

David Green Baskin

The question of how best to regular Short Term Vacation Rentals is an important part of the City's overall housing policy. I recognize that developing effective policy is complex and requires considerations of a variety of points of view and impacts. I believe I have made positive contributions to the City in similar situations in the past and hope to do so again. I care a great deal about Santa Cruz and want it to function well for its residents. I have children and grandchildren in Santa Cruz. I am here for the long haul.

I am currently in my second term as a member of the Santa Cruz City Water Commission. I am a former Parks & Recreation Commissioner. I have served two years as chairperson of each commission. I served as a Council appointee to the Water Supply Advisory Committee. I believe I have been an effective participant in making the City more functional in a very nuts and bolts sense. I am familiar with making effective public policy and the considerations that go into doing so. I am a hard worker. I believe I am known for being meticulous and thorough in my study and preparation for participation in the public process. I have the ability to dispassionately consider multiple views and separate opinion from fact.

**CITY OF SANTA CRUZ APPLICATION FOR THE SHORT-TERM VACATION
RENTAL WORKING COMMITTEE**

NAME Karen Burgess DATE 11-9-16
RESIDENCE ADDRESS _____ CITY Santa Cruz ZIP 95060
RESIDENCE PHONE _____ BUSINESS PHONE _____ EMAIL _____
EMPLOYER Hospice of Santa Cruz Co OCCUPATION Intake Specialist
PERSONAL REFERENCE (Optional) _____ PHONE _____

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Any other information you would like to share? (100 words or less)

I worked from City Hall and was a public representative for the SO who was accessible to anyone in the city for any issue or concern. That assignment gave me a chance to see how city government operates and would serve as valuable experience for an appointment to this committee.

Additional Questions- Short Term Vacation Rental Committee

Why would you like to be part of the Short Term Vacation Rental committee? (250 words or less)

I am a homeowner in the city and have been personally affected by local rental properties.

I feel the city would do well to establish a clear policy on this issue and ensure the ability to enforce this policy. Public comment is vital to the process and outreach into the most affected areas should be a priority. As a 22+ year resident of the lower west side, I have a long term perspective of the effects of rentals and have been surrounded by rental properties for much of the last 10 years. I would be honored to serve on a committee focused on this issue.

Why do you think you are an ideal candidate to participate on the committee? What relevant traits, experience and skills do you bring? (250 words or less)

I also currently work part time for a local non-profit--Hospice of Santa Cruz County. With much of my employment history in service capacity, I feel I have the experience and skill to navigate what is sure to be a volatile issue in the city.

**CITY OF SANTA CRUZ APPLICATION FOR THE SHORT-TERM VACATION
RENTAL WORKING COMMITTEE**

NAME David Foster DATE 11/07/16
RESIDENCE ADDRESS _____ CITY SC ZIP 95060
RESIDENCE PHONE _____ BUSINESS PHONE _____ EMAIL _____
EMPLOYER Habitat for Humanity Monterey Bay OCCUPATION Executive Director
PERSONAL REFERENCE (Optional) _____ PHONE _____

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Additional Questions- Short Term Vacation Rental Committee

Why would you like to be part of the Short Term Vacation Rental committee? (250 words or less)

I think that the vacation rental issue is an important new challenge for all communities that have tourism as a large part of their economy. It's also an important issue for communities like Santa Cruz that are experiencing an affordable housing crisis for its current residents.

I have over 35 years of experience working with affordable housing development non-profits and with local planning departments. I served for eight years on the Santa Cruz City Planning Commission and worked for six years as the Housing and Redevelopment Planner for the City of Capitola. For the past five years I have been the Executive Director of Habitat for Humanity Monterey Bay serving the Santa Cruz and Monterey Counties. We have developed over 43 permanently affordable homeownership housing units in Santa Cruz County.

