

Derrick Tokos

From: carla perry <perry.carla@gmail.com>
Sent: Friday, November 09, 2018 5:55 PM
To: Derrick Tokos
Subject: Concern about missing item in Ordinance No. 2144 regarding VRDs

Derrick,

I will be out of town on Tuesday, November 13 so will not be able to attend the PC Commission Meeting.

I received no confirmation that the email I sent to you (and others) on November 5 was received, and I noticed it was not included in the Planning Commission packet for next Tuesday night's meeting. In that packet were letters from numerous other people weighing in on the VRD issue, so I am sending my email again. Please confirm that you will raise this issue at the next meeting where VRDs are discussed, and please incorporate it into the testimonial record.

Thank you.

-Carla

To: Derrick Tokos, members of the Planning Commission Ad-hoc VRD Advisory Committee, and other interested people,
From: Carla Perry, perry.carla@gmail.com
November 5, 2018

I am a member of the Planning Commissioner's Ad-hoc Vacation Rental Advisory Committee and I have a concern about an item not addressed in the current draft of ORDINANCE NO. 2144: AMENDMENTS TO THE NEWPORT MUNICIPAL CODE RELATED TO SHORT TERM RENTAL LAND USE REGULATIONS.

My concern is the lack of a process to decrease the number of already permitted vacation rentals in areas that will be restricted after the new VRD policy is implemented, assuming that either a cap or proximity limits (or both) will be implemented.

How will existing VRD permits in over-saturated areas be eliminated?

I recommend that a statement be added to Ordinance No. 2144 that clearly defines the phase-out process, the timeline, and the consequences of non-compliance.

Attrition is one method that Derrick Tokos mentioned, another is noticing the newest permit holders that their permit will be revoked as of a certain date, but this topic is not addressed in the Ordinance. If the phase-out period is 3 years (5 years is too long), what steps will ensure no limits are exceeded at the end of that period?

Phase-out cannot be enforced unless there is a clear statement included in the Ordinance describing the phase-out process and the consequences for continuing to operate.

Thank you for considering adding this topic to Ordinance No. 2144.

-Carla Perry

Derrick Tokos

From: Bernard Cooperstein <bdctzc@me.com>
Sent: Friday, November 09, 2018 6:55 PM
To: Derrick Tokos
Subject: Vacation Rentals

To: Derrick Tokos

Regarding any plan by the city to regulate vacation rentals, we are very much in favor or not allowing any new vacation rentals in residential (R1 and R2) neighborhoods. Please take our wishes into account when a decision is made. We are permanent residents here in Newport.

Thank you,

Bernard Cooperstein
Thelma Cooperstein

Roger Benney/Sheryl Craner
Owners of a South Beach Vacation rental
VRBO# 600858

With regard to the the proposed changes to the regulation covering Vacation rentals etc in Newport , Oregon in 2018

My wife and I have owned and managed our Vacation Rental since July 2014 and to date we have over 180 Five-star reviews.

We believe that we run a polished and professional operation and we have an excellent relationship with our neighbors in our Town-House development.

It is our opinion that the fact that we are extremely careful who we allow to stay at our place, even to the point of losing some potential bookings plus the fact that we do NOT rely on any agencies to make booking for us is a large part of the reason we get good ratings and have a good relationship with our neighbors. In other words it is possible to not have the negative issues that give some VR's a bad name

We have of course heard stories of irresponsible owners of VR's allowing too many vehicles and loud late night parties etc and have long been concerned that this kind of unprofessional conduct would trigger a need for changed regulations. Indeed, within reason we would support some changes.

1- We chose South Beach for a very good reason apart from it's undeniable views and it's State park. It is an area that is made for Businesses that are tourist and Science/Education related and as such is in need of good quality Rental accommodations and therefore we feel that any restrictions to the number and locations of Rentals should be very limited. South Beach is nothing like Nigh Beach and there is room for expansion in South Beach- unlike in Newport itself.

2- A business license endorsement should be transferable on an established VR if that business has a very good reputation, no complaints etc.

If Existing VR's have off street parking such as garages or driveways that adhere to existing regulations for vehicular parking, this should be good cause for more that one VR to be operational in every 5 lots or parcels. Since on road parking is usually the main problem in residential streets this would seem to be fair.

3-As per other areas such as Lincoln City for example, 5% seems at this moment with what housing is currently available and built to be a reasonable limit to work with, especially since we are not near that mark yet.

4-Maximum occupancy in our VR is 6 and we have two bedrooms. The reason is most guests we have have children and for them we supply a couch/day bed with a trundle bed underneath. This seems perfectly reasonable in order to fit a typical family or one or two extra persons. Our view therefore is for C1 – 2 persons per bedroom plus two additional persons

5-If there is to be an endorsement made to give preference to the longest running VR over the other VR's in that area, then it must be the VR with the earliest endorsement date that has been continuously run as a VR during that time not an on and off business such as when the owner at various times occupies the property for the winter for example.

Whilst we do not like this type of endorsement because it is hard to be truly fair in its administration, if it is to become an endorsement then the VR with longest running history as a full time business should take preference.

These are our opinions at this time and we apologize for being unable to be in Newport on the 13th

Roger Benney and Sheryl Craner

3605931616

Derrick Tokos

From: Sandy Benning <ctwmn007@yahoo.com>
Sent: Monday, November 12, 2018 8:40 AM
To: Derrick Tokos
Cc: sandra.benning@noaa.gov
Subject: Concerns regarding VRD's in residential areas

Mr. Tokos,

Prior to the 2012 short term rental ordinance, when VRD operations were restricted, my single family R2 residential neighborhood was friendly, quiet and safe, and without a single, legally operated VRD business. Since then this single family zoned neighborhood has changed drastically with the explosion of large VRDs advertising overnight occupancies up to 18, and that often exceed 20 overnight renters.

This year alone, January 1 to date, our neighborhood of 35 homes and about 60 permanent residents experienced an influx of over 900 transient vacation renters who brought with them the problems of increased traffic, campfire smoke, noise, unleashed dogs, untended garbage, litter, trespassing and vandalism by drunks and drug users.

There are areas of the city including tourist, commercial and water related zones and adjacent areas where VRDs are appropriately allowed and policed, and where tourism is promoted through the amenities of shops, restaurants, galleries, entertainment centers, restrooms and ready beach access. These tourist oriented areas are certainly important to the economy of Newport, but also important are single family residential areas where permanent residents of the City can be expected to live and raise families in a typical and normal neighborhood setting.

There are single family residential neighborhoods in Newport that lack any tourist amenities other than large homes, operated by absentee landlords, that offer rents lower than hotels and motels, which are still prohibited in these zones.

To achieve some balance with tourism for the permanent residents of Newport, these VRD operations should be phased out of such single family residential zones. These small areas could thus be returned to the real neighborhood condition they enjoyed prior to the 2012 ordinance that allowed uncontrolled VRD businesses expansion throughout the City.

I will be attending the council meeting to express my concerns in person.

Thank you

Sandy Benning

Derrick Tokos

From: Glenn Stockton <glenn.stockton@gmail.com>
Sent: Monday, November 12, 2018 8:57 AM
To: Derrick Tokos
Cc: loristockton@gmail.com
Subject: Ordinance Number 2144 - Comments regarding the proposed VRD changes

Dear Mr. Tokos, City of Newport Planning Commission, and members of the Ad-hoc Work Group,

Please confirm receipt of this email prior to the Planning Commission meeting scheduled for 6:00 p.m., Tuesday, November 13, 2018. Also, please confirm that the information this letter contains will be considered by the Planning Commission during the meeting.

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Upon our return from vacation this past Saturday, we fortunately found the “Public Notice of Potential Land Use Change” in our huge volume of mail. In the future, we highly recommend that such notices be provided not only via snail-mail but also via email in order to enable greater response from those who could be impacted by proposed actions by the City of Newport.

We have been the owners of the “Yaquina House” with a postal address of 1156 SW Mark Street (though its entrance is from Government Street) since March, 2003. The fact that it was a vacation rental home made it possible for us to purchase it, and we have operated it as such from the time of our purchase. For use by tourist visitors to the City of Newport, along with its close ocean view which is protected by the adjacent Yaquina Bay Lighthouse park, the house is also ideally equidistant between the Historic Bayfront and Nye Beach. We currently employ a management company that manages all advertising, rentals, general upkeep, etc.

We are now both retired. The “Yaquina House”, and its continued use as a vacation rental, play prominently as a financial resource during our coming years. The loss of the ability to use it as one of our sources of income would significantly compromise our future.

As can be discovered in the title information of the property, when it was constructed the intent was its use as a small time-share property. Though we don’t know when this idea was abandoned and the transition made to single ownership and its use as a vacation rental, note that its entire history, since construction, has been one of periodic use by multiple families and groups as opposed to long term housing. As the house was constructed in 1975, we believe its construction and use either as a time-share or vacation rental property predated nearly all the homes that now surround it by many years. It’s use as such during this time and our period of ownership has been known by all surrounding property owners.

Regarding the “Yaquina House” specifically, contrary to the suggestion in the opening line of the “Summary of Potential Changes”, that “the character of residential neighborhoods” require protection, a strong argument can be made that the long term housing provided by homes in the immediate vicinity of the “Yaquina House” violate the initial character established by its historic and ongoing intent to serve the interests of periodic use by vacationing visitors.

Without addressing the proposed Alternatives No. 1 through 3 at all, as from what we have had time to discern from the online documentation, they apparently do not threaten the continued and historic use of the “Yaquina House” as a vacation rental home, we strongly oppose Alternative No. 4 and suggest that it’s implementation would likely result in significant legal peril and eventual expense for the City of Newport.

We do appreciate the efforts of those who have worked and are working on this. It is certainly a great challenge to balance the need for long term housing with the great benefits provided by quality and varied housing opportunities for visitors to our wonderful city. However, if there is truly unmet demand for long term housing, we wonder why this is not being sufficiently addressed through new residential construction.

We guess that a major factor that plays into this discussion and proposed actions are the interests of institutions such as hotels and motels. In recent years their interests are being countered with the explosive growth of alternative uses for residential dwellings such as vacation rentals, home shares, hostels, bed and breakfasts, etc. It is the revolutionary internet marketing sources that enable individuals and property management companies to successfully market such uses, including vrbo.com, airbnb.com, etc. As with any such revolution, the interests of the old way of doing things are put under pressure and sometimes simply disappear. We know this well from Glenn's many years working in the newspaper industry, which has suffered greatly with the rise of easy information access provided by the internet.

Please also refer below to the general comments offered last year regarding the then proposed moratorium of licensing new vacation rentals.

Best Regards,
Glenn & Lori Stockton
360.621.8653

On Thu, Sep 14, 2017 at 10:32 AM Glenn Stockton <glenn.stockton@gmail.com> wrote:

Dear Mr. Tokos,

As our main residence is in Bremerton, WA and we are very busy with our lives here, I will be unable to attend the coming meeting that seeks input on the idea of placing a moratorium on adding new licensed vacation rental homes in the City of Newport. Even so, please consider my comments below as the city considers this matter:

My wife and I have maintained what was initially a grand-fathered-in and now is a licensed vacation rental home in Newport, OR since 2003. We have greatly enjoyed our several annual visits to Newport and also sharing our home with many visitors to the Oregon Coast over the years.

As we understand only about 3% of Newport homes are currently available for visitors to rent, we believe it would be shortsighted to place a moratorium on the licensing of additional homes for this use at this time. Were the percentage significantly larger, such a restriction might be warranted, but with only 3 in 100 homes in the category, it hardly seems necessary.

Rather than placing such a moratorium currently, I suggest a broader look to the future. The needed research should begin now to determine what makes sense for the highest upper percentage of homes in this category. Surely there are other cities that have had gone before Newport in determining this optimum percentage. While Newport is unique, information gathered from these other cities which have faced this question could be accessed, analyzed, and adapted to Newport's unique setting and situation. Determining the correct action in this way would enable the decision to be made, not based on the interests of pressure groups that are in seeming competition, such as hotels and vacation rental owners – but instead in the true interests of all aspects of the City of Newport. The city would thus avoid the necessity of making any sudden changes, providing homeowners in the process of making a decision about entering (or not) the vacation rental market needed information for making a truly informed decision.

It is my understanding that Newport vacation rental licensing is not currently passed from home seller to home buyer. If this is indeed the case, placing a moratorium on issuing "new" vacation rental licenses would have the impact of greatly reducing the value of the homes of current vacation rental licensees, as well as reducing the number of reasons for buyers to purchase these same homes. That would be patently unfair to vacation rental homeowners who, in many cases, have spent thousands of dollars upgrading their homes to required vacation rental standards and thereby rely on the value they have added to them to be recovered when they sell. If, against my and others advice on this, a moratorium is put in place, it will be important to current vacation rental licensees that the code is simultaneously altered to enable the renewal of licenses based on previous continuous licensing of the home and not on the continuous same ownership of that home.

Placing current restrictions on the number of any of the growing variety of rental and logging options for visitors to our beautiful city, sends the wrong message, and longterm would likely have a negative impact on the local Newport economy.

Best Regards,
Glenn Stockton

Home location: 1156 SW Mark St, Newport, OR 97365
My cell #: 360.621.8653



Dr. Ronald H. Davidson & Dr. Christine V. Davidson

536 NW 55th Street • Newport, Oregon • 97365
email: rhdaavidson@icloud.com • Telephone: 312.925.1011

November 12, 2018

Dear Members of the City of Newport Planning Commission:

We write to express our support for a City ordinance that would prohibit the use of VRD housing within any Newport residential areas which are presently zoned R-1 and R-2.

While our concerns about the proliferation of VRDs in Newport are numerous – many of which we share with our neighbors in the community, who we know have previously expressed to you their strong opposition to such VRD proliferation – we are especially dismayed by some increasingly disruptive side-effects caused by the numerous vacation renters in our community over the past several years; specifically: increased police calls, reported cases of property theft, loud partying at late-hours (often with large numbers of non-resident guests), among a host of other unacceptable (and preventable) public nuisances.

In sum, while Newport must retain its well-earned reputation as a welcoming community for visitors, common sense would also suggest that such natural hospitality ought not to be abused at the expense of the quality of life for all our permanent residents.

We look forward to discussing this important issue with you and our neighbors on Tuesday.

Regards,

Dr. Ronald H. Davidson & Dr. Christine V. Davidson

Derrick Tokos

From: Jim Norwick <jdnorwick@gmail.com>
Sent: Monday, November 12, 2018 5:54 PM
To: Derrick Tokos
Subject: Draft Ordinance 2144 proposed changes

As homeowners with a Vacation Rental Dwelling (VRD) in the Nye Beach area of Newport we would like to provide testimony/comment on several aspects of draft Ordinance #2144.

1.) The requirement under 4.25.020 4 and 4.25.030 D. 11. Liability Insurance for \$1,000,000 *is arbitrary, excessive and punitive to the homeowner and should be removed. Individual property insurance should be left to the discretion of the homeowner and has no impact on the city. This appears to simply be an attempt by the city to place unnecessary and capricious insurance burdens on VRD owners.*

a) *Where does the city get regulatory authority to demand the type and amount of insurance a business or private homeowner carries?*

b) *Are all businesses in the city of Newport and especially "in home" businesses such as massage therapy and professional counseling services where clients come and go required by the city to carry \$1,000,000 in liability insurance??*

2.) Under 4.25.020 5 Land Use Authorization: *Will every VRD within the city be evaluated by the Community Development Director and the homeowner receive the referenced "land use compatibility statement" signed by the Director for business license and renewals?*

3.) Under 4.25.020 11. Fire Safety 12. Structural Safety and 13. Waste Management: *Will the city be sending out the referenced checklists to all VRD owners?*

4.) 4.25.030 C. 3. Notice to Neighbors. *should be removed. The requirement for blatant labeling of a property as a VRD via signage on the premises indicates intermittent occupation and encourages vagrancy and increases risk of vandalism to the property.*

5.) 4.25.030 C. 9. Violations. *For consistency, referencing a short term rental business license endorsement under this section should have the same penalties provision as under section 4.25.050. In other words, the same penalties provision in 4.25.050 Penalties, should be applied to 4.25.030 C. 9. Violations. Otherwise 4.25.050 and 4.25.030 are confusing and contradictory. (Also, there is no 4.25.040 (B-E) as referenced in 4.25.050, there is only 4.25.040)*

Thank you for the opportunity to comment.

Jim & Camille Norwick
White Pine Properties, LLC

Derrick Tokos

From: Paul at Northwest Reliable, LLC <paul@northwestreliable.com>
Sent: Sunday, November 11, 2018 7:24 AM
To: Derrick Tokos
Subject: Opinions in Opposition to VRD for 13NOV meeting

Hello Derrek,

I'd like to take this opportunity to express my deep concerns about vacation rental dwellings in our city. Having lived in the same long-term rental home since our arrival in May 2009, we've seen the addition of 4 VRD homes within a 2-block radius. These VRD's have gained popularity, and as such they're frequently being rented and turned-over for new rentals. The amount of "trips" associated with these homes is nothing short of significant. Traffic in our sleepy neighborhood has grown to the point that I fear for the safety of our young children and 2 dogs. Its unequivocal that the majority of this traffic increase ends up at one of the VRD's. The unfamiliarity with the area and disregard for the "SLOW DOWN" signage I've posted indicates they're not one of my neighbors and are transient tourists.

Nevertheless, I fully believe these nightly rental homes are profitable businesses situated in an otherwise residential neighborhoods.

If these homes were to be available for monthly long-term rentals, it's reasonable to assume the owners wouldn't profit nearly as much as a VRD would. I understand that pre-2012, allowing these transient activities in R-1 and R-2 zones was not permitted. So why have our residential neighborhoods been compromised for this highly profitable business? We have a shortage of long-term, affordable homes available in the city. Keep tourism and transients out of R-1 and R-2!

