

Public Input

Row 5

Name	Lauri Hines
Email	Viaoregoncoalition@gmail.com
Form Date Field	01/28/21
Topic	Agenda Item Non-Agenda Item
Comments	Dear County Commissioners: VIA Oregon is a locally based, grassroots coalition of short term rental owners and managers and supporters. We are pleased to provide you with the attached documents, and hope they will be of assistance in your deliberations regarding short term rentals in unincorporated Lincoln County. Regards, Lauri Hines, CCIM, CPM Co-Founder VIA Oregon
Meeting Date	02/01/21
Subject	Impact of STRs on the Local Economy



ISSUE BRIEF: Below you will find the current ordinance language for four areas of the current STR Code that Lincoln County is considering amending. We have added our position on each subject.

We also encourage you to tell your personal stories, as they have a significant impact.

TALKING POINTS: Please select three or four of the talking points below that most speak to you and insert them in the letter template to your right.

Occupancy:

CURRENT OCCUPANCY is 3 per sleeping area, plus 2. Further, off-street parking of 1 space per sleeping area is required.

Proposed occupancy: is 2 per bedroom.

Position: Unincorporated counties have NOT enacted such strict occupancy limits as what is proposed, particularly considering that we are, by definition, more rural and spread out. Adopting an urban-metro area standard (the standard of Portland and New York city) has no health or safety justification for larger properties in unincorporated counties. Similarly, this limit generally applies to the “home share” occupancy codes, i.e. where a family lives in the dwelling AND rents a bedroom or an ADU of the single dwelling (see Portland ordinance). This is particularly true where properties are large enough to have few neighbor impacts.

Specific points:

- **Keep existing homes at grandfathered occupancy.** Counties must follow state law on grandfathered uses. The simplest and most honest way to do this is to leave existing occupancies in place, and only apply any change prospectively.
- **If the County has legitimate health or safety concerns about occupancy and septic, this belongs in the zoning code and should apply to all residences, county wide.** To make enforcement easy, any occupancy limit should apply to long term residents and second homeowners as well, not just in the short-term rental ordinance. If this is truly a health and safety issue, it belongs in the zoning code and should apply to everyone. This will simplify enforcement, as a “giant party” report called in by a neighbor, that owner can be cited even if it turns out to be a long-term resident or a second homeowner and not an STR. The County’s existing permit system for large and small gatherings would then apply to all.
- **Three guests per bedroom tracks current zoning code for Bed and Breakfast Inns.** There is no reasonable basis to have a different occupancy for STRs than what is applied to other forms of lodging in Lincoln County. Bed and Breakfast occupancy is 3 per bedroom, and there appears to be no occupancy cap for hotels. See, e.g. LCC 1.1115(10).

Caps on Licenses:

CURRENT: The County's "temporary pause" (moratorium) of 90 days on issuing new licenses has now been extended to 16 months. It is inconceivable that the County would impose restrictions such as these on any other licensed activities.

Proposed change: because cities have capped the number of STRs allowed, the County is considering doing the same. Note no specific number has been proposed yet.

Position: Caps on the number of licenses issued make no sense, where Lincoln County is a traditional tourist destination and tourist accommodations drive our local economy and jobs. The County learned this when the Spring, 2020 lodging shut down generated **25-30% unemployment**. Instead, lodgings including STRs are a valuable resource in terms of revenue stream to the County, which could fund so many great community projects (like affordable housing). The County proposes to cut off this revenue stream, then bemoan a lack of funds for worthy projects. Why? Our comments focus on what the County lawmakers hope or think they will achieve by enacting caps?

Specific points by Policy Goal:

- **Avoid a ghost-town of vacant homes:** Currently available US census data shows us that around **one third** of Lincoln County homes are not occupied full time:
<https://www.census.gov/quickfacts/fact/table/lincolncountyoregon,US/PST045219>

Housing Units: 31,945 (7/1/19)

Households: 21,298

Interpretation: 10,647 unoccupied units of housing

or 33.3% of housing units are unoccupied long-term (STRs and second homeowners). While this is not broken down by city, it is likely that year-round residents are concentrated in the cities, who have caps.

- Counsel Belmont's Memo of 5/29/19 suggests that 518 licenses are 4% of unincorporated Lincoln County homes, which would imply 12,950 units of housing in the unincorporated county. Applying the US census data, 4,312 units are not occupied at all. A cap of 20% would still leave 13.3% of homes unoccupied. Occupied homes are better for neighborhoods, the economy, and law enforcement. On the other hand unoccupied homes attract crime and can drag neighborhoods down with a lack of interest, failing to discover urgent issues involving floods or septic, and general home maintenance.
- **Affordable Housing:** If the actual policy goal is to protect workforce housing, the County should zone residential housing valued at or below median county home value as "long term residential" only, again keeping grandfathered rights in place.
- **There is no need for caps; no other County has done this as caps are an Urban and Suburban phenomenon.** Counsel Belmont stated in his 5/29/19 memo to the Board that **no other counties have imposed caps on licenses**. There are no examples of traditional tourist destination rural areas enacting caps. Where is the data to support this policy making? What is the goal? Ghost towns of second homes owned by those wealthy enough to not rent them?
- **Grandfathered and vested rights must be protected.** State law protects grandfathered uses and transfer of grandfathered uses in unincorporated counties. Any new licensing scheme should protect those who have continuing rights to short term rent their homes, including the right to transfer the license to another.

Three Strikes and Code Enforcement:

CURRENT: The licensing authority may revoke or suspend an STR following three verified complaints.