Why do you think you are an ideal candidate to participate on the committee? What relevant traits, experience and skills do you bring? (250 words or less)

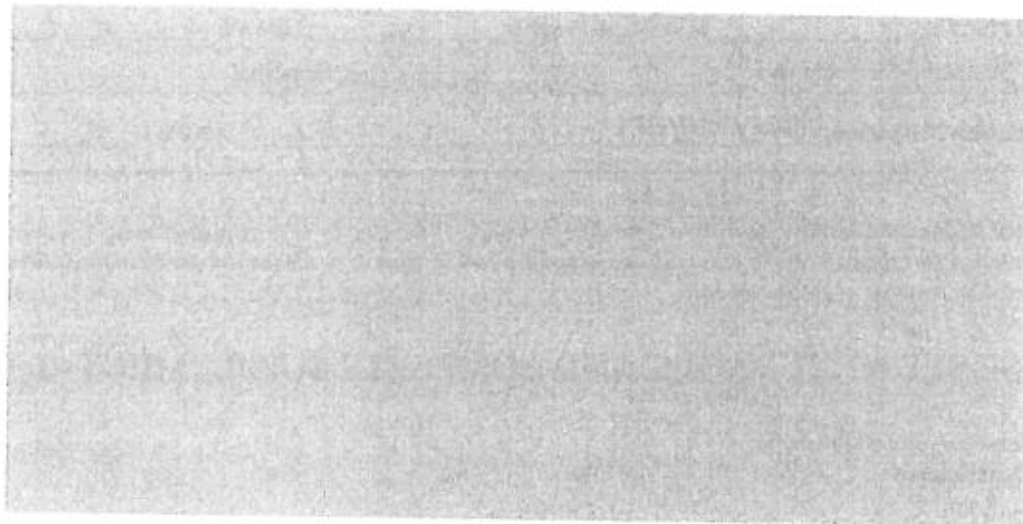
I think that the Vacation Rental Committee needs to have a diversity of representation. It should include both renters and home owners and both low-income and upper income residents. It should have representatives from different neighborhoods including neighborhoods that are currently impacted by short term rentals. The traditional visitor accommodations industry should be represented (hotel and bread and breakfast owner/managers). It should also include representatives from residential property owners who currently provide short term rentals and from owner-residents who currently rent out a bedroom to short term renters. I would also like to see representation on the Committee that comes with a broader perspective and with professional experience with a housing planning and policy background. I feel that I would be a good person for that position on the Committee.

I am an owner-resident of a home on the Westside and the owner of a legal ADU that was built in 2005 and is rented as an affordable rental unit through the City's ADU Fee Waiver Program.

I can understand this issue from all sides but I also have a unique perspective as an affordable housing professional with a focused interest in helping the City maintain its housing stock for long-term residents.

I am a good listener and can articulate my concerns clearly. I'm also willing to work toward compromises on issues important to the City's future.

Any other information you would like to share? (100 words or less)



**CITY OF SANTA CRUZ APPLICATION FOR THE SHORT-TERM VACATION
RENTAL WORKING COMMITTEE**

NAME Timerie Gordon DATE 10/16/16
RESIDENCE ADDRESS _____ CITY Santa Cruz ZIP 95062
RESIDENCE PHONE _____ BUSINESS PHONE _____ EMAIL -
EMPLOYER Nielsen Architects Inc OCCUPATION Principal
PERSONAL REFERENCE (Optional, _____) PHONE _____

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Additional Questions- Short Term Vacation Rental Committee

Why would you like to be part of the Short Term Vacation Rental committee? (250 words or less)

The short-term rental topic is a complex topic that requires creative problem solving from a variety of different perspectives representing our Community. I am a property owner of a duplex in the Seabright neighborhood. We live in one unit and rent the other unit as a short-term rental so the regulations created will have a direct impact on our livelihood. I am interested in sharing our perspective of one who bought an owner occupied investment property in an atypical vacation rental area in a primarily single-family, owner-occupied neighborhood.

Why do you think you are an ideal candidate to participate on the committee? What relevant traits, experience and skills do you bring? (250 words or less)

I have created a successful business based on creative problem solving and helping ideas meld into effective reality. The regulations set will have a long-term impact on our community so I would like to bring my creative problem solving and critical thinking experience to the table as potential regulations are being discussed. By participating on this level, it allows me to discuss the topic and educate other community members outside of the committee in an accurate manner. I have served seven years on the City Arts Commission in the past and Christian, my husband, is a current Planning Commissioner. We are passionate about participating in the community in ways we can best contribute.

Any other information you would like to share? (100 words or less)

Thank you for your consideration.

