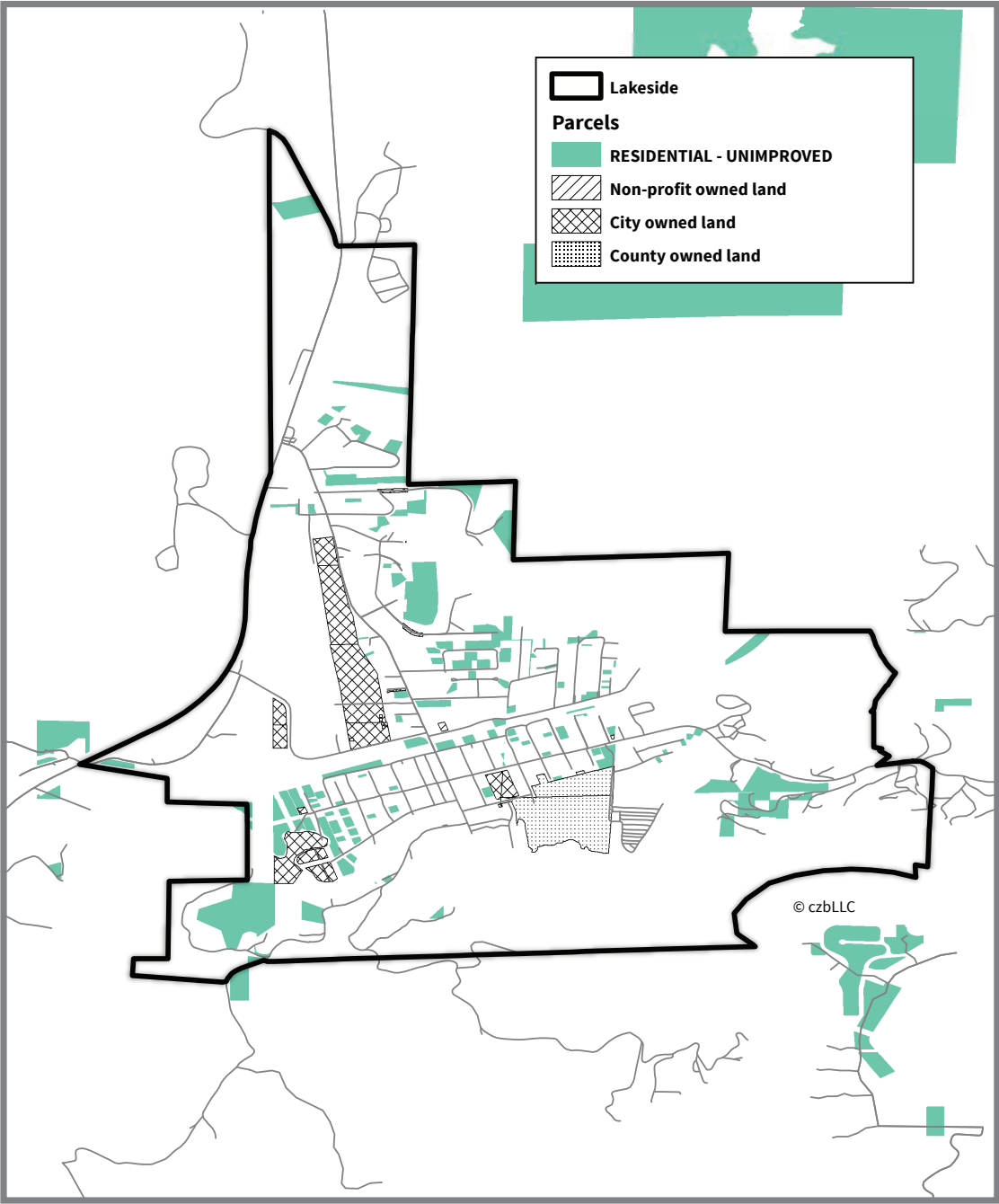
Myrtle Point, Oregon

Publicly Owned Properties and Undeveloped Residential Properties



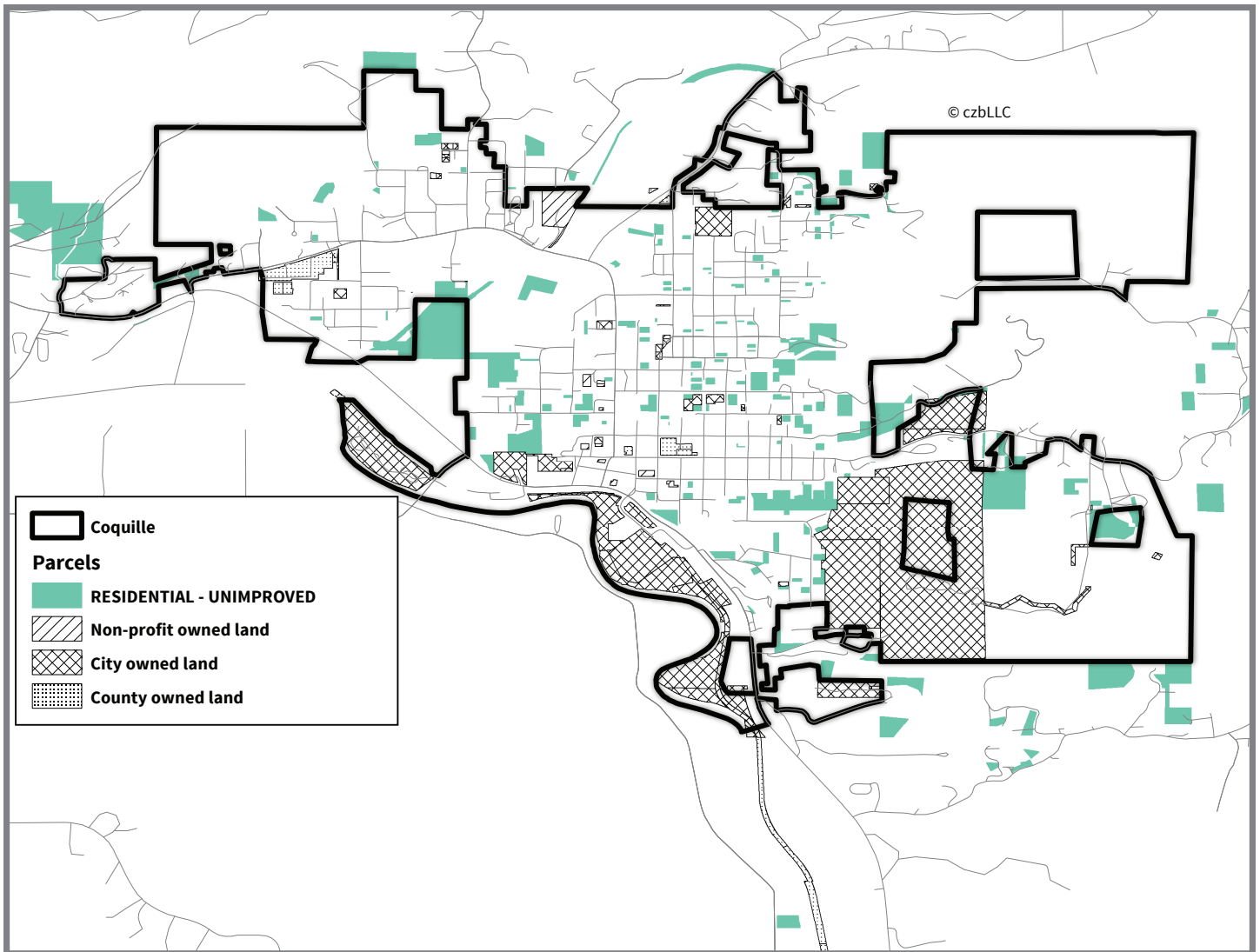
Lakeside, Oregon

Publicly Owned Properties and Undeveloped Residential Properties



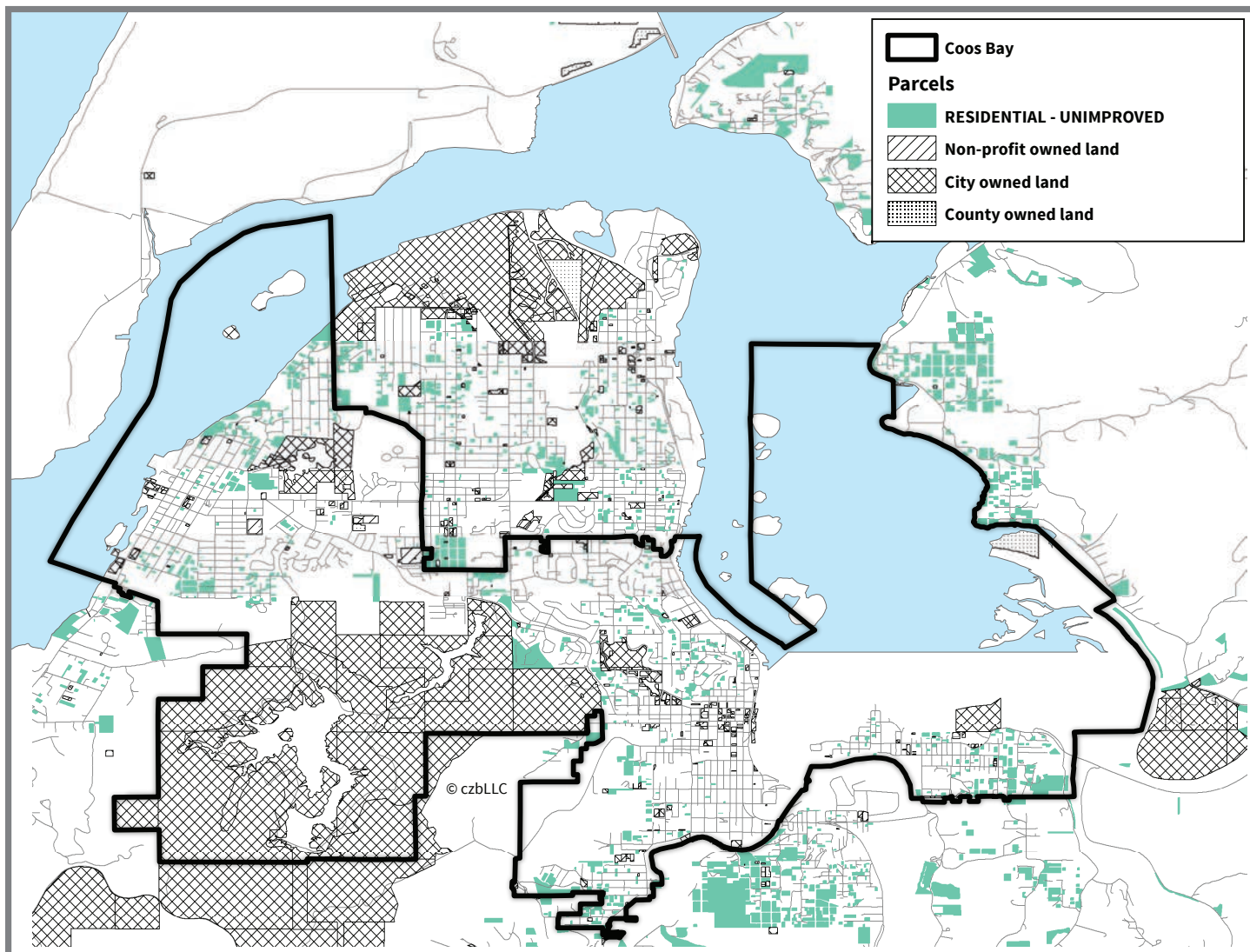
Coquille, Oregon

Publicly Owned Properties and Undeveloped Residential Properties



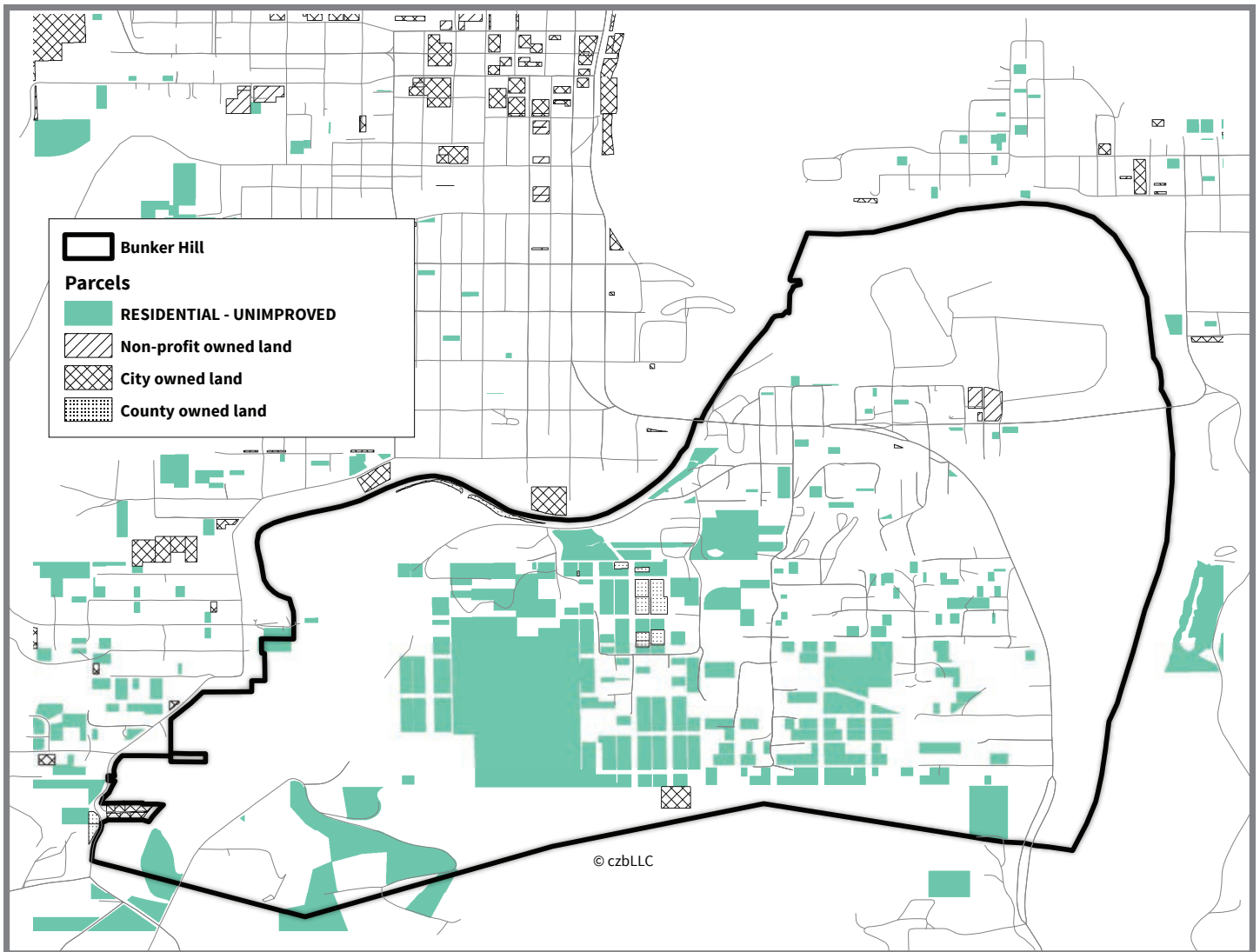
Coos Bay, Oregon

Publicly Owned Properties and Undeveloped Residential Properties



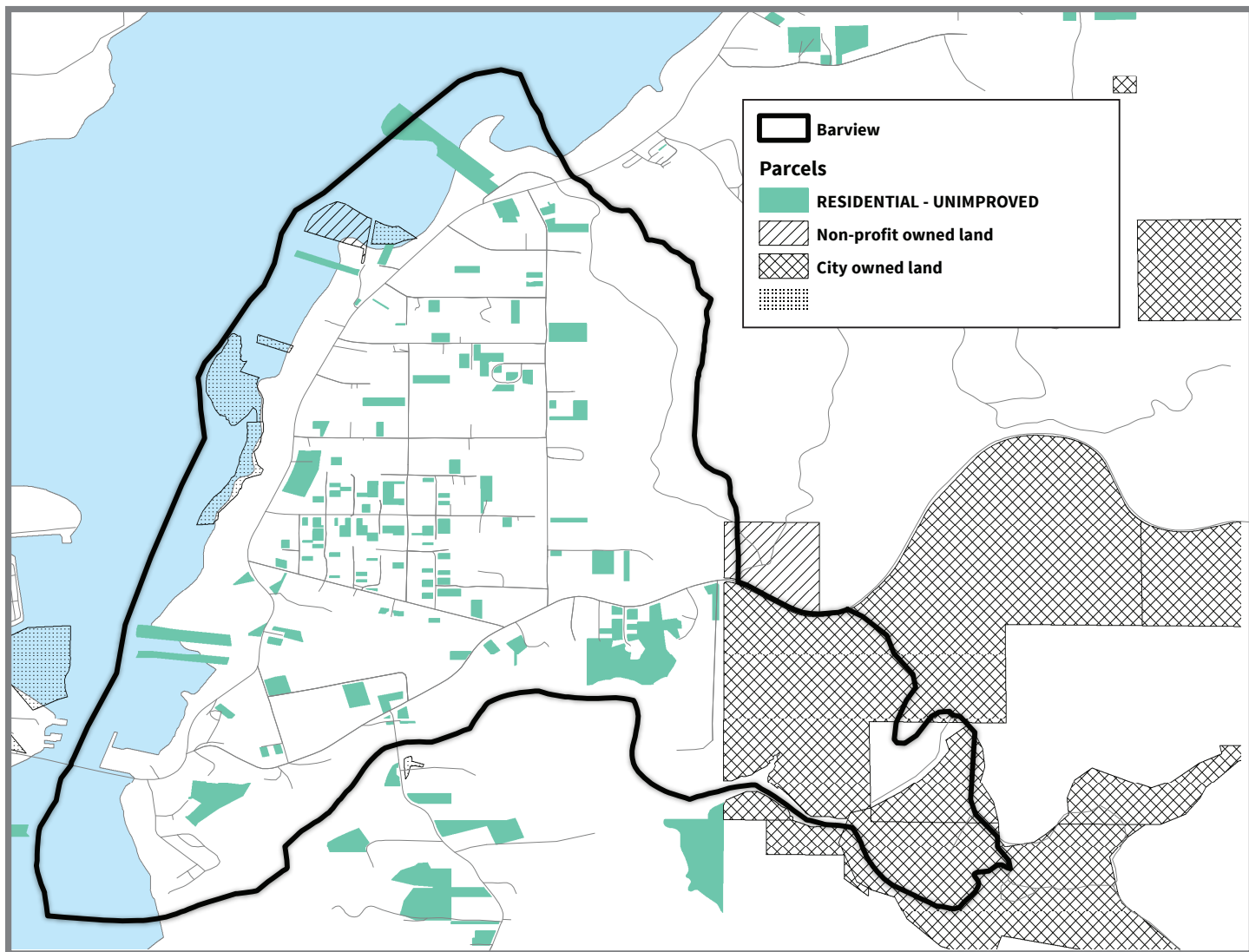
Bunker Hill, Oregon

Publicly Owned Properties and Undeveloped Residential Properties



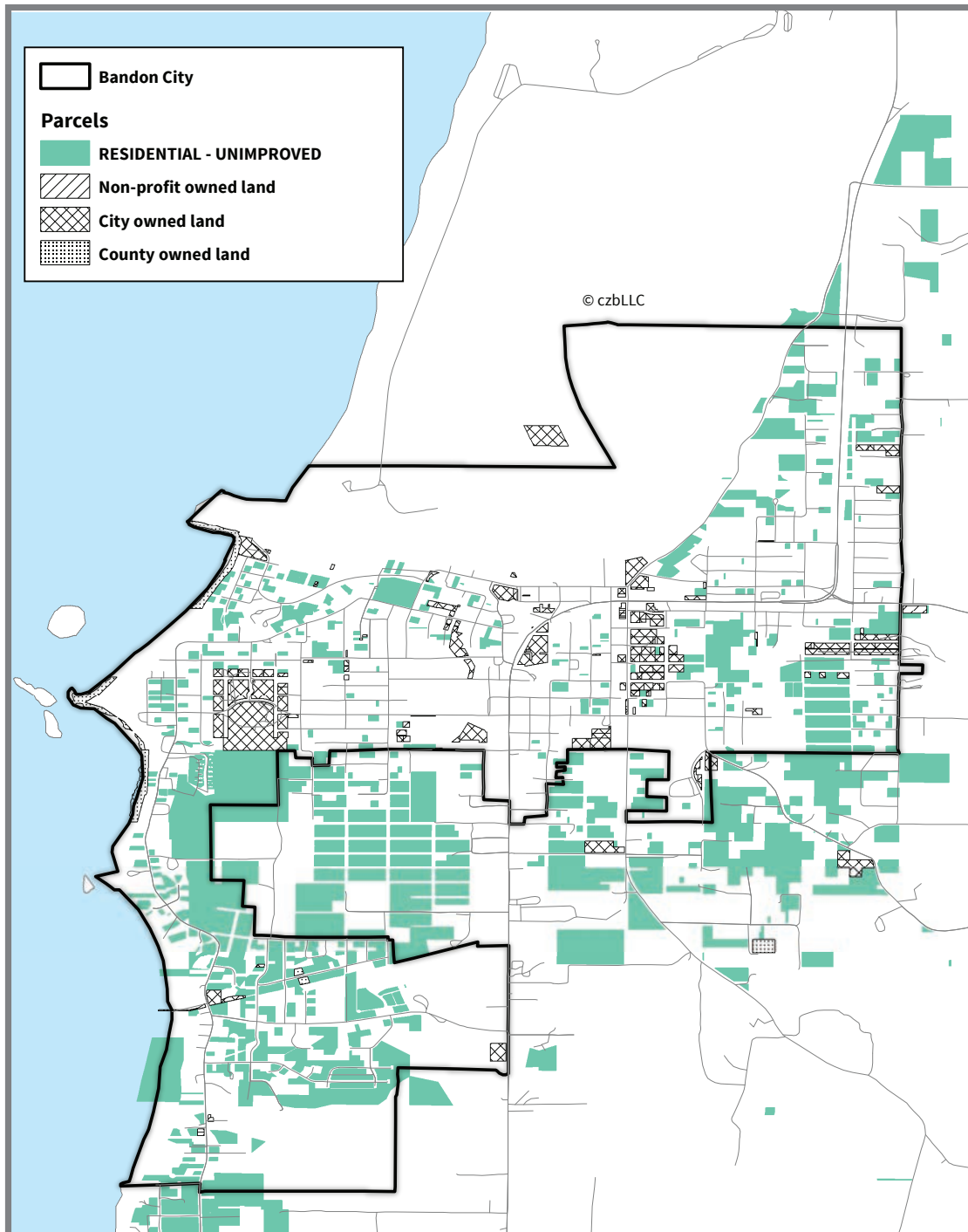
Barview, Oregon

Publicly Owned Properties and Undeveloped Residential Properties



Bandon, Oregon

Publicly Owned Properties and Undeveloped Residential Properties





2018

**HOUSING ANALYSIS AND ACTION PLAN
FOR COOS COUNTY, OREGON**

Performed by czbLLC

czb

Carolyn Johnson

From: JAMES ABMA <jabma@sbcglobal.net>
Sent: Friday, October 15, 2021 4:10 PM
To: Carolyn Johnson
Subject: STVR

We are against STVR's in strictly residential neighborhoods and would like to see a permeant ban on these.