Proposed: Not clear, other than (1) addressing complaints that aren't verified (or are addressed quickly); (2) imposing consequences for verified complaints; and (3) imposing consequences for repeated unfounded complaints.

POSITION: Most rentals are law-abiding, and no STR has been shut down under existing three strikes law. However, VIA Oregon is aware of some neighbor issues involving repeated spurious complaints. VIA Oregon views this as a neighbor relations issue, not an example of the law not working. But our proposals are below.

- (1) **Repeated complaints quickly and adequately addressed.** The new law should establish neighbor mediation, as the original STR ordinance proposed but then deleted. Neighborhood mediators are prepared to get to the root of the issue, which is usually not about the occupants, but is about respect, communication, and feeling heard. Nonprofits such as Resolutions Northwest can assist in establishing and training local mediators to facilitate such a program. Such programs are common in any community and preserve law enforcement resources for actual threats, rather than nuisance and behavioral issues. The same mediation program would help with repeated, frivolous neighbor complaints.
- (2) **Three Strikes rule.** This should be an education campaign; the fact that no properties have been shut down only means that owners and operators comply, not that the program is failing. We would propose parity in the "three strikes" rule however: that if a neighboring address makes 3 complaints that the licensing authority finds to be unfounded, that neighbor can be barred from making future complaints.

Septic Systems

CURRENT: If no permit is on file, an ESER (Existing System Evaluation Report) must be completed and any recommended repairs completed within 60 days.

Proposed change: All licensed properties must complete an ESER and will be shut down until any recommended repairs are complete. Further, occupancy will be capped at the lesser of the "per bedroom" capacity or the septic system size capacity, without any opportunity to cure or upgrade.

Position: The County's proposal unfairly targets STRs, without any legitimate health, safety, or emergency circumstance. The County seems ignorant that septic repair or new system applications often sit at County planning for over 60 days with no action *by the County*. It is cruel for the County to impose a standard that the County itself regularly fails. Moreover, septic contractors in the County are also facing delays because of the need for repairs to fire-damaged systems. VIA Oregon supports giving priority to fire victims, but STR owners should not be punished for this circumstance.

- **Existing STRs should be exempt from this requirement. They have already addressed septic requirements during the licensing process. Requirements for new licensees should contain the following:**

- **Any new standards should have a “phase in” grace period, accounting for the backlog at County planning and the priority for fire victims.** For example, after an ESER is complete, the operator should have 60 days to apply for repairs or a new system with the County, and 60 days after approval to complete the repairs.
- **STRs should not be shut down just because a permit is sitting at County planning waiting for action.** This is self-explanatory.
- **Alternatively, the septic standards should take effect 1 year from enactment, to allow owners to bring systems into compliance.** Considering the County’s “temporary pause” on STR licensing has lasted more than a year, a one-year phase in date is reasonable given County backlogs and the limited number of septic contractors.

SUPPORT LINCOLN COUNTY JOBS. SAVE LINCOLN COUNTY'S ECONOMY!

A vocal minority in Lincoln County is rushing to pass a ballot measure to ban Short-Term Rentals.

Lincoln County Short-Term Rentals:

- Support 3,600 jobs for Residents¹
- Provide \$192 Million in local wages¹
- Account for 20% employment within the County¹

Lincoln County Short-Term Rental Visitors:

- Spend \$105 Million on local travel¹
- Spend \$27 Million at local restaurants¹
- Generate \$3.8 Million spent on construction and renovation³
- Add \$11.2 Million to our local government budgets^{2,4}
- Have been hosted in private lodging accommodations in Lincoln County since the 1800s

**MAKE YOUR VOICE HEARD! BECOME A SUPPORTER &
CONTACT LINCOLN COUNTY COMMISSIONERS ASAP
USING OUR LETTER WRITING TOOL AT**

WWW.VIAOREGON.COM/TAKE-ACTION

County Counsel **“It is my legal opinion that...
this Ordinance will lead to
litigation and County
exposure to monetary claims”⁵**
Wayne Belmont's
view on efforts to
ban STRs:

1: Travel Impacts Analysis provided by Dean Runyan Associates for Newport Oregon, with Travel Impacts Extrapolated to Lincoln County

2: Data for rentals per municipality, ADR, and occupancy averages provided by AirDNA

3: Aggregate value of all Construction Permits issued by Lincoln County in 2019

4: Lodging Tax Municipal Code for the cities of Yachats, Newport, Waldport, Seal Rock, Lincoln City, Depoe Bay, Gleneden Beach, Otis, Otter Rock, South Beach, and Toledo

5: November 16, 2020 Memorandum to Lincoln County Board of Commissioners regarding 15 Neighborhoods' proposed ballot initiative

