

Scott K. Harriman

From: Janiece Rodriguez
Sent: Wednesday, February 22, 2017 9:49 PM
To: Scott K. Harriman
Cc: Ron Powers; Maya Crelan Ray
Subject: TOT
Attachments: Screen Shot 2017-02-21 at 7.55.40 PM.pdf; Screen Shot 2017-02-22 at 9.33.24 PM.pdf; Screen Shot 2017-02-22 at 9.35.39 PM.pdf; Screen Shot 2017-02-22 at 9.37.53 PM.pdf

Hello Scott,

I would like to bring to your attention a problem that I have been experiencing as a Vacation Rental Manager. I know that the subject of the T.O.T has come up quite a few times and I understand that it is not our goal as a committee to address the T.O.T. However, I've asked several times for the Planning Department and City Council to consider allowing Airbnb to collect the T.O.T. for vacation rental hosts.

It is very cumbersome to the guests and difficult for them to understand the added charge outside of their booking. I've come across this on several of my accounts. Allowing Airbnb to add the tax in the booking process would be greatly appreciated by everyone involved. It will also ensure the collection of the tax citywide.

I have attached a few examples.

I would greatly appreciate if you can forward this to the Planning Department and City Council for consideration.

Many Thanks!

Janiece Rodriguez, Realtor ®
City of Santa Cruz Short-Term Vacation Rental Working Sub-Committee Member
CALBre #01974576
Keller Williams Realty, Santa Cruz
Let's Talk 831-471-7110
YourSantaCruzHome.com



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Fellow STVR committee members:

In the interest of furthering our assignment to create recommendations for a regulatory framework, I looked to see where we have found potential regulation consensus (my definition of consensus is an **80% agreement or more**). I have compiled results from our surveys, and found that we already have consensus in the following areas:

Should STVR be defined and regulated? 100% agreement (Survey 1, Question 1)

If STVR rules are established, regulations should include: (Survey 1, Question 2)

Noise	100% agreement
Enforcement/penalties	100% agreement
STVR Terms and definitions	91% agreement
Parking requirements	91% agreement
Occupancy & group limitations	91% agreement
Owner/operator contact information	91% agreement

Which B&B standards should apply to STVR? (Survey 1, Question 8)

That the STVR will not create noise, parking or other detrimental impacts on the neighborhood in which it is located. 82% agreement

Non-hosted vacation rentals should be allowed in tourist residential districts (Survey 2, Question 2) 82% agreement

The following situations should not be considered a vacation rental: (Survey 2, Ques. 8)

Ongoing month to month room in primary residence	100% agreement
Ongoing month to month whole house residential	90% agreement
House exchange	90% agreement
Visits from friends and relatives without payment	90% agreement

Should the license be revoked for complaints or non-compliance? (Survey 2, Ques. 14) 100% agreement

Should any vacation rental regulation include some form of "grandparenting" of existing vacation rentals in good standing? (Survey 2, Question 18) 82% agreement

I believe that if we start with a framework that outlines our areas of agreement, we can work toward building agreement in other areas and at least go as far as possible to create a beginning regulatory framework for the City Council to consider. This would require willingness on our part to commit more time to this endeavor, but we would end up with a product that would make it easier for the Planning Department and City Council to work from. Thank you for considering this idea.

Carol Polhamus

Scott K. Harriman

From: Caroline Kao
Sent: Monday, March 06, 2017 4:17 PM
To: Scott K. Harriman
Cc: Ron Powers; Maya Crelan Ray
Subject: Re: Comments and emails received for tomorrow's STVR Meeting

Dear Scott, Ron, and Maya

Thank you for your work on these documents. I look forward to discussing them tomorrow. Respectfully, I would like to address in writing something that is reflected in the Subcommittee Findings, the discussions, and these correspondences:

The student population of UCSC should not be discussed as if they are external and antagonistic to the broader Santa Cruz city public. Undergraduate and graduate students make up about 14% of the residential population, and if we include the 13,000 local UCSC alumni or UCSC's 7,600 employees (2016 CAFR), that percentage would be even greater. Students contribute to the cultural and economic life of the city by starting nonprofits, working in local businesses, and organizing community events. The University gives Santa Cruz prestige on an international stage (UCSC is ranked second for research influence in world university rankings), and grad students alone bring in hundreds of thousands of dollars in federal grants every year from agencies like NSF, NIH, NEH, to conduct innovative research. Yes, Santa Cruz is a tourist town, but since the 60s, it has also been a university town, and its students are an essential part of the community.

Whether or not a few individual homeowners find themselves at odds with their student tenants on occasion shouldn't lead to the characterization of a considerable part of the population as a "transient" group (as one correspondence put it), that disrupts or "affects neighborhood character" as you say in your Findings Report. Students are a part of our neighborhoods, and many of them are struggling to stay afloat (in the UC system in general, 42% of students were found to have food insecurity). Most of my undergraduate students are the kids of farmworkers, food service workers, and day laborers, and they're the first in their family to get a higher education. They've worked so incredibly hard to get here, and continue to once they're here, often working a full-time job while attending classes.

One particularly privileged and vocal group shouldn't decide who gets to rightfully belong here and who doesn't. University students and employees all live here alongside other residents: we vote, we pay taxes, we participate in local community events and local politics, we patronize local business, we pay rent to local landlords -- and we deserve to be represented as equals, not outsiders.

Sincerely,

Caroline Kao

For our meeting tomorrow, attached are comments on the 3-7-17 staff report from a Subcommittee member, an email from Subcommittee member and additional public correspondence received.

Thank you for your continued efforts.

Looking forward to seeing you tomorrow.

Regards,

Scott Harriman

City of Santa Cruz

Planning and Community Development

sharriman@cityofsantacruz.com

(831) 420-5037

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Caroline Kao
PhD Candidate, Anthropology
University of California, Santa Cruz
cakao@ucsc.edu