There is all ready a shortage of affordable housing in Coos County so lets try and work on getting the folks

who live and work here and support the local economy some help.

NO STVR's except in a commercial zoned area.

Thanks for listening.

Jim & Judy Abma
jabma@sbcglobal.net

From: [Gary Colvin](#)
To: [Carolyn Johnson](#); [Rodger Craddock](#); [Debbie Erler](#); [Jim Hossley](#); [Nichole Rutherford](#)
Cc: ["Mary Behrends"](#); kay.martin@gmail.com; cputman@charter.net; silverlakedon@aol.com
Subject: Re: October 12, 2021 - 6 PM Planning Commission public hearing regarding vacation rentals
Date: Sunday, October 17, 2021 11:53:20 AM
Attachments: [Correspondence to Coos Bay City Planning Commission.pdf](#)

Please see my attached comments about the pending STVR zoning ordinance matter.

■ Gary Colvin

From: [Tony Donato](#)
To: [Carolyn Johnson](#)
Cc: [Rodger Craddock](#); [Debbie Eler](#); [Jim Hossley](#); [Nichole Rutherford](#); [James & Mary Behrends](#); [Gary Colvin](#); [Donald Spier](#); [Chad Putman](#)
Subject: Re: October 12, 2021 Planning Commission Public Hearing regarding STVRs
Date: Sunday, October 17, 2021 8:03:42 PM
Attachments: [STVRs.pdf](#)

Please find enclosed our letter of concern.

Thank you!
Tony and Katja Donato

From: [Kay Martin](#)
To: [Carolyn Johnson](#); [Rodger Craddock](#); [Debbie Erler](#); [Jim Hossley](#); [Nichole Rutherford](#); [James & Mary Behrends](#); [Gary Colvin](#); [Donald Spier](#); [Chad Putman](#); [Kay kay.martin@gmail.com](#); [Tony Donato](#)
Subject: Re: October 12, 2021 Planning Commission Public Hearing regarding STVRs
Date: Sunday, October 17, 2021 3:38:11 PM
Attachments: [pending-stvr-zoning-regulations-kmartin.pdf](#)

Please see my attached comments about the pending STVR zoning ordinance matter. This is for the upcoming hearing(s) and regulations.

Thank you,
Kay
kay.martin@gmail.com

971 Inlet Loop
Coos Bay, OR
97420

Carolyn Johnson

From: james behrends <jamesbehrends@yahoo.com>
Sent: Sunday, October 17, 2021 6:31 PM
To: Carolyn Johnson
Subject: STVR and the 25th October meeting
Attachments: Presentation #11 Housing projects.pdf; Presentation # 12 Fire sprinklers.pdf;
Presentation # 13 What Ordinance The flavor of things to come.pdf; Presentation # 14
Some solutions.pdf

These preliminary presentations are written from a neighborhood perspective with neighborhood input and outline some powerfully negative effects of the city's current Short Term Vacation Rental policies. It is also a starting point for a more detailed and researched review by, planning, economic development, legal and land use professionals who, will very likely find even more negative economic, social and cultural effects of the current city STVR policy than outlined here. Attached are presentation 11 thru 14.

Presentation # 13 notes other communities concerns and issues that need to be addressed in any STVR code. Presentation #13 also gives examples and input that applies to the Coos Bay living experience.

We have our 10 minute presentation project under review and we keep you advised
Thank you for your attention to this matter

James and Mary Behrends

We will aggressively defend and protect family and worker residential neighborhood Integrity, character, and livability.

Presentation # 11 Community housing development

October 2021

We are aware that our community has a shortage of quality available housing to rent or purchase at all entry levels. This lack of turnkey available housing stock has been a factor in limiting the recruitment, attracting, and retaining high skill professionals in Health Care fields, and moderate to high level earners in other occupations and entry level workers thru out the Coos Bay economy. **Further the city government has supported and is funding multimillion taxpayer supported expansion of housing stocks, which are not yet and may not ever be in the housing inventory.** The city has even supported and help fund remodels in the downtown core to accommodate Health Care Professionals from OHSU and others who are in need of housing. These are expensive tax payer supported, city encouraged projects that are attempting to bring on line needed housing resources, Timber Cove on Lindy Ln 125 to 400 units, of private investment with 1.2 million dollars of city support, the 9 units near the Empire fire station (free city land) started on city land, and the funding of remodels of the buildings for apartments in the down town core (URA), another 10-20 plus units, plus the housing project in Libby district of Coos Bay on the old school property at least 30 plus units planned on what was county owned land, free County Land. Start of that project will require over 1.5 million dollars in government support. **Also the city has funded with significant taxpayer support a major Hotel conversion in the downtown core adding another 50-76 units of upgraded apartments, not Hotel rooms.**

These efforts are a Red flag that we do not need to convert existing residential areas to seasonally occupied housing for visitors. In our view these very proactive measures to increase housing inventory, will not even begin to address the dire housing shortage in the community for our full time workforce. The city should not support nor encourage the removal of housing stock in a clearly residential area attractive to people with much needed skills sets in our community. **As property in our residential subdivisions in the last couple of years has become available the over whelming majority of sales have been to individuals and families who this community has tried to recruit and encourage to locate, and settle here to fill skills lacking in the community. In our view housing is available only because of our neighborhood efforts to Oppose STVR.** We are also in the only community in the 13th coast guard district which covers 4 western states that is identified as needing housing resources to be funded and developed, 35 units planned to overcome the current dire lack of suitable family housing in the community. We are very confident that the 13th USCG district planners and leadership have projected that current private and public housing development efforts will not fill the void, hence the need for federal spending to address service member housing in this community.

USCG Planners are not lightweights. The city is somewhat involved in a very fragmented effort to develop basic entry level housing for rent or purchased thru efforts of nonprofits and governmental agencies which is not discussed in this presentation. The development of small scale spec housing is being attempted in the community and is not addressed in this presentation, other than local builders interviewed feel supply will not met demand for decades, even with the projects being done and purposed. The shortage will be ongoing. In conversation with some local builders they are booked up with housing projects thru 2024, in the Coos county housing market.

In the city Packet for the meeting on 12 October 2021 an Email dated 4 OCT 2021 from Suzy Peck should be expanded upon.

"I personally know that the Coast Guard families being transferred here are having a terrible time trying to find something to rent or buy while they serve their tour of duty - as well as serve their country."

In greater detail coast guard service members, own housing in our neighborhood which has served as a quite expensive and time intensive method to secure housing in the area until they rotated back for assignment in Coos Bay. This housing is generally rented month to month while these service member are out of the area to other Coast Guard members.

To be clearer, you have very little acceptable housing both in quantity and quality for families serving your county in your community. If I was the commander of the units here I would push HQ to make this assignment a No Family tour (short tour) and treat this as a remote area. (Housing, crime, blight, schools all problems for morale, health and welfare) How many Millions of dollars do you think you will lose if that happens? Families with steady pay checks and kids spend money year around. How much community stability and leadership will you lose how much school support will be withdrawn? Every person living here year around has value to this community.

True irony is that the refusal of a home sale to a STVR vacation operator in our neighborhood allowed a local tourist lodging business (2 million plus in sales) to attract a highly skilled general manager from out of state. Whose husband is employed at the hospital as a security worker. You got to laugh at that!!! Our neighborhoods opposition to STVR does benefit the community. High skilled and hard to get workers for 2 jobs will settle here because housing is available. More irony, our last multifamily housing, a duplex that was sold in our neighborhood, was to an individual who we understand purchased the structure for her housing needs and the needs for a son and his family who wished to stay in the area with a growing family. You have to buy a duplex and become a landlord so your kid and family can stay and work here WOW

We have a housing shortage and even with the current public and private efforts to overcome this drag on the economy of the community. We do not have enough inventory planned to meet the demand. Military planners see this and are having to react to the issue at hand. END

When fire sprinklers are required for Short Term Vacation Rentals (STVR). We believe that no change in the attempts to develop STVR, in medium and upper value properties will occur. Are reasoning is as follows. The small investor and long term owners will be able to recoup the investment over time, many of these small investors own the property free and clear. Or have a very small balance to pay off. Further the larger out of state investors involved in the development of multiple properties thru out the city or within a neighborhood are sophisticated. They will develop a fully integrated business plan, employ design, engineering and land use professionals as the cost of doing business, have economies of scale and proceed to exploit all loop holes and short comings in the current system. A dollar driven outcome secured by real estate in well-kept and quiet neighborhoods at first, followed by a move to sell the property as a cash cow once the area has deteriorated into a zombie zone of seasonal vacant motel rooms.

We believe that some smaller properties 1 and 2 bedroom properties at a lower entry level might still be converted to seasonally empty motel rooms with kitchens, if the risk reward profile merits the investment. **To some individuals with investment properties a 100-150K expense is pocket money.** Also some of the entry level, mid-range and upper end properties might be expanded with the addition of more bedrooms in order to justify the expense and by doing so increase the negative impact in a family and workforce neighborhood.

Our conclusion for our neighborhood is going forward is that we will be attacked by investors and professional investment pools with well-planned and designed objectives to exploit the opportunity presented. An environment of little or no code enforcement and understaffed city police force, will affect our city because good neighborhoods in the community will be destroyed by commercial exploitation. Quality housing stocks will be lost to the community and skill sets will not enter our economy real high value losses.

We will see individuals masking 30 day and under commercial lodging activity claiming that they are furnished 30 day and over rentals and exploiting the system on room tax and fire suppression. What a nasty business?

The 5th street project listed as a pending STVR applications in the 12 October packet will have Fire suppression (that is what we understand) and the cost did not stop the conversion of 5 housing units in a commercial zone area where this activity should be located. It's not going to stop STVR conversions anywhere else in the city

Our position is that we will not see a drop in the efforts legally or under the table to covert family and workforce housing into seasonal motel rooms, due to the “new” requirement for fire sprinklers. End

Presentation # 13 What Ordinance? The flavor of things to come

It is indisputable that the current system for this commercial lodging activity is full of Loop holes and totally broken, based on our past residential neighborhood experience and an overview of other Oregon Coastal communities. Current city policies as executed staffed and funded does not support our tourist economy and does not protect family and workforce housing.

First off all how can the steady seasonal stream of 8-12 unsupervised strangers changing every 24 hours in a home located in a residential neighborhood, be anything but a disruption. In our neighborhood the average household is approximately 2.2 people. The highest number of people in a house in the last 35 years in our neighborhood is a family of 5. The application of a constant stream of strangers 8-12 or more per structure at a time. In a residential neighborhood that has been settled at a historical density of 2.2 people per structure for over 30 year period This is nothing more than a disruption of the quality of life for individuals living in the neighborhood. Do not even think that families with children in family residential neighborhoods will not have the burden of monitoring the activity at that mini motel everyday it operates, unacceptable is an understatement.

How can the city with a volunteer staffed parking enforcement program, monitor and enforce parking in a residential neighborhood, we cannot even promptly tow away zombie vehicles now, a funding and staffing issue. With the outdoor orientated activities which are a primary draw to the area, how can you not have additional RV's and boats and toy haulers in the neighborhood when you are running an unsupervised mini motel. Our neighborhood DOES CALL IN vehicles and strangers that are not regulars in the neighborhood as a matter of course and as recommended by local law Enforcement. **When we have called for police response recently the whole on the road patrol force of 2 officers for 51 square miles and 16,000 people responded. A little short staffed is very clear. We are aware of No Public works or planning official works weekends, nights or holidays that directly involve code issues.**

How can adding an unstaffed mini motel to the neighborhoods that are high ground and a known community rally points (parking needed) for evacuation from a Tsunami event be good planning. How can a mini unstaffed motel not have to be 2 weeks ready which is the community standard for emergencies. Note: we are an established neighborhood. All thru the start of the pandemic we worked together and we are not aware of any shortages of anything. In the past well over 100 vehicles and fire trucks are parked in our and other neighborhoods when we have had a Tsunami event warning.

How can an inspection of the structure by an independent contractor in the draft ordinance be acceptable? Many, not all independent home inspection companies have, in our neighborhood approved homes for loans which have had defects, structural Rot, improperly done plumbing and other issues which should have stopped the loan process, however these homes have been passed for loans with flying colors. We feel the Structure inspection of a STVR should be done by a properly trained and fully vetted individual employed by the city under direct city supervision, and attention to unpermitted and uninspected past modifications to the structure be given significant attention, along with the current code, and the description of the property on the tax rolls should be reviewed, and inconsistencies reported to the proper authorities. All cost for this should be paid by the applicant, up front.

Sound and light buffers for this type of lodging activity which will in some cases put over 4-10 times the established residential density of people in homes need to be evaluated. Current city residential design standards, setbacks and buffers both sound and light were never intended to be applied in residential areas to accommodate unsupervised commercial lodging.

These are outtakes from the letters that other local Oregon governments have recently received about nuisance STVR, and their existing and new purposed regulations. We in the first staff report noted our concerns and city response about operating nuisance STVR in the city which we have experienced. We are not an isolated incident the current system is broken, and being exploited at the expense of the community as a whole. We intend to be proactive in getting a solution.

. Just last weekend I had to call Vacasa twice because the rental guest was violating a Vacasa policy (no smoking) as well as a county code (after quiet hours noise). Aren't repeated calls to the "local agent" considered violations? I have asked for clarification of 4.445 Step 1? "The complaining party shall attempt to communicate with the contact person designated on the license, communicated in writing to the neighbor, and posted at the short term dwelling." How is this part "communicated in writing to the neighbor, and posted at the short term dwelling" supposed to work to fix a problem that needs resolution quickly? This language needs to be clear. A neighbor should only be expected to contact the local agent and/or sheriff. We have the burden already in terms of having to tolerate these violations, hope they get resolved, all while the owners of these STRs go about their day unaware. OCCUPANCY- The limit should be 2 per bedroom 24/7 period.

In other Oregon communities the staffing and funding for law enforcement and code enforcement are not up to the task at hand, and our city in reality is not either. The STVR industry lobby pushes for self-policing, as we all know that the Fox watching the hen house does not work out well

More correspondence about STVR to a local government

"In addition, I would require that all STR's be required to ANNUALLY mail a notice of the contact person's information (name, address, and 24 hour contact number) to all residences within 1,000 yards of the STR. Add a section that states clearly that NO recreational vehicles are allowed to be parked on the site of a STR. At the moment, the STR 2 doors down from us has had a trailer parked on the site for the most recent renters and it appears to be set up for sleeping. Add to the rules for renters that NO fireworks are allowed. Add to the rules that all outdoor fire pits must be approved and maintained per the rules established by either the local fire department and/or Oregon State Parks and Recreation. General comments: I understand your reluctance to attempt to regulate rentals through land use/zoning ordinances, but at its heart this is a land use issue. You are allowing businesses within residential zones. Most jurisdictions regulate what sorts of businesses are allowed within each zone. I have not read all the rules for my specific zone, but I find it somewhat incredible that the county allows the equivalent of a multi-family home that turns over...."

OUR city has an ongoing goal to improve its level of communications with the citizens, Notice requirements for land use and other actions should exceed the minimum state requirements by a factor of at least three. A state mandated notice of 150 feet should be 450 feet or more. Further since one property owning resident in our neighborhood DID NOT receive any notice for the last STVR application and they lived less than 50 feet away, right next door. All notices should be sent by register or certified

mail. ALL NOTICE, expenses should be borne by the applicant. We are not some Podunk 3rd world ville, new arrivals to our community expect that standards and results in the day to day conduction of City business that reflects a high degree of professionalism in every case. If you need more funding increase your fees.

We are also very aware of our neighborhood being in the urban interface zone with the surrounding forest and we are very aware of fire season and fire danger, which visitors from out of the area are NOT. We have even had Coos Forrest Protection out to evaluate our defensible space and level of risk. Ongoing privately funded projects are being done to reduce fire load in our neighborhood.

These type of lodging activities should have a have a minimum up front lodging tax requirement. A yearly minimum upfront payment to support the tourist industry? If the structure does not show rental activity of at least 120 days a year all permits and licenses should be made permanently invalid? Should the operator have to pay up front and minimum of 120 days room taxes nonrefundable? Should the operator have to post a bond that to cover potential unpaid lodging taxes? Used car dealers have to bond, there are performance bonds in other industries, in Oregon.

What level of insurance is required for this lodging industry? Is there a Motel industry standard or past practice, who will pay for for claims against the operator for Noise, trash, and possible physical assaults? **For all intends and purposes this is an unstaffed Bar or saloon, a hang out, in a family residential neighborhood. Does the city feel the funds that these multi state lodging companies currently set aside, (pay off slush Funds for bad behaviors) to be adequate to compensate individuals.**

So what is the standard for commercial density in a residential neighborhood of the city? Current city policy can be paraphrased as anything that does not involve a sign is good to go, with a wink and nod to parking, traffic, noise and disruptions. Our current licensed and unlicensed commercial activity in our neighborhood is currently project as 6% of the housing structures, some licenses are just mailing addresses. Where do you draw the line and just make everything commercial. If we had not been opposing STVR we could have had 12 Party houses plus 6% existing commercial use, and be at 18 % commercial use.

This is what we KNOW WE WILL BE GETTING, in several neighborhood in the city of Coos Bay, with our evaluation of the current system.

"The Vacation rental next door.

Five or six cars parked on the street so a basketball court in the driveway can be readily available for use day and night. (Bang and thunk for hours, including cheering and clapping). A drunken party on the upper deck with some kind of an open air bonfire table on a Friday night; music and fun lasting past midnight. It was beyond frightening!

When vacation rental licensing was first introduced to Newport, it was sensible: No cars parked on the street, three strikes (complaints) to the police and no more license! Somewhere along the line the rules were changed to no dedicated police officer, and no recourse. Instead we have a "good neighbor brochure" posted somewhere in these vacation houses and no real rules of behavior required in our strictly residential neighborhoods. If there are problems like the ones I experienced we are expected to contact the owner who could be anywhere.

This particular vacation rental has 5 bedrooms, 5 baths, an elevator, a game room and fish cleaning room, so lots of people and cars; the big game room morphed out of a big garage. The owner keeps adding amenities (like the basketball court) so she can get better "reviews".

Does this monstrous "hotel" enhance what was once a nice peaceful cohesive neighborhood of older homes near the Bayfront? No! Does the out of state owner care? No! One neighbor has already sold out and moved on. Another is on the way out. The out of stater built this "for profit house" a few years ago when the rules apparently were different and there was actually a designated police response officer. Now our understaffed police department can be contacted, but with no response. There is not enough money in the world coming into Newport to make this ok!"

When you review the city ordinance, SWEET OPPORTUNITY. A no franchise fee cottage industry, with no experience or education required. Remotely managed by a billion dollar multi state organization, with no real labor cost, or substantial commitment to the community. Cool way to work the system. No one really responsible, dodge most of the taxes, both room, property and Oregon income tax? Not really having to follow the building code or any rules unless you are an honest operator. How many unpermitted uninspected additions structural, plumbing and electrical have been done to structures for this activity? How many of these unpermitted, uninspected additions are not on the property tax rolls? ***"We wish we had thought of this when we were much younger. We would be exploiting the current system and running 10 pig barns and way over 120 head of hogs, daily To keep our pig cribs full year around we would be marketing to the college crowd, Frat boys. Blues Brothers Pot stores in town, two major beer distributors and NO COPS and NO CODE ENFORCEMENT. WOW did we miss the boat on that one". In the ordinance or as these issues are resolved the unpermitted, uninspected additions need to be addressed and the UNTAXED ADDITIONS NOT ON THE TAX ROLLS AND THE UNTAXED ROOM REVENUE NEEDS TO BE ADDRESS, OR BUCKED UP THE CHAIN TO BE HANDLED.***

Rules planning and development policies are supposed to support the families in the community in a balanced fashion. ***Currently we believe that the "widows and orphans" in our community those people who have never had dealing with large companies Vacasa, or the city of Coos Bay need to have the rules for this type of lodging be explicit, with near extreme fine levels , and rapid responsive timelines that drive inattentive operators out of the community.*** No matter where they are located or who the "Know". The level of city communications with the community on all issues should be vastly increased. Rules with funding for enforcement actions for this industry must be developed!!!!