Lincoln County Oregon Short Term Rentals										
Community	# Rentals	ADR	Average Occupancy	Average Days Occupied	Annual Revenues	Service Fees	Total Revenue	Muni Tax Rate	Revenue Generated	
Yachats	234	\$186	58%	211.7	\$9,214,031	\$2,303,508	\$11,517,539	9.00%	\$1,036,578.47	
Newport	253	\$219	54%	197.1	\$10,920,720	\$2,730,180	\$13,650,900	9.50%	\$1,296,835.46	
Waldport	294	\$216	53%	193.45	\$12,284,849	\$3,071,212	\$15,356,061	7.00%	\$1,074,924.27	
Seal Rock	64	\$244	68%	248.2	\$3,875,891	\$968,973	\$4,844,864	10.00%	\$484,486.40	
Lincoln City	913	\$215	58%	211.7	\$41,555,652	\$10,388,913	\$51,944,564	9.50%	\$4,934,733.62	
Depoe Bay	244	\$238	71%	259.15	\$15,049,359	\$3,762,340	\$18,811,699	8.00%	\$1,504,935.88	
Gleneden Beach	113	\$231	53%	193.45	\$5,049,625	\$1,262,406	\$6,312,032	10.00%	\$631,203.17	
Otis	37	\$219	61%	222.65	\$1,804,133	\$451,033	\$2,255,166	10.00%	\$225,516.62	
Otter Rock	40	\$165	41%	149.65	\$987,690	\$246,923	\$1,234,613	10.00%	\$123,461.25	
South Beach	48	\$241	67%	244.55	\$2,828,954	\$707,239	\$3,536,193	10.00%	\$353,619.30	
Toledo	4	\$77	76%	277.4	\$85,439	\$21,360	\$106,799	10.00%	\$10,679.90	
	2244	\$205	60%	219	\$103,656,343	\$25,914,086	\$129,570,428	9.36%	\$11,676,974.33	
Included in Numbers Above:										
Unincorporated										
Lincoln County	601	\$205	60%	219	\$26,934,034	\$6,733,508	\$33,667,542	10%	\$3,366,754.19	
Data for the number of rentals per municipality, ADR, average occupancy, and average days occupied provided by AirDNA										
TRAVEL IMPACTS 2019 - Extrapolated to Lincoln County								STRs		
Total Direct Travel Spending (\$Million)										
Destination Spending									\$102.94	
Other Travel*									\$1.88	
Total Direct Spending									\$104.82	
Visitor Spending by Commodity Purchased										
Accommodations									\$27.76	
Food Service									\$27.23	
Food Stores									\$11.98	
Local Transportation & Gas									\$6.18	
Arts, Entertainment & Recreation									\$15.14	
Retail Sales									\$14.61	
Destination Spending									\$102.94	
Industry Earnings Generated by Travel Spending										
Accommodations & Food Service									\$21.96	
Arts, Entertainment & Recreation									\$4.83	
Retail***									\$134.25	
Other Travel**									\$16.11	
Total Direct Earnings									\$31.09	
Industry Employment Generated by Travel Spending (Jobs)										
Accommodations & Food Service									714.21	
Arts, Entertainment & Recreation									236.28	
Retail***									134.25	
Other Travel**									16.11	
Total Direct Employment									1,100.85	
Government Revenue Generated by Travel Spending (\$Million)										
Local Tax Receipts									\$2.31	
State Tax Receipts									\$2.74	
Total Local & State									\$5.05	
* Other Travel Spending includes ground transportation spending and related impacts for travel to other Oregon visitor destinations, and travel arrangement services.										
** Other Travel employment and earnings includes all ground transportation, except motor fuel, and travel arrangement services.										
*** Retail includes gasoline.										
Travel Impacts Analysis provided by Dean Runyan Associates for Newport Oregon										
Travel Impacts Were Extrapolated to Lincoln County										
STRs Represent 30% of Local Tax Revenues in Newport, Extrapolated to Lincoln County										
Local Employment Generated by STRs										
								Annual	Wages Generated	
Local Property Managers*									22	\$1,122,000
Local Cleaners**									449	\$14,002,560
Local Spa Cleaners***									58	\$2,427,110
Local Maintenance Workers****									32	\$1,683,000
Local Contractors*****									1,842	\$172,372,500
Local Landscapers*****									135	\$7,001,280
									2,538	\$191,607,170
* 25% of STRs are professionally managed per iProperty Management. Each PM has approximately 30 homes										
** Based on number of STR homes divided by 5 = fulltime housekeeper										
*** Based on Newport Listings with Spas (26%, or 67 out of 253) extrapolated to Lincoln County. 1 employee per 10 spas										
**** Based on 30 hours of maintenance work at each rental home divided by 2,080 = fulltime maintenance workers										
***** Lincoln County issued permits for work related to STRs in 2019 of 7.661M. Half of the cost allocated to labor and half to materials										
*****Estimates 60% of STRs employ a landscaper at an average \$100/mo										
Local Spending on STR Construction New Build and Renovation 2019									\$3,830,500.00	

Lincoln County Oregon Short Term Rentals										
			Average	Average			Total	Muni	Revenue	
Community	# Rentals	ADR	Occupancy	Days Occupied	Annual Revenues	Service Fees	Revenue	Tax Rate	Generated	
Yachats	234	\$186	58%	211.7	\$9,214,031	\$2,303,508	\$11,517,539	9.00%	\$1,036,578	
Newport	253	\$219	54%	197.1	\$10,920,720	\$2,730,180	\$13,650,900	9.50%	\$1,296,835	
Waldport	294	\$216	53%	193.45	\$12,284,849	\$3,071,212	\$15,356,061	7.00%	\$1,074,924	
Seal Rock	64	\$244	68%	248.2	\$3,875,891	\$968,973	\$4,844,864	10.00%	\$484,486	
Lincoln City	913	\$215	58%	211.7	\$41,555,652	\$10,388,913	\$51,944,564	9.50%	\$4,934,734	
Depoe Bay	244	\$238	71%	259.15	\$15,049,359	\$3,762,340	\$18,811,699	8.00%	\$1,504,936	
Gleneden Beach	113	\$231	53%	193.45	\$5,049,625	\$1,262,406	\$6,312,032	10.00%	\$631,203	
Otis	37	\$219	61%	222.65	\$1,804,133	\$451,033	\$2,255,166	10.00%	\$225,517	
Otter Rock	40	\$165	41%	149.65	\$987,690	\$246,923	\$1,234,613	10.00%	\$123,461	
South Beach	48	\$241	67%	244.55	\$2,828,954	\$707,239	\$3,536,193	10.00%	\$353,619	
Toledo	4	\$77	76%	277.4	\$85,439	\$21,360	\$106,799	10.00%	\$10,680	
		\$205	60%	219	\$103,656,343	\$25,914,086	\$129,570,428	9.36%	\$11,676,974	
Included in Numbers Above:										
Unincorporated										
Lincoln County	601	\$205	60%	219	\$26,934,034	\$6,733,508	\$33,667,542	10%	\$3,366,754	
Data for the number of rentals per municipality, ADR, average occupancy, and average days occupied provided by AirDNA										