We chose to move to this particular are due to its neighborly appeal and tranquil environment. Had I wanted to partake in tourism activities and hustle/bustle of a commercial district, I would have found a long term dwelling near the bayfront district or the Nye Beach district - or moved near a hotel. Keep residential neighborhoods just that - "RESIDENTIAL". There's a reasonable expectation of commerce and hotel activities in mixed use zones like the Nye Beach district.

While I do enjoy my home and my long-term neighbors, I feel the activities associated with these VRD's are inconsistent with traditional residential neighborhoods that we've been accustomed to. The negligent littering, fireworks, trespassing, backyard fires, and disregard for parking restrictions come to mind. Please consider zoning restrictions, residents' way of life, and supporting business development in tactful and legal manner.

Paul E. Dunphy, *Owner*
Northwest Reliable, LLC

***Grounds Maintenance**

***Home Repair & Improvement**

(541-961-2744)

PO Box 1363 -- Newport, OR 97365-0106

General Contractor CCB # 194178

Landscape Contractor LCB # 9240

web: www.NorthWestReliable.com

Derrick Tokos

From: Ona McFarlane <onaellen@mac.com>
Sent: Monday, November 12, 2018 2:06 PM
To: Derrick Tokos
Subject: VRD DISCUSSION MEETING - NOVEMBER 13, 2018

Hi Derrick

Attached please find my written testimony for the meeting. I would also like to present this orally during the public hearing

Kindest regards,
Ona McFarlane

ATTN: PLANNING COMMISSION
NEWPORT, OREGON

I am a permanent resident in the R-2 Zoned Agate Beach RESIDENTIAL neighborhood. In 2012, a VRD ordinance was enacted that made a major change in land use, **NEGATIVELY IMPACTING** my R-2 zoned neighborhood. This ordinance, allowing the unrestricted propagation of VRDs, was enacted without safeguards or enforcement policies in place to protect **PERMANENT RESIDENTS** and has resulted in degrading the residential character of my neighborhood. This ordinance of land use change was passed without the citizens of Newport being informed by a Public Notice mailed to their homes like the one recently received (**PUBLIC NOTICE OF POTENTIAL LAND USE CHANGE**)

These short-term rentals (aka "mini-hotels") have generated not only greatly increased traffic but also numerous problems with transient renter use due to general disrespect of our RESIDENTIAL neighborhoods (illegal fireworks, noisy parties, untended garbage, trespassing, vandalism, animals - allowed or not - , etc.)

The 2012 VRD ordinance, created by the Planning Commission and enacted by City Council, has de facto defaced my neighborhood, basically re-zoning it from a RESIDENTIAL R-2 neighborhood into a C-2 tourist zone, without due process. This ordinance **NEEDS TO BE REVISED**. Vacation rentals have an important economic presence in Newport, but they should **NOT BE ALLOWED IN RESIDENTIAL NEIGHBORHOODS AND MUST BE PHASED OUT**.

The ordinance allowing unrestricted propagation of VRDs brought unintended consequences....unrestricted propagation!!!
Can the Genie be put back in the bottle??

Thanks,
Ona McFarlane

ISSUES REGARDING POTENTIAL LAND USE CHANGE
ref., draft ordinance #2144

Derrick Tokos
City of Newport Community Development Director
Newport City Hall
169 SW Coast Hwy, Newport 97365
541-574-0626
d/tokos@newportoregon.gov

This is a very major issue, and is complex, and needs to be carefully qualified in order to minimize the damaging impacts that are possibly likely to occur. In particular, I am concerned about how this will potentially impact resident for local resident owners and renters. For example, some local motels apparently have long-term rental residents living in their apartments. For residential owners of vacation properties, those properties may be a significant income source for them. There are considerable differences between residential property owners and foreign non-resident property owners in terms of commercial-economic impacts on the local community (ref., in terms of whether property use income benefits the city-community or is being siphoned-off by non-resident owners).

This is an issue that greatly impacts many vacation-resort communities. The issue is broader than simply regulating the use of residential dwelling structures as vacation rentals. From a perspective of community prosperity, there needs to be regulations concerning how much of the property within a community is owned by local residents and how much property, residential, business and commercial, is owned by non-residents, and this includes vacation home owners, vacation rental properties, local business enterprises (and especially those that are profiting from locally available resources – including vacation resort capabilities, food production, environmental resources, etc.), local properties, non-resident investors (including other governments and international speculators), and non-resident for-profit corporations.

Without these restrictions and regulations, the problem with vacation resort communities is that when too much of the local properties and resources are 'foreign-owned' (i.e., owned-etc by non-residents) that the community becomes financially crippled, and it becomes difficult to afford municipal operating costs without continually raising property taxes and probably other taxes. There is a lot of local money and wealth being generated, but it does not benefit the community when it is being immediately siphoned-off.

Uncontrolled property tax increases can force residents to relocate somewhere else, and this leads to more of the land/properties/resources-etc being owned by foreign non-resident investors and for-profit corporations, and this requires further property-etc tax increases for several reasons:

- Non-residents are not contributing to a healthy local economy, because they live somewhere else, and may only be concerned about their local property investments in commercial for-profit terms, or perhaps only

spend a few holidays here annually or seasonally; and

- Foreign non-resident for-profit corporations, siphon-off all of the profits to some non-local or international offshore commercial bank. This is a very silly and stupid thing for a community to allow to occur, especially when the income money being siphoned-off concerns local resources, which for Newport includes tourism, along with fish products, food produce, etc., and even local services.

This issue is becoming an increasingly problematic with large foreign (non-resident) corporations, and this is apparent especially with Walmart and the new discount grocery considering that most/all of the employees are part-time in order to pay them substandard hourly wages and without needing to provide employee benefits. This increases the social welfare costs for the community... while all of the profit income being earned is being siphoned-off out-of the community. Effectively, the community needs to subsidize these big-box stores by provide the store employees with welfare benefits that they are unable to afford as employees.

Major land use policies and rezoning that restrict the rights of foreign (ref., non-resident) property owners-investors and national-and-transnational corporations will experience tremendous outrage and reactions from corporate lawyers. Just as with the WallStreet lawyers self-asserted 'rights' to overthrow social democracy as has happened to the voter-authorized ban on aerial spraying of toxic pesticide cocktails that is apparently being permanently delayed by a local judge from going into effect before WallStreet lawyers can figure-out some way of eliminating this public initiative legislation altogether, comparable shenanigans can be expected with any major land use regulation amendments that are not in the interests of for-profit corporate capitalism.

Perhaps the best justification model will be the property ownership situation in Hawaii where non-resident and foreign property ownership of the land is very regulated and restricted, even though non-resident investors and for-profit corporations can own properties build on the land.

This issue will become overwhelmingly problematic with the return of transnational corporations to U.S.America, and is being demonstrated already by Amazon. The new regeneration of transnational corporations will be plug-in robo-factories and fully automated warehouses, and will be further assisted and facilitated by self-driving cargo vehicles and delivery vans.

Amazon is playing a brilliantly shrewd strategy of offering starting pay at \$15/hour, because every community will want to have a local employment operation that pays this kind of minimum income to workers. The problem will be that although there will initially be at least a few employment positions until those employment positions will be phased-out and replaced with robots (and telecommuted management services) for obvious corporate costs-savings benefits. By the time that roboticizing fully happens, these robo-factories and totally automated warehouse operations will have become entrenched within the communities. Further exacerbating this problem will be that in the anxiousness to have these relatively high-paying labor-employment enterprises, the

communities will be giving-away thousands of dollars in tax incentives and write-offs that will need to be made-up by raising property taxes and other local taxes. It's a very clever and obvious corporate strategy that Amazon is pioneering.

The problem with residential properties being owned by non-resident vacationers and investors, is both that the whatever income or value that the residential property is generating or can generate is being siphoned-off, and the vacation homes and vacation rentals are not generating the local economic support that a resident-occupied home generates.

This overall problem is further exacerbated by the new amendment that allows communities to allocate bond money to subsidize for-profit corporations to build, possibly with significant subsidies, and probably to then manage affordable housing, and/or for those homes to be controlled by commercial mortgage lending banks.

Instead, the community needs to own or control the affordable housing, and should use affordable housing bond money to establish local non-profit cooperatives that build this housing using local labor and then for the community (e.g., city, county, district) to own and manage the properties, or to lease-out the management to local residents. This should also be applied to new vacation rental motels, in addition to affordable property for residents. I don't know what the program is here in Newport, but I do know that Newport does buy-up housing for city workers to be able to live here.

The fact is that a vacation-resort community could be substantially funded by keeping as much of this 'resource' income locally rather than letting it be siphoned-off by for-profit transnational corporations, foreign non-resident investors and foreign non-resident property owners.

A second critically significant factor is that a community becomes more prosperous by recycling and recirculating the locally generated income to whatever degree is possible within the local community. It is this recycling of local economics that creates local prosperity. This was what resulted in the middleclass prosperity in the late 20th century before transnational corporations took-over our federal government and possibly several state governments. At that time a comfortable middleclass lifestyle could be afforded at around \$34,000 and \$40,000 annual income. Now, that is more so above \$120,000 and possibly above \$150,000 in annual income. There is nor has been any increase in actual value that reflect this nearly quadrupling in costs under the reign of transnational corporate capitalism. It's all usurious money manipulation, and has devastated the real meaning of a middleclass society which enjoyed significant social benefits, such as essentially free higher education and affordable homes and frivolous spending (ref., for existential pleasures and enjoyments, with no sense of austerity or threats of homelessness).

These transnational corporations have also taken-over (ref., either acquired or control) most of the privately-owned properties throughout U.S.America, and the use of somewhat cleverly engineered and arranged periodic recessions and banking collapses have enabled commercial mortgage banks to obtain a lot of

properties through providing home ownership & improvement loans that default.

There are several possible ways to go about creating greater community-based prosperity:

1. An ultimate solution may be to declare all undeveloped land within the city limits as being city-owned, and then to no longer sell that land, but instead to only lease the land to residents-only, including offering resident lifetime leases. (note: This is probably already being done in Newport to have affordable housing for city employees???)
2. If undeveloped land is already city-owned, to rezone all undeveloped city land as being exclusively for residential uses-only unless petitioned-etc by local residents for a zoning change or city planning reclassification and that is approved publicly, and without any concessions for non-resident speculators-buyers.
 - (note: This arrangement will probably need to be enacted for protection of farmlands, in order to keep farmlands designated as farmlands being continued to function as farmlands, unless the local resident public approves zoning changes to the farmland. The reason for this is that corporate economics have pushed the cost-value of farmland up to the level that the land costs more than it can reasonably generate while remaining purposed (zoned) as farmland. This means that new farmers cannot afford to buy the land because the farmland is not worth how much it costs as farmland. Instead, what happens is that farmland becomes re-purposed for housing developments, and the amount of productive farmland diminishes while the population increases. Instead, the lease rate for community-owned farmland properties could be adjusted to enable a serious professional farmer to earn a reasonable income on the land from agriculture, or there could be a share-cropping arrangement where the lease rate is a percentage of the income earnings from practical use-management of the farm for farming income purposes.) (note: In fact, the community can be actively supportive of farm produce marketing, and significantly improve the income for small farms as to earn the additional costs of leasing farmlands or sharecropping them with resident farmers.)
3. A related strategy is to place zoning restrictions on the city/metropolitan land that it can only be sold to residents or individuals-families who are in the process of moving here to reside here (e.g., possibly within a 1-year or 1½ years time frame), or sold to local business enterprises also with restrictions that if residents or local businesses move away, they are required to sell the land to the city or to resident buyers (ref., within a limited residency time frame), or the land could be confiscated and locally auctioned, and to then send the sale money to the non-resident owner who has moved-away.
4. A companion regulation will need to be that if a property-owner defaults on a commercial bank mortgage or home-etc improvement loans, that instead

of the for-profit corporation claiming default ownership of the land, that instead, the city-community acquires the land to sell in public auction to local residents, and then proportionally dispenses the money from the auction-sale to the creditors who are/were damaged by the property-owner's default. This will also reduce the use of irresponsible loans that are made with the intention of being-able-to acquire the land in the case of property-owner default due to personal bankruptcy or chronic joblessness-etc.

- (note: I believe that before for-profit corporate capitalism took control over the federal government, American who experienced bankruptcy, could declare bankruptcy and still retain their home and an automobile. Now, banks can confiscate both, and render a bankrupted person or family homeless and also confiscate their vehicle, which some homeless people are now living-sleeping-in. In fact, in some parts of the country, Wallmarts reportedly have sections of the parking lot separated-off for underpaid part-time employees who are still living in their outright-purchased vehicles.)

5. For purposes of building affordable housing or having affordable housing built by contractors, the city needs to set-up a city-owned property development corporation that contracts with resident building contractors to use local construction labor to build the affordable housing units and apartment buildings, and this may require actually hiring one or two building contractors as city employee positions (part-time???). For construction of affordable single family residences, this might also involve the city forming special arrangements with a local Habitat-for-Humanity chapter-program.

In fact, I recommend a coordination between urban development planners, Habitat-for-Humanity, and the architecture departments at the two state universities to identify what is needed in affordable housing, the construction costs that can be affordable (ref., and there needs to be a series of residence structures that span the range from very affordable up to homes that are now typically in the \$200,000 to \$350,000 range).

Tentatively, the combination of the university architectural design programs and Habitat-for-Humanity will develop a half dozen basic housing designs at various costs, and the university students will probably also be available to participate in summertime building projects for purposes of learning the practical experiences of building home-habitat structures and what is involved in being a contractor.

- (note: There is clearly already an affordable housing crisis throughout the nation for homes costing less than \$250,000, which means that young adults and young families can no longer buy 'starter homes' and then work their way up to more expensive-etc homes. This is a critical issue because it essentially means that young adults-families only have the options of a mobile home, trailerhome, or manufactured home, or to spend much of their lives living as renters [ref., renting from for-profit corporations and commercial mortgage banks], or literally leasing their homes from for-profit

corporations for probably all of their lives, in an effectively 'lease-to-never-own' arrangement... or else are compelled to move away.)

Smaller urban cities and resort communities are learning that employee-workers are difficult to have and keep without providing affordable housing for them, or else, like petroleum drilling sites need to pay premium wages for people to agree to live in dormitory-style bootcamp conditions. Lack of affordable housing also especially dissuades married employees from participating at all or from become long-term employees.

There is also another problem, which is that in the recent past that it was believed that the foundation of American democracy was based on private home ownership, and now that for-profit corporations own or control virtually all privately-owned land in U.S.America our government has coincidentally transformed from a pro-democracy republic into a corporate oligarchy, especially at the federal level.

- The Trump Administration has totally acquiesced to Saudi regime's barbarian vengeance-assassination behaviors involving a U.S. Resident who was working here for a major U.S.American news corporation, and this compromise of spiritual-political values is because of importance-of or dominance-of our military-industrial complex marketing a huge business deal to sell a lot of military weaponry to the Saudi government.
 - (note: It is also important to note that the collapse of the Saudi regime would plummet Arabia and the MiddleEast into a state of total chaos, worse the Afghanistan-etc or Syria, and Arabia would probably be taken-over by Iranian religious fanaticism. This happening would be a totally worst-case scenario from a perspective of global political destabilization where social chaos widely prevails.)

A third major factor is the increasing number of climate destabilization refugees in U.S.America who's homes have been destroyed by global warming effects, or who are becoming so overwhelmed that they are being forced to relocate. This is probably a major cause of the shortage of available homes costing less than \$250,000. During the summer, the Seattle area was reportedly experiencing 1,000 new residents every week. I anticipate that very soon, the climate destabilization problem crises will be quickly becoming so severe that entire new urban communities will need to be developed and constructed as practical alternatives to a burgeoning homeless population. These new designer communities will also need to be located on lands that are unsuitable for agriculture, and this will add another collection of challenges to deal-with, and there will be other problems too, including the electricity power-plant needs for the designer community and possibly the heating fuel needs; and, of course, the basic needs of water, sewage, habitat structures, living conditions, interactive employment, transportation, food production, etc.

Newport could become an optional location to rapidly expand into a refugee resettlement community; however the uncertainties about the subduction

earthquake that is now 101 years overdue (ref., in an allegedly 216-years event cycle) and the offshore volcano, along with the also predictable ocean level rise, that will probably favor moreso inland locations. (note: With total melting of global glacial ice, which is expected now as being inevitable over hopefully a slow timeline, lasting until the next century, ocean level will rise an additional 260 feet, which means that the Oregon coastline will be somewhere in Coast Range Mountains, which is like three ranges, which means that one or two could become offshore islands or island chains... and the Mississippi River Valley area will become a vast inland sea. The realistic projections at this time are overwhelming, not to mention extensive inland desertification impacts from the combination of global warming and the further destabilization and collapsing of the biospheric weather-and-climate stabilization mechanism(s). Actually, this horrifying outcome will probably not happen, and instead a prolonged global winter or iceage will be triggered to occur, probably within less than a decade, considering how much faster deterioration-etc effects are happening than conservative scientists have been willing to project-anticipate. Merely a prolonged global winter will probably reduce global populations of humans and animals by 80% (e.g., 5.76-billions of people) within two years of merely continuous winters.

6. The city also needs to establish a coop-investment group, for residents-only, that raises money to invest-in construction-development projects, or probably multiple coop-investment groups, with each having totally focused community development goals.

Transnational corporate capitalism has become divorced from the functional national economy that the American public is experiencing, and this untethered corporate capitalism is very volatile, and is beginning to phase-out small investment opportunities, especially because of the radical volatility that is presenting too much risk variability in publicly traded stock investment values. There are significant investment profits to be earned in such volatile stock market conditions for a shrewd investor who can devote his/her time to being an investment jockey, and has sufficient investment capital to risk-venture, whereas a lot of maturing resident Americans would prefer investments that are safe, secure and at least moderately income-generating.