Some who make decisions do now realize that this industry will be expanding very rapidly in this community and they do not want to next to or across the street from a marginal operator, or any type remotely managed unstaffed 30 day and under commercial lodging business in a family and workforce housing neighborhood. Remember we're at 6% commercial already not counting rental housing. In just one neighborhood.

<https://www.furnishedfinder.com/housing/Coos-Bay/Oregon/Budget1000000/Avail>

The link above shows some of the local furnished 30 day and over rental market. Earlier some of the properties were listed on the STVR 30 day and under sites also. When reviewed on 10/17/2021 one property was listed at 7 day minimum. Nasty big business don't you think. END

Presentation # 14 Solutions and considerations

Types of Commercial lodging activities to evaluate with zoning overlay and Ordinances:

- A. Non Owner occupied 30 days and under furnished with remote site management, located in only commercial and mixed use areas NO RESIDENTIAL PLACEMENT!!!
- B. Non owner occupied 30 day and over furnished with no on site management (Room Tax/fire sprinkler Dodge?) located anywhere in the city?
- C. Owner Occupied 30 days and under with owner on site when visitor is using the lodging. (Home Stay) Owner is defined as having an Oregon driver's license at the address of the lodging, A Oregon voter registration (Optional) linked to the lodging address and current Filed Oregon Resident Tax return linked to the address. MUST HAVE Oregon Driver's License, MUST HAVE OREGON RESIDENT TAX RETURN. Linked to the lodging site address, located anywhere in the city, or in certain areas?

<https://www.streetroots.org/news/2018/06/01/restoring-pride-coos-county-residents-want-make-better-first-impressionthe-address>.

The article link noted above is some idea of the challenges we as a community are facing. We do not agree with many of the conclusions, but we have along with many other neighborhoods in our community taken pride in our neighborhood. **However code enforcement has a lot to do with the lack of pride reflected in our community, easy to be a slacker, if no one consistently enforces the standards, which need staff and funding.**

As to the ordinance, what should be written should have widows and orphans in mind? The families who in our neighborhood that had the least amount of understanding of the system. They were the families most negatively effected by the last operating STVR, of all the families damaged by this commercial lodging activity. **Whatever is done must be funded and staffed. What incentives should be in place to develop this business, in locations that do not destroy residential areas?**

This is a very big growing industry and where it is allowed to locate should be in the context of where a motor motel should be located for a 30 day and under customer.

What areas not located in a commercial and mixed zone, might be added to item A. Should areas of housing that are 80 years and older be considered for this activity? Will the city fund additional parking in those types of areas. What are the REAL opportunities for this industry to remove blight from our community? **Our city has a lot to review and look at in the big picture.**

How hard do we want to attempt to collect the lodging taxes? How many STVR do we want?

Across the whole city how much unpermitted, uninspected, untaxed building improvements are in our community. How are we going to correct this problem?

Some will take the position that this whole issue is much to do about nothing. This community is not the community of 30 years ago and the standards and expectations of long term community members and new community members do not seem to be reflected in current city policies and procedures. We expect this community to be diversified and grow, in a planned and organized manner with clear and uniformly enforced standards. We expect this community to be supportive of its workforce. End

Carolyn Johnson

From: Gary Colvin <glcolvin@msn.com>
Sent: Sunday, October 17, 2021 11:53 AM
To: Carolyn Johnson; Rodger Craddock; Debbie Erler; Jim Hossley; Nichole Rutherford
Cc: 'Mary Behrends'; kay.martin@gmail.com; cputman@charter.net; silverlakedon@aol.com
Subject: Re: October 12, 2021 - 6 PM Planning Commission public hearing regarding vacation rentals
Attachments: Correspondence to Coos Bay City Planning Commission.pdf

Please see my attached comments about the pending STVR zoning ordinance matter.

■ Gary Colvin

October 17th 2021

Fellow Concerned Residents and Members of the Coos Bay City Planning Commission:

I am writing this correspondence to urge the City Planning Commission to recommend the implementation of a zoning ordinance that would ban all Short-Term Vacation Rentals (“STVR”) from single family residential areas (LDR) in this city. That such rentals should be restricted to commercial and mixed use areas. Moreover, all such rentals should be required to comply with the same building and fire codes as any other commercially operated motel or hotel. Currently, the process for approving STVRs is haphazard, with no clearly defined criteria or rigid set of checks and balances. I had the unfortunateness of being forced to participate in this broken process. To say the experience left me frustrated and disturbed would be an understatement.

I live in the Pacific Crest Subdivision, a deed restricted community located near the top of Radar hill and am a member of its Board of Directors. As a community, a vast majority of our homeowners are elderly. The number is so significant that we believe we classify as a retirement community under Oregon statutes. As such, it was a total shock to discover that someone had bought a home located just 73 feet from the boundary of Pacific Crest solely for the purposes of turning it in a STVR. This home which is located at 850 Prefontaine lies within one of the more exclusive areas of Coos Bay. Doctors, nurses, pharmacists, corporate executives, highly paid engineers from the IT sector, and owners of some of the most well known local business establishments all call Pacific Crest and Radar Hill their home. That fact in itself should be shocking. Why would any city want any STVR to be located in established, well maintained, and quiet single family neighborhoods?

These are areas of Coos Bay that are supposed to be zoned exclusively for low density single family residences (LDR). Areas where neighbors can safely go about their daily business, where children as well as the elderly can walk their dogs and visit friends down the street without fear of being run over, harassed, robbed, or assaulted. And that’s just some of the problems STVRs bring. Other well documented problems include excessive noise at all hours of the day, disgusting trash thrown about, physical fights, drug and alcohol induced parties, lewdness, thefts, speeding, and habitual parking issues.

The STVR application for 850 Prefontaine is an excellent example of the struggles this City is facing with STRVs as a whole. To say that application in particular was ‘over the top’ in its outrageous and abuse is not an exaggeration. Legally, the home was classified as a single story 3 bedroom, 2 bath 1641 Sq Ft home build in 1992. Yet somehow, it is now a 3000 sq ft, 3 floor, 3.5 bath, and depending on how you count between 4-7 bedrooms residence! How is that even legally possible when there was not a single building permit issued on those extensive renovations!!

How were these violations discovered? Not a single one by the City’s Planning department. If not for concerned residents efforts, the Planning department was prepared to turn a blind eye to all the structural, electrical, and plumbing violations. What’s so disturbing about all of this is that anyone comparing the original building plans to what is physically in front of their eyes

would have realized the extent of the egregious violations. So as a community we need to find out why this occurred and fix it. Why did the neighborhood have to spend two months of extensive efforts to stop this permitting from being approved when the application should have never made it out of the initial inspection process? There are other issues with the current process. For example: how impacted homeowners are notified. Pacific Crest Subdivision starts barely 73 feet from the southern boundary of 850 Prefontaine yet neither the association nor any of our homeowners were served what is supposed to be a mandatory 'notice of application.' I also want to ask why the inability to park 8 vehicles and store 2 bicycles on the property was not in itself an immediate disqualification for the application?

The overall abuse of STVRs in this city is staggering. I spent an immense amount of time researching homes advertised on such sites as AirBnB and Vacasa. Here's a statistic for the Plannong Department to consider. I could not find a single residence that was listed as a STVR in Coos Bay that had either been granted a valid land use variance or had a building permit on file even though from the pictures the home had undergone extensive renovation. Because of such findings, I challenge the conception that STVRs bring substantial tax revenue to this town. My bet is that most STVRs fly under the radar. This is consistent to what we were told at the last Planning Commission meeting.

Accordingly, I believe that the Planning Commission should create a STVR specific zoning ordinance that mandates that all STVRs reside in commercial, tourist, and/or mixed use areas of the City; and must conform with the same building and fire codes any other commercial motel or hotel must meet to legally operate. That ordinance needs to make it clear that no STVR is permitted to be operated in any residential or LDR designated areas of the City and that violation of the ordinance subjects the owner and property management company to fines of \$1000 per day for each day the violation exists or continues. If you want to know where all of the illegal STVRs are in the City, include a provision that allows for twenty-five percent of the monies collected to be shared with individuals who report the violations.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Colvin', with a stylized, cursive script.

Gary Colvin

Carolyn Johnson

From: Tony Donato <m1232@aol.com>
Sent: Sunday, October 17, 2021 7:47 PM
To: Carolyn Johnson
Cc: Rodger Craddock; Debbie Erler; Jim Hossley; Nichole Rutherford; James & Mary Behrends; Gary Colvin; Donald Spier; Chad Putman
Subject: Re: October 12, 2021 Planning Commission Public Hearing regarding STVRs
Attachments: STVRs.pdf

Please find enclosed our letter of concern.

Thank you!
Tony and Katja Donato

10/17/2021

Dear Carolyn Johnson and City Planning Commission,

Recently, a news report caught my attention. Airbnb has a multimillion dollar budget to keep problems out of the press (<https://www.the-sun.com/news/3091915/airbnb-tourist-rape-black-box-team/>). Their secret so-called black-box-team employs about 100 agents in cities worldwide, many from backgrounds in the military or emergency assistance work. This team assists crime victims in any way needed (financial, counseling, flying a family member out for support, etc.). They also hire clean up crews to deal with things such as blood stains, and contractors to repair bullet holes in walls and other damage. Bloomberg (<https://www.bloomberg.com/news/features/2021-06-15/airbnb-spends-millions-making-nightmares-at-live-anywhere-rentals-go-away?srd=premium-europe>) claims the company has a team to keep problems out of the press and gives staff blank checks to help sex attack victims. The company spends tens of millions of dollars every year on payouts to guests and hosts when things go horribly wrong, says the report.

This rather shocking information led me to do a search on sex parties and Airbnb. Parties with free alcohol for females were advertised on social media sites (<https://community.withairbnb.com/t5/Help/House-Party-Pool-Sex-Party-advertised-on-Instagram/td-p/1479930>)

(<https://nextshark.com/insane-orgy-party-at-airbnb-house-leaves-75000-in-damages-semen-everywhere/>)

(<https://www.pastemagazine.com/travel/10-sex-positive-destinations-from-kinkbnb/>)

<https://blog.pleazeme.com/13-kinkbnb-lodgings-sexy-travel/>

Once a mom, always a mom. I can't help but fear for the children growing up in our community. When my husband and I were raising our kids, we were diligent in protecting them from abuse and danger. It was relatively easy then since social media was still a thing of the future and they did not have cell phones. Times have changed, though, and even children in elementary school already carry phones and are allowed on social media platforms. Combine that with many children growing up in single parent homes and/or parents who are working full-time careers, and you have a recipe for disaster. As a community, we all need to work together to keep the children growing up here safe.

Arizona citizens have been fighting STVRs too. The STVR bill that was passed favored a few investors and destroyed citizens. This is not right and will not be tolerated here in Coos Bay. See the complaints of the Arizona citizens here: <https://neighborsnotnightmares.com/>

They have solutions. I have adapted their solutions to our needs.

ENFORCEMENT OF LOCAL ZONING – Communities need to determine their own zoning according to their own needs and standards and set their own fees and penalties.

OCCUPANCY LIMITS – Allowing overcrowded STRs with no occupancy limit is simply reckless and the greatest source of nuisance behaviors. 99% of all U.S. families have 6 or fewer members. If STRs are in Single Family Areas they should meet Single Family norms with a maximum of 6 people. Otherwise high occupancy STRs belong in commercial areas.

REQUIRE REGISTRATION and VERIFY LISTINGS – “Non Compliance Rates” for STRs are 40 to 80% in many areas. These unregistered, unlicensed “pirate properties” increase nuisance and decrease tax collections. Online Platforms like Airbnb are already set up to verify that listings are legitimate before taking any bookings, and they already do this in dozens of jurisdictions. Coos Bay should absolutely require the platforms to verify listings instead of enabling illegal properties and shady operators in our neighborhoods.

Coos Bay City Planning Commission, your job is to plan what is best for our city, not what is best for investors. This is our city. We will do whatever we need to keep these businesses out of our **RESIDENTIAL** communities. Take the people of Arizona as an example of what, We the People, can do!

For example, Tony mentioned in his report to the Planning Commission, that people would move out of Coos Bay if these STVRs are allowed in residential zones. Well, it already happened in Arizona:

Sedona, AZ has seen 20% of their single family residences converted to STVR's. This has forced out longterm renters, particularly affecting workers in the service industry. They can no longer find affordable housing. The effects on the atmosphere in this community are far reaching. Homeowners who have lived here for decades are leaving the area because it has become a congested, overrun tourist trap.

(<https://independentamericancommunities.com/2019/08/30/homeowners-say-airbnb-ruined-sedona-arizona/>)

(https://www.theotheroregon.com/features/feature_stories/how-vacation-rentals-impact-housing-along-the-oregon-coast/article_89a471a2-a271-11e9-8b43-63b916d062a8.html)

(<https://www.readkong.com/page/community-consequences-of-airbnb-uw-law-digital-commons-2814763>)

Coos Bay City Planning Commission, people stood up to Airbnb and won!!

Cathedral City, CA: Recently passed legislation to phase out most vacation rentals in residential neighborhoods by 2023. Airbnb spent \$75,000 fighting it and still lost (<https://www.newslinecounty.com/archives/262175>).

Overwhelmingly, the vacation rental industry is losing these cases on behalf of cities that want to preserve or bring back the original character of their communities by converting vacation rentals back to longterm rentals which are affordable to working class families.

Don't test us!

Sincerely,

Tony and Katja Donato

Carolyn Johnson

From: Kay Martin <kay.martin@gmail.com>
Sent: Sunday, October 17, 2021 3:38 PM
To: Carolyn Johnson; Rodger Craddock; Debbie Erler; Jim Hossley; Nichole Rutherford; James & Mary Behrends; Gary Colvin; Donald Spier; Chad Putman; Kay kay.martin@gmail.com; Tony Donato
Subject: Re: October 12, 2021 Planning Commission Public Hearing regarding STVRs
Attachments: pending-stvr-zoning-regulations-kmartin.pdf

Please see my attached comments about the pending STVR zoning ordinance matter. This is for the upcoming hearing(s) and regulations.

Thank you,
Kay
kay.martin@gmail.com

971 Inlet Loop
Coos Bay, OR
97420

10/17/2021

Dear Carolyn Johnson, et al

I am a Coos Bay taxpayer and resident, and this letter concerns pending STVR regulations. Please take my comments into consideration before finalizing the details.

STVRs are growing exponentially in this area as well as all over Oregon, especially on the coast. All you have to do is “Google it” and you will be amazed with all the search results that display.

STVRs are more popular than ever.

it is important that we address this rapid growth and the potential impacts it will have on our community, NOW, not later. (See <https://vrmintel.com/what-investors-dont-understand-about-the-short-term-rental-industry/> and <https://reimint.com/short-term-rentals-gain-in-popularity-as-investments/>). In fact, an **overwhelming majority of Vacasa STVRs are owned by absentee owners, with Airbnb following closely on their heels. This means the money derived from these rentals is not staying in the community, rather it is leaving town.** This is not what Coos Bay needs.

My purpose is to steer you to the commercial/tourism areas in Coos Bay, where the community would most greatly be benefitted when and if future STVRs were brought into the community.

Let's start with the Planning meeting last week.

At meeting on 10/12, it was noticed:

- Those who spoke and supported STVRs were **owners of STVRs** and **had financial stakes in them.**
- Noticeably **absent: Those who didn't own an STVR and supported them.** Especially those who lived near one of the aforementioned STVRs. Or those who didn't have financial stakes in them.
- Someone mentioned that they rented out to nurses who came to Coos Bay. Nurses are at minimum 2-month contracts, this is not a STVR. This is a rental situation. Not a short-term rental.

An added note: I noticed that **two of the speakers** in the recent public planning session where STVR owners who **lived outside of the area.**

I'd like to share with you what Coos Bay will look like if we allow our community to be saturated with STVRs.

STVRs are Impacting Our Neighboring Communities on the Oregon Coast, and NOT in a Good Way

An [article in the Oregonian](#) as recent as September 2021, provides a great example of how STVRs negatively impact an Oregon coastal community. Lincoln City, OR has over 20% STVRs in the popular areas (see Resource Links at the end of this letter). The high rate is driving out the locals because of the traffic, noise levels, bare shelves in the store and congestion. There were reports of nudity, public sex, noise, illegal parking and speeding. Meanwhile, [affordable housing for residents grew scarcer](#), and businesses found it increasingly difficult to hire workers who could afford to live nearby. “When you go out to talk to people who make \$75,000 or less, you can hear stories of struggle,” Ogden said. “I was actually sort of floored that someone who makes \$75,000 a year, which I thought was good, would have those struggles.

Coos Bay cannot afford to be impacted economically in the same way. The average resident makes far less than \$75,000.

How STVRs are Impacting Coos Bay Long Term Residents (City Taxpayers)

The poor experience shared among the residents of the Prefontaine/Radar Hill/Fulton/Kentucky neighborhoods in the past two years is one we would not wish on anybody. The neighborhood has suffered in the past with the prior STVR with loud music, traffic, criminal activity, and congestion. After many complaints the STVR was forced to shut down. Then came this past Spring, when a buyer of a house on Prefontaine applied as an STVR, which was accepted. The news of this new STVR brought all kinds of levels of concerns and memories from the prior situation. So, the neighbors came together and after many protests, letters, emails, the application was withdrawn on a structure that was illegally modified and unsafe and unfit to live in.

I was part of the group that spoke at the last City Council meeting concerning Short Term Vacation Rentals. I will continue to speak out to protect my neighbors and our community from what I call a travesty.

Coos Bay will suffer if we don’t get a handle on STVRs in this community.

The City loses money

Short-term Vacation Rentals (STVRs) cost Coos Bay more than they produce in revenue.

- STVR take customers away from hotels, thereby reducing the City’s Transient Occupancy Tax (TOT) revenue from hotels.
- Sales tax revenue from STVR occupants is less that from year-round residents.
- Property tax revenue is less when an older or inherited property is not sold, but is merely cosmetically improved and used as an STVR.

- When long-term residents move away due to STVRs, communities can become problematic. They end up costing the city more money for police and other city services.
- Revenues from the “bed tax” for motels/hotels outweighs the benefits STVRs give to the community.

Short-term vacation rentals are considered disruptive for the traditional lodging industry. The hotel industry claims that the business models of short-term vacation rental platforms offer unfair economic advantages in two distinct ways. First of all, short term vacation rentals have, do not have to pay for staff and aren’t regulated like hotels which increases costs substantially. This allows short-term rentals to offer lower rates compared to traditional tourist accommodations. A second factor is that short-term vacation rentals are usually not charged with tourist taxes which is further deepening the unequal competition. A report from the [American Hotel & Lodging Association](#) shows that in cities like Portland, Airbnb-style rentals have increased vastly both in revenue and the amount of hosts with multiple units. Because short-term vacation rentals are not treated as similar businesses this could form a threat to the hotel industry

Property Value could be hurt

Property values and property tax revenue are depressed for properties next to an STVR. When homes near a short-term rental are being sold, the seller must disclose the presence of the STVR. Because of the negative impacts associated with being near an STVR (noise, living next to constantly changing strangers, parking, etc.), this disclosure reduces the selling price. The result is lower property value and less property tax revenue for the City than for the same property had it not been located near an STVR.

STVRs only Heighten the Lack of Affordable Housing

The community is hurting for housing, and STVRs are not filled up 24x7. STVRs are seasonal and sit empty most of the year. Empty homes like this mean less places for young professionals, families to live. As mentioned at the planning meeting, as well as the City Council meeting, teachers and medical staff are turned away because of the lack of affordable housing. Since short-term vacation rentals are located in residential areas, by renting a short-term vacation accommodation, tourists are using up space that otherwise might be used for living. **In some places this is resulting in a decrease of long-term housing availability, and it drives up rental prices and lessens affordability.**

What can we do?

- **Cap the amount of STVRs in Coos Bay** to a reasonable number to lessen the risk of having Coos Bay become saturated (like Lincoln City, Newport, and our neighbors up the coast)
- **Zone them in well placed areas suitable for traffic and commerce.** Not in quiet residential areas. Zoned STVRs can help bring in more tourism dollars vs STVRs that are placed randomly throughout town. If you create an ordinance that STVRs are allowed **near tourist areas such as downtown Coos Bay**, this will send the tourists to the local shops and restaurants to spend money.
 - **Zone them only in commercial/mixed areas - NOT in residential areas.** The issue that STVRs have in residential areas is that they go to stores and bring food in to cook. They don't go out and spend money in restaurants. All they do is go to State Parks, the Dunes, or go to areas outside of Coos Bay to recreate. That's not \$\$ being shared in the community.
- **There should be a cap on the number of people who can stay in an STVR** to limit the impact on the neighborhood.
- STVRs should provide off-street parking and be treated as a commercial business, taxed as a commercial business.
- Ensure homes that apply to be STVRs are not illegally modified to bring more people in (such as the case of 850 Prefontaine). **Do structural, safety and electrical inspections before approving an application.** Bring experts in if staff doesn't qualify.
- **Regulate and fine STVRs that are not licensed by Coos Bay.** Hire an intern to do online searching in Google or Bing. We are finding all kinds of search results, and it shows a lot of illegal STVRs are operating. Shut those down that need to be shut down and do not meet the standards.
- **Treat the STVRs like they should be treated:** A commercial business.