TRAVEL IMPACTS 2019	Newport	County	STRs	
Total Direct Travel Spending (\$Million)				
Destination Spending	191.7	343.143	102.9429	
Other Travel*	3.5	6.265	1.8795	
Total Direct Spending	195.2	349.408	104.8224	
Visitor Spending by Commodity Purchased				
Accommodations	51.7	92.543	27.7629	
Food Service	50.7	90.753	27.2259	
Food Stores	22.3	39.917	11.9751	
Local Transportation & Gas	11.5	20.585	6.1755	
Arts, Entertainment & Recreation	28.2	50.478	15.1434	
Retail Sales	27.2	48.688	14.6064	
Destination Spending	191.7	343.143	102.9429	
Industry Earnings Generated by Travel Spending				
Accommodations & Food Service	40.9	73.211	21.9633	
Arts, Entertainment & Recreation	9	16.11	4.833	
Retail***	250	447.5	134.25	
Other Travel**	30	53.7	16.11	
Total Direct Earnings	57.9	103.641	31.0923	
Industry Employment Generated by Travel Spending (Jobs)				
Accommodations & Food Service	1330	2380.7	714.21	
Arts, Entertainment & Recreation	440	787.6	236.28	
Retail***	250	447.5	134.25	
Other Travel**	30	53.7	16.11	
Total Direct Employment	2050	3669.5	1100.85	
Government Revenue Generated by Travel Spending (\$Million)				
Local Tax Receipts	4.3	7.697	2.3091	
State Tax Receipts	5.1	9.129	2.7387	
Total Local & State	9.4	16.826	5.0478	
* Other Travel Spending includes ground transportation spending and related impacts for travel to other Oregon visitor destinations, and travel arrangement services.				
** Other Travel employment and earnings includes all ground transportation, except motor fuel, and travel arrangement services.				
*** Retail includes gasoline.				

	Total Value of Construction	Residential jobs attributed to STR due to location and work being done					
Feb	\$165,000						
	\$90,000						
June	\$300,000						
	\$247,000						
	\$238,000						
	\$165,000						
	\$177,000						
	\$155,000						
	\$205,171						
	\$180,000						
	\$286,000						
	\$120,000						
July	\$27,450						
	\$12,000						
	\$10,000						
	\$26,500						
	\$125,000						
	\$25,000						
	\$8,500						
	\$90,000						
	\$4,300						
	\$6,000						
	\$15,000						
	\$2,000						
	\$165,000						
	\$25,000						
	\$265,000						
	\$275,000						
August	\$220,000						
	\$160,000						
	\$300,000						
	\$275,000						
September	\$100,000						
	\$30,000						
	\$2,000						
	\$5,000						
	\$1,000						
	\$13,482						
	\$55,000						
October	\$120,000						
	\$300,000						
	\$400,000						
	\$400,000						
November	\$120,000						
	\$700,000						
	\$185,000						
	\$185,000						
	\$120,000						
	\$210,000						
	\$176,000						
	\$20,000						
	\$3,638						
December	\$150,000						
	\$7,661,041						

Newport

Travel Impacts, 2000-2019p

JULY 2020

PREPARED FOR

Greater Newport Chamber of Commerce
Newport, Oregon

**NEWPORT
TRAVEL IMPACTS, 2000-2019P**

Prepared for the

Greater Newport Chamber of Commerce
555 S.W. Coast Highway
Newport, Oregon 97365-4934

Prepared by

Dean Runyan Associates
833 S.W. Eleventh Avenue, Suite 920
Portland, Oregon 97205
503.226.2973

July 2020

NEWPORT TRAVEL IMPACTS, 2000-2019P

This study, prepared for the Greater Newport Chamber of Commerce, documents the economic significance of the travel industry in Newport from 2000 through 2019. The principal aim of this study was to prepare preliminary estimates of travel spending during 2019 as well as to provide estimates of the earnings, employment and tax revenues generated by these expenditures. In addition, the report also provides estimates of overnight visitor volume and average spending.

The 2019 estimates contained in this report are *preliminary*. These estimates are based on the 2019p economic impact analysis for Oregon counties prepared for the Oregon Tourism Commission and updated with the most current information collected for Newport.

In interpreting the findings, it should be noted that:

- All estimates contained in this report supersede those previously published.
- The estimates in this report are expressed in *current* dollars. There is no adjustment for inflation.
- The economic impact measurements represent only direct economic impacts. Direct economic impacts include only the spending by travelers and the employment generated by that spending. Secondary effects related to the additional spending of businesses and employees are not included.
- The employment estimates in this report are estimates of the total number of full and part-time number of jobs directly generated by travel spending, rather than the number of individuals employed. Payroll and self-employment are included in these estimates.
- There were some minor revisions in the estimates for prior years. The estimates in this year's report supersede all previous estimates.

TRAVEL TRENDS

Total direct travel spending in Newport was \$195.2 million in 2019p. This represents a 1.8 percent increase over the preceding year in current dollars. Earnings and employment increased 4.3 percent and 0.4 percent, respectively.