The fact is that now corporate capitalism has taken-on a lot of ancillary cost factors, especially in maintaining control over federal politics and federal politicians, not to mention very pricey CEOs, corporate lawyers and other upper-level management, and these expenses mean that the general stockholders needs to be collectively paying for these expenses before they receive dividends from their investments.

A non-profit or limited-profit city-owned resident investment cooperative is an alternative to a bond-issue. As a non-profit cooperative, the costs can be repaid and continuing operating costs can be paid, and beyond that, any income benefits could go directly to the coop investors. The city government is merely operating this city government authorized, essentially owned, regulated, restricted, and controlled investment coop in a practical way that ensures that it

will become an ongoing community service mechanism and part of the overall community services infrastructure. In the wild-west, community service began with a local sheriff, and then expanded to include fire responsiveness, and then probably water supply, and so-on, until now an urban community has a lot of community services that are being provided and delivered. The pioneering towns of the wild-west expected that everyone would respond to an emergency, at least for recovery-etc., such as putting-out or containing a building-fire to the extent that a community could collectively do. Urban-municipal community service responsibilities and obligations have vastly expanded since those pioneering wild-western times. Within a social democracy, it is the resident public that identifies and even defines what is collectively needed by the community, and representatives, especially, are supposed to diplomatically find some collective common-ground perspective to present in political decision-making.

A second construction cooperative will involve the earned value from the construction projects paying for materials-etc costs, and providing a return on the investment cooperative investments to the investors, and with the rest potentially going to construction workers. The income to the construction workers could sponsor a resident local professional cadre of trained construction workers. Potentially, there could be two or three construction projects ongoing at any time, enabling the cadre of construction workers to intermittently work in the ongoing construction projects and live within the community comfortably without have full-time employment, which may become increasingly difficult to hold onto in this age of for-profit corporate capitalism automation and robotics.

In fact, I anticipate that the community colleges will increasingly need to expand into having a vocational college component that focuses on training and certifying the various construction, enterprise management, and entrepreneurial skills that will need to be developed within resident communities. The vocational college component might partner with Habitat-for-Humanity in providing the construction skills training needed within the community. Considering the numbers of people now being regularly annually rendered homeless by corporate capitalism (ref., automation, robotics and imported products using outsourced labor), global warming and weather-climate destabilization, there are increasing needs for construction workers trained and skill in building habitat structures and other basic structures (e.g., greenhouses, workshops, garages, sheds, shade structures, etc.)

From a community economics perspective, providing a liveable wage income to a professional cadre of local resident construction workers, is virtually as good as directly earning the profits that would be possible by paying the construction workers at substandard non-liveable wages as are paid to Walmart employees. Those resident construction workers will also be actively participating-in and supporting their local communities, and will probably be recycling-recirculation much of their incomes back into the local community, and that will build the shared prosperity level within the community. Consequently, this is a very positive, beneficial and economically profitable community services program strategy for the community to engage-in, and will be a much more effective than giving tax breaks and property values to transnational corporations

that will be setting-up local out-reach installations back here in mainland U.S.America. (note: Oregon will be a primary target for transnational corporations to set-up automated robo-factories because of the hydroelectricity [ref., which is inexpensive and will not be subject to sequestered carbon taxes], and because of having one or more Pacific Ocean ports for importing products, components, etc.)

The community management coop-organization or the city government will also have options of determining what seems to be an optimal balance between machine-automation and providing income-generating opportunities for local resident workers and entrepreneurs in the design of local coop enterprises.

Any type of local community-based investment coop will involve an investment pool of capital that is obtained through grants, through a local bond issue, or through other creative funding means, and becomes a dedicated pool of capital for a specific purpose or limited collection of eligible purposes, and in which the money is continually being recycled as it is recovered, and is then again recycled or re-invested on each subsequent recovered.

Special purposes will include

- affordable housing, and also (separately)
- local commercialization-installation of renewable energy technologies, and possibly
- other local coop ventures, such as perhaps
 - the development-construction of community-owned motels and vacation spa-resorts for vacationers
 - (including landscaped parks for RV-homes and other trailer-home and mobilehomes), and also for
 - construction of community production facilities, such as
 - commercial kitchens for local farmers-etc to use in producing packaged food products or
 - coop membership-owned/operated workshops (e.g., a wood shop coop for making picture frames in an arts-graphics community). For example, the city could own the land and the building, and the functioning workshop could be owned and operated by a local resident coop that leases the land-building from the city.
- (note: Now that corporate-capitalism is acquiring virtually all of the privately-owned land in U.S.America, public needs for affordable housing will greatly increase the demand for trailer-homes that can be towed and parked and for manufactured homes that can be placed on durable, but not necessarily permanent, foundation structures. Urban communities need to be establishing and managing landscaped park communities for Rvs, mobilehomes, and trailerhomes because this is a major affordable housing trend that is already occurring.

Construction of manufactured housing (including trailer-homes and structure-assembly kits) is likely to become a significant practical and affordable housing option and a significant local production-employment coop industry for communities, especially in the western states to establish) for generating both affordable housing and local employment. This is a local coop industry that may be practical, especially for resort areas and other places where people would simply enjoy to live. Ideally the coop investment programs that fund local coop property development and construction projects will then blend into the community by providing other services that maintain these affordable housing properties.

My concerns about affordable housing and habitat shelters in general have resulted from designing-etc international refugee settlements and economics structures within refugee settlements that are necessary to keep the refugee settlement functional and self-maintaining. Charity-based rescue efforts are generally oblivious to issues like self-sustainability. I formerly worked for United Nations Agencies as a systems designer-developer-etc. There is no point in innovating something/anything that is not self-sustaining or that does not take-on a life-of-its-own.

I then recently adapted these settlement designs and structural-shelter designs for homeless residence recovery campus facilities here on the west coast (i.e., tentatively for Newport) and possibly for other arts-oriented communities (e.g., art studio complexes and live-in sculptures – I formerly lived within a live-in sculpture that I sculpted, and it was a totally profound experience).

There are reportedly 66-millions people who are currently homeless around the world, and the U.N.Relief Agency is attempting to manage temporary settlements for around 6-million homeless refugees. One solution-strategy for homelessness is to teach homeless individuals how to construct-assemble durable shelter structures, involving an innovative new architecture style of construction that I have derived from modifying geodesics, and which I refer-to as polyhedral tensegrity structures. These are exoskeleton structures that are rigid and are more durable and structurally coherent than either tents or conventional wood-frame homes, can be produces as DIY kits, can be disassembled and relocated and then reassembled, are remarkably inexpensive, and are incredibly versatile and easily adaptable for a very wide-range of environmental conditions (ref., because they utilize exterior insulation that can be adjusted for local climate conditions), and can be built-assembled on a variety of temporary or permanent foundations, including pontoon structures, decks, and cement or sealed asphalt pads, or when used as emergency structures can be placed on the open ground, to the extent that they can become earth-anchored. I first began developing this architecture for U.N. Refugee settlements in desert-like conditions in order to create a progressive on-site economics system that the residents would buy into and would then providing self-structuring benefits, and then made tropical paradise modified versions for Haiti (ref., in response to the totally blundered and failed rescue attempts after their last major earthquake) and then further adapted them for dealing with the Nepal subduction earthquake. People in Nepal in mid-fall were camping outside because they were afraid of a secondary quake-

shock causing their homes to collapse on them and crushing or at least trapping them, and this has been the case in many of earthquake disasters including New Zealand. I now have three basic models: (1) For temperate-climate homeless shelters and emergency shelters, I have a basic pentahedral tensegrity design; (2) for an artist's colony studio complex, I have a basic septahedral tensegrity design; and (3) for general home construction, I have an elongated doublewall hexahedral tensegrity design (ref., which is or can be an elongated greenhouse structure with bay windows either end) as a manufactured home or DIY kit. I also have several greenhouse designs, which are mostly elongated structures and can be adapted for other purposes, such as workshops and warehouses and shopping center malls and for expanded garden produce growing-season conditions.

Post-corporate capitalism will involve legally developing and defining probably around 6 to 8 coop business-enterprise structures that will enable community-based coop capitalism to develop, proliferate and flourish. In political terms, transnational for-profit corporations are imperial post-theocracy institutions, empire structures. Corporate capitalism is a tool technology that will be greatly impacted in all ways by automation, artificial intelligence and robotics. There is an unlimited future in outerspace, but here on Earth, will be progressively replaced by coop capitalism. Coop capitalism can manage resources, whereas corporate capitalism exploits resources.

Coop capitalism will involve limited/restricted income-profit generation along with income recycling and prosperity-generation, which combined with robotics and artificial intelligence (including computerization, wireless communications and network systems design) will create virtual infrastructures and new realities that are entirely built solidly onto those virtual infrastructures. Coop capitalism investment developments will economically out-perform the increasingly voracious and devouring greedy needs-demands of corporate capitalism, which now are already dependent on government charity-subsidy programs, such as the petroleum industry, most dramatically, and massive income-profit tax breaks, referred-to as corporate welfare.

- (note: How curious it is that the U.S.American government and tax payers need to subsidize the industries that are causing global warming crises and climate destabilization collapses, and then are also expected to pay for the crises damages and recoveries, without the industries causing these crises catastrophes being financially responsible in any ways. Now, the petroleum industry wants the government to pay for the costs of coastal borderwalls to protect them from the destabilized conditions they are causing.)

With the legal establishment of community-based coop enterprise economics, it will quickly become apparent that there are far-more financial and existential benefits from investing in community-based economics strategies than investing in transnational corporate for-profit economics strategies. This will lead to a major rapid transition in public wealth, albeit how tenuous that is becoming, from the stock markets to the urban communities that will occur.

- The 20th century inventor-etc., Buckminster Fuller, (who also introduced the energetics concepts of synergy and geodesic tensegrity geometry) described the potentials for engineering or effectively causing rapid socio-cultural change as being like a short-circuiting in an electrical circuit. One of the dynamics of all natural systems-mechanisms is energy-use efficiency, and when a greater energy conversion efficiency is introduced (including short-circuiting), the channeling of energy will dramatically change virtually immediately (ref., a dynamic that Darwin misinterpreted as being interspecies' survival competition struggles between the fittest organism-lifeform species, and with only the fittest surviving).

The dynamic power of coop capitalism investment accounting programs is at least initially based-on:

1. The investment funds are recyclable because of costs-recovery strategies, which will become earnings over time once the costs have been repaid, which means that these investment funds programs will be inherently progressive, and will potentially-probably continue to generate income long after costs-recovery has occurred.
2. These investments will also generate at least limited amount of investment income for investors, along with providing very secure long-term investment opportunities. Although, the primary focus will be on developing an integrated community-based economics development systems structure that is self-sustaining and generates local prosperity, employment, and other benefits for the community residents, there may be limited opportunities for selected non-resident) investment opportunities, such as for university endowments, retirement and pension funds accounts, trust funds, foundations pursuing humanitarian programs, etc. Just as for-profit corporate capitalism is essentially concerned with sustaining and developing the corporation and paying for the CEO and other management expenses (including federal government control, bribery expenses, quid pro quo political gifting, etc.), community-based coop capitalism will be fundamentally based on developing, supporting, sustaining and facilitating the local community rather than any outside organizations or special interests. There will need to be special ways of working with non-resident investors, along with limitations on how much capitalization is being provided by outside organizations, and there will be broad categories of non-resident investors who will be totally forbidden to participate, including non-resident for-profit corporations and investors from other states or nations. For example, there will be different policy mechanisms that will apply to retirement and pension funds accounts for resident business-enterprises than for non-resident retirement and pension funds accounts. In all cases, the investment funds will be specifically focused on what the investment money, both resident and selected non-resident, will be explicitly used-for, such as commercialization-installations of small-scale renewable energy technology/biotechnology micro-systems.

One practical optional possibility is by using futures contracts, such as

locally issued 'energy savings bonds' where renewable energy technology/biotechnology project investments are able to generate income benefits that will repay the savings-bond costs, including interest earnings on those bonds, ideally a few years before the savings bonds have matured and can be cashed-in.

- (note: The brilliance of 'energy savings bonds' is that the interest costs for these savings bonds will be less-expensive than what usurious commercial mortgage-banks charge for loaned capital, and there will not be the speculative risks of confiscation or contrived recessions and bank-failures that occur with obtaining funding from usurious commercial mortgage-banks. Renewable energy technologies/biotechnologies will continue generating income-benefits regardless of banking deregulation policies, government imposed tradewars, or other corporate-political party shenanigans.

For other higher risk investment development activities, such as tourist accommodations, affordable housing, local food production-processing facilities, etc., there will probably need to be underwriters, which will probably be provided at the state or county levels, possibly the federal government, and probably foundations... similar to arrangements made by non-profit radio stations.)

The income factor provided to investors can be adjusted, as necessary, to deliver as much basic limited investment income as is necessary to encourage further investments. This will be explicitly defined with savings bonds, but may be more loosely defined for resident investors, who will also be benefiting in other additional ways in various real and existential ways from developing local community prosperity conditions. Even more importantly and significantly, these are totally secure non-volatile investment strategies, unlike the now free-floating stock markets.

- (note: These investment funds-programs will be managed by community government, probably similar to a public utility district (PUD) or community owned utility (COU) where the money management is essentially non-profit, but with minor income growth to ensure sustainability and comprehensive self-management of functions and obligations, including repair-replacement costs and limited upgrading costs and perhaps coverage area expansion-development. There will be several management options that may be involved:
 - If community residents are investing in these managed (secured and guaranteed) investment accounts, those investors will be able to receive some investment income returns, probably at several times the value of money management accounts offered by commercial corporate banks or credit unions.
 - Another potential investment incentive will be that if the local facilities-capabilities developed through these local

investment development projects need to be locally managed (e.g., a housing project, local food processing facility, commercial kitchen, etc.), first options for awarding a management lease option will ideally go to investment partners. Consequently, resident investment partners could securing ongoing income benefits from become an active partner in community economic development, or this could be ways-and-means for a parent to generate employment and long-term career - opportunities for adult children, and in general, these integrative community development program opportunities could provide incentives for making it unnecessary for maturing youth to move-away to find income activities to engage-in.

- (note: This is a huge issue for west coast communities, and perhaps coastal communities everywhere, and is a reason that coastal populations often have higher percentages of middle-aged adults and seniors who do not necessarily depend on local income-generating capabilities. As a young adult, I was forced to relocate for purely economic reasons.)
- Ideally, to keep the facilities'-capabilities' benefits within the community, these facilities-capabilities will remain owned collectively by the community government and will be leased-or-rented or conditionally sold only to local residents.
 - (ref., a conditional sale or conditional lease means that the sale only remains valid for as long as the buyer is a resident, and there are regulations restricting future re-sales only to other community residents, or possibly that a conditionally sold property is re-acquired when a resident moves-away and is then re-sold through a public auction, and with that auction income provided to be now former resident.)
- The facilities-capabilities and coops will be technically owned by the community government, which in the case of a production operation or local factory, may collectively decide how much of the operation or factory will be automated and how much will be made operated with employment positions, and those employment positions could also be treated as commodities that are sold to residents wanting a secure long-term income, or possibly leased to them (ref., who are qualified for the employment position). In this situation, the operational management and the workforce, will both be commodity

products that are being generated from the investment development programs. These leases or conditional sales will further contribute to the investment cost recovery.

- (note: In these cases, a member-employee can still be fired or let-go for negligence or incompetence, but not for arbitrary or frivolous reasons, and such a drastic action will require a coop decision, and if the membership-employment position had been purchased, then that position is auctions, and the sale income is given to the retired or fired member-employee.)

Presumably, all of the employment positions will be conditionally sold as commodities to local residents, and can be filled with temporary employees until those positions are sold to resident members. Those commodity employment positions will probably be sold by the investment coop responsible for the job-site through a mortgage arrangement, or possibly through a local credit union, but not through a commercial corporate bank or other commercial mortgage lender.

This is another unique post-corporate coop-capitalism strategy that bridges between a public utility service operation that the community-government or an independently operating project within the community-government is managing, and which interfaces with the commercial economic system, by employing local professionals and skilled labor as needed, and even with the community using a community college or other means for training the skilled labor as necessary. This will probably especially be necessary for introducing renewable energy technologies and other innovative new dimensions, including artificial intelligence and robotics. (note: In general, there is far more youth enthusiasm concerning learning robotics skills and virtual reality skills, than there are adequately learning opportunities as this time.) Coop capitalism can also be used in managing sustainable commercial-retail enterprises, but without becoming a totally commercial enterprise commodity that the community could lose control-of or that could be sold to a foreign non-resident corporation or non-resident investors.

- (note: There is a model for this in Oregon that I don't know very much about, and which is conservation easements on forest properties. My understanding that these easements are secured by property tax reduction incentives. The owner(s) can cancel the easement and convert to corporate capitalism or other commercialization options, but would have to pay the unpaid back taxes since the conservation easement was established. If this conservation easement has been established for a prolonged period of time, the property back-taxes could exceed the income potentials from re-commercializing the property, and the property will remain as a conservation easement property for perpetuity.

The local government could establish limited service cooperatives. A limited service cooperative could be set-up to provide a specific service or specific collection of services to the community.