Resource Links:

<https://www.2ndaddress.com/research/short-term-rental-laws/>

<https://www.oregonlive.com/business/2021/09/frustrations-over-oregon-coast-vacation-rentals-heat-up-as-ballot-measure-calls-for-new-restrictions.html>

<https://www.oregonlive.com/news/erry-2018/09/bbcfa1fe337190/vacation-rental-debate-takes-r.html>

<https://pamplinmedia.com/pt/9-news/349298-228704-hotel-industry-sounds-alarm-about-airbnb>

<https://www.avalara.com/mylodgetax/en/blog/2021/10/lincoln-county-oregon-voters-to-decide-on-short-term-rental-referendum-in-november.html>

https://www.thenewsguard.com/news/commissioners-extend-moratorium-on-strs-again/article_2770a7f2-c31d-11eb-9b7d-bf38579cd328.html

<https://vrmintel.com/what-investors-dont-understand-about-the-short-term-rental-industry/>

<https://rei-ink.com/short-term-rentals-gain-in-popularity-as-investments/>).

Thank you for taking the time to read my letter.

Regards,

A handwritten signature in blue ink that reads "Kay S. Martin". The signature is written in a cursive, flowing style.

Kay Martin
971 Inlet Loop
Coos Bay, OR
97420

Carolyn Johnson

From: james behrends <jamesbehrends@yahoo.com>
Sent: Monday, October 18, 2021 12:18 PM
To: Carolyn Johnson
Subject: Corrected Copy Presentation #12 Fire Sprinklers
Attachments: Presentation # 12 Fire sprinklers (corrected copy).pdf

As you might be aware families from thru out the community have been working on this issue.

We have made one correction to presentation #12 which is noted in green. Please update your files

Thank you

James and Mary Behrends

When fire sprinklers are required for Short Term Vacation Rentals (STVR). We believe that no change in the attempts to develop STVR, in medium and upper value properties will occur. Are reasoning is as follows. The small investor and long term owners will be able to recoup the investment over time, many of these small investors own the property free and clear. Or have a very small balance to pay off. Further the larger out of state investors involved in the development of multiple properties thru out the city or within a neighborhood are sophisticated. They will develop a fully integrated business plan, employ design, engineering and land use professionals as the cost of doing business, have economies of scale and proceed to exploit all loop holes and short comings in the current system. A dollar driven outcome secured by real estate in well-kept and quiet neighborhoods at first, followed by a move to sell the property as a cash cow once the area has deteriorated into a zombie zone of seasonal vacant motel rooms.

We believe that some smaller properties 1 and 2 bedroom properties at a lower entry level might still be converted to seasonally empty motel rooms with kitchens, if the risk reward profile merits the investment. **To some individuals with investment properties a 100-150K expense is pocket money.** Also some of the entry level, mid-range and upper end properties might be expanded with the addition of more bedrooms in order to justify the expense and by doing so increase the negative impact in a family and workforce neighborhood.

Our conclusion for our neighborhood is going forward is that we will be attacked by investors and professional investment pools with well-planned and designed objectives to exploit the opportunity presented. An environment of little or no code enforcement and understaffed city police force, will affect our city because good neighborhoods in the community will be destroyed by commercial exploitation. Quality housing stocks will be lost to the community and skill sets will not enter our economy real high value losses.

We will see individuals masking 30 day and under commercial lodging activity claiming that they are furnished 30 day and over rentals and exploiting the system on room tax and fire suppression. What a nasty business?

The 760 Elrod project listed as a pending STVR applications in the 12 October packet will have Fire suppression (that is what we understand) and the cost did not stop the conversion of 5 housing units in a commercial zone area where this activity should be located. It's not going to stop STVR conversions anywhere else in the city

Our position is that we will not see a drop in the efforts legally or under the table to covert family and workforce housing into seasonal motel rooms, due to the “new” requirement for fire sprinklers. End

Carolyn Johnson

From: emily gardner <gardner.emm@gmail.com>
Sent: Monday, October 18, 2021 11:43 AM
To: Carolyn Johnson; Nate McClintock
Cc: Joe Benetti; Lucinda DiNovo; Drew Farmer; Stephanie Kilmer; Carmen Matthews; Rob Miles; Sara Stephens
Subject: Opposition to residentially zoned STVRs
Attachments: Coos Bay Code Analysis.pdf

Good Morning,

Please see attached my code analysis in opposition to residentially zoned STVRs.

Please let me know if you have any questions,

Emily Gardner
860 Prefontaine Dr.

1 The issue presented before us is whether there is an STVR problem in Coos Bay and if there is,
2 what needs to be done about it.

3
4 **Background.**

5
6 I purchased my home at 860 Prefontaine dr. on May 5, 2020. It is a community I personally
7 chose for several reasons: it is a well-connected community; the neighbors are well informed and
8 stay involved; the neighborhood is quiet; and the neighborhood also experiences fewer issues
9 with public safety than possible surrounding neighborhoods. Lastly, I chose this particular
10 neighborhood due to residential environment. There are no vacation rentals and most homes in
11 the area are primary residences. It very much is a small-town neighborhood where everyone
12 knows everyone, and everyone helps each other in times of need. I am a remote worker for an
13 out of state business. Due to my line of work, I REQUIRE privacy and safety in my home and in
14 my neighborhood. I did not buy a half a million-dollar home to wake up every day to strangers
15 entering my neighborhood. If I knew this was a possibility, I would not have bought my home.

16
17
18 **Current Code**

19 CBDC 17.130.070 provides the approval criteria for a land use application:

20 The authorizing authority shall approve a land use application if the
21 applicant has sustained the burden of proving that:

22 (1) The application complies with the applicable regulations of the Coos
23 Bay comprehensive plan and development code; or that the application
24 can comply with all applicable regulations by complying with adopted
25 conditions of approval; or that necessary variances have been approved; or
26 that adopted conditions of approval have been met prior to final plat
27 approval.

(2) The development makes adequate provision for public services consistent with the level of service provided in adopted city policies, plans and regulations.

(3) The development will not have a significant adverse effect on adjacent properties or public facilities.

Every application for an STVR located in a residentially zoned area should be denied because it does not comply with the Coos Bay Comprehensive Plan, the Coos Bay Development Code and it will have a significant adverse effect on adjacent properties or public facilities. I looked to the Coos Bay Comprehensive Plan first and then the Coos Bay Development Code. CBDC 17.110.070 cited this as the hierarchy when interpreting plans, policies, and standards.

A. STVR use in a residentially zoned area does not comply with the Coos Bay Comprehensive Plan nor the Development Code.

1. STVR use in a residentially zoned area is not compatible with the residential use of the neighborhood and will subject the neighborhood to new threats and challenges to public safety.

“Consideration of cumulative effects of the proposed CBCP amendments includes the following:

...3) Location Compatibility: All proposed amendments to the CBCP have taken into account compatibility between uses, specifically identifying compatibility as a key policy principle for implementation.

4) Public Health, safety and welfare: Proposed CBCP amendments pose no new threats or challenges to public health or safety...” See Coos Bay Comprehensive Plan (CBCP), Finding, pg. 5, paragraph 3.

2. STVR use in a residentially zoned area is not consistent with Coos Bay’s objectives to

1 provide a wider range of housing.

2 “Establish a range of housing types consistent with State law that, by nature of their size, design,
3 location or other factors, accommodate different price points.” See CBCP Chapter 7.5,
4 Community Economic Development Objectives. See also, Chapter 7.6, Housing Policies, Goal 1
5 “Coos Bay shall designate and maintain an adequate supply of land zoned for a range of housing
6 types and price ranges.” Policies, 1.1 goes on to state, “Coos Bay will continue to update its
7 zoning provisions to allow for construction to provide a wide range of housing available at
8 varied prices and rent ranges, and allow for flexible site and architectural design.” Goal 4 states
9 similarly, “Ensure that the Development Code enables the development of housing options that
10 are affordable.” Objective 3 found in Chapter 9, Land Use and Implementation Plan for
11 Residential Areas states, “The City shall use land development regulations to address
12 compatibility among land uses and residential development and assure continued availability of
13 permanent residential uses.”

14
15 The Discussions and Findings found in the amendment to Chapter 9 also state compelling
16 reasons why there is such a need for permanent housing, “...Across the state...there is a need for
17 more diverse and affordable housing choices. ...Increased housing choice is needed to address
18 residents in the full range of life phases and circumstances from young families, to retired
19 persons or young adults.” And “...[i]mproved housing choice[s] will create [a] parallel benefit to
20 the local economy, providing housing and associated stability to Coos Bay’s workforce, and
21 bringing activity into Coos Bay’s downtown and other commercial centers by providing housing
22 in closer proximity to these centers.”

23
24 To allow STVR use in a residentially zoned area rather than as a source of permanent housing
25 for either a homeowner or a renter WOULD CONTRADICT Coos Bay’s Comprehensive Plan.
26

Especially when the City has made a point to state, "...[t]he proposed changes [to housing] are significant enough in necessity and impact to merit change." See Chapter 7.6, Findings, page 11.

3. STVR use in a residentially zoned area is not consistent with CBCP's Policy 2.1 to "Encourage expansion of recreation, cultural and eco-tourism industries by supporting, enhancing and expanding amenities and infrastructure from waterfront development to lodging options, including shopping, arts and entertainment."

Tourism is wonderful and I love seeing people enjoy our beautiful city but there is a place for vacation rentals. A vacation rental in an established neighborhood with working professionals, tradesman, and retirees with no waterfront access, no park access, no food or coffee access, no shopping nor small local business access within walking distance is not appropriate. Again, a vacation rental in an established neighborhood with no tourist amenities, beyond being inappropriate, doesn't make sense. Vacation rentals along the waterfront or within walking distance to the waterfront would be highly desirable for tourists. The City should develop a plan, which I'm sure already exists so as to promote economic development, that allots certain land not already utilized to build lodging, coffee, food and other attractions for the sole purpose of catering to tourism. Permanent residents would take advantage of the amenities and tourists would enjoy the convenience all while building on the economy of Coos Bay. I believe this would keep our permanent residents happy knowing their city is developing and growing but also listening and working for the people. It would also make tourists happy to enjoy the best we have to offer here in Coos Bay, Oregon.

1 4. STVR use in a residentially zoned area should be banned because a vacation rental in
2 the middle of a quiet neighborhood is not harmonious with its surroundings, it is not
3 consistent with the promotion of needed housing nor does it provide a high quality of life
4 for the residents.

5 Chapter 7.6, Housing Policies 4.1 states, “Coos Bay shall use the land use
6 review permitting process to ensure the development of needed housing, to
7 promote land uses that are harmonious with their surroundings, and to maintain a
8 high quality of life for area residents.”
9

- 10
- 11 i. It is not harmonious with the surroundings. As stated previously, a
12 vacation rental in the middle of a quiet neighborhood with no immediate
13 access to the water, fishing, shopping, food, coffee, small local businesses,
14 parks or really any tourist amenities would not only not make sense but is
15 inconsistent with the geography of the neighborhood: tradesman, retirees
16 and professionals serving the Coos Bay community.
- 17
- 18 ii. It is inconsistent with the needed housing here in Coos Bay. It is well
19 known that housing in Coos Bay is hard to come by. It took my family 3
20 months and easily over 300 hours to locate acceptable housing. An STVR
21 owner, would likely not live in the home so it wouldn’t be their primary
22 residence nor are they likely to rent the home out to the community. This
23 directly contradicts the need for housing in Coos Bay. To allow someone
24 from out of town to turn a beautiful home in a wonderful quiet
25 neighborhood into an attraction for strangers, danger and potential crime
26

1 goes directly against the City's goals, objectives and policies.

2 iii. It does not maintain a high quality of life for the residents. What is the
3 city's definition of a "high quality of life"? My personal definition may
4 slightly vary from the next person's but I'd like to think there is a
5 predominating theme among each individual's version: the idea of life,
6 liberty, property and the pursuit of happiness. This belief is engrained and
7 entombed by the Declaration of Independence and the Bill of Rights. Our
8 Four Fathers felt that statement was so important that they memorialized
9 the words for eternity in the document that established our nation and was
10 reiterated in the document granting rights to all of its citizens. Now, what
11 does not fit into my definition of a "high quality of life" is babysitting
12 adults. If an STVR is permitted in a residentially zoned neighborhood, the
13 neighborhood turns into babysitters, trash collectors, and security; an
14 unacceptable situation for families.

15
16
17 iv. Homeowners located in the Prefontaine neighborhood have dealt with this
18 issue for YEARS. Yes, I said Y-E-A-R-S.

19 v. If there is too much noise, we will have to call the cops. If there is trash
20 outside left from strangers vacationing, we will have to call the cops to
21 report the issue and then clean it up ourselves. If there are too many cars in
22 the street causing congestion, we will have to call the cops to report the
23 issue. If there are too many people in the house, we will have to call the
24 cops. If a situation arises, we are the first to address it. If escalation occurs,
25 we are the first line of defense to de-escalate it. I don't know about the
26

1 other homeowners in Coos Bay but when I purchased my home I didn't
2 see a clause in my contract that stated I would also be volunteering as a
3 babysitter or a trash collector or be stand-in security for my neighborhood.
4 Lending a helping hand and watching out for each other is second nature
5 but if an STVR is in our neighborhood it would turn into a full time job.
6
7 We do not want STVR's in our neighborhood.

8 In conclusion, STVR's should be banned in residentially zoned areas of the city because
9 it does not comply with Coos Bay's Comprehensive Plan.

10
11 B. STVR use in a residentially zoned area does not comply with the Coos Bay Development
12 Code.

13 CBDC 17.110.040

14 "The purposes of this code are to implement the Coos Bay comprehensive plan, promote orderly
15 city growth; to conserve and stabilize the value of property; to encourage the most appropriate
16 use of land; to establish standards for population density; to provide adequate open space for
17 light, air, and appropriate landscaping; to facilitate fire and police protection; to avoid traffic
18 congestion; to provide for community facilities; and to promote and protect the public health,
19 safety, convenience, and general welfare."

- 20 1. It does not conserve nor stabilize the value of property
 - 21 a. Our best evaluations based on similar locations predicts property values to go
22 down due to the existence of a vacation rental property in the neighborhood. I
23 bought my home roughly 1 year ago and have enjoyed the appreciation of my
24 home's value and do not wish to see my investment plummet because an STVR
25 was approved in my neighborhood. San Diego, California has experienced the
26 same issue. I realize San Diego is drastically different from Coos Bay but if a
27 city as large as San Diego is dealing with lost revenue to the city, damage to
the character of the community, a drastic increase in housing shortages and

property values plummet all due to increased STVR's in San Diego; then how does our quaint southern Oregon coastal town stand a chance. See

<https://savesandiegoneighborhoods.org/the-problem/>.

2. It is not the most appropriate use of land

a. These are residential areas that we're talking about. It is not a tourist attraction. There is no state park or any park nearby, there is no food or coffee within walking distance, nor are there any other amenities such as the waterfront or fishing. The most appropriate use of any residentially zoned property is exactly what it currently is, a home.

3. It does not promote nor protect the public safety, convenience nor general welfare of the community

a. This issue has been discussed in Discussion section A but I will happily reiterate. Inviting strangers into a small private community will inevitably bring trash, noise, congestion and headaches for the community that has to band together to clean up and address problems that WILL arise. It will also, inevitably, create a headache for law enforcement who WILL be called when there are issues. Which raises other concerns. If the Coos Bay Police Department is as understaffed as I've been led to believe, will there be anyone to respond when we need them? What will our immediate course of action be when there is no homeowner to turn to and no available officer to respond? And more so, why should the Coos Bay Police Department waste their resources when the issue can easily be resolved with a more comprehensive code? These questions I've just posed are enough reason to state that any

STVR use in a residentially zoned area DOES NOT promote the public safety, convenience nor general welfare of our community.

In conclusion, STVR use in a residentially zoned area should be banned because it does not comply with Coos Bay's Development Code.

C. STVR use in a residentially zoned area will cause a significant adverse effect on adjacent properties.

1. See Discussion A for the list of significant adverse effects.
2. See Discussion B for the list of significant adverse effects.
3. See also, all letters received by the City in opposition to STVR use in a residential area.

In conclusion, STVR use should be banned because it will have significant adverse effects on adjacent properties.

Conclusion

STVRs are a problem which has been demonstrated by Prefontaine dr. dwelling homeowner's experiences. That question or issue posed at the beginning of this brief was merely rhetorical. But for those who are still on the fence, just look at the trouble the City is having in merely locating current STVRs in Coos Bay. This is already out of hand. The true issue is what needs to be done to protect Coos Bay homeowners. STVR use in a residentially zoned area should not be (and never should have been) permitted since it is not compliant with Coos Bay's Comprehensive Plan or Development Code. The City should implement a plan to provide for vacation rentals and other tourist lodging but not in residentially zoned areas. These STVRs need to be located near our small local businesses and other tourist amenities not only because that's what tourists want but also because we want our tourists to spend money locally. The City should also implement a vacation housing ordinance AS SOON AS POSSIBLE in order to prevent the headache of community members having to take time out of their busy schedules to respond to applications that should not be allowed in the first place. I would be happy to offer my services if such is needed.

As I stated above, we do not want STVRs in our neighborhoods, our residentially zoned neighborhoods. But what anyone “wants” is insignificant in this case. What we “need” in this situation has a little more bearing. We “need” protection from an invasive industry by developing a more comprehensive code to adapt to this ever-evolving industry. We “need” our city to protect us, Coos Bay property owners. But even what we “need” is just a need. What is truly important here, is what’s **required**. I’m not asking the city to bend over backwards for me or my neighbors. At the end of the day, I’m simply asking my city to follow the code they wrote.


Emily Gardner

Carolyn Johnson

From: Christine Moffitt <ChristineMoffitt@outlook.com>
Sent: Monday, October 18, 2021 12:21 PM
To: Carolyn Johnson
Subject: RE: October 12, 2021 - 6 PM Planning Commission public hearing regarding vacation rentals
Attachments: Moffitt Comments 26 October planning commission.pdf

Dear Carolyn:

Attached are additional comments to the Commission and City Council. I plan to attend the October 26th meeting.
Thank you for your assistance.

Christine

From: Carolyn Johnson <cjohnson@coosbay.org>
Sent: Tuesday, October 5, 2021 7:45 PM
To: Carolyn Johnson <cjohnson@coosbay.org>
Subject: October 12, 2021 - 6 PM Planning Commission public hearing regarding vacation rentals

Hello,

Thank you for the letters and emails regarding Vacation rental regulations. Each comment received is included in the Planning Commission's October 12 packet.

You can access the packet at http://coosbay.org/government/search_agendas-minutes.

The Planning Commission's public hearing will be live streamed on the City's YouTube channel <https://www.youtube.com/channel/UC-w12ikBNWVkoVWVqJ0bk2g>.

Sincerely,

Carolyn

Carolyn Johnson
Community Development Administrator
City of Coos Bay
500 Central Ave, Coos Bay 97420
cjohnson@coosbay.org
541-269-8924

18 October 2021

Dear Coos Bay Planning Commission and City Council:

In this letter and related testimony, I emphasize the importance of the current discussions and considerations regarding Short Term Vacation Rental permitting in the city, relative to amending Coos Bay Municipal Code (CBMC) Title 17 - Amendment Section 17.370 – Vacation Rentals.

I attended the hearing on 12 October and listened and provided written and oral testimony. Many others provided thoughtful input to the commission, and there is now considerable information for your review. As articulated in my previous testimony, this issue is *not unique to our community*. We have provided data regarding how other communities in Oregon and elsewhere have dealt with this rapidly growing international business network of vacation rentals.

It is clear from testimony in these discussions that there is a need to clarify and carefully define Short Term Vacation Rentals so that all our community and policy enforcement understands the definition and resulting requirements. There was confusion among participants at the last hearing regarding the meaning of this term. In addition, there is a need to provide this information to the realtor community and clarify these issues to the public, including requirements for such commercial operations.

Now is the time to nominate two or three members of the community to work with the commission on the details of an appropriate draft code amendment. The commission needs to consider the strategic planning documents of the city, what our focus is. How can the city serve its residential community, provide adequate housing for professionals and workers that want to live in our community and retain the values of safety and neighborhoods that all of us wish to reside in? At the same time, we all recognize that the tourism business and economy is an important component in our region. The charge made to the Planning Commission was to review this situation and come to the City Council **with recommendations**.

I provide once again a reference to a survey study from the University of Oregon covering information up to 2016, *Assessing and Responding to Short-Term Rentals in Oregon* by S. Dinatale, with R. Lewis, and R. Parker. [Assessing and Responding to Short-Term Rentals in Oregon \(uoregon.edu\)](https://uoregon.edu/~sdi/assessing-and-responding-to-short-term-rentals-in-oregon/)

The authors provided the following in their executive summary:

“In the response to short-term rentals, communities should **construct regulations in conjunction with both a local, community conversation and a regional conversation**. This inclusivity aspect is key to construct equitable regulations less likely to be evaded and more likely to mitigate the negative externalities created by STRs and these policies themselves.

Regarding enforcement, it is difficult for governments to regulate something they do not have complete control over. Initiating community conversations to educate and encourage appropriate use of STRs can, however, induce a culture of self-regulation and compliance.”