Newport Travel Trends, 2000-2019p

	Spending (\$Million)	Earnings (\$Million)	Employment	Tax Receipts (\$Thousand)		
				Local	State	Total
2000	97.4	24.8	1,420	1,390	1,977	3,367
2001	105.9	27.5	1,540	1,476	2,140	3,615
2002	105.8	27.5	1,500	1,439	2,109	3,549
2003	108.0	27.8	1,530	1,666	2,155	3,822
2004	112.3	28.7	1,560	1,758	2,432	4,190
2005	112.6	28.5	1,490	2,080	2,421	4,502
2006	117.9	29.7	1,480	2,261	2,525	4,786
2007	121.7	32.0	1,590	2,389	2,675	5,064
2008	124.6	32.9	1,580	2,244	2,731	4,975
2009	122.8	33.2	1,580	2,240	2,719	4,959
2010	123.5	32.2	1,540	2,293	2,675	4,968
2011	127.0	32.8	1,540	2,309	2,883	5,192
2012	129.9	34.7	1,590	2,336	2,963	5,299
2013	140.1	36.2	1,650	2,648	3,115	5,763
2014	153.8	39.1	1,730	3,002	3,350	6,352
2015	164.0	43.7	1,840	3,431	3,683	7,114
2016	169.4	45.7	1,850	3,635	3,843	7,478
2017	176.7	49.0	1,900	3,855	4,486	8,341
2018	191.7	55.5	2,040	4,317	4,991	9,308
2019p	195.2	57.9	2,050	4,340	5,101	9,441
Annual Percentage Change						
18-19p	1.8%	4.3%	0.4%	0.5%	2.2%	1.4%
00-19p	3.7%	4.6%	2.0%	6.2%	5.1%	5.6%

Notes: Spending includes visitor spending and other travel spending (travel agencies and transportation to other Oregon destinations). Earnings include wage and salary disbursements, benefits and proprietor income. Employment includes full- and part-time payroll employees and proprietors. These direct travel impacts do not include secondary (indirect and induced) impacts.

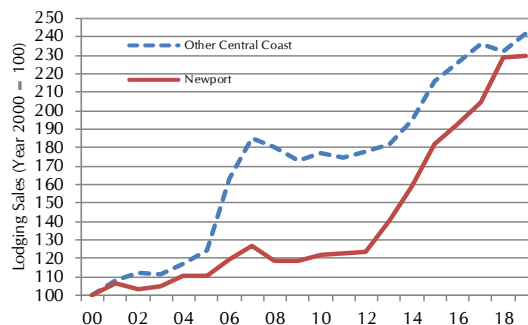
Newport’s share of Central Coast lodging sales declined from about 25 percent to 18 percent between 2000 and 2008. In recent years, the Newport’s share has gradually increased, with strong growth during four of the last five years.

Newport and Central Coast Lodging Sales (Million)

	Newport	Central Coast	Share
2000	\$19.9	\$78.9	25.2%
2001	\$21.1	\$85.0	24.8%
2002	\$20.6	\$86.6	23.7%
2003	\$20.8	\$86.6	24.1%
2004	\$22.0	\$91.3	24.1%
2005	\$22.0	\$95.5	23.1%
2006	\$23.8	\$120.2	19.8%
2007	\$25.1	\$134.6	18.7%
2008	\$23.6	\$130.3	18.1%
2009	\$23.6	\$125.6	18.8%
2010	\$24.1	\$128.7	18.8%
2011	\$24.3	\$127.3	19.1%
2012	\$24.6	\$129.6	19.0%
2013	\$27.9	\$135.5	20.6%
2014	\$31.6	\$147.0	21.5%
2015	\$36.1	\$163.6	22.1%
2016	\$38.3	\$171.9	22.3%
2017	\$40.6	\$180.2	22.5%
2018	\$45.4	\$182.6	25.0%
2019	\$45.7	\$188.8	24.0%
<i>Average Annual Percentage Change</i>			
17-18	12.0%	1.3%	
00-18	4.7%	4.8%	

Source: Oregon Department of Revenue, City of Newport and other taxing jurisdictions in Lincoln, west Douglas and west Lane counties.

Newport and Other Central Coast Lodging sales (Year 2000 = 100)



Newport Travel Impacts, 2010-2019p

	2010	2012	2014	2015	2016	2017	2018	2019
Total Direct Travel Spending (\$Million)								
Destination Spending	121.0	127.0	151.0	161.3	166.2	173.4	188.1	191.7
Other Travel*	2.5	2.8	2.8	2.6	3.1	3.3	3.5	3.5
Total Direct Spending	123.5	129.9	153.8	164.0	169.4	176.7	191.7	195.2
Visitor Spending by Commodity Purchased (\$Million)								
Accommodations	28.3	27.7	35.7	40.7	43.1	46.7	51.4	51.7
Food Service	28.3	30.2	37.1	40.5	42.5	44.4	48.7	50.7
Food Stores	15.6	17.0	19.6	20.7	20.8	20.8	21.7	22.3
Local Tran. & Gas	8.9	10.6	11.1	9.4	8.8	9.8	11.8	11.5
Arts, Ent. & Rec.	19.7	20.5	23.6	25.0	25.7	26.1	27.7	28.2
Retail Sales	20.1	21.1	23.9	25.1	25.4	25.5	26.8	27.2
Destination Spending	121.0	127.0	151.0	161.3	166.2	173.4	188.1	191.7
Industry Earnings Generated by Travel Spending (\$Million)								
Accom. & Food Serv.	21.3	22.8	27.2	29.7	31.3	34.0	39.2	40.9
Arts, Ent. & Rec.	5.7	6.3	5.4	7.0	7.2	7.5	8.5	9.0
Retail***	4.6	4.8	5.7	6.1	6.1	6.3	6.6	6.7
Other Travel**	0.7	0.7	0.8	0.9	1.1	1.2	1.2	1.2
Total Direct Earnings	32.2	34.7	39.1	43.7	45.7	49.0	55.5	57.9
Industry Employment Generated by Travel Spending (Jobs)								
Accom. & Food Serv.	990	1,000	1,120	1,160	1,170	1,220	1,320	1,330
Arts, Ent. & Rec.	320	360	340	400	400	400	450	440
Retail***	210	220	250	260	250	250	250	250
Other Travel**	20	20	20	20	30	30	30	30
Total Direct Employment	1,540	1,590	1,730	1,840	1,850	1,900	2,040	2,050
Government Revenue Generated by Travel Spending (\$Million)								
Local Tax Receipts	2.3	2.3	3.0	3.4	3.6	3.9	4.3	4.3
State Tax Receipts	2.7	3.0	3.4	3.7	3.8	4.5	5.0	5.1
Total Local & State	5.0	5.3	6.4	7.1	7.5	8.3	9.3	9.4