- For example, a PUD special-program could focus explicitly on commercializing small-scale renewable energy technologies and/or reducing the use of sequestered carbon fuels (i.e., fossil-fuels and petro-fuels) or specifically for managing methane generation from landfills and other organic waste management recovery and community composting operations. In effect, locally-regionally-based PUDs will progressively become small-scale networked power-plants that are involved in facilitating and managing the development-installation-maintenance of small-scale electricity-etc generating facilities within communities or regional districts.
- A highway port docking facility that unloads cargo and merchandise for local deliveries to residents and small businesses may be dedicated to serving these specific functions and located along the industrial edge of the community.
- Community-owned driverless vehicle fleet services will probably be dedicated to providing residents with driverless automobile and hauling-and-towing services, along with another driverless vehicle fleet of delivery vehicles. (note: delivery vehicles will operate between the cargo in-ports on the outskirts of urban communities, which is already happening on the east coast according to intercontinental truck drivers and intercontinental anchorages and moorings and limited port services, referred-to as 'truck stops'.
 - Another application that will especially benefit a rural-urban community like Newport will be a fleet of driverless vans that serve the local small farms community. The vans will show-up at local area farms, when they have marketable produce-etc., and after collecting all of that, it might be made available in designated locations for buyers from restaurants, grocery stores, cafes, etc. to select from, and the still usable, but cosmetically less-than-perfect or deformed, produce then going to a local foods processing facility or composting facility. This unique fleet of delivery vans will greatly boost small farm economics, will greatly promote the marketing and use of locally grown foods (which can now be greatly expanded because of the use of inexpensive greenhouses that can modify growth environments for extended growth seasons and for growing produce that is not possible with open-field and open-garden growing), and this will create a new local industry and employment for individuals working in foods processing and packaging using the community coop-funded commercial kitchen facilities. As a simple example, imagine a coop commercial kitchen that seasonally changes its production activities as the harvests change, and during one part of the year is rented-dedicated to making jams, jellies, beverages, etc., made from locally grown berries.
 - (note: Santa Cruz California offers a perfect example for Newport. I have a seasonal-affective disorder and moved there upon leaving Oregon in search of sunshine. Santa Cruz also had a burgeoning university community and university groupies. The first major new-age innovations happening there were locally produced granola

cereals (including with dried fruits), and food coops, and then local bakeries baking specialty bread products, and then Santa Cruz became a brand-name for fruit juices, etc. Newport could be experiencing a comparable developmental trend, with 'Newport' also becoming a brand-name for a collection of locally produced and processed foods, including foods made from berries, packaged sea foods (including fish, algae/seaweeds and crustaceans [especially including crabs and clams and possibly mussels]). There are also many small-farm specialty products that the combination of driverless vans and local food production facilities will provide. I grew-up as a child on a small filbert-hazelnut farm in the Willamette valley, and farmers' markets, then especially, were not really a viable marketing activity for small farms with specialty products, and still are not. Instead, the harvests were bought-up by Whitmans Chocolate Company and shipped to Turkey to be shelled, and then shipped back to the U.S.America for production-packaging into boxed chocolates. There were a lot of income economics involved, especially in transporting the filberts/hazelnuts to and from Turkey that could have benefited Oregon and small farms here in Oregon. For example, one of the world-class small-enterprise chocolate candies producers lives with her small business a few miles north of Yachats. As a former chocolatier, I am frankly amazed that she has even managed to produce world-class dark chocolate truffles and other packaged chocolate products here in these high humidity conditions.

Considering that the economic potentials are literally enormous in interacting this one set of specialty production activities together with another set of specialty production activities, including growing/harvesting filberts/hazelnuts, a mechanical facility to crack the nuts and remove the nut kernels, and, using those nuts in making a collection of chocolate products boxed or simply packaged and marketed possibly as roasted and salted nuts. There are several of these opportunities in a garden paradise state like Oregon, here and in the valley.

Another example worth mentioning that does not actually apply here to Lincoln Country (at this time) is a winery in Santa Cruz that makes a collection of the best wines I have experienced, and it is small-enterprise production that was then able to nationally distribute its wines as far east as Fresno California. It was totally consumed within the state. There are several 'Newport' brand products that will also experience this, once these production capability are connected together.

One of the greatest tragedies, in my opinion, was the selling-out of the fish canneries in Salinas on the southern edge of Monterrey Bay (ref., that Steinbeck had written-about). Obviously, there was more fast-money to be gained in selling them out to non-resident corporations. However, they had provided a major economic foundation for that south bay community. We are now at a point of realizing that developing durable long-term income resources is worth far more than the quick-fast money from selling-out to non-resident corporations. Foreign

non-resident corporations are definitely more efficient in producing and marketing food products than local small enterprises; however, our social-economic values are changing, and it is not longer just about making fast-big money for money's sake or for creating an ultra-wealthy elite, but rather to support the lifestyles and living conditions of residents and communities, and to generate community-based prosperity. There is an African (Nigerian?) proverb expressed in very broken American-English, and the translated gist of the proverb is that it is better to be the captain of a small fishing boat than a deckhand on a larger ship, and this is becoming true here, especially as we enter the age of robotic-automated manufacturing and production factories.

- Another obvious near-timeline futuristic projection is that taxi-cab corporations will become increasingly converted into leased arrangements within local urban governments to manage the variety of driverless vehicle fleets that the community or municipal government owns, which will include a fleet of delivery vans, and a fleet of hauling vehicles, and probably a few larger almost-cargo-sized delivery vehicles, and a fleet of taxicabs (probably with a few driver-operated taxicabs for conservatives and seniors who are not psychologically-ready to talk with their vehicles and leave the driving to them), and fleet of automobiles for residents to use when they need to go somewhat or take a family vacation.
- A vocational services program, such as a beauty salon training program or even a community beauty salon or spa might be dedicated to providing these training and/or professional services within the community. Every urban community needs several of these.
 - One of the most amazing examples of this that been the manicure-pedicure salons for women established by Vietnamese immigrant women, across the country. Actually, another amazing contribution of Vietnamese immigrants in NewYorkCity was the establishment of news-stand-tents with newspapers, magazines, and fresh produce. In the 1970s, there were only two grocery stores that I was aware-of in Manhattan. If a person wanted to taste fresh produce, that was only available by eating-out at restaurants or living on the coast where fishing fleets harbored. I would shop at the grocery store with fresh produce in the West Village, but going there (over 50 blocks away) and getting home involved nearly a half-dozen buses or a taxicab ride, which meant that grocery shopping could be a nearly half-day adventure by buses. Then, suddenly, there were Vietnamese-operated tent magazine-newspaper-and-fresh-produce stands at virtually every street corner along 1st Avenue in the mid-town region.
 - A beauty salon or vehicle repair garage service are excellent examples of limited services cooperatives, where the work stations could be conditionally sold-or-leased to qualified individuals, and become a long-term income support structure for those individuals. These are limited services cooperatives because they are intended to be continued explicitly as beauty salons or vehicle repair garages.

- An unlimited services cooperative might include a wood-working workshop coop or wood-working products assembly-line coop facility where there is a workshop-factory facility capability that could be modified, such as assembling different products than originally intended, such as where wood-working workshop coop factory could be used for make picture-frames-etc for local resident artists to market their works (ref., which would probably expand the market opportunities of the artworks to hotels, motels, restaurants, and local businesses and professional offices where the buyers may not have the time-etc to arrange framing-etc., even though the framed artwork might have a market value that is several times more income-generating than the same artwork unframed), or the wood-working workshop could be converted to making wooden toys or converted to making solar thermal collectors or vintage antique Ford automobiles or perhaps birdhouse kits or etc. In these kinds of unlimited services cooperatives, the factory-workshop facilities could be established by the local government or community-cooperative member employee-owner-workers. Actually, the manufacturing of birdhouse kits will become a perfect garage-based industry using a 3-D printer or computer-operated wood-cutting machine.
 - Those wood-working workshop employment positions could be sold-or-leased on a conditional basis to residents (ref., for as long as they remain residents), and those member workers-owners-or-lessees could collectively decide on the products being manufactured. In addition to receiving retirement income, a retiring worker would also be able to sell that employment position to another resident, or the community coop organization could sell that employment positions (e.g., on a mortgaged arrangement rather than necessarily an outright sale-purchase, and without commercial banking interest charges) and provide that money to the retired individual (or member-owner-worker who has become disabled or otherwise unable to continue in that employment position). The factor-workshop could also simply hire a replacement employee to fill-in until there is a new buyer of that position.
- A special dimension of practical community services concerns designing income-support structures for homeless residence recovery campus-facilities. My experiences as an experimental innovator of new programs has been that enthusiastic funding for truly innovative projects runs-out in around five years, for a variety of reasons. Therefore, a homeless-etc recovery facility needs either become self-funding within five years or at least become more expensive to shut-down than it is to keep it operating.
 - (note: There is a third option too, which is for an innovative project to become so endearing to the local community that the community will not allow it to be shut-down. This was brilliantly done at the University of California at Santa Cruz: A British Shakespearian actor and organic gardener was brought-in to set-up campus gardens, and after a few years, it became apparent that these gardens were being operated by the local hippie community rather than by the students, and so the University was considering shutting-down these gardens

down. Instead, the garden began extensively growing flowers, and Santa Cruz is a garden paradise. There was a bus stop shelter at the entrance to the campus, and every morning, except in the winter, this shelter structure was filled and surround by bouquets of cut flowers for the instructors, professors, staff and anyone to take for free to their offices-etc. Those gardens remained in operation, even without attracting many resident students to participate.)

For homeless-etc recovery facilities, considering the trending towards robotically operated and automated factor-warehousing activities, a traditional approach to training employment skills would be pointless. Instead, the 'recovering' homeless individuals need to learn community service skills because community services will be needed and there is not enough income or profits in community services for for-profit corporate capitalism to even be interested-in providing.

- The need to developing a self-sustaining local economics had been even more apparent in designing third-world refugee communities so that they can afford to provide self-maintenance capability and not deteriorate into charity-supported slums. An especially interesting problem occurred with the Jungle in France (ref., at the entrance to the underground tunnels to England) where many of the Jungle-slum residents were actually skilled professionals who could have been organized and mobilized with a basic on-site economics structure.

I have developed a half-dozen or so economic development strategies for homeless-etc recovery facilities. One of the elaborate strategies involve disassembling and recycling automobile parts (ref., from wrecking yards, etc.). There are several community services and entrepreneurial spinoffs from this. One of these spinoffs is simply to refurbish-repair and resell vehicle parts and components. There are different cadres of individuals who would be involved, including one cadre that disassembles, salvages and repairs-refurbishes the recoverable vehicle parts, and another cadre that will managing the warehousing, packaging, shipping/mail-order delivery of these refurbished parts, and a third cadre who will operate the interconnected website network marketing of these refurbished parts and components. This support structure can operate a limited micro-economics support structure capable of economically supporting all of these cadres of individuals involved, and these networked enterprises have operated nationally for decades already.

This foundation will then support several related spinoff income generating activities, and all of these essentially involve new money by recycling vehicle parts rather than simply smashing the vehicles recycling the metals. Another spinoff concerns the overlapping between vehicles and habitat-shelter structures, which might involve repurposing recovered-etc vehicle parts. Vehicle chasses could be used to construct trailers, which could support lawn-care services and even being used for building trailerhomes. A somewhat unique product for desert regions is a papercrete production trailer (ref., involving an automobile transmission, lawnmower blade and a tub. Vehicle engines in relatively good condition can be rebuilt in a machinshop a cogenerator that uses biofuels, and

this could become a major underground industry that can expand the use-life of a modified rebuilt engine by the equivalent of 100,000 miles of driving (e.g., 4,000 hours, when using a clean biofuel).

- Another optional strategy is for a community to use a bond issue to fund some income-generating community services coop, which then generates the income over time to repay the local residents for approving the bond funding. There are several interesting community development options in these arrangements for limited services cooperatives and networked cooperative complexes:
 - For example, an arts community like Newport could decide that the local marketing income from graphic artworks and sculptural artworks could be tripled by having a workshop to make frames or display cases or display pedestals for locally produced artworks, and pass a bond issue to fund the construction of a wood-working workshop or this could be funded by a local investment coop. Those costs could then be recovered by selling the employment positions for the workshop to local residents, and the workshop could earn income from constructing the frames-etc or could take-on an expanded role of marketing the artworks, with an online gallery and marketing outreach to businesses wanting to buy artworks or new constructions that have special artworks budget components, and then earn a commission percentage on the increased value of the artworks that have been marketed as finished products that are ready for display. Another optional arrangement could be that the commercial buyers, such as hotels-etc could then also resell these displayed artworks, and then buy additional artworks to replace them, and seemingly have a changing collection of artworks on display. A vacationer could take home a piece-of-Newport by buying on the hotel-motel artworks. Any of these optional product packaging and marketing arrangements will increase the income coming into the community, and potentially with that income recirculating through the community at least three times or more, and definitely adding to the local community prosperity with each recirculation.
 - (note: This is a somewhat existential concept of a community service structure; however, could be totally self-supporting, self-sustaining and local income generating, and could totally pay for the costs involved from the increased income being generated.)
 - For example, imagine the community or that wood-working workshop cooperative operating an online marketing gallery channel on the Internet that includes a web cam on the ocean, and then having a brief portion of every hour (except during sunsets) devoted to showing ocean photography and coastal artworks that are currently available for sale.
 - Once there is a ocean-&-sunsets web cam installed (such as on the Visual Arts Center or a cliffside hotel), there will be valley homes and businesses that will install large panel video screens as

electronic picture-windows with ocean views, and this could be popular among valley residents and businesses and other inland locations by people who enjoy visiting the Oregon coast, and for inland restaurants that serve seafoods. There will also then be live video streaming of coastal events, such as parades of lighted fishing boats, fireworks over the bay, visiting big sailing ships, possibly sailing yacht races, commuting whales, etc. The increased tourism that such a window on the ocean motivates and facilitates could easily pay for the web cam channel, or there could be a hotel-motel tax levy to pay for the costs. Inland resort spas have been using web cams for decades, including web cams that viewers can remotely pivot-around and are self-focusing showing pool areas-etc for marketing promotion.

- Another very possible investment opportunity for Newport might be support structures to have a community-based fishing fleet that is not corporate-owned. Instead, the collective supportive community services might include a sea-foods processing facility and possibly a couple restaurants and a cafe that specialize in sea-foods or more broadly in locally grown, caught and produced foods. The payback to the community residents for approving the bond funding once these restaurants-cafe network becomes operational and undoubtedly successful might be dinner coupons or special discount coupons for packaged foods being locally produced by the foods packaging-processing facility. There may be a time lag between when the bond funding is approved by voters, and when the payback occurs, and the residents who receive the benefits may be not entirely the same residents who approved the bond funding, but once these payback benefits begin occurring, the community will probably become very committed to these kinds of self-investment bond funding projects, and unlike ongoing bond funding projects like for funding education or health services, these limited infrastructure development projects could be a one-year or two-year limited tax increase. For example, as it becomes possible to payback the resident voters for approving the bond funding, it could be done as a computerized lottery, where active voters are randomly selected to receive the coupon vouchers for food products or dinners or discount credits to use at the community-owned restaurants-cafes, and possibly with awards only given once to any specific voter. This strategy will encourage voter approval of these kinds of community services infrastructure developments, and encourage voter participation in local elections. This strategy could also be used for limited services cooperative, such as beauty salons (e.g., a free hair treatment or free manicure/pedicure), health spas (e.g., a free day pass), and automobile garages (e.g., free oil change, discount on tire purchases and installation, a free engine tune-up, etc.). In these arrangements, the lease or sale of work stations-etc income will pay for the free services being provided, so that in effect, the voters are reimbursed for the costs that these special community development bonds have funded, and if a

person has no need for the benefit coupon or discount, it can be given away as a gift or even sold or used as a contribution in charity auctions. All of these options will serve to better integrate the local community, support democracy and voter participation, establish durable local services structures, generate prosperity, and improve the local standards of living, and create more opportunities for local residents.

1. By being local community-based economics development programs, the income being generated will be substantially recirculated within the community, contributing to the community's overall prosperity and further raising the local standards of living conditions.
2. Even more significantly, these investment cooperative will quickly be, in philosophical terms and ideological terms and practical terms, the most appropriate and also most secure investment opportunities for universities, pension programs, retirement programs, annuities, trust funds, and other financial management programs that are seeking appropriate investment opportunities that are secure and self-sustaining and reliably durable. Communities are the absolute best investments, because when communities fail, everything fails. Communities have needs, and investing in providing ways to progressively deliver or achieve those needs is the best possible investments, and those investments do not need to afford over-bloated incomes and benefits for CEOs, corporate lawyers, commercial banks, federal politics expenses, transfer of wealth being siphoned-off for the wealthy elite, etc., which means a much greater return on investments for the investors and much greater dynamic prosperity for the communities those community-based investors are living within. These investment mechanisms need to be carefully designed so that they become self-sustaining by accomplishing costs-recovery while also generating very basic secure profitability sufficient to attract investors, but with most of whatever income generating potentials or actualized capabilities are used to provide overall betterments, improvements, greater social cohesion and prosperity within these individually self-managing and self-maintaining communities. These newage post-corporate capitalism economics will be most easily, initially and emphatically demonstrated in resort vacation environments like Newport.

This is also probably the absolute best strategy for developing affordable housing, which includes a wide range of housing-living situations ranging from community owned-and-operated RV parks, mobile vehicle and trailerhouse communities to tiny house communities with extensive community support facilities (ref., somewhat like a highrise apartment/condo building, but with the apartments actually being tiny single family and single resident structures within somewhat landscaped micro-lots, to small single family dwellings, to apartment buildings to vacation motels.

Affordable housing will involve local community service coops that do the construction and maintenance of these housing and rental accommodations, and

these housing coops will probably be leased to local residents to operate and manage.

In general, affordable housing will involve smaller residential structures, and this will require additional community support facilities, such as neighborhood community centers, public-commons buildings (including play areas for children, recreation centers, neighborhood laundromats, coffeeshop-lounges, spas, etc.), arts and entertainment plazas-complexes, garages (ref., for general storage, workshops, private home offices, etc.), storage sheds, etc.

Probably to keep costs down, minimalistic structures will be used to the extent practical, including modified geodesic structures. The combination of smaller residence structures and smaller property lots and geodesic-etc structures will also probably require special zoning-coding-use provisions.