A critical factor in all discussions is the response of residents within a location in which these entities occur. Giving strong weight to the interests of outside developers should be examined closely as somewhat of a conflict of interest. A recent published comprehensive modeling study of short-term rentals concluded:

“STVRs remain a controversial topic within the tourism industry and urban landscapes as a whole... Residents remain at the heart of this controversy as they are the ones dealing with the daily impacts of STVRs in their neighborhoods.”¹

We urge you to create a working group that includes members of our community to help craft these regulations that would include appropriate zoning and assist in community discussions, including an appropriate process for grandfathering in existing dwellings that are licensed and follow the regulations.

Sincerely,



Christine M. Moffitt, 700 Denise Place, Coos Bay, christinemoffitt@outlook.com

¹ Yeager, Emily Pauline; Boley, B. Bynum; Woosnam, Kyle Maurice; Green, Gary T. Journal of Travel Research. Jul2020, Vol. 59 Issue 6, p955-974.

Carolyn Johnson

From: Mary Behrends <marywhale@aol.com>
Sent: Tuesday, October 19, 2021 8:28 AM
To: Rodger Craddock; Carolyn Johnson; Jim Hossley; joe@benettis.com; Stephanie Kilmer; Sara Stephens; Rob Miles; Drew Farmer; Carmen Matthews; Lucinda DiNovo; cmoffitt@uidaho.edu; Nichole Rutherford
Subject: Recent planning commission meeting on Short Term Vacation Rentals
Attachments: Moffitt Comments 26 October planning commission.pdf

"It is clear from testimony in these discussions that there is a need to clarify and carefully define Short Term Vacation Rentals so that all our community and policy enforcement understands the definition and resulting requirements. There was confusion among participants at the last hearing regarding the meaning of this term. In addition, there is a need to provide this information to the realtor community and clarify these issues to the public, including requirements for such commercial operations.

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Current it is viewed by many in the community, that even with the efforts to date and up coming planned meetings. The issue of STVR will still need much more careful review by all of the stakeholders involved. Be advised that 4-6 hours of meetings and some city staff time does not even fully evaluate the issues at hand. We have a industry which if done and planned out correctly, (ordinance and zoning) could be a exceptional member of our community, done incorrectly it will be just more blight, dollars leaving the community, and a burden on all neighborhoods of the community impacted. A good deal of time and attention should be used in evaluating a growing industry and supporting family and workforce neighborhoods. We of course will work thru the system, however not fully evaluating the issue, will lead to very serious conflicts and challenges. Actions will have to be taken that will bring less than positive attention for the city, the travel industry and a small segment of the real estate industry. All of which would be very disappointing.

It is better for all concerned to get this right the first time.

James Behrends and Mary Behrends

18 October 2021

Dear Coos Bay Planning Commission and City Council:

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I attended the hearing on 12 October and listened and provided written and oral testimony. Many others provided thoughtful input to the commission, and there is now considerable information for your review. As articulated in my previous testimony, this issue is *not unique to our community*. We have provided data regarding how other communities in Oregon and elsewhere have dealt with this rapidly growing international business network of vacation rentals.

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We urge you to create a working group that includes members of our community to help craft these regulations that would include appropriate zoning and assist in community discussions, including an appropriate process for grandfathering in existing dwellings that are licensed and follow the regulations.

Sincerely,



Christine M. Moffitt, 700 Denise Place, Coos Bay, christinemoffitt@outlook.com

¹ Yeager, Emily Pauline; Boley, B. Bynum; Woosnam, Kyle Maurice; Green, Gary T. Journal of Travel Research. Jul2020, Vol. 59 Issue 6, p955-974.

Carolyn Johnson

From: james behrends <jamesbehrends@yahoo.com>
Sent: Tuesday, October 22, 2019 8:36 AM
To: Carolyn Johnson
Subject: Coos Bay Municipal code Tittle 17 Section 17.370 Vacation rentals
Attachments: Coos Bay Municipal Code Title 17 Section 17.pdf

Good Morning

A combination of not been able to get feedback from some of my neighbors until yesterday, and a not clear understanding of how close these ordinance changes were to be finalized cause me to be very late in completing these suggested changes.

Our overall position is as follows. The ordinance as currently written does not address the issues that this type of land use has caused in our neighborhood nor does it appear to be reviewed in the context of our current housing shortage. Also the Fees do not even come close to the revenue needed to administer and enforce this ordinance. Attached please find a PDF with suggested changes.

Thank you for your attention to this matter, I will be at the work session on 22 October 2019

James Behrends
1190 Fulton Coos Bay 97420
541 888 3772

Coos Bay Municipal Code Title 17 Section 17.370 Vacation Rentals

We have read the Code revisions that are proposed and believe that they do not properly address the following issues, and the code should be sent back to staff, for further study and development.

The city has not studied the effect of the continued approving this type of activity in light of the housing shortage in the community. How can the reduction of available housing by this property use be helpful to the community as a whole? It seems that approving this activity by non-owner occupied housing creates an additional drain of available quality housing units. How can the community afford to lose additional housing units to this activity? How is having a house sit empty for 9-10 months out of the year or more, be any contribution to the stability and quality of a community? When we cannot get individuals to relocate here because of the lack of available quality housing!! Why are we approving reductions in inventory? Do we need a moratorium on this activity until we can identify its effects on housing stocks or how can we set a limit on the total housing stock that can be used for this activity?

ADD - The city should have to inform all property owners and tenants within 2000 feet of the proposed changes at the expense of the individual that is requesting the change. We as a city should be exceeding the standards set by the state for these types on communications, IN EVERY CASE!!!!!!!!!!

17.370.020 ADD - Vacation Rental property should be at least 10 years old based on the date of the certificate of occupancy to be considered for a permit. Vacation rentals and other commercial uses shall not be approved in neighborhoods that have covenant and deed restriction or HOA's banning them from the area. The applicant needs to provide proof that no Ban is in effect.

17.370.030 Section 3 subsection b. Posting an evacuation map in vacation rental units and does not even come close to mitigating the effects of this housing on neighborhood cohesion and response to incidents and disasters. ADD - Vacation rental housing operator should have available a high level of disaster preparedness information and have supplies on hand to be at least 2 weeks ready on site, which appears to be the community recommended standard.

17.370.030 Section 9 Allowing this activities in 300 feet intervals (roughly every 4th house), will be too dense an application and will further destroy any sense of community. This could lead to 25% Vacation rentals in some neighborhoods. ADD - It would be better that these vacation rental be spaced at least 1000 feet apart.

17.370.030 Section 3 Subsection b. Very Clear language on the handling of trash/litter and the disposal of pet waste needs to be included in the Code, with substantial penalties for noncompliance. In the past vacation rental trash cans have been put on the street over flowing 4-6 days before trash pickup, this has caused the trash to be spread by wind, homeless and wildlife up and down the neighborhood. Also vehicle ash trays and litter bags/beverage containers from vehicles have been dumped in the street by Vacation rental folks in the past. ADD - If the Vacation rental allows Pets then, pet waste disposal material needs to be made available curbside. NO trash or recycling container will be permitted curb side on days which no trash pickup is occurring. Also no trash or recycling container shall be visible from the street, on non-pick up days.

17.370.30 Section 3 ADD - If the Vacation rental is not rented for a least 60 days with in a calendar year as determined by the room tax receipts and rental documentation the permit will become void with no further proceedings, and with no opportunity to renew. The adjoining property owners within 500 feet will be notified that this property is no longer a vacation rental, at the expense of the rental operator. The permit for this type of activity will not be transferable if there is an ownership change.

17.370.030 Section 4 ADD -The Vacation rental operator should be required in writing to update their contact information every 90 days in writing with the city and with all property owners within 500 feet Further the Vacation rental property shall be physically Inspected/ Audited on site yearly at the expense of the rental operators for compliance with this ordinance and all other city ordinances. To include review of collection of room tax revenue. Fee to be set by city staff. Keep the language on response times and local contracts. But ADD- that a PRIMARY contact and a SECONDARY contact for the Vacation rental shall be included in all contact information.

ADD - The Vacation rental operator should be required to accomplish a site walk thru and litter pick-up every 24 hour period that the property is vacant. This is to primarily stop the use of yards and out buildings on the property by Homeless an issue which has occurred in the past with these vacant houses.

ADD- Occupancy should not exceed 2 people per bed room and total occupancy should not exceed 10 people including live in management

ADD - Exterior maintenance and landscaping shall be at or above the level of surrounding properties.

ADD - One off street parking spot for each 2 individuals occupying the property. Garages and Carports must be empty of stored material and fully available for use as parking. Under no case should on street parking be allowed. No RV/Boat parking or Commercial Vehicle Parking will allowed on Site.

ADD – If the police have responded more than two times in a 90 day period the permit will be reviewed, by the City Council. If any citation or arrest occurs on the property or within 500 feet of the property that involves the property owners, renters, hired tradesmen and maintenance/administrative staff that results in a fine or conviction the permit will be null and voided, and cannot be renewed by the property owner.

Since the Cities position is that they do not have the staff or funding to enforce speed limits in residential neighborhoods, or provide a reasonable level of patrols. It appears that serious look should be taken insure that the fees structure for this ordinance will cover all administrative cost and code enforcement cost. Fees to apply/operate, and Fines for violation of this ordinance need to be set at the absolute highest possible level.

In our neighborhood these vacation rentals have negatively affected the quality of life. The Noise, parties, litter, pet waste problems, lack of proper trash disposal and on street parking of over 20 cars blocking driveways and mail boxes has not been a positive experience. The cities past response to our concerns has been unsatisfactory. This Ordinance need Teeth and Funding Support.

Dear Coos Bay Planning Committee,

I would like to address some of the issues that Prefontaine Neighborhood residents brought up in letters to the planning committee. These issues are not in any particular order. The blue italicized text is copied and pasted excerpts from their letters.

Issue:

Why are families in neighborhoods forced to possibly (WE HAVE) suffer thru a constant steam of strangers in and out, which fill our neighborhoods with trash in the streets, high speed cars, blocked driveways, blocked mail boxes, and fire hydrants, and noise at all hours of the night?

From my experiences, I cannot imagine that people who are renting a STR are littering the streets and driving cars at high speeds through neighborhoods. Perhaps the parking is not clearly explained or marked, and guests are parking in places that they should not be, but that can be taken care of with clearly marked signs or better explanations in the rules about parking. As far as noise at all hours, we have a police force to deal with that. Anyone can have a noisy neighbor who lives in a month-to-month rental or even owns the home next door. I do have to say that in my experience, (both with being an Airbnb guest and hosting guests), we have never had a problem with a rude, noisy, or disrespectful guest. However, there are disrespectful people everywhere. Even homeowners can be that way.

Issue:

This is a noisy, dirty, neighborhood disruptive Business that does not belong in any residential area. With no real community benefit.

The benefit to the community is that visitors get to see our beautiful town, they get to immerse themselves in the community for just a short time which gives them the “feeling” of the community. They eat at our restaurants, shop at our stores, shop at our local gift shops, experience our beaches and parks. Some of them go crabbing, fishing, or maybe they are here to watch the waves at Shore Acres! Maybe they are watching the whales migrate, or brining their child to the community college. These are all reasons and activities that guests at my Air B&B have come to Coos Bay for. They have left comments in my Air B&B online reviews and in the guest book stating so.

I am not really sure what is so noisy or dirty about people renting a home to stay in with family or friends. I keep hearing how this does not belong in a residential area, but honestly, how many residential homes are in commercially zoned areas? Also, if I were wanting to stay the night somewhere, I do not want to stay where it could be loud or noisy. I want a nice quiet place to stay so I can get some sleep.

Issue:

Given time we are confident with an influx of Short Term Vacation Rental (STVR) arrivals will be able to exceed expectations, and really drive our property crime numbers up. STVR locations will become an easy target drawing in our “special” nighttime/daytime visitors to the neighborhood to Loot from our new clueless STVR temporary neighbors. STVR operators in our neighborhood have expressed in the past no interest in security lights, checking on the property when vacant, joining a neighborhood watch organization and just NO STVR BUY IN for any neighborhood concerns. We will have to bear the burden of increasing our security/hazard awareness efforts to overcome the lack of community buy in, shown by the STVR industry in our RESIDENTIAL NEIGHBORHOOD. Our neighborhood of 100 property owners has had over 15 total home break INS/unauthorized

First, I am sure that STR guests are not breaking in to homes in the neighborhood. In the comment it sounds like STR renters are the victims of looting, so how can they be the victims and the perpetrators of crime at the same time? I am certain that owners of STR's want their property to be well taken care of

because it is a huge investment. Also, it is a requirement that if we owners are not local to the property, we have a local person who can be notified of any problem. So, in my case I have a total of 3 people who are very close to the property and are in and out regularly: one handyman who can be notified of any problem and 2 housekeepers. These comments about looting, speeding cars, trash in streets, etc. is just fear mongering, not based in any facts or experiences that have been documented or recorded.

Our neighborhood of 100 property owners has had over 15 total home break INS/unauthorized access vehicle incidents from Dec 2016-July 2021. (We have records to 2003 and it is ugly) This is in an established transitional neighborhood, with an active neighborhood watch program/association for close to 40 years. Many of these incidents involved property owners new to the area, who did not fully understand and truly realize the personal and family security challenges of the Coos Bay experience. The ability to overcome the everyday security challenges and inform neighbors on steps to take well before a major hazard event, demands neighborhood cohesion and awareness, both are lacking in the Short Term Vacation Rental (STVR) visitor, and STVR property owner. It will be even better during the 9 months of the year when the empty zombie STVR house drags down and burdens our neighborhood by attracting wandering campers with blue tarp chalets, cardboard condos, to hang out in and around the unattended structures that were once family homes. Our neighborhood has already gotten to see that part of the STVR industry. We strongly suspect that the Seagate neighborhood and other neighborhoods of STVR locations experiences this type of blue tarp chalet and cardboard condo development now, (Unmanaged homeless housing) in and around seasonal vacant STVR structures. We really enjoyed those visitors in our neighborhood.

So once again, the fear mongering is not based on facts, since the owners of a STR do not want their property to sit empty for 9 months. It will most likely slow down during the winter season, but people still travel to the coast and travel through Coos Bay. I have had solid September bookings and the occupancy rate of October is now at 68%. My November occupancy rate as of today (Oct 23, 2021), is 47%. I am confident that this will increase as we start into November. Yes, it will slow down in winter, but there will NOT be 9 months of vacancy. It seems like the comments are all based on one bad experience, and it is unknown if the residence was even an STR causing the issue, since they have never directly stated it was an STR, but rather "property owners new to the area," yet they are now blaming their future neighborhood problems all on STRs. They make a lot of assumptions I know are not true, because I have experienced Airbnb's, both as a guest and a host, and I have never seen anything like what they are describing. When I researched changing my long-term rental to a STR, I did read a few horror stories of bad renters causing problems and destroying property, but these stories are the rare exception to the rule and not the norm. However, stories can be blown out of proportion and used as fuel for this type of fear mongering, like what we've read in these comments by the local residents, who show their fear and ignorance about how Airbnb operates.

STRANGER DANGER -Who is going to pay to run the background checks on these STVR visitors, who have no connection to the neighborhood, when they are OK'd to be placed next to families with children by the city of coos bay, in a residential area of family and worker housing. These are strangers in our neighborhood every day.

Neither are background checks performed on people who purchase a home next to you. However, guests can rate the Airbnbs they have experienced, and Airbnb owners also can rate the past guests depending on the shape they leave the rental or comments they get from neighbors and housekeepers; therefore, if guest have bad reviews on Airbnb, the owners can see this and refuse to rent to them. The STRANGER DANDER comments is another example of fear mongering. The xenophobia of the

Prefontaine Neighborhood residents who had one bad experience, which may not have even been a STR since it has been stated on record that there have been no reports of any police responding to any disturbance at an STR, is no reason to believe their exaggerations of danger, and thus no reason to pass permanent restrictions on all STR's based on their fear mongering.

We are not about cars racing in and out during all late-night hours. We are not about loud parties, litter, and the neighborhood's social erosion(s). More importantly, these STRs will be rampantly filled, DRUG fueled intermittently and temporary, roofs over essentially 'campers'. There will be unkept landscapes, much litter, vehicles parked haphazardly, there will be no accountability to the long-term residents who pay taxes, and send children to local schools. Housing structures will begin to deteriorate as the heavy use by people moving in and moving out

I will state again, owners of STR's do not want drug activity, litter, and will have the yards kept up regularly. (If the property is unkempt, the owners will get poor reviews on Airbnb and the result of poor reviews is that their STR will not be rented as often, which will result in a loss of revenue.)

Actually, the structures do not deteriorate to the same extent as a month-to-month rental, because an STR is being inspected and cleaned regularly after each guest leaves. The STR gets much more maintenance than the typical month-to-month rental. I know this to be true because I have both types of rental properties. Also, the people are not "moving" in and out, they are "walking" in and out. They walk in with a bag or suit case and walk out with the same.

We adamantly oppose the possible of individuals that have no interest in improve a neighborhood but rather using it for profit. Another cities across the country a banning short term rentals because they only destroy the integrity of the property. Large gatherings with alcohol and drug use, and violence our prevalent. Who will respond to such issues an over worked police and fire department?

"no interest in improve a neighborhood" & "only destroy the integrity of the property?" I spent a lot of money refurbishing/improving my month-to-month rental to turn it into my Air B&B, and it is now one of the nicest properties on the block. I am actually a little embarrassed by the looks of a few of the permanent residential properties on the same block, and I even thought about redirecting my renters a longer route to approach my Air B&B due to a couple of these owner occupied unkempt properties on the shorter way to the rental. I have addressed this issue before. There are no reports or evidence of this being a true statement. There are no police reports of violence or drug usage at STR's in Coos Bay. Carolyn Johnson, from the City Planning Department stated in the meeting held on Oct 12th that according to the Chief of Police, there were no complaints where police were called to a STR. So this fear that is being spread is just not based in fact. I heard on the news years ago there was a problem with big houses being rented for parties, but Airbnb has changed their policies and cracked down on such incidences. Also, what was shown on the news years ago was the exception to the rule and not a common occurrence, or it would have never made the news. What is in the news is something that is new, not something that is commonplace. The media would never sell ads if they showed on the news seven million Airbnb's around the world were rented last night and nothing happened out of the ordinary.

Now that we have decriminalized most drug use, there is the additional fear of narcovacationers, with judgment accordingly impaired in a way different from the usual "kegger", with that risk to the community increased.

Again, there are no documented reports of police being called to a STR for any reason. The residents of this neighborhood had one bad experience, and maybe not even with a STR since none were directly

pointed out in any of their comments, so anything they see on the Internet or in the news about a problem with a STR they take as the norm, but it is only in the news because it is something new, and an exception to the rule, or it would not have made the news. The “their goes the neighborhood” attitude I hear in these comments is based on fear of the unknown and of strangers and this xenophobia has no place in modern society.

To make this as simple as possible, anyone who thinks that car loads and car loads of strangers should be allowed to spend the night in a Family residential neighborhood, strangers with no connection to the community. Unsupervised STVR Strangers around families with very young Kids and a families with teenage and pre teen kids both boys and girls, that is just for starters for the problems with the STVR concept in family residential neighborhoods. Some individuals need to do a lot of reflection, this whole concept is WRONG!!!!!! The city has clearly shown that they cannot or will not protect the quality of life in family residential neighborhoods in the city. We as property owning residents will not tolerate any further nonsense on this issue. We will work this problem thru the system, and will WILL HAVE ACCEPTABLE OUTCOME, no matter how long it takes or how much it cost.

This is just more fear talking from a disturbed resident. I own property in Coos Bay and I also have a right to use my property in a way that works for me. As long as laws are followed, I should not be bullied out of my rights to use my property in a legal way to earn an income, whether that be a month-to-month rental or a STR.

All of the fear mongering statements by the Prefontaine Residents remind me of the fearmongering that gripped residents in a true story written by a recent Coos Bay resident Armin D. Lehmann. His book, “Hitler’s Last Courier – A LIFE IN TRANSITION” is a great read, and explains how people can get worked up by propaganda and fear mongering based on nothing but lies told over and over again.

Unfortunately, these Prefontaine Neighborhood residents blame all their future problems on STR’s based on one bad experience, while they never even say if it was a STR or just some new residents that caused the problem, but their fears and comments are not based on facts.

Here are some of my ideas/thoughts for the permitting of STR’s in the City of Coos Bay.

First off, the current system that I recently went through to license my STR that I now have was very detailed and in my opinion, a system that works well. I truly believe that if there are too many rules, or if the process is too difficult, many people will just go ahead and open a STR unlicensed. So, I believe it is better to know where these properties are and have them following the rules, than having them go underground and skirt the rules.

I agree with submitting a building safety inspection report, completed by a City Inspector for the authorized purpose of STR.

I understand that now the State of Oregon requires a sprinkler system to be installed in the dwelling that is being used for a STR. This is going to be a very costly renovation. So, I believe that only those interested in maintaining their investments will actually go through with it.

I agree that a STR will have a smoke detector and if needed a CO device installed in each bedroom; that the address numbers be visible from the street; and that the homeowner keep a complaint registry and report problems to Community Development Director (I do not completely understand this last requirement, but it is something that I am willing to do).

Fees and licenses: I believe that the fees and licenses are high enough. With the additional cost of adding a sprinkler system to the residence, (I have searched Google and the cost would be somewhere

between \$4,000 and \$14,000 or more, depending on square footage of the residence.), adding more or higher fees can make the project unreachable for many who would like to provide a nice STR experience to visitors of our beautiful South Coast.