Details may not add to totals due to rounding.

*Other Travel spending includes ground transportation spending and related impacts for travel to other Oregon visitor destinations, and travel arrangement services.

Other Travel employment and earnings includes all ground transportation, except motor fuel, and travel arrangement services. *Retail includes gasoline.

NEWPORT OVERNIGHT VISITOR VOLUME AND AVERAGE SPENDING

Visitor volume and average visitor spending estimates for Newport are shown below. The tables are mathematically related: The total visitor spending estimates in the first table are equivalent to the average spending estimates in the second table multiplied by the appropriate measure of visitor volume in the third table. See Appendix C.

Visitor Spending by Type of Traveler Accommodation (\$Million), 2010-2019p

	2010	2012	2014	2015	2016	2017	2018	2019
All Overnight	80.7	83.7	100.9	108.5	112.3	118.5	129.8	132.1
Hotel, Motel, STVR*	54.6	57.0	72.4	79.1	82.4	88.0	97.8	99.3
Private Home	4.7	4.2	4.3	4.3	4.3	4.5	4.7	4.7
Other Overnight	21.4	22.5	24.3	25.0	25.6	26.0	27.3	28.1
Campground	15.7	16.5	18.1	18.8	19.4	19.6	20.8	21.5
Vacation Home	5.6	6.0	6.2	6.2	6.3	6.4	6.5	6.6
Day Travel	40.3	43.4	50.1	52.8	53.9	54.9	58.3	59.6
Spending at Destination	121.0	127.0	151.0	161.3	166.2	173.4	188.1	191.7

Average Expenditures for Overnight Visitors, 2019p

	Travel Party		Person		Party Size	Length of Stay (nights)
	Day	Trip	Day	Trip		
Hotel, Motel, STVR*	\$331	\$626	\$135	\$256	2.4	1.9
Private Home	\$84	\$256	\$32	\$98	2.6	3.0
Other Overnight	\$148	\$486	\$44	\$145	3.3	3.3
All Overnight	\$239	\$560	\$86	\$209	2.8	2.3

Overnight Visitor Volume, 2017-2019p

	Person-Nights (000)			Party-Nights (000)		
	2017	2018	2019	2017	2018	2019
Hotel, Motel, STVR*	597	644	650	244	264	266
Private Home	136	140	138	52	54	53
Other Overnight	567	575	585	171	173	176
All Overnight	1,301	1,359	1,374	467	490	495

	Person-Trips (000)			Party-Trips (000)		
	2017	2018	2019	2017	2018	2019
Hotel, Motel, STVR*	316	341	344	129	139	141
Private Home	45	46	46	17	18	17
Other Overnight	173	175	179	52	53	54
All Overnight	534	562	568	198	210	212

*Includes all lodging where a lodging tax is collected except campgrounds.

Public Input

Row 3

Name	Clint Handschuch
Email	chandschuch@peak.org
Form Date Field	01/31/21
Topic	Agenda Item STR
Comments	<p>I am a 74 year old decorated disabled Vietnam war veteran, diagnosed with PTSD. We moved permanently to Bayshore in Waldport over three years ago after owning the house for 12 years. In the past two years, our little neighborhood is starting to sound like a war zone, fireworks at given night, anytime late at night, and loud party type noises, really!!! Our neighbor in back of us , moved here from Bend,Or., and only lasted six months because of the noise, fireworks, etc. This is really happening!!! For the most part, the families that rent these homes are really great people, but the ugly few that cause the problems need to be controlled. Rental, two doors down from us, dumping leftovers in the drainage ditch , crab cleaning parts, etc. We now seem to have a rat problem. Sometimes, even during height of pandemic. three to four trucks parked there, 8 people and more and very noisy. Our neighbor was confronted by some of these idiots because she told them to keep their dogs from pooping on her property!! If these properties are being managed, someone is not doing their job!!! It seems like they (STR) are popping up all around us now. We need to slow down and figure this out as it is no fun living here anymore with whats happening!!!</p>
Meeting Date	
Subject	STR

