

From: [Linda Nishioka](#)
To: [Amy Johnson](#)
Subject: Fwd: CITY OF SALEM-File #:23-74(legistar.com)Motion from Counselor Linda Nishioka regarding short-term rentals in residential neighborhoods : All Wards Councilors
Date: Saturday, February 11, 2023 4:08:00 PM

Amy, could you include this in the public record for our meeting Monday.

Thank you,
Linda Nishioka

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From: Angela Jones <angelajjones62@comcast.net>
Sent: Saturday, February 11, 2023 3:27:20 PM
To: Virginia Stapleton <VStapleton@cityofsalem.net>; Linda Nishioka <LNishioka@cityofsalem.net>; Trevor Phillips <TPhillips@cityofsalem.net>; Deanna Gwyn <DGwyn@cityofsalem.net>; Jose Gonzalez <JGonzalez@cityofsalem.net>; Julie Hoy <JHoy@cityofsalem.net>; Vanessa Nordyke <VNordyke@cityofsalem.net>; Micki Varney <MVarney@cityofsalem.net>
Subject: CITY OF SALEM-File #:23-74(legistar.com)Motion from Counselor Linda Nishioka regarding short-term rentals in residential neighborhoods : All Wards Councilors

>> Subject: Motion from Counselor Linda Nishioka regarding short term rentals in residential neighborhoods.

>> Dear Council member, My name is Angela Jones and I am a licensed property manager in the State of Oregon. I was born and raised in Salem and I live and work in Salem. I manage and own short term and long term property rentals. I see on your agenda that you're addressing short term rentals in neighborhoods and I would like to give some testimony regarding the subject as I have been working professionally in this area for over seven years.

>> I see in the discussion several bullet points and some issues in which I would like to address.

>> The first one stating that short term rentals are commercial rentals of single-family residence where the residence is used all the time for commercial lodging and the owner does not live at the residence.

>> Of the 20 vacation rentals that I do manage in Salem, 10 of my properties have owners on site or next door. They use them for their own needs and then I manage the nights and months they do not use. Many of these property owners rely on this income to pay their mortgage, these properties are highly maintained and beloved by the owners. Several of these homes once were lived in by themselves or a deceased family member and they cannot bear to have the property destroyed by a long term tenant/renter that has no emotional ties to the property.

>> Of the properties that I manage that do not have an owner on site, several were derelict properties that have been remodeled and rebuilt to be a lovely contributions to our community and serve a purpose in which hotels and motels are unable to serve. One property owner spent \$400,000 to renovate a duplex by Willamette University for visiting parents convenience. It's on 19th Street, was empty and cockroach infested when they purchased it. Another property owner invested \$250,000 in 2013 to fix up an empty derelict home, with a plastic tarped roof on Jefferson Street. Now none of these properties sit empty and they are always patrolled by myself or my staff to make sure that they are kept in pristine condition and occupied.

>> The purpose of short term properties is many and I would like to educate and address the purpose of having these short term properties as a true asset and value to our community.

>> 1. All of our hotels and motels accept animals and many of our guest who come to visit our community are highly allergic to pet dander, this is a true medical emergency and these guest are

unable to stay in our hotels and motels. Many of my properties do not except pets and they are an "allergy free safe zone" this is essential for these visitors and their families to reside safely while enjoying Salem Oregon.

>> 2. Several of these properties are not housing short-term visitors they are housing families who have had a fire in their home, a flood in their home or a tree fall on their roof and had to vacate their personal homes while being repaired. These families have children and animals. These children go to school in our neighborhoods and I provide homes in those neighborhoods so the children and the family are close to home during a time that is so emotion distressful. Insurance companies help pay for this service and these families would be sent to hotels or motels if I did not provide this needed service. The families are grateful. They tell me it is a terrible inconvenience to have children and animals live in a hotel or motel for and extended creative time. Most of our hotels and motels are located along the I-5 corridor where these families do not reside. During the fire of the Santiam Canyon of 2020 and the ice storm of 2021, I housed many families that would've been placed in hotels and motels for months. It would've been a great hardship on these families to have to stay in a hotel or motel for that extended period of time without a kitchen, family room, adjacent bedrooms and bathrooms. So much of their lives had already been destroyed and my properties provided a great reprieve and they healed and rebuilt.

>> 3. We are the State Capital and we have a legislative session that takes place only in Salem. Many of our Legislators stay for extended periods of time in our properties while they attend to the needs of our state, cities and counties. They bring their families and live in homes in our neighborhoods instead of hotels and motels. It would be a hardship on them to place them for such an extended period of time in a hotel or motel. They need kitchens, bedrooms, bathrooms, backyards, playgrounds and parks in our neighborhoods.

>> 4. We have traveling professionals that come to help us in our community. Whether they are a healthcare worker, a FEMA agent or a construction worker, they need to have bedrooms, bathrooms and kitchens. They stay for extended periods of time to serve our community and my properties house them at a discounted price in a safe location so they are not taking up our hotel rooms for our visitors who come for short visits. We need these folks and if we do not provide quality places for them to stay at reasonable price, we will suffer as a community. I housed many of Councilor Nishioka construction workers while she built her apartment complex downtown.