- (note: Building security will be increasingly provided by surveillance cameras, which means that building structures will not need to be over-built for security and anti-vandalism protections. The current state of metropolitan surveillance camera systems are able to recognize individuals, and includes the ability to track the movements of individuals within-through communities, which also means being able to recognize the presence of strangers. This combined with increasing sophistication with forensics suggests that petty crimes will become increasingly impractical to successfully pull-off. Contemporary residences are already relatively easy to break-into. Door locks and window locks are token gestures that protect against relatively honest people. Surveillance cameras will effectively expand the presence of honest people within communities, and surveillance camera systems with artificial intelligence will be able to detect problems and do notifications and alerts while problems are in the process of happening. This is already happening with lights-etc (including surveillance cameras) that are operated by motion detectors and only activate when activated by sensors.)

Consider how much money alone comes-in from motel rentals within Newport, and realize that with community-owned motels, that income would be supporting and generating prosperity within the community, if it was not being siphoned-off to non-resident owners and foreign non-resident corporations and investors. A community with investment cooperatives could easily manage the operation and maintenance-etc of these facilities or could subcontract those responsibilities to local residents to manage. For example, once Newport develops and establishes a community-based investment coop, and it begins generating positive results, and it has acquired a status of permanent durability and/or has guaranteeing underwriters, there will probably be a serious risk of having too much investment capital offers to adequately manage. This is a somewhat unique kind of situation that is happening now because there are some major changes that are happening that are fundamentally destabilizing our economic systems, and this is causing changes in valuations, which is, in turn, causing significant changes in our economic systems, assuming they survive the turbulent waters of now and the turmoil ahead.

There is no question about how amazingly that corporate capitalism-industry-manufacturing is able to materialize whatever it can imagine and believes-in; however, as values change, that dynamic self-righteous creativity might not be providing a sufficient answer to the needs of the American public or to support American-style democracy.

By structuring and restrictively-designating these community-based investment cooperative to have specific focus and to accomplish costs-recovery over time, while also having the self-maintenance-etc capabilities of becoming self-sustaining on an ongoing basis, while also being progressive (ref., self-managing and income-generating), is the absolute best economics systems design strategy for engineering prosperity into a community.

Newport is especially aware of the deeper meanings of this newage economics reasoning because of our local Public Utility District, and PUDs, PUCs and COUs in general. (note: This also makes sense in the Pacific Northwest because of the renewable energy economics [ref., in terms of establishing durably self-sustaining benefit mechanisms, such as hydroelectricity] that provide greater benefits than for-profit community electricity service providers anywhere.)

- (note: This will happen in general with renewable energy technologies commercialization, including small-scale renewable energy technologies commercialization at community levels. Consider that half to two-thirds of the costs of renewable energy technology installations are the funding-financing charges. There are then three costs factors after excluding funding-financing, and which are (1) siting and site preparation, (2) the renewable energy equipment, and (3) the installation costs. (4) A fourth cost, which is the most minor is the maintenance and repair costs to keep the renewable energy system-installation functioning-operating. (5) There is also a fifth cost which is labor intensiveness in operating the system-installation, which, in general, is far too expensive for corporate capitalism to want to bother-with in general (especially with small-scale renewable energy technology installations), and which will continue to be demanding, especially for some renewable energy technologies and biotechnologies until they can be totally automated.

The significances of this renewable energy technologies/biotechnologies model are that once the problems with labor-intensiveness can be marginalized or subsidized, then the costs of maintaining, repairing and replacing a small-scale renewable energy technology/biotechnology system in perpetuity are in the range of 10% to 20% or less than the initial startup, setup, installation, financing, etc. costs. Therefore, once these micro-systems can pay for themselves, they become income-generating, and in some cases, significantly income generating... and it will be less expensive to keep these systems operating in perpetuity than to build new systems, and that will also frustrate corporate capitalism. This is the essence of newage post-corporate capitalism economics that can be applied to other community services operations.

The core issue is labor intensiveness, which makes community service operations impractical for for-profit corporate-capitalism because the labor cost

cut-into the possible-practical profit margins too greatly to be practical for for-profit corporate economics. However, for residents wanting to engage in income-generating activities comfortably within thriving local communities, moderate amounts of labor-intensiveness are involved in any worker-based income-generating activity, and doesn't cost anything compared by buying comparable needs that are provided by for-profit corporate capitalism.

The combination of driverless vehicles, robo-factories and robotically operated warehouse docks will fundamentally change the future of urban design, especially for smaller to mid-sized urban communities, including for a place like Newport.

Urban communities will all want have fleets of driverless automobiles. There will always be people who want to own a private vehicle; however, this will no longer be necessary, and there will be new communities and designated areas within existing communities that will be essentially vehicle-free (ref., at least for gasoline-powered privately owned vehicles). The vehicle-free community areas will not need to have streets designed for two-way vehicle traffic, nor on-street parking, and not even for off-street parking.

At this time, it is estimated that every community-owned driverless automobile replaces seven privately owned automobiles. This means that it will be less expensive for a community coop service structure to own-manage-maintain a fleet of driverless vehicles than it costs to construct and maintain city streets that are designed for private vehicle ownership, parking and use.

Next generation automated robo-factories will be essential 'plug-and-play'. They will involve modularized manufacturing, warehousing and packaging operations, probably as somewhat elongated factory structures with a cargo unloading dock on one end and a re-loading dock on the other end for cargo and local-regional deliveries. These robo-factories can be set-up anywhere there is an adequate electrical outlet(s) to plug into. The production-etc modules will be assembled together as needed for whatever manufacturing, production and packaging operations that are needed.

It will probably make sense to have regional or state manufacturing facilities rather than large manufacturing hub centers. In part, this will be practical because robo-factories can operate 24-hours/day and also on holidays and weekends, which means that a robo-factory will only need to be between one-fourth and one-fifth the size of a present-day factory and still be able to out-produce larger present-day factory complexes.

The logical model for the robo-factories will be adaptations of the Amazon warehouse business model, which means that Amazon will become the major manufacturing corporation in U.S.America because Amazon will have the automated warehouses and delivery services, and can simply add production modules into their automated warehouses to branch into whatever manufacturing and production activities Amazon management wants to branch-out into. This model will be linear factory-warehouse complexes with docks on either end. Manufacturing, packaging, etc. modules will probably be flatbed platforms or

railcars that have parking spots along the warehouse factory that can be replaced if/when they wear-out or breakdown or if the factory operations are changed.

For a community like Newport, it will make sense to have an Amazon style robotic-automated warehouse docking port at the main highway entrance (i.e., highway 20) and perhaps smaller docking ports also on the north and south ends of highway 101 if there is significant cargo entering Newport along highway 101. Much or most of the cargo entering the community will be unloaded at these docks for warehousing and local delivery to residents and community businesses.

This new business model being developed by Amazon will also be adopted by progressive communities with investment and construction cooperatives that are exclusively available to residents. A community coop will then operate a local fleet of delivery vans, and this also means that deliveries can be scheduled to occur at the most appropriate times for residents and local small businesses.

SUMMARY:

The summary of this overall discussion is that for-profit corporate capitalism will be progressively phased-out within small and medium-sized urban communities, including rural-urban communities, like Newport because they cost too much by siphoning-off all of the profits, and these realizations and considerations **need** to be introduced into urban development planning, land use planning, and planning commissions at this time... because these progressive developments are on the verge of happening immediately, and when they happen, it will seem like they are happening almost overnight.

Derrick Tokos

From: Rob Hildebrand <rhildebrand@multnomah.edu>
Sent: Tuesday, November 13, 2018 12:45 PM
To: Derrick Tokos
Subject: Feedback for tonight's meeting.

Mr. Tokos,

I regret that I cannot attend tonight's meeting in person. But I did want to enter my thoughts into the record since your committee has extended that ability to those of us who own a home in Newport. Thanks again for soliciting our thoughts.

Fundamentally, I see this proposal, as it currently exists, as a move that helps some folks and hurts others. Some folks will no longer have VRD in their neighbourhood which will raise their quality of life a little. Others will lose their livelihood, or, in my case, potentially our retirement strategy. The latter group are significantly more impacted by this decision than the former group.

But rather than just approaching this from the perspective of "which group is more important?" I'm hoping that you also consider the issue of fairness. Many of us have made our plans with the existing set of rules in place. If those rules are to change I would hope that there are grandfather clauses in place so that the "losers" of the decision are protected. It is fair and right for a city to want to protect all its residents.

Personally, I think that residents should have the right to utilize their homes as they wish. It seems unfair, in my eyes, that one group should be able to impose its will on another, particularly when the impact will be so severe on some.

Thanks for hearing my family. In short, we would vote against the proposals, if it were a vote.

Rob

Dr. Robert J. Hildebrand
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November 13th, 2018

Planning Commission
City of Newport
169 SW Coast Highway
Newport, OR 97365

Dear Planning Commission,

I am writing to provide testimony for the public hearing tonight in regards to draft Ordinance Number 2144. My wife Alison and I own property at 2821 SW Brant Street in South Beach.

I agree that policy should focus on units that are not occupied by permanent residents. I understand the need to limit areas where vacation rentals are allowed. I will support Alternatives No. 1 and No. 2 in establishing the areas where vacation rentals are allowed. I support phasing out vacation rentals in other areas over a 5-year period.

I strongly oppose the other proposed restrictions on vacation rentals described in Ordinance 2144. I do not think it is appropriate for the City Council to limit the total number of licenses for vacation rentals. The local economy benefits greatly from tourists that often stay in vacation rentals. If the total number of vacation rentals is restricted further, these vacationers will take their business elsewhere on the Oregon Coast. This would be an overall loss for our city. Many of the proposed measures add undo expenses and administrative costs to those property owners operating vacation rentals. My specific comments for each proposal are below:

- I strongly oppose any limits on the number of licenses or on the density of vacation rentals
- I oppose the proposed enforcement efforts, especially the proposed complaint system and hotline. I think such a system would quickly be abused and prove a burden all property owners. It is unnecessary. Also, such a system would be expensive to maintain.
- I oppose refining approval standards. I don't believe that vacation rentals need additional requirements. A sign may provide a target theft and vandalism. Prohibiting events can take away from the experience for some vacationers.
- I oppose requiring an annual license. This is another expense and burden on owners of vacation rentals. Increased costs may eventually discourage vacationers to rent in Newport.

Feel free to contact me if you need any clarity or additional input. Thank you for all the work your commission has put in to addressing the issues with vacation rentals in Newport. Please continue to provide avenues for public input.

Sincerely,



Luke Whitman

Derrick Tokos

From: Nancy Thurston <nancy.e.thurston@gmail.com>
Sent: Tuesday, November 13, 2018 2:43 PM
To: Derrick Tokos
Subject: City Council Meeting tonight

Hello,

I am an out of state owner and I cannot attend tonight's meeting. I would like to weigh in on what changes are going to take place.

1. Please consider that without tourists Newport's economy would suffer.
2. Some owners of vacation rentals are very attentive and concerned about their affect on the neighbors. I for one check with the neighbors to make sure we are not having people disturb them.
3. Our guests are infusing the local restaurants and attractions with more business.
4. As far as using up housing and making it difficult for locals to buy, I don't feel like the workers in Newport "in general" would be able to afford most of the homes that are being used as vacation rentals. Newport needs to look at creating affordable housing for the residents.
5. We try to pay over the average for our help to care for our yardwork and housekeeping. This keeps more employment in the Newport community.
6. I would hope that existing homes that are vacation rentals would not be eliminated with any "new" density limitations. I can understand having some kind of restriction, but only going forward. We bought our home with the full intention of using it this way and plan to retire to Newport eventually. This was our plan to make this house affordable to us. Not all vacation rentals are owned by big companies.
7. I like the idea of a central complaint line. If I had guests that were being disrespectful and annoying the neighbors I would want to know.
8. I don't know how many current vacation rentals Newport has so it is hard to voice an opinion on how many should be allowed.

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Thank You,

Nancy Thurston

Real Estate Agent
John L.Scott Real Estate
208-861-2666

nancy.e.thurston@gmail.com

Practice random acts of kindness!

Derrick Tokos

From: Pivot Point <pivotpointpro@gmail.com>
Sent: Tuesday, November 13, 2018 2:34 PM
To: Sherri Marineau; Derrick Tokos
Subject: Input regarding proposed Vacation rentals

Dear Shari,

Unfortunately, I'm not able to attend tonight's meeting as I am out of town, however, there were a few changes that I was concerned about regarding the short term rental property rules.

The city of Newport is known for being friendly— especially friendly to businesses and visitors. The guests who stay in our short term rental have shared their love for Newport and the ease of finding a rental, compared to other cities. I don't want to lose this reputation by over-legislating the process.

1. The current rules in regards to noise control etc. are appropriate if they are enforced by the city. The proposal that owners or agents reply to complaints within one hour is unrealistic. A "reasonable amount of time" could be defined as 24-48 hours. Everyone who rents from me has already agreed to comply with following city ordinances (and my quiet hours are more strict), but if they choose to disobey the law, then the law should be enforced on those tenants— not on the property owner.
2. Why the need and extra expense for an electronic database? Surrounding houses are already notified by mail.
3. Liability insurance requirement: Most businesses already carry liability insurance and it only hurts them if they don't. Why should the city be involved in creating an extra job—i.e. more money spent by the city to enforce this policy?
4. The word "overnight" was struck out in several places. I propose that you leave the word overnight in those places and here is why: Our house was rented for various business meetings and for families who traveled from out of town for memorial services. These families used our large dining room to host lunch/dinner for guests. Only the minimum spent the night, but having space to feed extra family was a huge blessing during an extremely hard time.
5. I suggest that any changes made which limit the number of short term rental houses on any given street do not affect rentals which are currently in operation. Businesses like ours who chose to invest in Newport do not deserve to have their livelihoods taken away because of new laws which were not in place when they bought the properties.

Thank you for taking the time to hear my testimony. Praying for the leadership of our city and for wisdom on your behalf.

Sincerely,
Rene Tyson
Pivot Point Productions, LLC

Sent from my iPhone

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Attorney at Law

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November 13, 2018

Via Email

Derrick Tokos
Community Development Director
City of Newport,
169 SW Coast Highway
Newport OR 97365
d.tokos@newportoregon.gov

Re: Testimony re File No. 5-Z-17, a draft ordinance (No. 2144) amending the City of Newport's regulations for Vacation Rental Dwellings (VRDs)

On behalf of Oregon Coast Alliance (ORCA), please accept this testimony on File No. 5-Z-17. Of the utmost importance is for the vacation rental dwelling regulations to protect the character of the residential neighborhoods and to preserve the City's long-term housing supply. It is important to preserve the character of the residential neighborhoods because residents live and work in those neighborhoods, while others from out-of-town or out-of-state are engaged in a commercial enterprise in residentially zoned areas. Aside from that basic problem, additional issues include adequate parking, small lot sizes that host vacation renters, supervision of short-term rental dwellings, constant stream of vacation renters, parties held at short-term rentals with large numbers of people, and so forth.

The record is replete with testimony of how short-term rentals have adversely affected residents, and the City should keep this in mind when promulgating new regulations. Amendments should increase protections for residents that live within the residentially zoned areas, instead of owners of short-term dwelling owners that are merely engaging in a commercial enterprise in a residential zone. Short-term dwellings should not be allowed in the R-1 or R-2 zones at all, because this will clearly create conflicts with actual residents within the City. ORCA agrees that short-term dwellings or vacation rental dwellings are intrusive commercial enterprises within the residential zones.

However, ORCA is especially concerned about the neighborhood of Nye Beach, which is zoned C-2 Commercial, but also has a special overlay zone designed to protect the unique character of the neighborhood. The overlay zone's purpose was to protect the area as an

oceanfront, mixed-use neighborhood with residents and small-scale commercial enterprises. The few vacation rentals at the time (1997) were family-owned. Online booking platforms that have transformed vacation rentals into large-scale businesses barely existed, if at all.

Potential options being considered in this overhaul, such as Alternatives 3 and 4, would cluster vacation rentals in commercial districts. Areas of C-2 zoning are especially likely to be the focus of VRD policy, because of the zone's definition, "to provide for tourist needs, as well as for the entertainment needs of permanent residents." Without special provisions, this proposal would have a devastating effect on the Nye Beach neighborhood; but the C-2 base zone definition is strongly modified by the overlay zone's purpose and requirements in Nye Beach. Given these, ORCA strongly supports using the R-3/R-4 residential zone proposal to restrict VRD density and proximity limits in Nye Beach.

Newport Municipal Code 14.30.010 states that the purpose of the Nye Beach Overlay is to implement the goals and objectives of the adopted neighborhood plans. Turning to the adopted 1989 Nye Beach Study, we find the following goals and objectives:

- "protecting neighborhood livability"
- "creating an environment conducive to cottage industries and preservation of housing"
- "furthering the neighborhood vision as a thriving residential environment for all incomes with cottage industries and arts and crafts"
- "creation of a mixed-use zone to preserve neighborhood compatibility"

Furthermore, the 1992 Newport Peninsula Urban Design Plan (part of the City of Newport Comprehensive Plan) requires that its policies – which include improving the cohesion of each neighborhood by enhancing its function, character and relationship – be implemented via creation of urban design districts: "The purpose of each design district shall be to preserve and enhance the function and character of each district area. Design districts shall be considered as refinement plans and adopted as zoning and development code overlays." The Nye Beach District is specifically described as a vibrant mix of residential and small-scale commercial making a cohesive neighborhood.

Thus, requiring VRD's in Nye Beach to adhere to the same restrictions as proposed for the R-3 and R-4 residential zones is not only good policy to protect a neighborhood, but is clearly necessary to meet the requirements of Newport's Comprehensive Plan.

ORCA is also supportive of a "residency" requirement, which would require that the individual renting out the property be a resident of the state of Oregon. Other jurisdictions have implemented this type of requirement. This would ensure that out-of-state speculation does not affect the residential housing supply and ensure more use by in-state residents.