Public Input

Row 6

Name	Debra Martin
Email	Debbiemartin58@gmail.com
Form Date Field	01/27/21
Topic	Agenda Item
Comments	<p>I am a registered voter in Lincoln County and I own and live full time in my home in the Beverly Beach neighborhood in unincorporated Lincoln County. I want neighbors, not STRs in my neighborhood. Having to put up with the noise at all hours, dozens of people partying in one 3 bedroom house, 5 vehicles parked in front of one house blocking traffic, trash, vandalism, and animal waste - it's just too much. And just try and get anyone to respond to complaints... I support a moratorium on any new STR licenses and a gradual phase out of existing licenses until STRs reach no more than 4% of the neighborhood. I also think that occupancy of existing STRs should be limited to no more than 2 people per bedroom. Existing STR licenses should NOT transfer with the sale of a residence - each new owner should have to apply for a license, and if percentage of STRs in the neighborhood is more than 4%, then license should NOT be granted. If someone can't afford their mortgage without STR income, then they shouldn't buy the house. We pay property taxes and support local businesses more than anyone staying in a STR - our opinions and rights to live in safe neighborhoods should count more than those who do not live here full-time. My husband and I vote - in EVERY election. Sincerely, Debra Martin 135 NE 115th St Newport, OR 97365 801-497-6202</p>
Meeting Date	
Subject	STRs in unincorporated Lincoln County, Oregon

Public Input

Row 1

Name	Heidi Gilbert
Email	heidirholmes@yahoo.com
Form Date Field	02/01/21
Topic	Agenda Item
Comments	<p>Good afternoon Commissioner's, Every week the STR subject seems to be more and more heated and you can feel the aggression in the Community. Many who I have spoken to have said that the 15 neighborhoods group is turning this once nice community into an angry and hostile environment to be in. Again, owning a home at the beach and doing what we wish with our property, is our choice. If our home is in Lincoln County unincorporated, then we should be allowed to live as we please without be harassed by certain individuals. Laws have been set in place as we did our due diligence when we purchased to ensure that we were in the right area if we wanted to get a STR license down the road. Yes, we did our homework as did the complainers do theirs? People who think they are above everyone else because they happen to live at the beach full time is ridiculous. We pay property taxes and with all the upgrades we have done to the home only added value to the neighborhood. It is no one's business what we are doing with the property as long as we are following the laws set in place. I am so tired of these small-minded individuals who are being so selfish and want to see their towns turn into ghost towns. The individuals who chose to retire on the Coast seem to be the only ones bothered by vacation renters. Funny how there were only two real issues called into the entire County last year. STR's are such a HUGE problem. Yeah right....Lol. 15 neighborhoods have gone too far with their tactics and intimidation to be honest. Enough is enough as 15 neighborhoods group are those who have turned these areas into unwelcome and rude places to enjoy. Not the vacation renters biut these locals who are advicating only for themselves. Selfish. These people are the ones causing all the craziness right now. Having individuals in that group say that STR owners live outside their means is crazy. Because she is from a different generation, her opinion matters in regard to my situation. 15 neighborhoods people know nothing about my situation or anyone else's situation as each story is different. A home passed down in the family or a new homeowner like me is now part of the Community. Again, how is this anyone's business? Why is this group of three trying to change their rules in the County? Selfish. Selfish. Selfish. One day we will retire at the Coast and we just might end up being your full-time neighbor so thank you 15 neighborhoods for being so welcoming into the Community. You all should be ashamed of yourselves. Great way to start off relationships and thank you again for all you have done to hurt your own County. You should be given a trophy. I urge all you out there reading this to NOT side with the 15 neighborhoods agenda and all their information is simply fluff and not accurate information being given to the community. All their inserts and comments in the local papers only add to the false information campaign. Yes, false information campaign. Please get educated before you vote your own property rights away. I hope those who</p>

really want to see their communities stay alive will see the big picture here and not vote with a small group who honestly dont care about anyone but themselves. I hope that licensing opens back up sooner than later to get the local workers people back to work. No caps. No changes to room occupancy. No changes Period. The real issue has always been enforcement. Nothing more. If the harrassers are the local residents then they should be also dealt with too. You can't have it both ways people. Heidi Gilbert Andy Peslin Gleneden Beach

Meeting Date 02/01/21

Subject STR's

Public Input

Row 7

Name	Josh Carter
Email	JOSHL CARTER@GMAIL.COM
Form Date Field	01/26/21
Topic	Agenda Item
Comments	<p>Hello, We are small business owners of a VRD in the Road's End area of Lincoln City, Oregon. Having grown up in Lincoln City, I grew up knowing the importance of tourism on the local economy. We are responsible small business owners and take great care to ensure that our guests do not impede on the lives of our neighbors. Lodging and specifically VRDs are a stable source of tax revenue in Lincoln City and could be for the county. The total economic impact of VRDs in Lincoln County in the millions of dollars in the form of fees, taxes, and incomes generated for local small business owners and employees. VRDs are helping to solve for a demand for lodging where the supply cannot keep up. VRDs are not the cause of the lack of affordable housing in Lincoln City. Data shows that the lack of affordable housing is occurring in areas with and without a large concentration of VRDs. I urge you to consider the adverse impacts to the community, to small business owners, and residents employed by small businesses if adverse action were taken by the county against VRDs.</p>
Meeting Date	01/20/21
Subject	Short Term Rental (STR) Licensing - 2021 Workshop(s)

Dear Lincoln County Board of Commissioners and County Counsel Belmont,

The scarcity of owners willing to serve in HOA neighborhoods is a problem not previously addressed with this governing body. The growing presence of STRs has a direct and negative impact on the number of permanent residents available to manage the duties that are critical to these neighborhoods (HOA Board positions, Architectural Review Committees, special road district boards, and local fire departments).