**CITY OF SANTA CRUZ APPLICATION FOR THE SHORT-TERM VACATION
RENTAL WORKING COMMITTEE**

NAME Christina Horn DATE 11/14/13
RESIDENCE ADDRESS _____ CITY Santa Cruz ZIP 95060
RESIDENCE PHONE _____ BUSINESS PHONE _____ EMAIL _____
EMPLOYER Self OCCUPATION Small Business Owner
PERSONAL REFERENCE (Optional) _____ PHONE _____

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Additional Questions- Short Term Vacation Rental Committee

Why would you like to be part of the Short Term Vacation Rental committee? (250 words or less)

I would like to work towards achieving workable solutions and modifications to STR policy that take into consideration the needs of various stakeholders in our community. The goal should be to create reasonable STR regulations that will benefit the residents of Santa Cruz as a whole. I feel strongly that this process must rely heavily on empirical data, and that any reforms that result from the efforts of this committee should be based on ideas and practices that are sustainable, fair, enforceable, and legally sound. There are many factors that make the STR issue in Santa Cruz somewhat unique: our long standing history as a vacation destination, the support of STR as a priority private property use under the LCP of the California Coastal Commission, and the high cost of living---for both homeowners and renters---to name a few. There are other aspects not unique to Santa Cruz that merit consideration: the difficulty in implementing and enforcing STR regulations, the unprecedented focus on growing GF revenue in cities across the state, the need for a regional approach that takes into account employment opportunities, mobility, and the greater regional economy, and the desire to accommodate participation in the sharing economy in a way that doesn't hurt local residents or erode quality of life in our community. I would endeavor to look at STR policy reform in a holistic way, and would hope to borrow "best practices" from other municipalities in California that may have already tackled this issue successfully.

Why do you think you are an ideal candidate to participate on the committee? What relevant traits, experience and skills do you bring? (250 words or less)

As a homeowner that currently rents to tenants on both a long term and short term basis, I feel that I could lend an important voice to the committee as a private property rights advocate. I rely on rental income in order to pay for a significant portion of my own housing costs, and would like to make sure that the needs and legal rights of home sharing, middle class families are represented on the committee.

In addition, I have extensive professional experience in public policy, budgetary management, tax legislation, and financial analysis. I feel I would bring a valuable voice of fiscal pragmatism to the commission. Any successful STR reform effort will need to take into consideration many "bottom line" budget items---for both the City as well as homeowners---that are difficult (but not impossible) to quantify, such as TOT remittances, Discretionary General Fund expenditures, building and permit fees, and the delta between STR and LTR rents, to name a few. One way to make sure that the city reaches an outcome that is common sense based---and firmly rooted in our present day reality---is to insist upon data-driven analysis, where we begin by asking the right questions of the right constituency. Facts and figures can go along way to diffuse an otherwise emotional topic, and can help distinguish fact from fiction, and what is known from what has been speculated about the motivations and needs of private property owners who rent STR.

Any other information you would like to share? (100 words or less)

I have conducted extensive research on STR regulation in other CA cities, and would be eager to share this information with the commission. I have also researched affordable housing bonds, rent control, and relevant land use policy measures that are in place across the state, and have already compiled a short list of potential, workable solutions to the STR issue for Santa Cruz.

**CITY OF SANTA CRUZ APPLICATION FOR THE SHORT-TERM VACATION
RENTAL WORKING COMMITTEE**

NAME Caroline Kao DATE 11/16/16
RESIDENCE ADDRESS _____ CITY Santa Cruz ZIP 95060
RESIDENCE PHONE _____ BUSINESS PHONE _____ EMAIL _____
EMPLOYER University of California, Santa Cruz OCCUPATION Graduate Student Instructor
PERSONAL REFERENCE (Optional) _____ PHONE _____

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Additional Questions- Short Term Vacation Rental Committee

