

If your concern is neighborhood impact: then yes, my home and operating as a STR have greatly impacted my neighborhood: We bought a dilapidated foreclosed rental which has an ADU. We have poured money into our property, transforming the curb appeal and it was because of the income from our STR which allowed us to do so. We were motivated to make our home look as best as we could and our neighbors have praised us for it. We've had ZERO complaints regarding our home and visiting guests.

The cabin was occupied just 2-3 days per week and our guests were rarely there as they were out exploring the very city they came to see. We had the power to choose who stays and for how long. We had the security of knowing that if there were ever a disruption, we have the right to make them leave. **I would strongly argue that Operating as a STR has a lesser neighborhood impact than operating as a long term rental. As hosts, we are committed to being good neighbors!**

Now, we have a long term renter. The tenant lives there 100% of the time- day in and day out. We have no control of who comes and goes to the cabin or if they are noisy or disruptive. We cannot ask them to vacate immediately and terminated their stay. We lose those rights as landlords.

If your concern is housing stock: According to the 2010 census: **Almost 1/2 of the dwellings in Ashland are rentals. There are an astounding 5000 rental units in our rental stock.** Just today on craigslist there were 63 rentals on the market all of various prices. If every single legal ADU were to convert, it would only diminish approximately 1% of the stock. **That's 1%.** According to the City, it was merely a small handful of ADUs operating, not enough to make a dent in the housing stock. Renting long term is an easy hands off approach to earn some extra money and I would argue that most choose this route. It takes commitment and time to operate a STR and it is not for everyone.

I ask that if ADUs are a concern for recommendation, perhaps you consider a 1 year trial period to study this further or even limiting the number of ADUs allowed as STRs.

This type of local host accommodation is the new "shared economy" and it is not going anywhere. We can be a city that produces more, without

more waste, We can support our local families without the need for corporate hotels. With proper permitting, proper regulation, and taxation, we can add value to our community while still protecting the integrity of our neighborhoods.

HOUSING TENURE		
Occupied housing units	11,292	100.0
Owner-occupied housing units	6,339	56.1
Population in owner-occupied housing units	13,698	(X)
Average household size of owner-occupied units	2.16	(X)
Renter-occupied housing units	4,953	43.9
Population in renter-occupied housing units	9,790	(X)
Average household size of renter-occupied units	1.98	(X)

United States Census Bureau 2010

http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_10_DP_DPDP1

4/8/14 Planning Commission Testimony: Tom DuBois 690 S Mountain Ave.

Let me tell you about a typical day in my home business: It's four in the afternoon, a nice car pulls into my driveway with a couple in their fifties. I greet them with a smile, show them into their room, and give them my warm "Welcome to Ashland" speech. At around 5 or 6, they head into town for some shopping, some dinner, and a show. They return at around 10 and... go to sleep! At around 10 in the following morning they hit the road, or maybe repeat their day of Ashland fun. This is hardly neighborhood ruination!

This is why Planning Director Molnar & his staff can verify: There has never been a single documented complaint to the City about host occupied rental activity. NOT ONE!

This is why City Administrator Dave Kanner and staff went on record about HOSTS....

Our impact on long-term rentals? **none**.

Our impact on parking?...**none**.

Our impact on neighborhood character?... **even less** than other home businesses.

And what about our impact on Home values? Well, home values have risen 300% since 1994 when Ashland allowed its first home businesses. One thing Ashland doesn't have is a problem with dropping home values.

Who are the other people who operate home based businesses in R1? They are your neighbors & friends! Your kids take language, music, and art lessons from them. You visit a counselor, massage therapist, accountant or lawyer. I imagine everyone in this room knows someone who operates a business out of their home, or has patronized one.

As HOSTS, we want what YOU want! We want to be regulated like any other home business... mom & pops that have thrived in R-1 neighborhoods for over 20 years.

We want to have healthy, happy relationships with our neighbors!

We want to be inspected!

We want to collect and remit lodging taxes...

We want to be just like any other home based business...but with one difference: . They can have 8 visitors a day! We are asking for one! And my visitor's going to sleep 10 hours!

So I'm going to urge you tonight: we do **not** have to re-invent the wheel. Start with the home-business ordinance...it's simple! Let's fine tune it!

Let's put an end to all this scary speculation. Let's take a year to test drive this idea. One year, use it as a trial period, do a *fact based analysis*, not opinion based, that will answer the pros and cons of allowing HOSTS in R-1.

Let's give our visitors the wonderful option to stay with a friendly Ashland family in a welcoming Ashland home in a beautiful Ashland neighborhood.

Exhibit 2014-02

Dear Planning Commission,

My name is Carol Kim and I live at 422 Rogue Pl. I am wondering : How can we maintain Ashland's charm and unique neighborhoods, while still providing access to medical marijuana?

At present, businesses such as dispensaries, nightclubs, bars, liquor stores, or even crematoriums can all be put in an E-1 zone. The traffic generated and the hours of operation as well as other factors would have negative effects on any neighborhood. Should such businesses be placed next to neighborhoods simply because existing codes allow it?

I believe businesses like dispensaries should be established in areas that can handle large volumes of traffic and people at all hours. Cities like San Diego have confined medical marijuana dispensaries to light industrial and commercial use, keeping them at least 600 feet from homes and other sensitive areas like parks and playgrounds.

As you examine medical marijuana dispensaries and possible locations, please consider the following questions:

1. How many dispensaries are needed and will be allowed in Ashland?
2. What are the best locations for them?
3. Will legalization be on the ballot as early as November in Oregon? How will medical marijuana dispensaries be handled? Will they automatically be allowed to sell recreational marijuana? If so, please consider all the ramifications of this, especially on neighborhoods.
4. How can you protect neighborhoods from the negative impacts of dispensaries? Perhaps keep them on arterial streets or in shopping centers, buffer zones, out of E-1 areas with residences next to them, away from parks, etc.
5. Why does the city currently not want dispensaries downtown? What will be the impact there?

Please take this time to examine what other cities are doing, visit affected neighborhoods and downtown, and make your usual good study of all the issues. Thank you.