>> 5. We have Willamette University and Corbin University and they bring in many parents and family members for all sorts of events. These families are large and like to stay together for these events. My properties provide the perfect solution, the homes are appreciated by these folks who come and spend money, eat at our restaurants and enhance our community. They also pay a TOT tax with contributes to the wealth of our community. These properties are also a way for family members who are coming for a birth of a grandchild, funeral or wedding to stay together and celebrate or rest and relax during these events which are many in our community, not just the summer months.

>> The service that short-term rentals provide are needed and highly appreciated. It would be a tragedy and disservice to not allow them. One solution would be to have all unowner occupied vacation rentals properties be required to be managed by a licensed property manager that is responsible for the safety and welfare of the home, guest and the community in which it services.

>> Another bullet point to address is short term rentals have an effect in reducing our communities available housing. I do not believe this as short term rentals collect a TOT tax which brings funds to our community along with a 2% extra tax that funds TravelSalem, it would be a detriment to defund TravelSalem as they are building a new location to serve our community. Actually it would be a disservice and loss of revenue to our community to disallow short term rentals in residential areas. I believe there are other solutions to address the short term rental issue. If you vote to have City staff looks at this issue please make sure that they have a licensed property manager as part of the team advising them.

>> Thank you for your time and I am available to answer any question or concerns you may have.

>> All my very best, Angela Jones 503-930-3020 AngelaJJones62@Comcast.net

From: [Carole Smith](#)
To: [citycouncil](#)
Cc: [Eric Kittleson](#); [Angela Jones](#)
Subject: Prohibiting short term rentals
Date: Sunday, February 12, 2023 12:27:11 PM

Esteemed City Council,

Bill Poehler alerted me regarding your desire to discuss a prohibition on short term rentals in residential neighborhoods.

We own four short term rentals, three of which are in residential neighborhoods. When we bought our first one in 2013, the house was empty and had been foreclosed upon. We bought it for \$82,000 so you can imagine what condition it was in. We invested \$200,000 in renovations and another \$20,000 to outfit it as a high end short term rental. Our neighbors are thrilled to have this derelict house fully renovated to match the quality of their homes. I communicate with them often to make sure we are an asset to their neighborhood. We have a licensed property manager overseeing our house and have had nothing but glowing reports from our neighbors.

We purchased a duplex unit last April and invested \$100,000 in the renovation. When we bought the duplex it was occupied. The duplex was infested with cockroaches, the plumbing was leaking so badly there was a permanent lake underneath, appliances didn't work, electrical was substandard, etc. We gave the tenant an enough money so she could make a deposit on a new, better dwelling and she was happy to move out.

Once our renovation was finished, several of the other property owners invested in their duplexes and today the whole street looks so much better. I plant and tend a vegetable garden where our neighbors are encouraged to pick from. If it produces too much, I personally walk around the neighborhood and deliver fresh tomatoes, cucumbers, lettuce, fresh herbs etc to our neighbors. This spring I plan to grow cilantro as many of our neighbors are Hispanic. We used the Oregon Energy Trust to replace the baseboard heaters with minisplits for heat and air conditioning, as a result one of the neighbors also installed mini splits in their unit. Another neighbor invested \$30,000 in their property to replace plumbing, painted and updated their bathroom with new tile showers, another duplex owner completely renovated their bathrooms with marble tile and showers, new flooring and other improvements as a result of us working with them, and by introducing them to the Oregon Energy Trust. All the duplexes in the area were in terrible shape and now they are in better shape. I would like to think we helped our neighborhood, and our neighbors.

During Covid, as people died and homes were passed to a new generation, many homes turned over into short term housing and currently Salem has a glut. In the long run, this will wash out many uncommitted operators and those homes will turn back to monthly rentals. We just need to be patient, we believe the wash out will happen after this summer. Landlords who are used to a steady income each month, and are not used to paying the monthly electrical, water and internet costs, will begin to realize they are financially better off with longer term tenants. It is simple math.

You might consider enforcing existing ordinances which I believe will cause the wash out to accelerate. We have always had a professional licensed property manager for our units and we meet all requirements for safe habitation, such as fire extinguisher which are recharged annually, installed fire detectors and CO2 detectors, stair railing, etc. I don't know of any bad reviews on our unit, and only compliments from our neighbors.

You might also consider establishing an annual minimum income requirement to remain a short term rental. If a house is not performing well as a short term rental, then perhaps it would be best to return it to the long term rental model. This will reduce the number of short term rentals by unprofessional operators and return underused homes to the housing inventory.

When we travel, we only book short term rentals. If a city has outlawed them, we don't visit there. Prohibiting, or too severely reducing, the number of short term rentals in Salem will affect tourism income to our entire

community.