Parking requirement: Many times travelers are traveling with children. I believe that the parking spaces should not necessarily be linked to the bedrooms. More than two people could be traveling together in a single vehicle. If a home has three bedrooms, does there really need to be three paved parking spaces? Or, can the rules of the home be that there is a maximum number of cars that can be parked at a particular property? Believe me, I do understand dealing with “parking” issues. My home in Portland has a neighbor who **owns** the home across the street from us and they have 16 cars. Yes, I said we have counted up to 16 cars! So, I do understand the frustration of too many vehicles parked at one property and all over the neighborhood.

I would like to state once again, that if rules are made that are too difficult, or seem unfeasible, many home owners who want to turn their properties into a STR will still do so, but skirt the rules and do it unlicensed. In my opinion, it is better to be fair with the rules/laws, and keep the STR's in the community legal. Unfortunately, I do know that many are not licensed at this time, but I definitely want to be a conscientious legal STR operator and would like it to be easy enough for all STR's to become licensed and seen as good additions to each neighborhood where they are located.

Signed,
Teri Fisher
And Kelly Gallagher

Carolyn Johnson

To: Rodger Craddock; Jessica Leonard
Subject: RE: Vacation rental moratorium

From: Jessica Leonard <jska510@gmail.com>

Sent: Tuesday, November 2, 2021 2:34 PM

To: Jackie Mickelson <jmickelson@coosbay.org>; Public Comment <publiccomment@coosbay.org>; Lucinda DiNovo <ldinovo@coosbay.org>; Joe Benetti <jbenetti@coosbay.org>; Drew Farmer <dfarmer@coosbay.org>; Stephanie Kilmer <skilmer@coosbay.org>; Carmen Matthews <cmatthews@coosbay.org>; Rob Miles <rmiles@coosbay.org>; Sara Stephens <sstephens@coosbay.org>; Rodger Craddock <rcraddock@coosbay.org>

Subject: Vacation rental moratorium

Dear Coos Bay City Councillors,

I hope this letter finds you well. My partner and I purchased a wonderful home in Coos Bay in July of this year. We are long time Ashland residents, however, due to the summertime wildfires and smoke, we will be spending the majority of the summer on the beautiful Southern Oregon coast. We specifically chose to purchase in Coos Bay over other areas, such as Bandon, because we thought we would have the freedom to rent out our home when we are not utilizing it. We were dismayed, however, to discover the short term rental moratorium shortly after we purchased our home.

We are a working professional family with young children and feel that we have a lot to offer the community. We had hoped to use the rental income to employ local landscaping companies, repair companies, and house cleaners to help us maintain and upgrade our property. This would put money into the community and help keep the neighborhood beautiful. We have also had numerous friends who had never been to Coos Bay before staying with us and now love the area after exploring the beautiful beaches and delicious variety of restaurants. We regularly eat at restaurants and shop local, infusing money into the community whenever possible. This is also true of our friends and others who we hoped would have the freedom to rent our home.

I'm curious if there is any way to compromise the needs of wildfire smoke refugees with the city's desire to limit short term rentals. I propose to put a limit on the amount of time homes can be used for short term rentals, such as "property may not be rented in less than 30 day increments for more than 150 days per year," which is roughly 40% of the year. This would help working professional families such as ours continue to enjoy the community and employ locals. It would also prevent people from taking homes off of the market to only have them as a vacation rental business.

I have attached a pdf of this letter for public record. Please feel free to contact me with any questions or further discussion.

Sincerely,

Jessica Leonard

From: [Mary Behrends](#)
To: [Carolyn Johnson](#)
Cc: [Rodger Craddock](#); [Debbie Erler](#); [Jim Hossley](#); [Nichole Rutherford](#)
Subject: Re: Thank you (Re: October 12, 2021 - 6 PM Planning Commission public hearing regarding vacation rentals)
Date: Thursday, October 7, 2021 8:46:52 AM

Ms. Johnson

Thank you for the information on the timelines involved in these land use/ordinance action hearings, and discussions. We will be meeting in the next 48 hours as a group to discuss additional concerns about the City STVR policy. We could also have another 2nd presentation ready, it is also being evaluated, but we are unsure if the current hearings are the proper venue for that information. We plan the presentation on "Opportunities" will be ready for the 2nd planning commission meeting October 25th. We should be able to meet the October 18th deadline, for inclusion in the next STVR staff report.

Our presentation Opportunities will have information on the current potential of the existing commercial and mixed use areas of the city that could be developed for additional motel rooms using the STVR concept. We believe a substantial private investment in the development and on going operations of a STVR projects in the proper zoning, is occurring now. What efforts has the city made to support this development? Is the Ashland Oregon model the way to go with this lodging industry? What are the real missed opportunities, within the framework of the community as a whole? So many details and questions we are trying to develop information on. Our primary presentation Opportunities will identify opportunities within the current URA framework and the current commercial and mixed use zoning areas of the city for, the STVR, 30 day and under remotely managed unstaffed mini motels to operate. We feel a more targeted approach to this industry would be much more in line with the city's existing published housing goals and land use policy. A more targeted planning effort also would support, our local small business, and community development at a much high level than the policy currently in place, and provide support at a much more robust level for a substantial amount of the city's current policies, goals and objectives.

We will be presenting power point, backed up by static poster board material, in case the computer AV system at city hall is not working. We expect that we will not require longer than 20 minutes. We will advise you if we feel the city hall venue is proper for the second presentation, after discussions with other members of the community, and advisors.

Again thank you for your time and effort on this issue.

Mary E Behrends

-----Original Message-----

From: Carolyn Johnson <cjohnson@coosbay.org>
To: Mary Behrends <marywhale@aol.com>
Cc: Rodger Craddock <rcraddock@coosbay.org>; Debbie Erler <derler@coosbay.org>; Jim Hossley <JHossley@coosbay.org>; Nichole Rutherford <nrutherford@coosbay.org>
Sent: Wed, Oct 6, 2021 1:25 pm
Subject: RE: Thank you (Re: October 12, 2021 - 6 PM Planning Commission public hearing regarding vacation rentals)

Thanks, Mrs. Behrends for your response.

The City's land use regulations require land use related staff reports to be made available seven days ahead of the public hearing; the staff report for the October 25 Planning Commission meeting will be posted and sent to the Planning Commission on Monday, October 18. I can include the refined copy of your presentation in that packet. If the refined

copy noted is not available by October 18; I will get the info to the Commission upon receipt.

Regarding the 20-minute presentation for the 25th, logistics-wise, can you share a bit more what is planned? Oral presentations? A power point?

Sincerely,

Carolyn

From: Mary Behrends <marywhale@aol.com>

Sent: Wednesday, October 6, 2021 8:21 AM

To: Carolyn Johnson <cjohnson@coosbay.org>

Cc: Joe Benetti <jbenetti@coosbay.org>; Carmen Matthews <cmatthews@coosbay.org>; Rob Miles <rmiles@coosbay.org>; Stephanie Kilmer <skilmer@coosbay.org>; Rodger Craddock <rcraddock@coosbay.org>; Lucinda DiNovo <ldinovo@coosbay.org>; Drew Farmer <dfarmer@coosbay.org>; Sara Stephens <sstephens@coosbay.org>; Debbie Erler <derler@coosbay.org>

Subject: Thank you (Re: October 12, 2021 - 6 PM Planning Commission public hearing regarding vacation rentals)

Ms. Johnson

We have reviewed the comments on Short Term Vacation Rentals (STVR) and the Staff report on the upcoming October 2021 planning commission meetings. Thank you for your efforts to date on this issue. Many members of the Coos Bay community are not aware of the Staffing and Funding needed to properly evaluate these types of land use actions. Many are not aware that the city must because of funding and staffing challenges, outsource studies and evaluations involving many planning and land use issues, paid by the applicant or thru grant funding with the city as a contract manager. This out sourcing is common in smaller Oregon Communities. Sometimes these efforts are done well and sometimes they are done poorly, by the contactor or the city staff.

As you might have noticed, the most recent updated comments and past comments from our neighborhood and other neighborhoods on STVR, are presented. These comments provide insight to most all on the issues involved. We are however revising and reformatting our presentations, and letters partly because we are in a continuing process of interviewing media consultants, land use professionals and land use legal experts that we will employ to represent our community if we cannot find a balance in the current STVR policies. We feel this issue, STVR will set the tone for how every segment of the local economy will evolve, and grow for decades.

We will be putting together a more refined hard copy of all of the STVR opposition presentations efforts with comments about the existing STVR policy for hand delivery to all of the decision makers involved, plus a zip file if needed. We will have a short presentation ready for the 2nd planning commission meeting October 25th. This presentations will have information on the current potential of the existing commercial and mixed use areas of the city that could be developed for additional motel rooms using the STVR concept. What are the real missed opportunities, within the framework of the community as a whole? We are currently outlining this

presentation to be less than 20 minutes. Please add this presentation request to the 2nd planning commission meeting agenda.

WE WILL AGGRESSIVELY DEFEND AND PROTECT FAMILY AND WORKER RESIDENTIAL NEIGHBORHOOD INTEGRITY, CHARACTER AND LIVABILITY.

Thank you for your attention to this matter and your efforts to date

Mary and James Behrends

-----Original Message-----

From: Carolyn Johnson <cjohnson@coosbay.org>

To: Carolyn Johnson <cjohnson@coosbay.org>

Sent: Tue, Oct 5, 2021 7:45 pm

Subject: October 12, 2021 - 6 PM Planning Commission public hearing regarding vacation rentals

Hello,

Thank you for the letters and emails regarding Vacation rental regulations. Each comment received is included in the Planning Commission's October 12 packet.

You can access the packet at http://coosbay.org/government/search_agendas-minutes.

The Planning Commission's public hearing will be live streamed on the City's YouTube channel <https://www.youtube.com/channel/UC-w12ikBNWVkoVWVqJ0bk2g>.

Sincerely,

Carolyn

Carolyn Johnson
Community Development Administrator
City of Coos Bay
500 Central Ave, Coos Bay 97420
cjohnson@coosbay.org
541-269-8924

Carolyn Johnson

From: james behrends <jamesbehrends@yahoo.com>
Sent: Tuesday, October 22, 2019 8:36 AM
To: Carolyn Johnson
Subject: Coos Bay Municipal code Tittle 17 Section 17.370 Vacation rentals
Attachments: Coos Bay Municipal Code Title 17 Section 17.pdf

Good Morning

A combination of not been able to get feedback from some of my neighbors until yesterday, and a not clear understanding of how close these ordinance changes were to be finalized cause me to be very late in completing these suggested changes.

Our overall position is as follows. The ordinance as currently written does not address the issues that this type of land use has caused in our neighborhood nor does it appear to be reviewed in the context of our current housing shortage. Also the Fees do not even come close to the revenue needed to administer and enforce this ordinance. Attached please find a PDF with suggested changes.

Thank you for your attention to this matter, I will be at the work session on 22 October 2019

James Behrends
1190 Fulton Coos Bay 97420
541 888 3772

Coos Bay Municipal Code Title 17 Section 17.370 Vacation Rentals

We have read the Code revisions that are proposed and believe that they do not properly address the following issues, and the code should be sent back to staff, for further study and development.

The city has not studied the effect of the continued approving this type of activity in light of the housing shortage in the community. How can the reduction of available housing by this property use be helpful to the community as a whole? It seems that approving this activity by non-owner occupied housing creates an additional drain of available quality housing units. How can the community afford to lose additional housing units to this activity? How is having a house sit empty for 9-10 months out of the year or more, be any contribution to the stability and quality of a community? When we cannot get individuals to relocate here because of the lack of available quality housing!! Why are we approving reductions in inventory? Do we need a moratorium on this activity until we can identify its effects on housing stocks or how can we set a limit on the total housing stock that can be used for this activity?

ADD - The city should have to inform all property owners and tenants within 2000 feet of the proposed changes at the expense of the individual that is requesting the change. We as a city should be exceeding the standards set by the state for these types on communications, IN EVERY CASE!!!!!!!!!!

17.370.020 ADD - Vacation Rental property should be at least 10 years old based on the date of the certificate of occupancy to be considered for a permit. Vacation rentals and other commercial uses shall not be approved in neighborhoods that have covenant and deed restriction or HOA's banning them from the area. The applicant needs to provide proof that no Ban is in effect.

17.370.030 Section 3 subsection b. Posting an evacuation map in vacation rental units and does not even come close to mitigating the effects of this housing on neighborhood cohesion and response to incidents and disasters. ADD - Vacation rental housing operator should have available a high level of disaster preparedness information and have supplies on hand to be at least 2 weeks ready on site, which appears to be the community recommended standard.

17.370.030 Section 9 Allowing this activities in 300 feet intervals (roughly every 4th house), will be too dense an application and will further destroy any sense of community. This could lead to 25% Vacation rentals in some neighborhoods. ADD - It would be better that these vacation rental be spaced at least 1000 feet apart.

17.370.030 Section 3 Subsection b. Very Clear language on the handling of trash/litter and the disposal of pet waste needs to be included in the Code, with substantial penalties for noncompliance. In the past vacation rental trash cans have been put on the street over flowing 4-6 days before trash pickup, this has caused the trash to be spread by wind, homeless and wildlife up and down the neighborhood. Also vehicle ash trays and litter bags/beverage containers from vehicles have been dumped in the street by Vacation rental folks in the past. ADD - If the Vacation rental allows Pets then, pet waste disposal material needs to be made available curbside. NO trash or recycling container will be permitted curb side on days which no trash pickup is occurring. Also no trash or recycling container shall be visible from the street, on non-pick up days.

17.370.30 Section 3 ADD - If the Vacation rental is not rented for a least 60 days with in a calendar year as determined by the room tax receipts and rental documentation the permit will become void with no further proceedings, and with no opportunity to renew. The adjoining property owners within 500 feet will be notified that this property is no longer a vacation rental, at the expense of the rental operator. The permit for this type of activity will not be transferable if there is an ownership change.

17.370.030 Section 4 ADD -The Vacation rental operator should be required in writing to update their contact information every 90 days in writing with the city and with all property owners within 500 feet Further the Vacation rental property shall be physically Inspected/ Audited on site yearly at the expense of the rental operators for compliance with this ordinance and all other city ordinances. To include review of collection of room tax revenue. Fee to be set by city staff. Keep the language on response times and local contracts. But ADD- that a PRIMARY contact and a SECONDARY contact for the Vacation rental shall be included in all contact information.

ADD - The Vacation rental operator should be required to accomplish a site walk thru and litter pick-up every 24 hour period that the property is vacant. This is to primarily stop the use of yards and out buildings on the property by Homeless an issue which has occurred in the past with these vacant houses.

ADD- Occupancy should not exceed 2 people per bed room and total occupancy should not exceed 10 people including live in management

ADD - Exterior maintenance and landscaping shall be at or above the level of surrounding properties.

ADD - One off street parking spot for each 2 individuals occupying the property. Garages and Carports must be empty of stored material and fully available for use as parking. Under no case should on street parking be allowed. No RV/Boat parking or Commercial Vehicle Parking will allowed on Site.

ADD – If the police have responded more than two times in a 90 day period the permit will be reviewed, by the City Council. If any citation or arrest occurs on the property or within 500 feet of the property that involves the property owners, renters, hired tradesmen and maintenance/administrative staff that results in a fine or conviction the permit will be null and voided, and cannot be renewed by the property owner.

Since the Cities position is that they do not have the staff or funding to enforce speed limits in residential neighborhoods, or provide a reasonable level of patrols. It appears that serious look should be taken insure that the fees structure for this ordinance will cover all administrative cost and code enforcement cost. Fees to apply/operate, and Fines for violation of this ordinance need to be set at the absolute highest possible level.

In our neighborhood these vacation rentals have negatively affected the quality of life. The Noise, parties, litter, pet waste problems, lack of proper trash disposal and on street parking of over 20 cars blocking driveways and mail boxes has not been a positive experience. The cities past response to our concerns has been unsatisfactory. This Ordinance need Teeth and Funding Support.

Ms. Johnson

September 2021

Attached is Presentation #1 outlining some of the disruption of the integrity, character, and livability of a residential neighborhood done by the placement and permitting of Short Term Vacation Rentals (STVR).

These were STVR's located in clearly planned, developed and zoned residential areas of the city. They are a burden that we should not have imposed on our or any other residential neighborhood by the city.

STVR is a clearly commercial lodging land use and is not in any way compatible with residential family and worker housing. Rules and policies which support the destruction of Family and worker residential neighborhood integrity, character and livability, should not be in any city's playbook. Rules and policies that allow the conversion of residential housing to commercial short stay mini motels, further handicapping efforts to recruit and retain workers at all skill levels thru out the community, is really very troubling because. It is very damaging to all of us in the community.

Family and worker Residential housing IS NOT TOURIST HABITATION

We will reassert the right to live in non-commercial, residential neighborhoods protected by zoning.

Thank you for your attention to this matter

James Behrends

Presentation # 1 Short Term Vacation Rentals (STVR)

August 2021

Draft response to the August 2021 letter to the editor published in the Coos Bay World Newspaper, that concerns about Short Term Vacation Rentals (STVR) are exaggerated.

100% of the residential property owners, who were located next to or across the street from the last Short Term Vacation Rental (STVR) which operated in our residential neighborhood, have expressed written opposition to the last STVR permit application. We have **100 percent opposition to another STVR being started based on direct firsthand experiences.** We have over 80% property owner opposition to the last applicant's commercial lodging STVR proposal on the street that the STVR was to be located on, in our family residential neighborhood.

It is lovely that your STVR experiences are so non- disruptive and pleasant with Short Term Vacation Rental (STVR) visitors, and you view your commercial lodging business as a near visitor utopia in a family residential neighborhood. But it's not based in reality. Our neighborhood experiences have been far from your visitor and neighborhood utopia. We, as property owning neighbors based on our firsthand experiences with the short term vacation rental business in a family residential housing in our community, currently see the city of Coos Bay STVR policies and practices as negative for all segments of our community, except the STVR lodging operator and a couple of real estate agents. **Our family residential neighborhood experiences living next to or across the street from an operating STVR have NOT been a quality of life enriching experience.**

High speed cars thru family residential neighborhoods. Parking that blocked driveways, mailboxes and fire hydrants. Trash in the street from grocery stores who have NO retail operations in the community. Not a single receipt or piece of promotional material in the trash was from a south coast business or activity. It was pretty clear to us that the core tourist focused business in our community experienced little or no economic lift from our neighborhood STVR visitors. We got to endure noise at all hours of the night and well in to the early morning coming from a commercial lodging business activity in a family residential neighborhood. We also got the family enriching experience of having drunken STVR mini motel guests disrupting family backyard BBQ's and seasonal family gatherings during daylight hours. We got more than enough strangers/vehicles in an unsidewalked family residential neighborhood that, families had to change pedestrian walking patterns to avoid the traffic, on street parking congestion and the conflicts with drunken visitors and strangers during daylight hours. We even got some opportunities to experience the unhoused (homeless) using the unattended Empty STVR zombie property for sleep overs when the visitor season was over. These are all very negative experiences, from a commercial activity which degraded the character and livability of a clearly designed, planned and zoned family and worker residential neighborhood.

One of the economic models that we are currently working with shows, an over half a million dollars a year economic loss to the community by just ten family residential houses being converted to STVR use. The city's current STVR policy of hap hazard Site placement and no real code enforcement, presents a very limited opportunity for anything positive to occur from STVR in residential neighborhoods. **Who is really benefiting from gaming the current STVR system?**

.

Residential Property owning neighbors with families have in the past expressed their concerns about operating public nuisance STVR mini motels in a residential neighborhood and had to patiently wait months for the city to close these, public nuisance STVR houses down once they have opened up in a neighborhood. The current system is way out of balance, and does not protect the quality of life in residential family neighborhoods. Your visitor and neighborhood utopia is far from the reality of our past neighborhood STVR experiences.

Our past communications with the city about the operations of STVR in family residential neighborhoods since, 2013 have been overall very polite and pretty civil and we have been very, very patient with our city. **We value the quality of life in residential neighborhoods and year round housing for people, families and workers, much more than some interest in the community. We also know that the economic, cultural, social stability and the skills provided by families who live in the community year round is not valued, by many in the community.** We do not believe that our current city policies and direction in relation to STVR protects the quality of life in family and worker housing. The city code enforcement both of the public nuisance codes and state structural building code and communications with property owners in the past and currently has been extremely unacceptable. **Many of my neighbors now view the past STVR experiences as the city attempting to and supporting the use of family residential housing as commercial Swine Barns in our residential neighborhood.** The negative impact of gaming of the city's current STVR policies to profit from well over 20 head of Swine in a 4 bedroom residential structure overnight, converted to an unattended Pig Barn does not in any way appeal to residential property owning families living in our RESIDENTIAL neighborhood.

We expect our city to protect the quality of life of family residential property owners in the city. Not just put lipstick on a pig. We have absolutely no interest in repeating our profoundly negative STVR experiences in a family residential housing neighborhood. **On record 100% STVR opposition based on firsthand experiences with the STVR industry, in our neighborhood is not an exaggeration. END**

WE PAY PROPERTY TAXES TO LIVE IN A FAMILY RESIDENTIAL NEIGHBORHOOD, PROTECTED BY ZONING

Family and Worker Residential Housing is not Tourist and Visitor Commercial Habitation

WE WILL AGGRESSIVELY DEFEND AND PROTECT FAMILY AND WORKER RESIDENTIAL NEIGHBORHOOD INTEGRITY, CHARACTER AND LIVABILITY.

Presentation # 2 Driving maps to explore the Coos Bay experience.