ORCA believes over-size vehicles must be regulated by amendments. The City should consider using parking passes for short-term dwelling renters, which would assist in regulating the size of gatherings and impact to neighboring residents.

ORCA is supportive of the 2-person per bedroom requirement proposed by the City, as well as the placement of a hard cap on VRD licenses citywide. This cap should be as restrictive

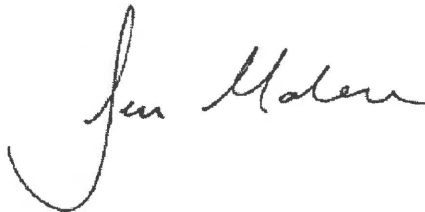
as possible, to limit expansion of rental dwellings in the city, preferably no more than 2-3% of the existing housing stock.

ORCA believes it is important for the City to place meaningful restrictions, such as an overall cap on the number of allowed VRDs, and demonstrate the ability to impartially enforce those restrictions. Without enforcement, the regulations would be meaningless. The City should consider how it will enforce various components of its proposed amendments; progressive enforcement (“three strikes and you’re out”) is one effective means, along with a centralized complaint system and regular monitoring for permit and tax compliance.

ORCA is opposed to the transfer of endorsement and transfer with the sale of property. If these provisions are allowed, the City of Newport’s residential neighborhoods will be nothing more than an investment opportunity for out-of-town individuals or entities. If a new owner would like to utilize the short-term rental provisions, then the new owner should have to go through the application process.

ORCA respectfully requests that the City leave the record open for, at least, 14 days to allow for additional comment and testimony on this important issue. Alternatively, ORCA requests the hearing be continued until November 26th to allow more opportunity for both written and oral testimony.

Sincerely,

A handwritten signature in black ink that reads "Sean T. Malone". The signature is written in a cursive style with a large, sweeping initial "S".

Sean T. Malone
Attorney for Oregon Coast Alliance

Cc:
Client

Luke Whitman
2010 NW Robin Hood Street
Corvallis, OR 97330
(541) 231-6826
Luke.Whitman@oregonstate.edu

November 13th, 2018

Planning Commission
City of Newport
169 SW Coast Highway
Newport, OR 97365

Dear Planning Commission,

I am writing to provide testimony for the public hearing tonight in regards to draft Ordinance Number 2144. My wife Alison and I own property at 2821 SW Brant Street in South Beach.

I agree that policy should focus on units that are not occupied by permanent residents. I understand the need to limit areas where vacation rentals are allowed. I will support Alternatives No. 1 and No. 2 in establishing the areas where vacation rentals are allowed. I support phasing out vacation rentals in other areas over a 5-year period.

I strongly oppose the other proposed restrictions on vacation rentals described in Ordinance 2144. I do not think it is appropriate for the City Council to limit the total number of licenses for vacation rentals. The local economy benefits greatly from tourists that often stay in vacation rentals. If the total number of vacation rentals is restricted further, these vacationers will take their business elsewhere on the Oregon Coast. This would be an overall loss for our city. Many of the proposed measures add undo expenses and administrative costs to those property owners operating vacation rentals. My specific comments for each proposal are below:

- I strongly oppose any limits on the number of licenses or on the density of vacation rentals
- I oppose the proposed enforcement efforts, especially the proposed complaint system and hotline. I think such a system would quickly be abused and prove a burden all property owners. It is unnecessary. Also, such a system would be expensive to maintain.
- I oppose refining approval standards. I don't believe that vacation rentals need additional requirements. A sign may provide a target theft and vandalism. Prohibiting events can take away from the experience for some vacationers.
- I oppose requiring an annual license. This is another expense and burden on owners of vacation rentals. Increased costs may eventually discourage vacationers to rent in Newport.

Feel free to contact me if you need any clarity or additional input. Thank you for all the work your commission has put in to addressing the issues with vacation rentals in Newport. Please continue to provide avenues for public input.

Sincerely,



Luke Whitman

Derrick Tokos

From: Rob Hildebrand <rhildebrand@multnomah.edu>
Sent: Tuesday, November 13, 2018 12:45 PM
To: Derrick Tokos
Subject: Feedback for tonight's meeting.

Mr. Tokos,

I regret that I cannot attend tonight's meeting in person. But I did want to enter my thoughts into the record since your committee has extended that ability to those of us who own a home in Newport. Thanks again for soliciting our thoughts.

Fundamentally, I see this proposal, as it currently exists, as a move that helps some folks and hurts others. Some folks will no longer have VRD in their neighbourhood which will raise their quality of life a little. Others will lose their livelihood, or, in my case, potentially our retirement strategy. The latter group are significantly more impacted by this decision than the former group.

But rather than just approaching this from the perspective of "which group is more important?" I'm hoping that you also consider the issue of fairness. Many of us have made our plans with the existing set of rules in place. If those rules are to change I would hope that there are grandfather clauses in place so that the "losers" of the decision are protected. It is fair and right for a city to want to protect all its residents.

Personally, I think that residents should have the right to utilize their homes as they wish. It seems unfair, in my eyes, that one group should be able to impose its will on another, particularly when the impact will be so severe on some.

Thanks for hearing my family. In short, we would vote against the proposals, if it were a vote.

Rob

Dr. Robert J. Hildebrand
Chair, Youth Ministry Department
Assistant Dean, School of Biblical/Theological Studies
Chair, Practical Theology Division
503.251.6425 | rhildebrand@multnomah.edu



Derrick Tokos

From: Jeffrey Drew <jjdrew007@yahoo.com>
Sent: Tuesday, November 13, 2018 1:53 PM
To: Derrick Tokos
Subject: Ordinance # 2144

Dear Mr. Tokos,

I've read through the alternatives being considered. Unfortunately, I will not be able to attend tonight's meeting. I strongly feel that the sensible thing to do would be to strengthen the existing good neighbor rules and put in place tougher compliance procedures rather than implementing something that restricts our rights as property owners. There just isn't a need to restrict people's property rights when stronger enforcement of the existing rules along with potential fines for violations will likely take care of any issues. Fines always seem to get people's attention and would undoubtedly correct compliance issues very quickly.

Fines should be meaningful and implemented on a graduated scale with the fine increasing significantly for subsequent violations. It's not fair to punish a whole group of tax paying property owners for the actions of a few irresponsible individuals. Fines may also be able to be levied against property management companies for violations of good neighbor rules in properties under their management. Putting teeth behind the existing rules and enforcement of those rules is all it will take to correct the actions of a few bad actors. Don't take away the rights of responsible tax paying property owners.

Thank you,

Jeffrey J. Drew
ph: 712-229-3670

Derrick Tokos

From: Steve Palmer <stevesway78@gmail.com>
Sent: Tuesday, November 13, 2018 1:53 PM
To: Derrick Tokos
Subject: Proposed Policy Alternatives

Mr. Tokos,

I'm in favor of the following proposals:

Focus Efforts on Units that are not Occupied by Permanent Residents: All of it is good.

Limit Areas Where VRDs are Allowed: Especially Alternatives 1,2 & 4. Alternative 3 is too restrictive and should not be used.

Improve Enforcement : Good except, not in favor of a third party hotline though. With the new restrictive policies, rentals will be capped, limited, or strike out, leaving no need for a third party vendor.

Refine Approval Standards: Good except, not in favor of the sign, as that sounds like it would be ugly to the neighborhood.

All the rest is good and I appreciate the hard work you guys have done.

Sincerely,
Steve Palmer

Derrick Tokos

From: Roberta Vandehey <robertav2@yahoo.com>
Sent: Tuesday, November 13, 2018 1:47 PM
To: Derrick Tokos
Cc: roberta Vandehey; robertavandehey@gmail.com
Subject: ORDINANCE # 2144, submitted for reading into public record at Nov. 13 2018 Public Hearing (if possible)
Attachments: header.htm
Importance: High

KEEP OUR RESIDENTIAL NEIGHBORHOOD AROUND US UNCOMMERCIALIZED! DO NOT CHANGE THE ZONING OF THIS AREA!
PLEASE KEEP VACATION RENTALS OUT FROM AROUND US!
Whales Spout Condominiums, 1445 N.W. Spring Street.

1. There will be overflow parking from house rentals that have little or no parking as it is. According to a sign on Spring Street, parking is prohibited, but it happens all the time and is not enforced.
2. Renters in the area will not recognize and respect the private property rights of the taxpaying homeowners around them. As a result, we will be left “picking up the tab” for them, with higher taxes, more police calls, beach debris, fires, noise complaints and above all our private beach trail will be used worse than it is already. We should not be having to maintain a trail for the public, fight the intrusions, trespasses, insults, threats and all other damages that result because some of our neighbors want to get rich renting their houses! Also, the city might favor this because it means money for them also????
3. The value of our here-to-fore Quiet relatively “Exclusive” residential area will plummet as our taxes continue to skyrocket. We for one would not have invested our money in a commercialized “Beachfront Getaway”!
4. For these same reasons, that big commercial development just to our south should never be allowed. Worse yet, geologically that is a disaster waiting to happen, and the wait might not be too long! That is the same geologic formation as Jump-Off-Joe and some of us remember clearly when that happened and why.
5. There will likely be increased incidence of trespass, crime, vandalism, human-caused fire, erosional bank degradation by short-cut attempts to reach the beach through our private property. This loss of privacy will result in the loss of the quiet residential neighborhood-ambiance that we paid for when we originally purchased our places. The main reason that we came to 1445 N.W. Spring Street in 1997 was because of the protection from commercialization we had knowing that it was zoned RRR. Please keep it that way.
5. Please keep reading to see the impact that just long-term rentals have had on our 6 Whales Spout Homeowner Association units. Short-term vacation rentals would be inestimably worse! That is living proof of the damage and unintended consequences rentals have already had on those of us who foot the bill, but do not reap income from those rentals. We just subsidize them. Many of these damages would be replicated and multiplied by a zone change that would allow vacation rentals all around us by people who make money off of them and renters who do not share the pride-of-ownership with the neighboring homeowners who will be “picking-up-their-tab”. The worst-case scenario would be if you change the zoning for our condominiums to be short-term vacation rentals. **WE SINCERELY AND RESPECTFULLY REQUEST THAT YOU PLEASE DO NOT ALLOW! W VACATION RENTALS AROUND US!**

Whales Spout Condominiums as rentals *The Unintended Ramifications*

Concerns: In the 1990's *Whales Spout Condominium Association* was designed and sold as individually owned, privately used units. These units were generally used intermittently by their private owners or guests. Not only were our units zoned RRR (Residential Restricted Rental), so their commercial use was limited, but were also limited by physical limitations of our facility (see our development plat). Such limitations that make our facility unsuited for full time commercial occupancy include limited parking, restricted traffic flow, difficult-to-now-impossible turnaround space that frequently requires backing out, if empty parking spaces even allow that, difficult access by the garbage truck, and limited garbage space. Use is additionally limited by an expensive and antiquated sewer system that needs to pump the sewer up the hill (or break and pump sewage under my unit, as it did soon after the first full-time renters moved in), un-metered water equally shared by all unit owners, regardless of usage, and there is uncontrolled, illegal use of our beach trail. We have no security system, our security gate is rendered useless and is broken by heavy use. With only the 6 units, there is a clear pattern of our use patterns; watch when our cars are regularly not in our allotted slot, strangers can basically break in with no concern for getting caught.

And all of these security concerns proved valid when my unit was broken into (since this letter was first written in March 2016) They stole all electronic devices, (computers, radios, televisions, etc.), surf boards, all door keys to the unit and as well as the beach gate and to all storage units underneath the units, many kitchen appliances, liquor, etc. The security gate is a combination, so it was an inside job. Basically the place was cleaned out with repeated trips through the window they broke.

Even with just 2 of the 6 units rented now, long-term, there is no record of all of the strangers who come and go and what they do while they are there. All visitors to the two units that are already rented then had free access, were familiar with how infrequently I was there. Anyone who watches awhile learns that my car was rarely there, so they could enter whenever they wanted to steal whatever they wanted. It is terrifying to think of what it would be like if they were vacation rentals. We have no security cameras and the H.O Assoc. refuses install them.

1. **Limited utility capacity, maintenance and increased costs:** Homeowners are “subsidizing” the increased cost of full time occupation of rentals and suffering the times when garbage cans are too full for us to use.
 - a. **Water:** HOA needs to meter each unit individually and have water paid by each unit according to usage like power currently is.
 - b. **Garbage:** There is not enough garbage capacity for full time occupancy because we already have more cans than fit where they belong according to our plat and still are too full to use. All garbage must fit within the wooden holding structure. There should be no loose containers to crowd parking spaces or blow around and damage cars as they already did my car. With this situation we will have to end the garbage-share arrangements with Wizards to free up space for our renters and still be short. Fees paid to HOA by renters to support their heavier use of our garbage facility still wouldn't fix it.
 - c. **Sewer:** our very old and expensive pump system will need increased expensive maintenance/replacement costs resulting from the increased use from full-time commercial occupancy of renters. Non-renter unit owners will again subsidize that unless user fees are paid to HOA by commercial-use units to support maintenance/repair necessitated by the heavier use of our sewer system by the full-time occupancy.
2. **Limited Parking:** With just two “guest” parking spaces and one of these is in a position to block the main entry, renters and guests of renters use those plus more. **WS HOA was clearly not designed for full-time commercial occupancy** for 8 units. Our driveway includes the 6 original units plus the easement addition of the two Wizards units to our north. Part-time occupancy by just the 6 original unit owners became tight if we were all there at once.
3. **Higher Common Property Maintenance Costs:** Heavier fulltime commercial use or the Common Property elements, such as driveway, path to the beach (both cost-shared by the two Wizards units) will result in higher

“wear-and-tear” maintenance costs for the Homeowners who are not benefiting by commercial use of their units. Additionally, renters or visitors of renters will not have so much regard for the community property as the owners have. There is no “pride of ownership” for those who are just “using the place.”

4. **Security:** the security gate that we have invested fair amounts of money installing and replacing after a time of heavy use no longer is of any use. Once commercial use of any of our units commenced, there has been no knowledge or control of people entering or using our facilities. ***This flies in the face of the intent, if not the word, of our By-Laws.*** We now have public access and I firmly believe that it led to my unit’s break-in two years ago. I suffered a broken window, loss of more than \$10,000 of personal property including computers and other electronic equipment, a television, a \$5,000 spotting scope, two surf boards, and much more. The surfboards were a clue as to who might have done it. I understand that a surfboard was also stolen earlier from the 1st rental unit. That indicated a relationship between both thefts.

We would appreciate it if you could please read this submission for us into the November 13, 2018 public hearing regarding the adoption of Ordinance Number 2144. We live in Central Oregon and are unable to attend the hearing. We thank you for giving us an opportunity to enter into this discussion.

Thank you for your kind consideration of these concerns.

Regards,

Roberta Vandehey
20481 Winlock Lane
Fossil, Oregon 97830
ph./fax #: 541-468-2455
Email: robertavandehey@gmail.com
robertav2@yahoo.com



This email has been checked for viruses by Avast antivirus software.
www.avast.com

November 12, 2018

RE: Ordinance 2144 Markup and Rationale for Vacation Rental Code Amendments-
Version 3.0

Dear Members of the Newport Planning Commission,

My name is Michele Longo Eder. In 1988, my husband Bob Eder and I bought a home together at NW Cherokee Lane here in Newport, where we've lived for the last 30 years.

We want to thank the members of the Ad Hoc Working Group for their willingness to serve our community. It's been a huge time commitment, both in and outside of meetings, and we appreciate your public service.

We hope we bring a broad perspective to the discussion of regulating short term rentals in Newport and would like to share some of our experiences with you.

First, we've been fortunate to be able to travel widely and have enjoyed staying at homes managed through Airbnb or VRBO throughout the U.S., as well as abroad. It's a more integrated travel experience than a hotel stay, and one we've enjoyed.

We own two licensed vacation rentals here in Newport. One is located at the corner of W. Olive and SW High, in Nye Beach and is managed by Vacasa; the other is perched above the Bayfront and will likely also be managed by them. We have had a very good experience with Vacasa. Both our houses are within the zones proposed to be allowed for vacation rentals, even within the most restrictive proposals that have been suggested. We also rent out a studio we own, located on the Nye Beach property, on a month to month basis, to a locally employed resident.

Unfortunately, we've also had occasion to formally complain to the City, the owner and the management company about a vacation rental in our neighborhood, and the conduct of its guests. Several years ago, there was a home rented with incorrect directions to the public beach access, which resulted in frequent foot traffic by strangers, trespassing through our front yard, within 10 feet in front of our living room window. I sent a letter of complaint to the vacation rental company, which did not adequately or timely address my concerns, sent a letter to the owner, who never responded, and filed a formal complaint with the city. After a few months, the information given to guests by the owner was supposedly corrected, and now the errant traffic in front of our home has been minimized.

And finally, our neighborhood has also experienced the reality of a "home share" and its impact on our street: increased traffic, parking disputes and numerous strangers on the street. So—while we have enjoyed staying in vacation rentals, and own them, we have also been negatively impacted by both a short-term rental and a home share.

Regarding the options that have been presented by the Ad Hoc committee, we would generally suggest that the Commission adopt the least restrictive alternative presented, or in the alternative, craft some of your own that appropriately regulate vacation rentals and home shares but are less onerous in their implementation.

Generally, we don't support provisions in any alternative that require a phasing out of already existing vacation rentals, whether they exist in newly proposed prohibited areas or exceed newly proposed density limits. As long as vacation rentals have been allowed and also permitted by the city, people have made significant financial decisions and commitments--buying homes, paying taxes, hiring local contractors to renovate homes, and relying on income generated by the vacation rental. To us, it isn't good public policy to pull the rug out from under people who have followed the existing rules. Whether it was good policy or not to allow vacation rentals in the first place--we understand people are upset by them-- it isn't appropriate to financially punish those who invested in good faith.