I would hope you might invite representatives of professional short term rentals to work with staff to redesign this program to allow professional, community minded operators to continue to offer this service in our community. I think if we all work together, we can achieve your worthy goal, while retaining professionally managed, safe short term rentals to meet the needs of our community members and tourists, now and into the future.

Respectfully,

Carole Smith

Sorry this email is so long.

From: [Kim Davis](#)
To: [CityRecorder](#)
Subject: Comment re: Motion from Councilor Linda Nishioka regarding short-term rentals in residential neighborhoods
Date: Saturday, February 11, 2023 4:31:05 PM

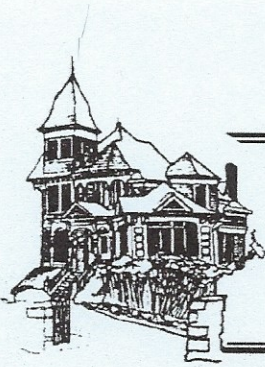
I am writing to express my strong support for Councilor Nishioka's motion. There has been significant research done linking homelessness, housing availability and the increasing use of housing stock for short term rentals. The income generated for a few is negatively impacting the many, and a report on this matter in Salem will certainly have similar findings to research done in other cities.

Thank you.
Kim Davis
97306

From: noreply@cityofsalem.net on behalf of vjdodier@teleport.com
To: [CityRecorder](#)
Subject: Submission
Date: Monday, February 13, 2023 1:36:28 PM
Attachments: [Re Motion concerning short-term rentals.pdf](#)

Your Name	Victor Dodier
Your Email	vjdodier@teleport.com
Your Phone	5039104719
Street	396 WASHINGTON ST S
City	SALEM
State	OR
Zip	97302
Message	Written testimony for item 5.c., Motion regarding short-term rentals in residential neighborhoods, on the Feb. 13, 2023 Council agenda. Victor Dodier, SCAN President

This email was generated by the dynamic web forms contact us form on 2/13/2023.



South Central **SCAN** *Association of Neighbors*
Salem, Oregon

February 13, 2023

Mayor Chris Hoy and City Councilors
Salem Civic Center
555 Liberty Street SE
Salem, OR 97301

Re: February 13, 2023 Agenda Item 5.c: Motion from Councilor Linda Nishioka regarding short-term rentals in residential neighborhoods

I am writing to express the South Central Association of Neighbors (SCAN) strong support of Councilor Nishioka's motion regarding short-term rentals.

SCAN adopted the following statement as one of its goals for 2022-2023:

Support and encourage more medium density housing developments across the City and prohibit unoccupied short term rentals as they remove housing stock for Salem residents.

SCAN has opposed converting single-family residences into short-term rentals in the past. Our position has been at the core of discussions opposing the recent proposal for one in the Gaiety Hill / Bush's Pasture Park Historic District. Converting houses to short-term rentals reduces Salem's housing stock. They detract from a sense of community. Their transient occupants are not neighbors.

We are pleased that analysis requested by the proposed motion would apply to all residential neighborhoods.

We thank Councilor Nishioka for bringing this issue to the City Council.

We urge your favorable consideration.

Victor Dodier
SCAN President

Honorable Chris Hoy
Mayor

The Honorable Linda Nishioka
Councilor, Ward 2
Civic Center
555 Liberty Street, S.E.
Salem, Oregon 97301

**RE: SHORT-TERM RENTALS COMMERCIAL LODGING IN RESIDENTIAL NATIONAL
HISTORIC DISTRICTS: GAIETY HILL**

Dear Mayor Hoy and Councilor Nishioka:

Our request please is for administrative decisions on Conditional Uses/Adjustments to convert single family homes into commercial lodging (STRs) in the Gaiety Hill residential National Historic District to "be called up" to City Council for review and determination.

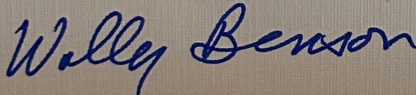
Such conversions of family homes are very controversial. Some municipalities have refined or rewritten STR ordinances. The City of McMinnville has adopted a moratorium on further STRs.

In Salem, a fairly obscure administrative process (SRC 240) can result in transforming Gaiety Hill, a true authentic intact designated residential area and historic district, into a mecca for conversion to commercial purposes.

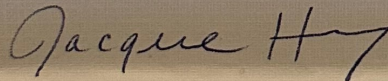
The impact of such conversions from family homes deserves your consideration and attention.

Sincerely,

Wally Benson
Gaiety Hill resident



Jacque Heavey
Gaiety Hill resident



Salem 2020-2030 Historic Preservation Plan participant

Patricia Deminna
Gaiety Hill resident



Salem 2020-2030 Historic Preservation Plan participant

cc:

Honorable Vanessa Nordyke, JD, Councilor, Ward 7
Honorable Trevor Phillips, MD, Councilor, Ward 3
Honorable State Representative Tom Andersen, District 19
Victor Dodier, President, SCAN