<https://www.mapquest.com/directions/from/us/or/coos-bay/97420/%5B700-899%5D-prefontaine-dr-43.381492,-124.265794/to/us/oregon/bandon-dunes-golf-resort-303813891>

<https://www.mapquest.com/directions/from/us/or/coos-bay/97420/%5B700-899%5D-prefontaine-dr-43.381492,-124.265794/to/us/oregon/cape-arago-state-park-12920222>

<https://www.mapquest.com/directions/from/us/or/coos-bay/97420/%5B700-899%5D-prefontaine-dr-43.381492,-124.265794/to/us/oregon/oregon-dunes-national-recreation-area-356827943>

Attached are images of maps that would be used to explore the Coos County area by a visitor or tourist. A STVR Visitor who would be occupying critically needed residential family and worker housing in our neighborhood. You will note that these driving maps DO NOT direct Bandon bound visitors anywhere near The Front Street developments, 7 Devils Brewery, Mingus Park, the Printing museum, the History Museum and the Coos Bay village development. You do not even drive by our locally owned major upscale wine shop, the Liquor store or even our candy shop downtown, when leaving a commercial Mini Hotel located in our family and worker residential neighborhood to tour the Bandon area. You could if you made a scenic loop on 7 Devils road, never need to stop in downtown Coos bay for anything!! The same applies to a trip to the dunes or beach from a commercial Mini Motel located in our Family and worker residential neighborhood. You would not have any drive by impact from attractions such as, the Board Walk, Front Street, the Coos Bay Village, and the Downtown Core, to include Restaurant Row, the Art museum, rail museum, printing museum and the Egyptian Theater, plus all of the other high dollar developments and improvements. When you are traveling to the Beach or Dunes from our Family residential neighborhood, you never see Coos Bay downtown at all!!!!

So if we understand this correctly we as a city have planned and approved the investment of millions of dollars in taxpayer support and for the development of traveler and visitor businesses and attractions, just in the downtown Urban Renewal Agency District alone. MILLIONS and MILLIONS OF DOLLARS OVER DECADES of tax payer money for projects to present a positive image to attract tourist and visitors. Developments accomplished in clearly planned and designed commercial and mixed use sections of the city. But we seem to not to be able to plan and position visitor habitation, STVR commercial mini motels consistently near the millions of dollars of investment which we have spent years developing. As one of my neighbors commented, **“why are they trying to put Hotels in our residential neighborhood, we have nothing for tourist here and we do not even have sidewalks?”** That is a really good question, considering the amount of money we have spent.

Family residential and worker housing is NOT tourist and visitor Habitation. The current city STVR policies do not support the current well-funded efforts to redevelop the reestablish the city commercial core or the expansion of commercial activity along Front Street or the Coos Bay Village project. What is really required is very serious and properly evaluated effort to produce a Zoning overlay that focuses STVR lodging activities in such a way that our redevelopment dollars are not totally wasted, by the haphazard pillaging of critical family and worker housing inventory. STVR mini hotels in clearly planned and designed family and worker residential area, do not provide any substantial opportunity for a return on our community tax payer investment totaling millions of dollars over decades in improvements and development of our current commercial and mixed zoned areas of the community.

WE WILL AGGRESSIVELY DEFEND AND PROTECT FAMILY AND WORKER RESIDENTIAL NEIGHBORHOOD INTEGRITY, CHARACTER AND LIVABILITY.

For those who are not familiar with some of our expenditure efforts. We had a city adopted budget for FY 2020-2021 for the Hotel/motel expense fund of over one million dollars to be spent on attracting visitors. We also budgeted very close to Seven million dollars for the downtown Urban Renewal Agency in FY 2020-2021 to be spent on projects to develop and improve the Coos Bay downtown core, Front Street and the Coos Bay Village development.

Yet we cannot seem to place commercial mini motels close to these investments, we would rather have a policy of gutting residential housing stock for motel rooms miles away, and far from the travel routes to our tax payer funded visitor improvement investments. **We spent money to attract a visitor here and then we position that visitor in a family and worker residential area of the city, thru exploiting the current STVR planning loopholes. That STVR positioning in family residential neighborhoods coupled with the existing street grid and the use of technology to navigate the community. Pretty much assures we do not get any substantial impact from a STVR visitor at all for the dollars we spent to develop and improve the downtown.** Do you not think that we might have just a small near 8 million dollar tourist development program that we really should have a “Real” plan and rules to support it? Tourist and visitors habitation needs to be as close as possible to tourist and visitor amenities, in commercial and mixed use zoned areas of the city.

In conclusion, how is the current policy and placement of STVR in this community supporting the multimillion dollar efforts to attract tourist and visitor to locally owned small business in Coos Bay. Much of those visitors with our current haphazard plan for STVR PLACEMENT, do not even drive, walk, or bike by locally owned small business signage or store fronts in the street scape as a visitor? How is a current site selection and location process for STVR meeting any redevelopment goals of the city? How is the current policy meeting state wide goals increasing the use of Mass transit by locals and visitors? We spent over One hundred thousand dollars plus wages for a driver, for a fancy trolley bus for a visitor route and we are not even trying to place a STVR commercial lodging visitor anywhere close, to use it. How is any substantial community economic benefit possible with the dislocation of Commercial Tourist and Visitor lodging, to clearly family worker and residential neighborhood, far from Tourist amenities and small business? What sort of planning is that?

WE WILL AGGRESSIVELY DEFEND AND PROTECT FAMILY AND WORKER RESIDENTIAL NEIGHBORHOOD INTEGRITY, CHARACTER AND LIVABILITY.

END

We will aggressively defend and protect family and worker residential neighborhood integrity, character, and livability.

Presentation # 3: Residential is Residential and we pay for it.

September 2021

Let's first look at what ALL 10 property tax accounts on BOTH SIDES of the 200 block of South Broadway pays into local government. A little over \$41,000.00 not very much for restaurant row, saloons, some stores and a sports training center in the Egyptian theater district, two full city blocks. An area which receives multimillion dollar tax payer support for parking, façade improvements, advertising, mass transit and a laundry list of other tax payer supported efforts, to include least 10 times better police patrols than a residential area. **Now look at what just 10 property tax accounts, of home owners on the clearly family residential street that our last STVR applicant wished to place a commercial Mini Motel on was a little over \$61,000.00.** Which is in this day and age just property taxes on middle class housing. **We have communicated repeatedly that commercial STVR mini motel land use in family and residential zoned neighborhoods is UNACCEPTABLE, commercial Land Use!!** You also would think by just following the money that a city should be robustly supporting family and worker residential housing development and protect family residential neighborhoods and residential housing from commercial encroachment, just for the property tax revenue alone.

Oh by the way when we have filed our seldom done, property tax appeals in our neighborhood we have been granted up to a 20% reduction in our taxes. Put STVR in and see how long the lines will be for property tax appeals, (we will be holding neighborhood clinics' on how to) because some city visionary, decided that blatant commercial use of residential family housing as STVR is a great idea. **If we wanted to reside in a noisy, high traffic area with awful parking, unpicked up trash and needles, homeless sleeping in doorways, with pan handlers on the corners, and a steady stream of drunken strangers around our families. We would have purchased a commercial property on the 200 block of South Broadway in downtown Coos Bay. Remodeled the top floor to live in and pay 1/3 less taxes, and get tax payer, help to fund façade improvements, for new windows, fancy awnings, window treatment, painting and siding replacement to maintain our new home. WE DID NOT PURCHASE RESIDENTIAL PROPERTY AND PAY TAXES IN A FAMILY RESIDENTIAL NEIGHBORHOOD TO LIVE IN A COMMERCIAL AREA, OF UNSTAFFED MINI MOTELS with remote off site management.**

WE PAY PROPERTY TAXES TO LIVE IN A FAMILY AND WORKER RESIDENTIAL NEIGHBORHOOD, PROTECTED BY ZONING!!!!!!!

This STVR commercial use belongs in Commercial and mixed use Zone sections of the city. This remotely administrated lodging business, with no on site 24 hour staff, is the same as an unattended Pig Barn in our experience in a family residential neighborhood. This tourist and visitor Commercial lodging business STVR, is exploitation of the Loopholes in the system at the very least, and provides no REAL value to the community as a whole. **STVR is a long way from "BEST USE"** in a family residential area. We expect the city which we have hired by owning property here, to present land use changes to us as property owners. **The city has been told by US that STVR IS UNACCEPTABLE COMMERCIAL LAND USE, IN RESIDENTIAL ZONED AREAS OF THE CITY.** Some city leadership believe that our neighborhood and other neighborhoods in the city are full of useless, old gray haired cud chewers. An easy target for exploitation of the system loopholes in the STVR permitting process, and keep us up at 4 am with party noise from a Swine Shed, for months. **It does not make any difference which family residential zoned neighborhood in Coos Bay you live in STVR is not "BEST USE"** END

We are pretty confident that the last 10 property sales in subdivision which was developed for first time home buyers in the City of Coos Bay pays at least what all the 200 block of Broadway pays. They have opposed STVR also and they feel a Residential house is NOT Commercial MOTEL SPACE.

Job offer extended to a MD, offer declined - NO HOUSING; Job offer extended to a Line Cook, offer declined - NO HOUSING; Job Offer extended to a Auto Service Tech, offer declined - NO HOUSING.

Presentation # 4 what part of HOUSING SHORTAGE does someone not understand. September 2021

Coos Bay is primarily a regional retail, wholesale distribution, financial, cultural, medical, educational and nonprofit economic hub, with a near 50 year long history of housing challenges at all entry levels, which has been a constant drag on economic growth throughout all segments of the local economy.

Since January 2021 we have had two property sales transaction in our neighborhood. During the first transaction the seller refused an offer from a Short Term Vacation Rental Operator. Not an uncommon occurrence in our neighborhood. **The owner appreciated the experience of living in a Family residential neighborhood and felt that commercial motel land use was WRONG, and put an uncalled for burden on her neighbors and the community.** The home sold to an individual from out of state who is employed and has been recruited to be the general manager at a local small business. The second sales transaction went thru to an out of state trust who quickly applied to use a clearly planned and zoned residential home for a STVR mini motel, because of the loopholes in the city's current system. Without going door to door over 35 emails and letters were sent to the city in opposition to the application for commercial remotely staffed STVR mini motel use of a family residential property in our neighborhood. The application was withdrawn.

We, since 2003, have opposed STVR at least 9 times as individual property owners, by refusing to sell to STVR operators or refusing to list the home as a vacation homes when attempting to sell. Collectively as a neighborhood we have since 2013 opposed operating STVR commercial lodging operations on 2 occasions, and were able to close down and stop the erosion of residential neighborhood integrity, character and livability, that is the product of commercial use that we experienced by STVR operations in a family residential neighborhood. IT TOOK MONTHS. We collectively opposed the last application attempt to put the burden of commercial tourist/visitor lodging activity on our family and worker residential neighborhood. **Had we not accomplished this, individuals and group opposition efforts we could have had 12 STVR businesses, seasonally vacant mini motels (party houses) operating in our Family residential neighborhood? Individually and collectively we as residential property owners have opposed STVR. We have went to city hall, we have attended meetings, we have sent in letters. It should be very clear remotely managed commercial STVR mini motels, should not be in clearly planned and zoned residential family and worker neighborhoods. We by purchasing homes here and working in this community, have significant buy in and support for this area at a level which it not appreciated nor appears respected by our city. In order to attract and retain skilled individuals employed in this local community's economy you have to have a place for them to live!!! 12 units of STVR in our family and worker residential neighborhood over the years, wipes at least 4.4 Million dollars at today's prices of built existing housing stock from the inventory of clearly planned and developed family and worker housing. This is turnkey ready to occupy residential homes. We have over 500 hours of neighborhood STVR opposition effort over the years that has been expended by neighbors who understand the true needs of the community and the high economic value of available housing in family and worker residential neighborhoods** **We know that, family and worker residential neighborhoods are one of the foundational building blocks of a city. We see no reason to take a STVR wreaking ball to our city's foundation. END**

We reassert the right to live in non-commercial, residential neighborhoods protected by zoning. Residential housing is family and worker housing, not commercial tourist habitation. .

"In 16 years of selling to Grocery stores, C stores, restaurant, motels, and food carts on the Oregon coast I have never heard that any member of the community or business person in my market area wanting more STVR in the visitor mix. They bring almost everything with them."

Presentation # 5 STVR Mini Motels.

September 2021

During city council meetings in August 2021 a presentation was given by the leader of the Coos Bay North Bend Convention and Visitors Organization. In the question and answer period following the presentation. **The question was asked what types of motel space this community is lacking. The response was what we as a community are lacking is a Motel/Hotel with beach access. No mention was given that we are in any major need of an expansion of efforts to convert family residential housing to motel rooms using the STVR planning loopholes. WE HAVE NO ECONOMIC COMPELLING NEED, for more STVR mini motel rooms with kitchens.** We are very short of family and workers housing and that is well documented. In neighborhood conversations this spring with owners of locally owned RV Parks and owners of locally owned regional RV sales and service business. We have a clear need for several 100 additional RV spaces for our seasonal visitors. We have NO need to increase the 18-100 or more licensed and unlicensed residential homes which are being used as STVR seasonal motel rooms with kitchens.

When thinking about the STVR mini motel commercial business

Q: **Why would the city want any STVR visitors, they are not what you think?**

A: The city hires a lot of the informational studies and such for tourist planning and somewhere along the line it appears that the city got hornswoggled, or did not order a detailed enough study. We are not Aspen, Jackson Hole, Orlando, Sun Valley, Palm Springs or even Medford with a lot of people arriving by air with just a suitcase. **A over whelming number of our STVR visitors arrive by vehicles. Those sort of visitors that might use STVR lodging will and do, bring almost everything with them.** In our view the RV traveler's longer stay/day trip visitors, short stay, provides way more economic impact than the STVR visitors, but the standard lodging motel visitor along the 101 and the day trip/pass thru visitor is the real gravy. That makes or breaks a tourist season in our view. A planned a rental of a house (STVR) with a kitchen to throw a keger, oops family get together, really does not lead to a visitor stop on 101 and the purchasing of breakfast, lunch and dinner downtown, or anywhere else, it is not very likely. The RV visitors stay longer and pays room tax, we as a community get some chance for visitor dollars. The Coos Bay STVR visitor is not the way to go, they really do not spend at a level that other visitors will. We really believe that our highest volume tourist visitor by air, is a visitor to Bandon Dunes. Bandon Dunes would build additional lodging on site if they needed it. What they are building now is worker housing because there is not any available. Bandon Dunes has purchased and remodeled hotels in the past to expand the available rooms, if STVR rooms were needed they would be building them. **All the current STVR policy does is uncut local HWY 101 Motels.**

Just because some thing has tourist and visitor in the description does not mean that the vast majority of the economic activity in the City of Coos Bay which is the regional economic Hub for over 80,000 people, from three counties is going to get any sort of direct economic lift from the visitor. **Our current policies for the site placement of STVR are not integrated to support and focus direct economic lift for the existing small business operating in our area.** The use of STVR type lodging homes with kitchens, does not drive spending in restaurants. Since most of our STVR visitors arrive by car from a full day or less travel time away and stay for a very short time they are able to load up at COSTCO, WHOLE FOODS, WINCO, and TRADER JOES before they leave home and do very minor fill in shopping locally.

So who is really benefiting from the current Coos Bay STVR program? **END**

The Established contribution of family and worker residential housing inventory to support our regional Economic hub is way more important and valuable than to be wasted on seasonally vacant tourist/visitors lodging.

We expect our city to maintain residential neighborhood integrity, character, and livability, thru the use of codes and proactive code enforcement.

Presentation # 6 In Oregon Rules are done and STVR standards are Set

September 2021

Please note these are communities which are noted below have significant visitors and value housing for Families and workers in their communities.

Our city constantly tells us we do not have the funding or staff to manage all levels of city business. STVR needs to be paying its own way up front. Proper fees for inspection, licensing and monitoring of room tax collection. Our city should not be putting the burden of unstaffed and remotely managed STVR activity on a family and worker residential housing areas.

CITY OF HOOD RIVER

“A hosted home share or vacation home rental is only permitted when it is an accessory use to the existing and continued residential use of a dwelling as the primary residence of the property owner. Proof of primary residence shall be provided.

Proof of Residential Use (for conforming short-term rentals within the R-1, R-2 or R-3 zones only). The residential use of a dwelling unit shall be established through its continued use as the primary residence of the property owner. The applicant shall provide at least two of the following items as evidence that the dwelling is the primary residence of the owner:

- A copy of the voter registration.***
- A copy of an Oregon Driver’s License or Identification Card.***
- A copy of federal income tax return from last tax year (page 1 only financial data should be redacted).”***

In our view the Hood River rules should be expanded upon and NO STVR use should occur without the presence of the property owner on site. This closes a serious loophole. No property owner on site during STVR use for periods of 30 days or less equals No STVR tourist Use, no exceptions. Also all THREE items of residency evidence should be provided.

In reviewing the City of Bandon Short Term Vacation Rental rules. They have developed a zoning overlay which in our view protects a significant amount of housing inventory from pillaging by the STVR industry. It is in many of my neighbor’s views, that an overlay applied in the city of Coos Bay should be used to develop this type of lodging in existing Commercial and mixed use areas of the city, and not pirate and pillage established residential housing. Clearly a planning effort to focus STVR activity in commercial and mixed use areas of the city would complement the MILLIONS of dollars that the city has spent on façade improvements, streets, sidewalks within these areas of the Community. It would also more directly drive tourist and visitor dollars into the established commercial core of the city. You will also notice that dwellings need to be at least 3 years old to be used for STVR that should not apply to Coos Bay in commercial and mixed use zoning. Our city should be locating and developing mini hotels where hotels are supposed to be located, in commercial and mixed use Zoned areas of the city.

CITY OF BANDON:

“In the CD-1 zone, single-family detached dwellings proposed for VRD status may be located only in the VRD-overlay zone, the structure must be over 3 years old.”

The city of Bandon also requires many more of the surrounding property owners to be notified about this commercial land use in residential neighborhoods. The city of Bandon also requires an over 1,000

WE Reassert the right to live in non-commercial, residential neighborhoods protected by zoning. Residential housing is residential family and worker housing, not commercial tourist habitation.

We expect our city to maintain residential neighborhood integrity, character, and livability, thru the use of codes and proactive code enforcement.

dollar application fee for this sort of lodging business, and within the residential zoning overlay they have density restrictions on how many STVR can go within the zoning overlay.

CITY OF DEPOT BAY

STVR are allowed in all Commercial and light Industrial zones. They are allowed in a 12 property area of residential on North Coast Ave. They are allow up to a certain percentage of the properties in two new PUD housing projects in the North section of the City.

CITY OF ASTORIA

“Rental of an entire home or dwelling for less than a month is called a short-term rental (STR) or a “vacation rental,” and these types of uses are prohibited in all residential districts. Astoria only allows “vacation rentals” in commercial zones, where hotels/motels are allowed. This helps prioritize housing stock in residential areas for long-term residences and limits the number of vacant second homes in town.

Astoria allows homestay lodging under certain conditions. These short-term rentals require a license to allow one or two bedrooms for rent for less than 30 days, while the homeowner is onsite. This includes rentals known as Airbnb, VRBO, or similar “vacation rental” advertising platforms. Such rental facilities may or may not provide a morning meal. Rooms used by guests may not include a kitchen.”

Ashland (they have in our view one of the most detailed development codes in the state)

NO STVR in single family residential areas of the city. STVR is OK in multi-family zoned areas if the owner is on site when the STVR is operational. The home has to be over 20 years old and within 200 feet of a major city collector street. There is a lot more to it.

<https://ashland.municipal.codes/LandUse/18.2.3.220>

<https://ashland.municipal.codes/LandUse/18.2.2.030>

LINCOLN COUNTY OREGON OUTSIDE OF CITY LIMITS

Where things have gotten a little out of hand

Ballot Measure 21-203, which is on the ballot, it will pass this year or next year. As the STVR issue is not going to go away. These are the highlights of what residential property owners want changed

“Our “Altering Short Term Rental Dwelling Licensing in Unincorporated Lincoln County” Initiative will:

- 1. Prohibit new Short Term Rental licenses and license transfers upon sale in low-density, single-family RESIDENTIAL ZONES (R-1-A, R-1, and R-2) in Unincorporated Lincoln County,***
- 2. Phase-out existing Short Term Rental licenses in Residential Zones over five years.***

You will notice that other Oregon communities have found that STVR is not a visitor and neighborhood utopia, in clearly zoned and planned family residential neighborhoods.

WE Reassert the right to live in non-commercial, residential neighborhoods protected by zoning. Residential housing is residential family and worker housing, not commercial tourist habitation.

We expect our city to maintain residential neighborhood integrity, character, and livability, thru the use of codes and proactive code enforcement.

Other Oregon communities have substantial rules, or are in the process of rewriting rules at the ballot box, for code enforcement and standards.

STVR is a high negative impact business for all segments of the community. **WE IN SINGLE FAMILY RESIDENTIAL NEIGHBORHOODS NEED PROTECTION FROM THIS COMMERCIAL LODGING ACTIVITY.** The STVR industry needs to be paying their own way for the burden of administration, code enforcement and monitoring room tax collection. \$1,000.00 or more in annual fees for inspection and reapplication should be seriously considered. END

Family and worker residential housing is not commercial tourist and visitor habitation

WE Reassert the right to live in non-commercial, residential neighborhoods protected by zoning. Residential housing is residential family and worker housing, not commercial tourist habitation.

