

## SHORT TERM RENTAL BACKGROUND INFORMATION

### OUR POLITICAL POLICY STANCE (Long-Standing):

TSBOR continues to believe that **STRs are NOT the cause of, nor is the restriction of this activity the solution to the region's housing availability and affordability crisis.**

TSBOR also continues to assert that **STRs are a legitimate residential use** and are **NOT problematic by their nature** to the community or its many and diverse neighborhoods.

**TSBOR supports the creation of a wide range of nuisance abatement ordinances, equitably imposed, and rigorously enforced**, to ensure that the vast majority of STR experiences continue to be in-keeping with the residential character of the neighborhood. Address the "bad actors" quickly and strongly, rather than punish all who choose or need this accessory source of revenue to afford their High Sierra home.

**On this Issue:** TSBOR continues to question the need for an "Urgency" ordinance to address the issues/complaints of some (Urgency provisions are reserved for dire and pressing needs, such as threats to public & safety; or to ensure that known pending policy shifts/amendments in that jurisdiction do not generate an artificial rush or run the practice soon to be rendered artificially scarce or prohibited). Nonetheless, the Town asserted that they could substantiate the findings necessary to impose a rushed ordinance which limits public hearings to one, and if passed, becomes effective immediately upon adoption.

While TSBOR would still prefer to see the Town refocus its time and efforts towards real solutions to the region's housing availability and affordability crisis, it appears likely that the Council will approve the proposed extension in one form or another. As such, it is important that our members bring the Council up-to-speed on the real-world impacts such temporary moratoria have on buyers and sellers of residential properties, our industry and related activities (escrow companies...), as well as the ripple effect such restrictive measures place on the economy of the region as a whole in the present as well as over time.

The argument forwarded by the Town is that a temporary pause in considering any expansion of the STR pool is needed to allow the Town staff and interested stakeholders the time to fully understand the nature and scope of the activity. With the Town's General Plan Update well underway, and the workforce housing crisis remaining as acute as ever, it was deemed appropriate to freeze the number of STRs for the time being at current levels.

Perhaps the concept of "no net increase" in STRs until the impacts (pro and con) are better understood by the Town and its decision-makers seems fair enough over a short period of time; the proviso that only existing and in-escrow at the time of Ord. adoption residential properties can apply for an STR Certificate renewal seems overly narrow. In fact, the converse to "no net increase" in STRs is "no net DECREASE in STRs" during this period of review. To keep the supply stable requires that existing STR Certs be considered for "renewal" even if the property is sold during this temporary moratorium on new certificates being issued is in place. In short, the new owner should be allowed to submit an application as-if it were a renewal of an existing STR Certificate, irrespective of a name change on the property's title.

