

Manis, Dina

From: Beth Stansberry <bethstansberry@live.com>
Sent: Saturday, February 29, 2020 8:40 PM
To: _CityCouncilListPublic
Subject: [EXTERNAL] 3/3 ADU/JADU

Dear City Council; It is alarming that you would use an urgency ordinance to further restrict the rights of property owners to accommodate guests on a short-term basis, without residents being allowed to examine proposed restrictions with the benefit of a public hearing.

Please set-aside the short-term occupancy restrictions found in Paragraph B4 and F1c on ADUs and JADUs entirely from the emergency ordinance. Please schedule a date for a public hearing so the issue can be fully discussed for the public's benefit. Please notify Santa Rosa residents of any further hearings, presentations, and even discussions on this matter. So disturbing that we, as tax paying homeowners, must work so hard to protect our property rights. Please reconsider any legislation that would further erode personal property rights. Thanks

Sent from my iPhone

Manis, Dina

From: Greater Cherry Neighborhood Association <greatercherry@gmail.com>
Sent: Sunday, March 1, 2020 12:46 PM
To: _CityCouncilListPublic
Subject: [EXTERNAL] 3/3/20 City Council Meeting Urgent ADU/JADU ordinance Item 15.2

Dear City Council;

As hosts, we are alarmed that you would use an urgency ordinance to further restrict the rights of property owners to accommodate guests on a short-term basis, without us being allowed to examine proposed restrictions with the benefit of a public hearing.

Please set-aside the short-term occupancy restrictions found in Paragraph B4 and F1c on ADUs and JADUs entirely from the urgency ordinance. Please schedule a date for a public hearing so the issue can be fully discussed for the public's benefit.

We would also like to be notified of any further hearings, presentations, and even discussions on this matter. What is your rationale for making us work so hard to protect our rights?

Eric Fraser
Community Organizer

The Council, staff, and auditors

- Need to understand the motivations of the property owner to build ADUs and JADUs. They would realize that ADUs and JADUs, in the rare likelihood they are offered for short term occupation, pose no threat to stated goals of more housing, or create negative impacts on a neighborhood.
- That in so much as ADU or JADUs are being used for short term stays, the typical short-term rental listing has only a "part-time" or incidental occupancy rate (most less than 180 days per year), with the balance of the calendar filling in with longer term stays, family visits, etc.
- That the composition of short-term visitors does not necessarily fit the prevalent "tourism economy" narrative. It is common for short term hosts to welcome evacuees, first responders, travelling professionals, medical patients, business travelers, students, family members of neighbors, and others not considered "tourists".
- That ADUs, JADUs, homeshare hosts, and housing advocates all share one common goal of making more housing available. Homeshare hosts do that by activating unused spaces (as well as investments in common sense ADU or JADU builds) to accommodate a mix of short-term guests as well as those staying longer.
- Our community's resiliency depends on extra bedrooms being available, and investment in new housing as well as ADU/JADU builds. Homeshare hosts using the power of platforms like Airbnb are able to match evacuees and first responders with hosts during emergencies large and small.

- That the concept of being able to offer legal short-term accommodations may provide incentive or options to enable a property owner to move forward with an ADU or JADU build, i.e. pencil out.
- That many homeshare hosts decide it's not part of their future plans after all because it is too demanding, or inconvenient, so that space may likely convert to other uses, including long-term occupancy.
- By having the restrictions, and indeed the sneaky way restrictions are being proposed, denigrates the property owner's right to choose to use their property, and to make decisions based on their family's needs, and those of the community.
- Since no restriction was in place prior to December 2017, and there were no problems being addressed by the restriction, why have even more restrictions now?
- *Do you have other information to add?*