

Communication from Public

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Comments for Public Posting: Please, please move this item forward as soon as possible. I implore you to please, please take swift action on this. There was a unanimous preliminary vote in support of this action to allow owner-occupied RSO units to rent rooms in their properties. I have lived in (mostly) and owned my own property for almost 15 years. I had tenants in here for two or three of those years, and I always abided by rent control laws. As I always will, if I ever choose to leave my property and rent it out on the open market. I started doing Airbnb almost 4 years ago. I have an exceptional rating, and have been listed as a superhost for most of those 4 years. I have never once had a problem tenant that affected any of my neighbors. I have had a lot of guests. I need this income to make my ends meet. I have fallen into some financial problems, and this has helped me get by. But even more important, I own my place, it was difficult to purchase it, maintain it, etc.. My costs have gone up, while my income has gone down. I feel like I should be able to have who I want in my place under my own terms. I don't own multiple properties, and I would never take properties off the market just to make a profit. But this property was not on the market. This was my spare bedroom. Which I've used to house friends, family members, etc. I feel like I should be afforded the flexibility to rent it out, when I don't have friends or family members visiting me. Or use it for whatever purpose I want, including as a home-office. I bought this property in 2004 with that understanding, before AirBnB existed, and have had short-term guests (through word-of-mouth) before the platform was even heard of. I need this income to pay my mortgage. If you restrict me from doing this any further, I will no longer be afforded the flexibility in my own home to use my spare bedroom for what I want it to be used for. That, once again, includes family or friend visits, home office use, etc.. Or I will be forced to sell, or vacate the property. If I sell, a 2 family unit will be replaced by a massive McMansion, which literally has happened 5 times on my street. How does that help the housing crisis? How does that make things better and more affordable for people? I would argue that that is contributing to the housing crisis as much, or even more than AirBnB. Hundreds (thousands?) of multi-family dwellings being torn down to make way for massive structures that often sit empty (ALL on my street are empty). All designed for one

family's use. So please consider this, and please move this action forward as quickly as possible. Right now, I am hurting financially, without any income in November or December, and it looks like I don't know when that will end. This is such a tough time of year to face this problem. My holidays are now depressing and financially strained. Regarding the multiple canned responses from the "Protect Our Housing" effort, who claims this will make "enforcement more difficult." How is it any more difficult to enforce in an RSO vs. non-RSO zone the fact that the owner does or does not live in the property full-time? You get the same letter, over and over, written by one person. All one has to do is click on a link to send the same message. Lastly, please also consider how positive an experience this has been for me, not just as a money-making opportunity. I have shared our great city with hundreds of guests, from all over the world. Many of these people would not even be able to afford to stay in my neighborhood, should they be subject to hotel rates. I have given them tips on local things to do and see, and they are contributing to our local economy. I take pride in my hosting duties, and our great city has benefited from it, immensely. Thank you so much for your consideration, and once again, please move this action forward as soon as possible. I know that hosts who live in RSO zones, own and dwell their own property, are a minority. But we matter here as well. And I do not think that we are contributing in a significant way to this housing crisis that we all live in. Thank you. Randy Matthews