Our suggestion would be to set a date after which no new short-term rentals will be allowed. If a density limit is to be set, we would suggest that it be not less than 5% of the housing supply. The suggestion by the Planning Commission that short term rentals be reduced to not more than 3% of the housing supply, which would equate to about 165 units, is significantly below the number of short-term rentals currently allowed—by our understanding an elimination of approximately 50 permitted homes—and would constitute a radical policy change. A restriction of that size would not only be inconsistent with having short term rentals available not only for tourists, but also would significantly deplete temporary short-term housing for workers.

We'd also like to address "home shares" in the context of regulation of vacation rentals. While "home shares" have a gentle, inoffensive sounding name, and differ from vacation rentals in that they require an owner to be in residence, we'd like to call attention to the fact that they, too have significant impact on a neighborhood. We should know--we've lived down the street from one for years. While owner on site may prevent drunken parties, home shares still have significant impact in a residential neighborhood. We experience increased vehicle traffic, increased foot traffic, lack of adequate parking, and encounter strangers in our home neighborhood on a weekly basis. Make no mistake: "home shares" are commercial enterprises. If the character of a neighborhood is of concern to you, it is inconsistent with the proposed policies justifying regulations of vacation rentals to not also require "home shares" to comply

with whatever requirements are imposed on vacation rentals. People who have home shares, that are allowed to rent up to two rooms in their home to strangers, have no less of an obligation to the neighborhood or their guests than do vacation rental owners: liability insurance should be required, safety inspections regarding compliance with building and fire codes, parking requirements, signage, public availability of owner contact information, and all other regulations pertaining to vacation rentals should be met.

Please also consider that for a home share, requiring proof of a driver's license, voter ID and/or a tax return, while showing residency, does not prove that a home owner is actually "in residence" at the "home share." The city is without enforcement tools to ensure an owner is actually in residence for purposes of complying with the definition of a "home share."

We'd also like to address the issue of transferability of license upon sale or transfer of ownership. We strongly support an option that for currently permitted short term rentals, current owners be allowed to transfer the permit to any legal person or entity upon a change in ownership of the dwelling, without any restriction as to area. Newport as a community is going to continue to grow. More housing will be built. To restrict transferability of current, legal vacation rentals will further reduce the percentage and/or number of available vacation rentals relative to total housing in the future. We would suggest that a reduction in the availability of vacation rentals makes Newport less competitive in the tourist and temporary workforce market.

Regarding limitations on the number of occupants, we would suggest keeping the current policy as set forth in C.1 of "2 persons per bedroom, plus 2," but also adding language that excludes children under 3 from the count.

Regarding the proposed restriction that the number of persons at an event at the short-term rental be limited to the number allowed by occupancy: please change that. Again, we draw on our own experience as an illustration. This past year we had occasion to visit family in L.A. where we rented a vacation home that accommodated not only our overnight stay with 3 bedrooms, but also permitted us to have our guests at a family holiday gathering. The home in L.A. had a very large living and dining area, where we hosted 20 family members--from four generations—for 3 hours on a Sunday afternoon. There was plenty of parking, and it was incredible to have all of us together.

The proposed rule, to limit the number of guests at an event to the overnight occupancy, would have this negative effect: we could not use our own vacation rental here in Newport, which has over 2500 sq ft and four bedrooms, to host the same family event here—but we could have it at our home in Newport, which is smaller and has far fewer parking spaces. That just doesn't make sense to us. We understand the concern with

large parties, but we suggest, as an alternative solution, that any event hosted at the vacation rental have a curfew of 10:00 pm on attendance by non-resident guests.

We would also propose that the Commission revisit the issue of the proposed response time to complaints, (7 days a week, 24 hrs a day,) and the requirement of being able to reach the short-term rental premises within 30 minutes. What that means is that if we were to choose to manage our vacation rentals without an agency, we can't be out of physical range of Taft or Waldport for the 75% of the year our Nye Beach Cottage is rented. That just isn't reasonable. We would recommend removing that requirement, at the very least, for owners who manage their own property, and also suggest that the 24 hrs a day, 7 days a week isn't workable for either owner-managed properties or agency management. If there is an emergency, or a violation of Newport's municipal code, such as a noise ordinance violation, just like at any other residence in Newport, it would be appropriate to call the police. For non-emergency violations, 24/7 availability is unduly burdensome, as is the 30-minute restriction.

There is an additional area of concern: the proposed regulations pertaining to a complaint and violation process presume a fact not in evidence--that the complaint, or complainer, is rational, in need of immediate attention, and is not harassment. Frankly, we have encountered people in Newport so opposed to vacation rentals that it can be anticipated that unwarranted complaints may be made. The proposed rules fail to protect owners and agents of short-term rentals from this circumstance, while threatening to revoke a permit for purported non-compliance.

As we've mentioned, we have experienced the downside of vacation rentals and home shares. We understand the need for some additional planning for the future of Newport. But associated with some of these proposed regulations there seems to be an overreaction to a few bad apples, who have ignored or not responded to legitimate complaints from neighbors. It strikes us that these negative experiences have resulted in unduly restrictive proposed rules, which will neither serve the community at large, and also fail to consider the serious and severe potential economic impact on short term rental property owners.

We live here, are your friends and neighbors, and are active contributors to this community. We are in good faith compliance with all relevant policies and rules. The newly proposed restrictions feel punitive to existing businesses and do not represent a broad perspective of our community. We sincerely hope our input will be seriously considered, and as suggested above, further adjustments be made to the proposed alternatives.

Again, thank you for your hard work.

Sincerely,

s/mle

Michele Longo Eder

s/rle

Bob Eder

P.O. Box 721

4064 NW Cherokee Lane

Newport OR 97365

Derrick Tokos

From: turnerk1@comcast.net
Sent: Tuesday, November 13, 2018 3:30 PM
To: Derrick Tokos
Subject: Contact Us - Web Form

City of Newport, OR :: Contact Us - Web Form

The following information was submitted on 11/13/2018 at 3:29:37 PM

To: Derrick Tokos
Name: Keith Turner
Email: turnerk1@comcast.net
Phone: 3605743706
Subject: Rental Ordinance Testimony

Message: This is a serious property rights issue. I object to the 5 year limit on grandfathered properties. Real estate investments are a longer term commitment. Don't clutter the ordinance with details like parking space size. Many properties were legally constructed years ago and will vary. All properties pay the same property tax and should have the same rights.

Keith Turner
507 NW Alpine St #308

Derrick Tokos

From: Tom Huff <trhuff2@hotmail.com>
Sent: Tuesday, November 13, 2018 3:47 PM
To: Derrick Tokos
Subject: Feedback on proposed Ordinance 2144

Hi, I'm a homeowner in Newport, who rents VRD-wise part of the year, and uses the home actively otherwise. Several thoughts come to mind on parts of the proposals in ordinance 2144:

1. Via this exploration of setting a cap on VRD licenses (to ~4-5% of total dwellings), to include a rough financial evaluation for possible impacts, which would be valuable to see & discuss. Including revenue for the city for the several different levels of VRD licenses, for how much impact this might involve for the city's services (for lost vacation rental revenue, staffing resources for tracking/enforcing, etc). And for property values, in light of reduced/eliminated ability to do vacation rentals (relative to nearby communities, north/south, ie Lincoln City, etc).
2. Discuss further whether the primary concern being raised, is a financial one (ie, with the impacts in specific ways to Newport, homeowners), or is more centered on behaviors and qualities of vacation rental guests, etc. For the latter, to discuss fully why concerns cannot be addressed directly through additional concrete behaviors and rules (ie, noise, complaint procedures, 3 strikes, etc), rather than reducing VRD licenses, and those related financial impacts to the city's revenue, and homeowners financials.
3. More discussion on the guiding philosophies for the paths represented in each of the 4 map options. In particular, in alternative IV it's difficult to discern the guidance for why some regions ("islands") are determined to be prohibited vs limited. Specifically for my address/location, there are only 2 homes on the related street (42nd St), both have VRD licenses, are separated from adjacent homes, yet fall just outside of the proposed limited zone, and are just within the prohibited 'island' to the north. To understand the reasoning that excludes this island of houses, but preserves other ones, such as the 'island' right next door to the south. There have not been noise or guest concerns for these 2 houses, and a better policy would be as in 2), to ensure a consistent policy across the city, rather than 'islands' that appear uneven in rational/fairness (and property values, etc). If alternative IV were to still be enacted, in lieu of the above alternatives, the owners of the two houses on 42nd street would then strongly recommend the limited zone be drawn to include these houses, as there appears to be no clear distinction/rationale. But again overall, the drawing of these islands appears arbitrary, and a better path would be to find shared and consistent rules that apply across the city.
4. Regarding a cap, to also discuss & define: by what process this would be revisited and adjusted, at an appropriate frequency, to ensure updates based on learnings, changes in the city, etc, for revenue, citizens preferences, etc.

Thank you, and I appreciate the discussion and feedback process.

Tom Huff

503.803.0802 (cell)
#10 NW 42nd St
Newport, OR

Derrick Tokos

From: Matthew Price <mprice@pricerandle.com>
Sent: Tuesday, November 13, 2018 4:43 PM
To: Derrick Tokos
Cc: jamie@sweethomesrentals.com
Subject: Vacation Rental Potential Land Use Change

Dear Derrick,

This submission is in regard to your request for public comment on the Newport proposed land use changes regarding vacation rentals. My wife and I own an oceanfront home in Newport that may be impacted by the proposed changes. I have a background in real estate law and served on a planning & zoning board in a different state during a time in which major proposed changes to land use were implemented. However, I do not submit this comment as an attorney but simply as a concerned citizen. After a review of the ad hoc committee's proposed changes, there are several items that immediately stand out as particularly alarming, as follows:

- 1) It appears that any property currently permitted for vacation rental land use would lose that status if the property is sold or otherwise transfers ownership even if the land use remains exactly the same under the new ownership. This provision will likely spark litigation. If the nature of the land use remains the same, a simple transfer of ownership is questionable for serving as the instigating event in changing a land use designation.
- 2) The proposal references "natural" lines or boundaries such as Highway 20 and Highway 101 to define areas of allowed v. not allowed vacation rental land use. These lines are absolutely arbitrary, and do not constitute the least restrictive means to accomplish proper land use designation. Such arbitrary line drawing is ripe for litigation, and will lead to multitude for variances and subsequent legal actions when those variances are denied.
- 3) The "least restrictive to most restrictive" spectrum set-forth by the committee does not provide a fair spectrum of solutions from least restrictive to most restrictive. Instead it mislabels a very restrictive proposal as the least restrictive and becomes progressively more restrictive from there. As a result, the proposal does not present a fair depiction of the regulatory options available and completely bypasses far less restrictive means of vacation rental management that would avoid encumbering titles and reducing property values.
- 4) I did not see any type of professional financial impact study or cost benefit analysis for the proposal. In the short term, the City of Newport will sacrifice vacation rental tax income and suffer a reduction in value of many of the prime Newport residential properties. In long term, outside investors who rent and buy residential property in Newport will be far less likely to view Newport as an option for residential investment, since none of the cost of investment will be offset by vacation rentals. This may be viewed by some residents as a positive thing, but the long term effect will be a

stagnating Newport real estate market, a reduction in property values across the board, and ultimately a reduction in real property tax revenue.

These are a few of my initial concerns with the proposal. No action should be taken on this matter until a professional economist is hired by the city to run an independent global financial impact study (including projected litigation costs) and a third party real estate law firm to analyze the legality of the proposed changes. I suspect the projected financial impact will be much larger than imagined and some of the proposed ordinance changes will not pass a qualified legal review.

Overall, the proposal is bad for the Newport economy and residents. My family lived in Newport full time for a number of years, and we love the people. We want to continue to see Newport flourish. A better way to approach the vacation rental issue may be to look at shifting current specific administrative regulations to address specific concerns rather than a blanket banning of vacation rentals. While the committee's proposal may have some veneer of tailoring, the practical effect is a complete ban. A true limited tailored approach is the least restrictive means possible and it is necessary to ensure that every property owner is protected. A blanket ban discriminates against some owners intensely, devalues all properties in the long run, and is the most restrictive manner in dealing with the issue.

I strongly urge the City Council to use caution in regard to this proposal and hire outside experts to analyze the financial and legal implications. Alternatively, I urge the City Council to reject the proposed changes and opt for less restrictive options that will continue to allow rentals but also tailor rules to deal with any specific problems that the City feels need be addressed. I note that the committee viewed some tailoring of rules in their proposals to work in tandem with the proposed progressive elimination/ban of vacation rentals. The tailored rules do not need an accompanying ban to be effective. Instead, working with the substantial input of the various vacation rental businesses operating in Newport, a systematic review and revision of the existing licensing and regulatory rules could be accomplished without a blanket land use ban. This will avoid a litigation fallout, protect residents, favor a strong local economy, and send a message of good stewardship to the community. Thank you for your consideration of my comments.

Sincerely,
Matthew Price
(573)348-0700

HB 4120(2018) Requiring Booking Intermediaries to Remit Takes Effect

Background

Oregon House Bill 4120 (2018) was enacted in the most recent legislative session and takes effect July 1, 2018. The bill makes explicit that all booking intermediaries (including AirBnB & HomeAway.com) must remit local transient lodging tax.

What is Changing?

- Beginning July 1st, 2018, all booking intermediaries are jointly and severally liable for remitting tax on the reservations made through their online platforms. HomeAway.com has recently reached out to the City to register, but AirBnB has not (yet).
- Important: The law does not exempt local property owners from their tax liability if the intermediary does not comply.

What is Not Changing?

- All transient lodging tax certificate holders (or their authorized property managers acting on their behalf) must continue to file monthly tax returns. If a booking intermediary has remitted on behalf of the property, the taxable revenue from the intermediary is reported in box 2c of the tax return and detailed on the second page of the return titled, "Report of Gross Receipts from Transient Lodging Intermediaries". This is how local hotels that use booking intermediaries like Expedia, Hotels.com, and Priceline have always reported

- Newport's Hispanic/Latino population grew by 385% (650 people) between 1990 and the 2005-2009 period.

Newport's housing affordability decreased

- In 2010, a household must earn \$14.60 an hour to afford a two-bedroom rental unit in Newport, an increase of \$5 or nearly 50% from 2000.
- More than one-third of Newport households could not afford a two-bedroom apartment at HUD's fair market rent level of \$759 in the 2005-2009 period.
- Newport had a deficit of nearly 500 affordable housing units for households that earned less than \$25,000.
- About 39% of Newport's households were cost-burdened, with 51% of renters and 30% of owners cost-burdened.
- Average annual household expenditures for necessities (e.g., food, transportation, clothing, utilities, health care, other necessities) in Newport are similar to larger cities in the Willamette Valley (e.g., Eugene or Salem) and are higher than smaller cities in the Willamette Valley (e.g., Cottage Grove or Lebanon). The types of expenses that are most frequently higher in Newport than in the smaller cities in the Willamette Valley are transportation (including gasoline), food, utilities, and health care. The higher cost of living in Newport (relative to small Willamette Valley cities) magnifies the problem of decreased housing affordability.

Newport's housing costs increased substantially

- Newport's median housing value doubled between 2000 and the 2005-2009 period. Lincoln County's housing prices increased by 71% over the same period.
- The average sale price for single-family dwellings increased by 47% between 2000 and 2010, from about \$159,000 in 2000 to \$233,000 in 2010. Single-family sales prices peaked in 2007 at an average of nearly \$350,000.
- Condominium sale prices increased 71% between 2000 and 2010.
- Newport had a smaller share of housing valued under \$200,000 than the State, and a larger share of housing valued more than \$400,000 for the 2005-2009 period.
- Rents increased at a slower pace than housing prices, increasing by 14% (\$74) between 2000 and the 2005-2009 period.

Housing costs are increasing much faster than rents and incomes.

- Since 2000, median owner value increased 77%, compared to a 31% increase in median household income, and a 14% increase in median rents.
- The ratio of housing value to household income increased from 2.8 in 1989 to 6.3 during the 2005-2009 period. Across the state, the ratio increased from 2.5 to 5.0.