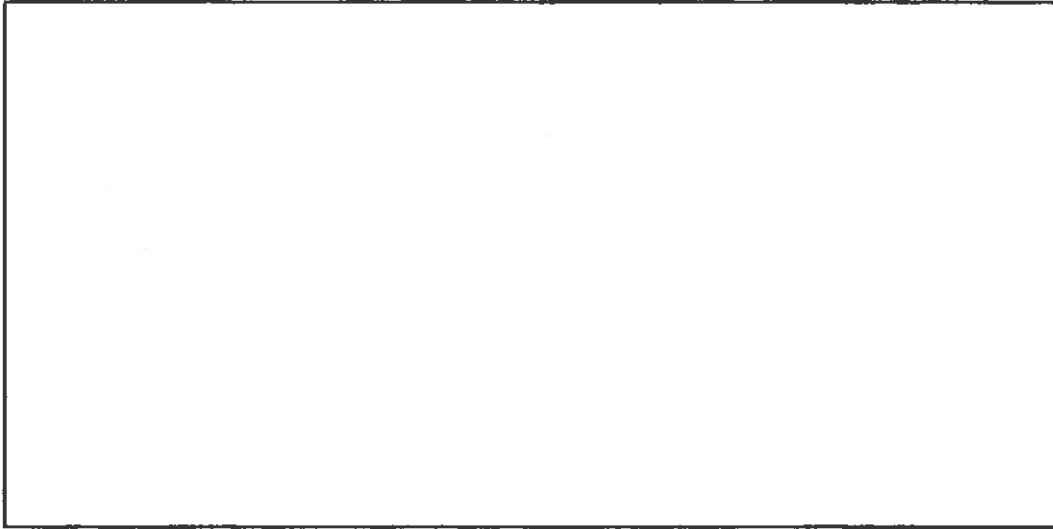
Why would you like to be part of the Short Term Vacation Rental committee? (250 words or less)

I have seen many friends and acquaintances in Santa Cruz affected by short term vacation rentals and the affordable housing crisis in general. Some have been evicted while others have been pressured with unreasonable increases in rent. At the same time, I know that vacation rentals can boost the tourist economy here, something which our city relies on. I'm interested in learning more about ways we can regulate short-term vacation rentals in a fair and safe manner that supports long-term renters, young families, and middle-class families looking to buy first homes. I care very deeply about the residents of Santa Cruz and I would like to help figure out solutions that work to benefit our city as a whole.

Why do you think you are an ideal candidate to participate on the committee? What relevant traits, experience and skills do you bring? (250 words or less)

I'm a National Science Foundation Graduate Research Fellow who studies the political, economic, and cultural impact of new technology industries in the greater San Francisco Bay Area, including short-term vacation rental platforms such as Airbnb. I am able to conduct and draw on independent empirical research on how short-term vacation rentals affect our community. I'm also able to research and evaluate how other cities have approached the problem. I will bring these research abilities and expertise with me to the committee. Furthermore, in my research and my teaching, my primary goal is always to understand. I believe this orientation towards others allows me to approach problems with an open mind and think creatively about solutions. As a low-income renter in the community, I have first-hand experience in the many problems renters face in the current housing crisis. I would research and advocate solutions that expand affordable housing and support our local economy.

Any other information you would like to share? (100 words or less)

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**CITY OF SANTA CRUZ APPLICATION FOR THE SHORT-TERM VACATION
RENTAL WORKING COMMITTEE**

NAME Carol Polhamus DATE 11/09/16
RESIDENCE ADDRESS _____ CITY Santa Cruz ZIP 95060
RESIDENCE PHONE _____ BUSINESS PHONE _____ EMAIL _____
EMPLOYER Santa Cruz County Office of Education OCCUPATION retired
PERSONAL REFERENCE (Optional) _____ PHONE _____

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Additional Questions- Short Term Vacation Rental Committee

Why would you like to be part of the Short Term Vacation Rental committee? (250 words or less)

I have attended many of the City Council meetings over the last two years related to short term/vacation rentals and the bigger housing crisis. I feel that I could be an effective member of the committee suggesting regulations to the city for the following reasons:

I have a legally permitted ADU which is rented out long-term.

I have done short term rental in the past. There are three short term rentals within a half block of my home.

I have a student rental property in Sonoma County (Rohnert Park) near Sonoma State University and have owned this house for 10 years. I am very familiar with the regulations put in place by Sonoma County for short term rentals and student rentals.

I have done a good deal of research on my own to investigate what other coastal cities have done related to short term rentals and their own housing situations. I feel I have a good breadth of knowledge about possible solutions and regulations that have been adopted by other cities in similar situations to ours. I have read and familiarized myself with the regulations of Marin County, Sonoma County, Pacific Grove, Monterey, San Luis Obispo, etc.