"Nowhere in Coos Bay can you buy a home with the guaranteed that the house next door will never become a mini-motel, churning over carloads of different people as often as every 24 hours." "Sounds great to live next to makes me want to take a job offer here"

Presentation # 7 Short Term Vacation Rentals (STVR) Neighborhood Cohesion and Security

Given time we are confident with an influx of Short Term Vacation Rental (STVR) arrivals our property crime numbers will increase. **STVR locations will become an easy property crime target drawing in our "special" nighttime/daytime visitors to the neighborhood to Loot from our new clueless STVR temporary neighbors. STVR operators in the past in our neighborhood have expressed in the past no interest in security lights, checking on the property when vacant, joining a neighborhood watch organization and just NO ownership or BUY IN for any neighborhood concerns. We will have to bear the burden of increasing our security/hazard awareness efforts to overcome the lack of community buy in, shown by the STVR industry in our RESIDENTIAL NEIGHBORHOOD. Since when is a family residential neighborhood supposed to carry the burden of adapting to security problems and steady stream of strangers presented by an unstaffed remotely managed commercial lodging business?**

Our neighborhood of 100 property owners have had over 15 total home break INS/unauthorized access vehicle incidents from Dec 2016-July 2021. **A vast majority of these incidents involved property owners new to the area, who did not fully understand, truly realize and adapt to the personal and family security challenges of the Coos Bay living experience.** The ability to overcome the everyday security challenges demands neighborhood cohesion and awareness, we have to work together to address neighborhood issues. **STVR HAS, burdened our neighborhood by attracting wandering campers with blue tarp chalets, cardboard condos**, to hang out in and around the unattended structures that were once family homes. Our neighborhood has already gotten to see that part of the STVR industry. We strongly suspect that the Seagate neighborhood and other seasonally vacant residential neighborhoods with STVR locations experience this type of blue tarp chalet and cardboard condo development now, (Unmanaged homeless housing) in and around seasonal vacant STVR structures.

STRANGER DANGER -Who is going to pay to run the background checks on these Commercial lodging STVR visitors, who have no connection to the neighborhood, when they are OK'd to be placed next to families with young children by the city of coos bay, in a residential area of family and worker housing. These will be strangers in our neighborhood every day the STVR is operating. Neighborhoods that do not have even an hourly police patrol presence. **The city will, thru its STVR actions, restrict the reasonable enjoyment of outside activities by families and children throughout the neighborhood. A neighborhood that is supposed to be family and worker housing. Not a commercial mini motel zone.** Our lodging operators on HWY 101 go to great lengths to stop the pop up sex/drug trade at their locations, with the efforts of the 24hr a day on site management. STVR HAVE NO ON SITE MANAGEMENT. We will have the burden as a family residential neighborhood of evaluating and reporting and documenting these sorts of disruptive behavior. **A STVR structure is a commercial unstaffed remotely managed Motel not a family home. It does not belong in family and residential neighborhoods. END**

Most of the issues affecting the quality of life in Coos Bay can be adapted to or compromised on, but when you come home to your family and a STVR is across the street or next door, you get to live with, the City of Coos Bays disinterest in your family's quality of life every day.

"Nowhere in Coos Bay can you buy a home with the guaranteed that the house next door will never become a mini-motel, churning over carloads of different people as often as every 24 hours." "Sounds great to live next to makes me want to take a job offer here"

Short Term Vacation Rentals (STVR) Neighborhood Cohesion and Security

July 2021

Many long term residents generally consider the current level of property crime to be normal. Those types of lifelong residents do not even bother to report incidents because they are commonplace. Our new arrivals with families do not share that view, adding 100's of STVR strangers, with our present property crime issues in a neighborhood, will be an overload and it is an easy family decision to leave Coos Bay and Coos County, with their hard to replace skill sets.

Many of our permeant new arrivals are rewarded for their relocation decision with the opportunity to be a property crime victim. Some are even lucky enough to have their U-Haul broken in to at a local hotel before even settling into their new home. They then get an opportunity to have their home broken into after moving in. One new family, two attacks in less than 6 months. That is a real WIN for the community. Given time we are confident with an influx of Short Term Vacation Rental (STVR) arrivals will be able to exceed expectations, and really drive our property crime numbers up. STVR locations will become an easy target drawing in our "special" nighttime/daytime visitors to the neighborhood to Loot from our new clueless STVR temporary neighbors. STVR operators in our

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"Nowhere in Coos Bay can you buy a home with the guaranteed that the house next door will never become a mini-motel, churning over carloads of different people as often as every 24 hours." "Sounds great to live next to makes me want to take a job offer here"

neighborhood have expressed in the past no interest in security lights, checking on the property when vacant, joining a neighborhood watch organization and just NO STVR BUY IN for any neighborhood concerns. We will have to bear the burden of increasing our security/hazard awareness efforts to overcome the lack of community buy in, shown by the STVR industry in our RESIDENTIAL NEIGHBORHOOD.

Our neighborhood of 100 property owners has had over 15 total home break INS/unauthorized access vehicle incidents from Dec 2016-July 2021. (We have records to 2003 and it is ugly) This is in an established transitional neighborhood, with an active neighborhood watch program/association for close to 40 years. Many of these incidents involved property owners new to the area, who did not fully understand and truly realize the personal and family security challenges of the Coos Bay experience. The ability to overcome the everyday security challenges and inform neighbors on steps to take well before a major hazard event, demands neighborhood cohesion and awareness, both are lacking in the Short Term Vacation Rental (STVR) visitor, and STVR property owner.

It will be even better during the 9 months of the year when the empty zombie STVR house drags down and burdens our neighborhood by attracting wandering campers with blue tarp chalets, cardboard condos, to hang out in and around the unattended structures that were once family homes. Our neighborhood has already gotten to see that part of the STVR industry. We strongly suspect that the Seagate neighborhood and other neighborhoods of STVR locations experiences this type of blue tarp chalet and cardboard condo development now, (Unmanaged homeless housing) in and around seasonal vacant STVR structures. We really enjoyed those visitors in our neighborhood.

STRANGER DANGER -Who is going to pay to run the background checks on these STVR visitors, who have no connection to the neighborhood, when they are OK'd to be placed next to families with children by the city of coos bay, in a residential area of family and worker housing. These are strangers in our neighborhood every day. Neighborhoods that do not have even an hourly police patrol presence. The city will thru its actions, will restrict the enjoyment of outside activities by families and children throughout the neighborhood. A neighborhood that is supposed to be family and worker housing.

Our lodging operators on HWY 101 go to great lengths to stop the sex/drug trade at their locations, with the efforts by the 24hr a day on site management. STVR HAVE NO ON SITE MANAGEMENT

The city of Coos Bay current policies does not value residential neighborhoods other than as a tourist habitation resource. The city of Coos Bay is attempting to remove any chance of successful neighborhood cohesion in a residential community. This is a required attribute in neighborhoods located in high hazard zones, high crime zones. It is very doubt full that any currently operating STVR in the city is 2 days ready for a natural hazard, let alone 2 weeks ready which is the current city standard. The primary burden of handling all of these natural hazard and security concerns will again fall on the families and workers living in the residential areas of this community. Our neighborhood attempts to communicate these concerns to new arrivals, and in all cases some degree of Buy in to the community occurs, to address some or all of the issues, hazards and property crime, outlined in this presentation. PAST STVR INDUSTRY BUY IN IS ZERO.

Please note: OUR POLICE FORCE AND OUR FIRE DEPARTMENT ARE NOT THE PROBLEM, they are attempting to provide services within the limitations of the Budgets and community goals set by city

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elected leadership. The communication that city/real estate industry provides to new arrivals about security and natural hazards is very much suspect. In discussions with Police leadership (Feb-Mar 2020) and our neighborhood questions were answered and a plan was discussed which involved ramping up existing community education efforts, involving lighting, car, home security and stranger awareness. These efforts in our neighborhood to increase personal security, are ongoing. It is incredibility doubt-full that if we have 25 STVR per 100 homes which could be possible in 10 years in this transitional neighborhood, that the security/hazard awareness would be addressed by the neighborhood property owners at a level that has occurred in the past and continues to occur now. Since the last two operating STVR in our neighborhood expressed no interest in community Buy in at all.

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At present evaluations of extensive neighborhood wide camera systems, armed private security patrols, and extensive front yard fencing is ongoing, in our neighborhood. STVR, coupled with any further increase in our property crime levels, will more clearly focus that effort. We will be safer but we will not be welcoming. The primary burden of security and natural hazard awareness in our community falls on the neighborhoods in this community. Neighborhood efforts to bring awareness to these concerns and develop neighborhood cohesion will be seriously compromised by the introductions of STVR at any density level. Our residential neighborhoods are family and worker housing, they are not the more heavily police patrolled commercial areas of the city. Many families can adapt to the high level of property crime, and prepare for natural hazards. The city's effort to place 100's of strangers in clearly residential family and worker neighborhood, will be an overload. This over load will cause further draining in an already very shallow skilled labor pool. Many families are on the record that they will leave the city and the area. STVR operations are unacceptable in family residential areas.

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Transitional neighborhoods are full of seniors living in large well maintained single family residential homes, which some city visionary thinks should be converted to mini motels just as fast as possible.

Presentation #8 The Coos Bay Model of the Gentrification effect and the Big Boys are not in the STVR business. September 2021

As liveable transitional neighborhoods (Every single family home residential neighborhood in Coos Bay) in previously resource based economies evolve they should be allowed to infill with higher skill workers, higher wage workers and higher income retirees who can see some potential in the community. Transitional neighborhoods with available housing attract families and larger family sizes, with the possibility of increasing family sizes. Overall the age demographic lowers, household income rises, and a more varied inventory of skills sets enter the community, remote workers, and Computer Engineers, for example. We believe that the economic lift and economic diversity in the community will be clearly more substantial, in transitional neighborhoods when used as Family and worker housing, than approving single family residential housing units for STVR conversion long term, and short term. This is the Coos Bay model of a transitional neighborhood Gentrification effect, when the housing is not turned in to seasonally empty motel rooms. The only thing that is missing in this Coos Bay transitional neighborhood model, is the rehab of housing inventory , **a very high percentage of turn-key ready to move in to single family housing inventory at all entry levels, is targeted by the SRVR industry to become seasonally vacant motel rooms.** No substantial single family housing rehab or rejuvenation economic effect or removal of community blight, when STVR is attempted in clearly residential single family housing. Just a reduction of the available inventory and a reduction of skill sets available to the community. These are big dollar economic losses.

The three most sophisticated, well capitalized, tourist/visitor orientated coastal lodging operators in the community have no plans for STVR's, in residential areas on the horizon that the community is aware of. They also set the scale for labor in their industry locally with a very family friendly employment package. In fact one of those tourist/visitor operators cancelled/halted a development that included STVR style cottages recently. These STVR were to be located on commercial property fronting the bay (Bay view) and with direct access to the state highway transportation system and access to public transportation. This site had potential however there was not the density of established tourist orientated business in the surrounding commercial zoned area. The site also had in the surrounding area troubling problems with crime, city code enforcement and blight. This from a developer's perspective are factors of great concern. That is a pretty fair indicator that STVR are not, the way to drive visitor dollars into this community, unless they are located within walking distance of established well policed, cleaned up, and high density tourist oriented commercial centers. Another of the big three tourist orientated organization because of the dire shortage of worker housing, which has effected employee recruitment, and retention has invested millions of dollars in construction worker housing, to attract and retain workers. **So if we get this right you want housing in transitional neighborhoods for families and workers to be converted to mini motels, but the major tourist operators who have money and bare land in the community to not even want to attempt that sort of lodging business.** Is there no money in it? This is not a STVR type of town? **These major employers and other employers however appear to have to build or purchase, rent/lease employee housing because the housing situation is that bad, and they and other economic interest in the community EMPLOY HOUSING SUPPORT SPECISTIST TO LOACATE HOUSING, for workers the situation is that dire. Transitional neighborhoods should continue to be family and worker housing, it is what this community needs to grow. END**

As one of my neighbors said "The people living in our neighborhood are not dying off fast enough that's why the city let the Pig barn STVR run all summer. It was done to make things so miserable that old people would sell and leave. The city and the real estate hustlers want us dead or moved out and gone"

There is on record Portland State University (PSU) growth studies that the governments and private investment use which, projects 1% growth for this area. Why through our STVR policies are we attempting to make that growth number LOWER!!!!!!

Presentation # 9 27 People living in our community fulltime is better than Zero September 2021

<https://www.qualityinfo.org/-/new-in-migrants-add-stability-to-coos-county-population>

The link noted above has data that shows where some of the past new arrivals are relocating from. You will note that Butte county California **rates special mention in the data**. That is families and workers dislocated from the Paradise fire that destroyed a whole community. **WE have 4,000 families right here in Oregon who have had their homes destroyed by fire in last 18 months. Many of these families are attempting to relocate and reestablish their lives and bring their skills to new Oregon communities.** We have a city policy of converting what once was year around occupied single family residential and worker housing to seasonally vacant motels rooms, far from any tourist admendies. WE get it now, we do not want families and workers here, we do not want to have any sort of diversified work force, we do not want to support families who spend and participate in all segments of this community year around. We really do not need school aged children moving here either. We do not want these fire refugees attracted to our community because we might have available housing. "They are refugees from California, Eugene, and Medford. *We really do not want those PEOPLE here.*" **What we appear to really want is not to attract the skills of remote workers, health care professionals, tradesmen, and workers at all levels** just for starters. We want zero overall diversified growth and near zero housing support or policies for the Retail, medical, wholesale distribution, automotive, educational, and financial sectors of the city. **Why, because who wants this community to be a growing regional economic hub drawing customers, patients, clients from three Oregon counties to spend money, that's just a bad idea, to have housing to support that work force. We rather have motel rooms with kitchens and hope it does not rain Memorial Day weekend, and gas is under \$4.00 a gallon. Meanwhile, IN THE REAL WORLD.**

If just 11 houses that have sold in our family and worker residential neighborhood since 2016 had become STVR's and **had NO families living in them** because the single family structures were being used though a planning loophole as commercial mini motels. Here are **just some of our community losses** that we need to make up. This is update of demographic data that we can prove in our family residential neighborhood. **The loss of well in well excess of \$770,000 in family income from those 11 houses** from families in them that supports the community year around, plus per capita State revenue sharing paid by the state. **OVER \$770,000 local available payroll dollars lost.**

WE lose 5 highly trained medical specialist for 3 different medical organizations. A MD , nurses, a pharmacist, and a dentist, hard to recruit medical specialist that can work and live anywhere!!!

WE lose 2 workers in education and government service, and a high school coach.

WE lose 2 senior level management individuals recruited from out of state for local businesses.

WE lose 2 remote workers with PHD level educations, and a free tutor for AP high school students.

WE lose 4 retirees, all with higher income levels than the families they purchased from.

WE lose 1 self-employed sales representative, and the primary fund raiser for a local nonprofit.

WE lose 1 full time retail clerk, and 5 part time workers in various fields, 2 people with unknown skills.

WE lose school funding support on 2 school age children that would have moved into the community, plus 1 preschooler, and 2 more children to be born this year, which will not be any counted yet.

WE LOSE 27 people total will NOT be counted in any of the city of Coos Bays population counts, or any public or private developments studies. The community data will NOT reflect over \$770,000 in household income. Let's have a STVR plan to lock in lower demographic numbers, in our CITY.

WE REASSERT THE RIGHT TO LIVE IN NON COMMERICAL, RESIDENTIAL NEIGHBROHOODS PROTECTED BY ZONING. 27 PEOPLE LIVING FULL TIME IN OUR CITY IS BETTER THAN ZERO

\$2,282,327,000 this is the whole of Coos County

Real Gross Domestic Product dollar value for 2019 from the Bureau of Economic Analysis, U.S. Department of Commerce, for all goods and services. **THAT IS TWO BILLION PLUS DOLLARS.** We have **18,000 to 22,000 jobs depending** on who is doing the counting, in the whole of Coos County. We have a large under reported cash economy which is not reflected in these statistics, illegal activities, under the table workers and tax avoiders, you get the picture.

We have a very well lead, professional, VERY VERY High profile, and well-funded, with a million dollar a year promotional budget for a local Convention and visitor trade group. This group's job is to SELL 24 hours a day tourist and visitors as economic valuable and important to anyone who will listen. Their job is to SELL a product call "Oregon's adventure coast" who's very best economic output numbers published for ALL OF Coos County are 277 million dollars in 2019 less than 10% of the total of the WHOLE 2019 COOS COUNTY, TWO BILLION DOLLAR OUTPUT. (Our visitor trade lobby is good at it and they have counted every dollar they can find) Our visitor lobby has counted every dollar from Powers to Bandon and all the way out to lakeside and the dunes to include the cities of Coos bay and North Bend and other towns, and every wide spot in the road that has a store, a gas pump, camp ground, festival, fair, or food truck They are very good at selling a product call "Oregon's adventure coast". 277 Million Tourist and visitors dollars, out of 2,282,327,000 BILLION, with a big "B", for the whole of Coos County. Counting everthing!!!!

The one of the other segments of that 2 billion dollars of economic output a year is something we call static Economic infrastructure, things that are headquartered here with the city limits of Coos Bay because we have 16, 000 people living here full time who are potential customers and another 50,000 people in Coos county that are potential customers we do things to handle that.. The City of Coos Bay, within the city limits is the regional hub for economic activity both private, and governmental to help support, Two billion dollars of non-tourist and non-visitor economic activity, just in Coos County alone. We are also the regional economic hub/center for 80,000 people in three counties total. An issue and data point needs to be looked at.

Inside the city limits of Coos Bay we have a zoned area of the city identified as Medical Park. Within that zone a planned effort was made to locate, regional medical economic activity in a specific area of the city. (Wow, WE CAN zone commercial activity in certain sections of the community, like STVR if we want to) That regional activity payroll and some local purchasing alone is conservatively 225 million dollars from BAH, NDMC, and the surrounding offices, clinics and to include the other medical activities within the city limits but not in the medical park zone. Now we are conservatively looking at the school district and SWOCC plus the city of Coos Bay, the Regional water board, and the utility companies Ziplly, Charter, and Pacific Power, all headquartered within the city limits of Coos Bay. Conservatively we now are at 300 million dollars TOTAL in payroll and some local purchasing and in just those two segments of the locally economy. Static infrastructure, within the city limits of Coos Bay, 300 million dollars in payroll and local purchases. We are being conservative with our 300

WE are being conservative with dollar values model for Medical, Education, Government, and Utilities. We do not need to jack up the tourist and visitor number they a hyped enough and 277 is ALL THEY GOT

We will aggressively defend and protect family and worker residential neighborhood Integrity, character, and livability.

million using 2019 numbers, for just within the city limits of Coos Bay. 277 million for the whole tourist and visitor industry in ALL of Coos County and 300 million in just the city of Coos Bay for static basic Economic infrastructure, Medical, Government, education, and utilities. The conclusions

We can and have zoned specific commercial activity into selected sections of the city, we have a Medical Park zoning overlay. We can easily, zone Short Term Vacation Rentals (STVR) into commercial and mixed use areas of the city. This complements existing investment in tourist and visitor infrastructure. Available intact Family and workforce housing and neighborhoods are vital, for an overall 2 billion dollar economic Engine.

277 million in tourist and visitor dollars counting every wide spot in the road does not even come close to the impact of being a regional economic hub, with ALL the economic activities that are occurring within the Coos Bay city limits. We have 300 million dollars is just static infrastructure economic activity alone, within the Coos Bay city limits. WE need housing to support our regional hub for 2 Billion dollars of non-tourist activity. Housing is too valuable and scarce a resource and is a Key building block for the economic stability of this community. Coos Bay is clearly the economic regional Hub for a three county area, housing should not be squandered and wasted as seasonal vacant motel rooms, with a kitchen praying that gas is under \$4.00 a gallon, sports fishing is going well, and it is not raining on a summer or shoulder season holiday weekend.

Our well-funded and very well lead convention and visitor lobby, and the real estate lobby is far from the only game in town. We have 300 million dollars of economic input in just static infrastructure within the city limits of Coos Bay alone, which is not directly tourist related. A small part of the whole Economic Engine, but a very stable non seasonal part of the big picture, sited within the city limits of Coos Bay. When communities look at economic impacts they tend to focus on whoever is the loudest or the sharpest presentation. 90 percent of the economic output in this regional hub has little or nothing to do with tourist or visitors. Tourist and visitors only get credit for 277 million out of 2.28 Billion dollars. (Their numbers) Housing for all of our economic engine should be a major priority. There is merit in supporting the visitor trade, but not at the expense and burden of handicapping recruitment and retention of Employees for the 90% of the economic engine which is NOT TOURIST. Do you want every segment of this economy to be hiring their second or last choice because highly qualified people with families cannot find a place to live? Keep housing policy like it is and we all lose.

We are in the City of Coos Bay a regional economic hub, and gets the benefit of NOT experiencing extensive seasonal closures and lays off and operating hours cuts which are very common to Tourist and visitor focused areas of the Oregon Coast. This presentation is a starting point for a more detailed and researched review by, planning, economic development, legal and land use professionals who, will very likely find even more negative economic, social and cultural effects of the current city STVR policy than outlined here, both long and short term. It is hard to put a value on a Family and workforce residential neighborhood, but priceless resource in our community is what first comes to mind. **277 million tourist and visitor dollars out of a 2.28 Billion dollar economy is NO reason to turn zoned family and workforce residential housing into seasonally empty motel rooms, with the housing challenges this community has now and will have going forward. We are not drinking the Kool Aid.** END

We will aggressively defend and protect family and worker residential neighborhood Integrity, character, and livability.