Trends affecting housing mix

The previous section described the three household characteristics that are most closely correlated with household choice. This section describes the demographic and socioeconomic trends in Newport and Lincoln County related to these characteristics by describing the characteristics of households currently in Newport. The majority of Newport's

2011

	ROLE (LEAD, PARTNER, SUPPORT)	COMMITTEE/COUNCIL JOINT PRIORITIZATION						COMMUNITY SURVEY		TIER 1	TIER 2	TIER 3	
		HIGH	MEDIUM	LOW	% HIGH	% MED	% LOW	% POS	% NEG				
FOCUS AREA 1: ENHANCING A LIVABLE REGION													
1	Ensure an adequate supply of buildable land by encouraging redevelopment of underutilized properties and extending infrastructure to vacant land.	P	8	8	4	40%	40%	20%	71%	9%		X	
2	Promote mixed-use neighborhoods in appropriate areas of the city, incorporating a blend of commercial uses, employment, and residential development that create a distinct sense of place.	L	8	4	8	40%	20%	40%	70%	7%		X	
3	Design these neighborhoods to be oriented around streets that are well integrated with local transit, are ADA Accessible, and accommodate "active transportation" such as cycling, walking, and rolling.	P	2	11	7	10%	55%	35%	86%	6%		X	
4	Increase supplies of affordable and workforce housing, including rentals and for sale units at prices that are accessible to a broad range of the general public.	P	13	4	3	65%	20%	15%	82%	5%	X		
5	Implement incentives to lower development costs and encourage construction and renovation of an array of housing types to augment the supply of affordable, quality, energy-efficient units.	L	9	8	3	45%	40%	15%	83%	7%		X	
6	Assess the growth and distribution of second homes and vacation rentals across the city and take actions that may be required to mitigate adverse impacts on neighborhoods and the community.	L	9	8	3	45%	40%	15%	71%	12%		X	

- homestead

	ROLE (LEAD, PARTNER, SUPPORT)	COMMITTEE/COUNCIL JOINT PRIORITIZATION						COMMUNITY SURVEY		TIER 1	TIER 2	TIER 3	
		HIGH	MEDIUM	LOW	% HIGH	% MED	% LOW	% POS	% NEG				
7	Gain a better understanding of the impacts that seasonal housing, including second homes and vacation rentals, has on the availability and affordability of housing and the provision of public services within the community. Undertake actions to mitigate identified impacts.	L	7	11	2	35%	55%	10%	77%	8%		X	
8	Promote citywide beautification, generating a fresh yet familiar look for Newport through streetscaping, improvements to building façades, and ocean friendly landscaping.	L	9	7	4	45%	35%	20%	83%	5%		X	
9	Revitalize Highway 101 and Highway 20 in and around Newport to serve as attractive gateways to the community.	P	14	4	2	70%	20%	10%	81%	4%	X		
10	Engage the State of Oregon and community partners to identify bridge alternatives and future street and highway improvements that meet local needs while mitigating congestion and accommodating future growth and increased traffic.	L	8	9	3	40%	45%	15%	91%	2%		X	
11	Develop a City Center improvement strategy that expands options for living, shopping, working, and dining in the area by promoting walkability, mixed-use development, and refurbishment of historic buildings.	L	8	7	5	40%	35%	25%	81%	5%		X	
12	Develop targeted improvements to the local transit system, including better scheduling and signage and plans for future system expansion.	P	2	12	6	10%	60%	30%	81%	6%		X	
13	Work with Lincoln County to upgrade bus service in Newport and surrounding areas, with improved routes and more frequent service.	P	2	11	7	10%	55%	35%	82%	4%		X	

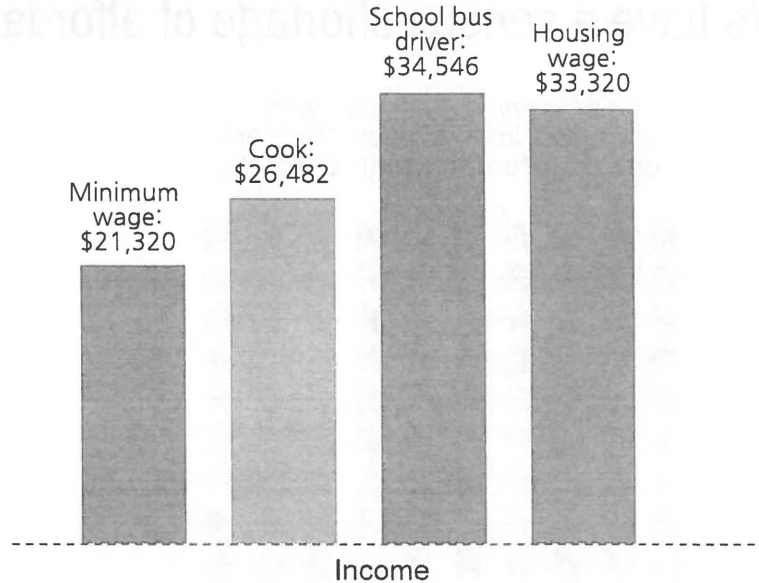
Workers can't afford rent

\$11.59



Mean renter wage

A household must earn at least \$33,320 to afford a 2 bedroom apartment at fair market rent.



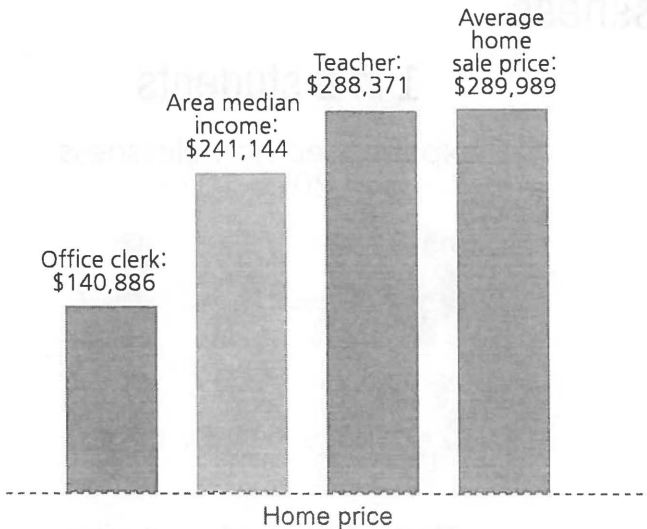
Number of hours per week at minimum wage needed to afford a 2 bedroom apartment

Homeownership is out of reach for many

Average home price an individual can afford

\$289,989

average home sale price in 2017



...up 8.5% from 2016



A Place to Call Home: Lincoln County

Homes give people an opportunity to build better lives and communities. But how do Lincoln County residents fare?

We have a serious shortage of affordable housing

For every 100 families with extremely low incomes, there are only 35 affordable units available.



725

units are needed to meet the need

1 out of 4



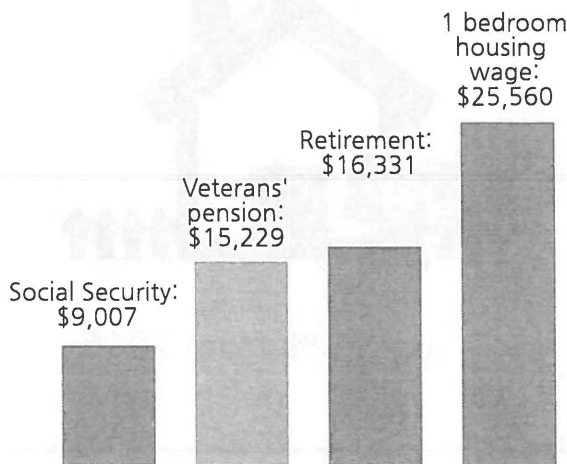
of all renters are paying more than 50% of their income in rent

2 out of 3



renters with extremely low incomes are paying more than 50% of their income in rent

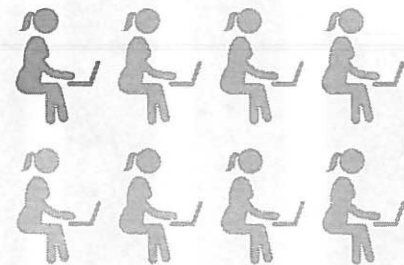
Our neighbors are facing homelessness



Oregonians on fixed incomes struggle to pay rent even for a one bedroom apartment.

1 in 8 students

experienced homelessness in 2016-2017



That's 644 children during the 2016-17 school year in Lincoln County.

November 13, 2018

I think that we all have heard plenty of descriptions of the negative impact that vacation rental dwellings have on neighborhoods and I have experienced first-hand the frustration they have caused in ours. So what I have to say is simple. VRDs should be phased out of residential R1 and R2 zoned neighborhoods. Residential zones are meant to house families who live there long term and establishments very similar to vacation rentals, such as motels, hotels, rooming/boarding houses and hostels are specifically excluded. VRDs should be added to this list.

VRD owners will certainly object to this change, but they really need to ask themselves if they would like to live permanently surrounded by these establishments. When the current VRD policy was adopted, it was not anticipated that the VRD industry would become so lucrative, proliferate so quickly or take over neighborhoods. The object was to expose, license and regulate the few residents who rented out their homes when they were not living there. Instead, homes were purchased and turned into VRDs with the owner having no intent of ever living there.

Phasing out VRDs in R1 and R2 residential zones should be the first step. Then, a citywide cap and stricter regulations to protect the integrity of other zones in Newport seems to me the best approach to solving this problem.

Darlene Croteau
5524 NW Pinery St

To: Newport Planning Commission

Re: Ad-hoc Committee Policy Alternatives to VRDs

I commend the Ad-hoc Work group for their due diligence of ten months and hard work on the package of recommended changes..

I have attached an earlier letter dated April, 2017 seeking a moratorium on this subject. Tonight, ten months later, November 13, 2018, I support the following “policy alternatives” proposed by the Ad- hoc Work Group

- Exempt home shares and B&Bs from location and density limits, because the presence of a permanent resident mitigates potential nuisance issues and does not impact the supply of long term housing.
- Alternative No. 4 (Where VRD’s are allowed) Limit VRDs to areas outside of R-1 and R-2 residential zones (most restrictive)
- Limit the total number of vacation rental licenses to preserve the City’s long term housing supply.
- Apply a hard cap on licenses issued between 200 and 300 (roughly 4% - 5% of the total housing stock).
- Limit transferability of licenses, upon sale, to commercial zones (or areas adjacent to commercial zones)
- Improve Enforcement
 - Develop a centralized complaint system that facilitates transparency and citizen access to information.
 - Engage with a third party vendor to provide a 24/7 complaint hotline and to provide ongoing monitoring of vacation rentals for permit and tax collection compliance.
 - Structure progressive enforcement to achieve “three strikes and you are out.”
 - Establish a two year cooling off period for before an individual that had a license can reapply
 - Require VRD operators to have a local contact capable of responding to the premises in 30 minutes.
- Refine Approval Standards
 - Reduce overnight occupancy from (2) per bedroom plus two to simply 2 per bedroom. Exempt children ages 3 and under from overnight occupancy limit.
 - Update safety standards to reflect current building and fire code requirements
 - Require VRD operators to post a sign in plain view of the street identifying the unit as a vacation rental with a phone number of the designated contact.
 - Prohibit special events at VRDs in excess of occupancy
- Require Annual Licensing
 - Operator’s to provide proof of insurance and update designated contacts with annual license.

- Licenses to automatically expire if inactive to prevent “license hoarding” under a hard cap

Patti Littlehales

622 NE 20th Place/ Newport, OR 97365

541-265-7943

April 4, 2017

To the Newport City Council:

I urge the Newport City Council to place a moratorium on "short term" rentals. The Municipal Code (2-4-11 enacted by Ordinance No. 2032, adopted on April 2, 2012, effective July 1, 2012 regarding Bed and Breakfast and Short-Term Rentals does not protect family-friendly neighborhoods. There is no recourse for surrounding homeowners. All determination of "short term" rentals is exclusive to that homeowner and not the neighborhood homeowners.

14.25.010 Purpose

This section establishes the terms, criteria and procedures by which bed and breakfast and vacation rental uses may be permitted to ensure the safety and convenience of renters, owners, and neighboring property owners; protect the character of residential neighborhoods; and address potential negative effects such as excessive noise, overcrowding, illegal parking, and accumulation of refuse.

I have lived in the Sea Lake Terrace subdivision and been a homeowner since 1972. In 1987 we purchased my current home, 622 NE 20th Place and continue to live here. In all 45 years, the neighborhood has been private homeowners with some long term rentals. The tenure of homeowners, in my current location have been long term, 30 years in some cases. We are a neighborhood of multi-age, family-friendly homeowners. The benefit of this location is that it is in a cul-de-sac, where children run, ride bikes and enjoy the safety of neighbor watch.

On March 17, 2017 our family-friendly neighborhood would be changed with the notification that 688 NE 20th Place would become a vacation rental dwelling subject to the standards of NMC Chapter 14.25 with maximum overnight occupancy 6. Because my home is not within 200 feet of the property I did not receive notice, but later obtained (see attached) the notice.

The VACASA website describes this neighborhood and property thus: **House, 2 Bedrooms, 1 Baths, Sleeps 6**

Next time you're in Newport, treat yourself to comfortable living with the lower level of this modern house in the Agate Beach neighborhood. Offering a dog-friendly attitude, peeks of ocean views, and the beach close by, up to six guests will make memories here. Sitting in a quiet location on the northeast side of the city with peaceful surroundings, you'll have easy access to both town and the beach. Simply make the short drive, or follow the Ocean to Bay Trail to get to the sand!

Prime residential neighborhoods are designed for single family homes, to promote family life. Allowing tourism traffic will cause a demographic shift as homeowners convert long term rentals to short term. This peer-to-peer marketplace is a new animal that defies traditional regulations. While earlier CCR's use the term "long term" the new concept of "short term" rentals is not specified because it is so new to the marketplace. Thus we find Newport's Municipal Code of bed and breakfast and short term rentals to be open- season. All zones are open to short term rentals; R1, R2, and R3. Though earlier CCR's that prohibit commercial or business transactions within family-friendly neighborhoods (see attached), the current status belongs to the homeowner doing business as a residential use. There is no provision to protect the integrity of family friendly neighborhoods. This code turns home ownership and the security of that transaction upside down. All rights to the owner, no recourse for the neighbors. Sea Lake Terrace subdivision could become Nye Beach, where short term rentals have become the mode.

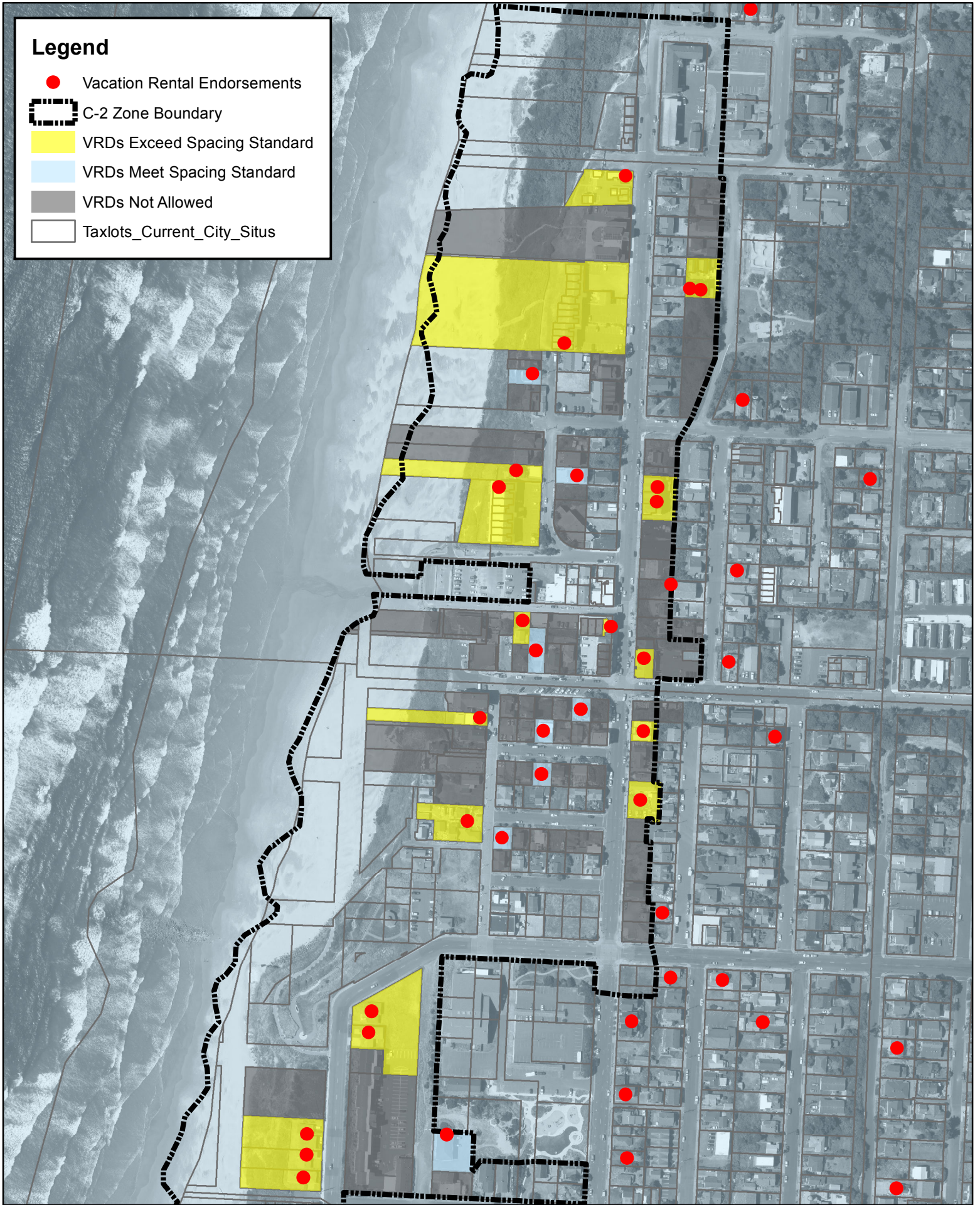
While short term rentals have become the new trend in real estate investment, Newport is a city of many assets: HMSC complex, the arts, medical, county seat, school district headquarters and tourism. All of these assets require housing. There is a shortage of available housing in Newport for families seeking to buy single family homes.

For these reasons I ask the Newport City Council to place a moratorium on short term rentals. A review of the Newport Municipal Code (NMC) Section 14.25.070 needs serious review to protect single resident homeowners and long term family friendly neighborhoods in accordance with assumptions of home ownership and the integrity of longstanding neighborhoods.

Patti Littlehales

Legend

- Vacation Rental Endorsements
- ⬢ C-2 Zone Boundary
- VRDs Exceed Spacing Standard
- VRDs Meet Spacing Standard
- VRDs Not Allowed
- Taxlots_Current_City_Situs



City of Newport
Community Development Department
169 SW Coast Highway
Newport, OR 97365
Phone: 1.541.574.0629
Fax: 1.541.574.0644

Vacation Rental Spacing Concept Applied to Nye Beach C-2 Zoned Areas



This map is for informational use only and has not been prepared for, nor is it suitable for legal, engineering, or surveying purposes. It includes data from multiple sources. The City of Newport assumes no responsibility for its compilation or use and users of this information are cautioned to verify all information with the City of Newport Community Development Department.