Given the influx of STRs into our neighborhoods, they now fall into three categories:

- 1) Full-time resident, either homeowner occupied or long term renter
- 2) Part-time resident, either a second home or vacation home, without rental activity
- 3) Absentee owner (with the exception of brief stays in the home), with frequent rentals for brief periods of time (nightly, weekend, or weekly)

Two categories, part-time and absentee owners, are less likely to take part in the management of an HOA. Many permanent residents have served already. As the trend continues, promoting STRs in our neighborhoods, there will be few residents left who have not yet served. These volunteer positions are vital to neighborhoods. The community depends upon HOA boards to help residents with neighborhood issues, including a sense of community, livability, shared respect and responsibility for maintaining the neighborhood in accordance with the HOA guiding documents.

In Sandpiper Village the HOA Board is comprised of five (5) members, each serving a three-year term. The Architectural Review Committee (ARC) is comprised of three (3) members, each serving a three-year term. Any owner of one of the one-hundred-ninety-four (194) lots in Sandpiper Village can apply to fill an open position. During the 2018, 2019, and 2020 election cycles, there were two (2) Board positions open each year, as well as one (1) ARC position each year. There were no new volunteers to fill these openings. Members whose terms were expiring agreed to continue for an additional term in each case. They, and others who have previously served, will not be able to do so indefinitely. Sandpiper Village may have no recourse but to incur the costs of engaging a management company or to dissolve the HOA, losing the protections and benefits owners expected when they purchased here.

Sandpiper Village was incorporated in 1968, with CC&Rs established to promote and maintain the integrity of the community. Additional documents (resolutions, interpretations, and guidelines) have been developed and adopted by the Board to address ocean views, provide processes, and define nuisance violations (such as night lighting, fireworks, and pet waste). The owners who purchased in 1968, as well as many since then, have an expectation of neat neighborhoods, maintained ocean views, stable property values, and good-neighbor behaviors. The full-time and part-time residents become familiar with the governing documents over time, and generally make good neighbors. Absentee owners, and their short-term renters, do not know the expectations and are seldom good neighbors. There is no mention of STRs in the CC&Rs; the development was designed for single-family living. If Lincoln County does not act on our behalf, the integrity of Sandpiper Village cannot be maintained. You are our only recourse.



Kristi Peter <kpeter@co.lincoln.or.us>

STR input

2 messages

traci burks <2beverlybeachbums@gmail.com>
To: Kristi Peter <kpeter@co.lincoln.or.us>

Mon, Feb 1, 2021 at 12:30 PM

The raw truth about the impact of short term vacation rentals on housing is not unique to Lincoln County. Popular tourist destinations throughout Oregon and beyond are struggling with the balancing act of supporting tourism but not sacrificing housing for residents. STR investors want to convince the masses that there is no need to cap STRs in the unincorporated county because their locale is cost prohibitive to anyone other than investors profiting off the income of operating businesses in residential neighborhoods. Take a drive through any of these neighborhoods: Beverly Beach, Gleneden, Pacific Shores and Surfland. You will see these neighborhoods and many others full of average single family homes, many of which have been consumed by STR investors. LC Housing report 2019 estimates there are 2155 active rentals in the entire county, plus hotel/motels and campgrounds to provide accommodations for tourists. There is no shortage of accommodations for tourists but what about LC residents and future residents?

My unincorporated neighborhood houses healthcare workers, educators, engineers, law enforcement, heavy equipment operators, carpenters, plumbers, retired military and many other industries that are essential for the county. Sadly 10% of the housing in my neighborhood has turned to STR use. This is a irreplaceable loss of housing for incoming families. Many other neighborhoods have lost as much as 50% housing to STR investors.

As cities cracked down and put caps on STRs the shrinkage of available housing is starkly apparent in the unincorporated county. A Lincoln County housing strategy plan 2019 reveals, *Lincoln City has a policy to "control the number and location of vacation rentals" to preserve adequate housing. Depoe Bay suggests "phasing out of the existing short-term rental use of dwelling units"*. More recent Yachats and Newport have implemented caps on STRs to preserve residential housing and minimize the impacts of STRs.

Housing Analysis and Action Plan for Coos County, Oregon | 2018 *"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."*

Deschutes County Housing for Moderate-Income Households (80- 140% AMI)
"The region's housing options for people of moderate and middle incomes lacks supply to meet current demand and future needs. The supply of vacant and available housing across the region is remarkably low and short- term vacation rentals are thought to consume a portion of the supply that would otherwise be available to residents in some areas."

Key findings and recommendations for Clatsop County according to their housing study done 2018 *"Control commercial use of residential land • Non-residential uses of housing units should be discouraged and/or controlled to the extent possible. This includes housing used purely for short-term rental and investment income. It can be helpful to shift the mindset to thinking of these as commercial uses (like a hotel) taking place in residential zones where they may not be appropriate."*

What will the vision of the county be: *"Investors Welcome Residents Get Out"* or *"Lincoln County Where We Support All Our Residents and Future Residents"*.

Preserve housing in low density single family neighborhoods by instituting a permanent caps now both county wide and in neighborhoods of between 1% per Via Oregon webinar economist and 4%. Eliminate transfer of licenses to allow thinning of STRs in neighborhoods through attrition over time.

*Tim and Traci Burks
Beverly Beach*

Kristi Peter <kpeter@co.lincoln.or.us>
To: traci burks <2beverlybeachbums@gmail.com>

Mon, Feb 1, 2021 at 12:52 PM

Thank you!



Kristi Peter
Executive Assistant
Lincoln County Board of Commissioners
[541.265.4100](tel:541.265.4100)

2/1/2021

Co.lincoln.or.us Mail - STR input

kpeter@co.lincoln.or.us

[Quoted text hidden]