I have been a renter in the past and understand how difficult it is to be at the mercy of a landlord who might sell the property from under you (this happened to me twice) or

Why do you think you are an ideal candidate to participate on the committee? What relevant traits, experience and skills do you bring? (250 words or less)

I have a variety of perspectives on this issue: As a homeowner with an accessory dwelling unit, as a long-time residential neighbor who lives next to three short-term rentals, as a landlord of a long-term renter, as a student rental landlord, (in Sonoma Co) and as a tenant. I have attended a number of the Affordable Housing Now meetings and believe I understand the perspective of that group. I am also a lead on Next Door and feel that I have an understanding of the challenges faced by many neighbors in Santa Cruz who live close to short term (and longer term) rentals. I have done a lot of research to see what other coastal cities have done in response to the issue of short term rentals and housing stock and I think I bring a broad perspective into possible solutions to this issue.

I have worked with a variety of community members on a number of delicate issues including crime, violence, graffiti, etc. I am able to facilitate meetings with a broad community and allow people to present their perspectives fairly. I can create notes and minutes that summarize meetings.

Mostly, I want to be an active participant in developing the solution to this problem.

Any other information you would like to share? (100 words or less)

I have lived in Santa Cruz for 45 plus years, 30+ years in the same neighborhood.

I am retired from the county and have enough time to devote to this project.

I am committed to this project and will "show up" when needed.

**CITY OF SANTA CRUZ APPLICATION FOR THE SHORT-TERM VACATION
RENTAL WORKING COMMITTEE**

NAME Andrew Racz DATE 11/11/16
RESIDENCE ADDRESS _____ CITY Santa Cruz ZIP 95060
RESIDENCE PHONE _____ BUSINESS PHONE (831) 883 4848 EMAIL _____
EMPLOYER Schaaf & Wheeler OCCUPATION Water Resources Engineer
PERSONAL REFERENCE (Optional) _____ PHONE _____

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Additional Questions- Short Term Vacation Rental Committee

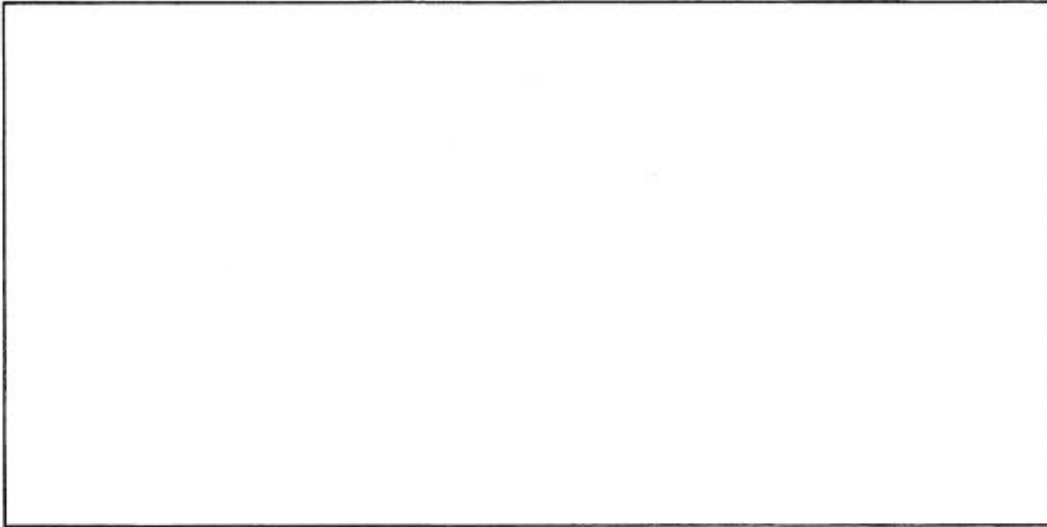
Why would you like to be part of the Short Term Vacation Rental committee? (250 words or less)

I feel like I beat impossible odds last summer when I became a first-time homeowner in Santa Cruz. I'm an early career STEM professional with a graduate degree, great credit and zero debt... yet if it weren't for the city's Measure O program, I probably would not have been able to afford to continue living here. Close friends still enrolled in UCSC's graduate program tell horror stories about the increasing difficulty of finding adequate, stable rental housing here in town. It seems like between the tech boom, the general housing recovery, and the rising popularity of online vacation rentals, the city's already-tight housing situation has very quickly come to a head. I don't think vacation rentals necessarily deserve as much blame as some people give them, but they are definitely one piece of the puzzle. I think that some practical regulation from the city could help achieve a better balance. As I begin to put down roots here, I'm looking for opportunities to become more civically involved, and to help find solutions to important issues that will shape the character of Santa Cruz now and into the future.

Why do you think you are an ideal candidate to participate on the committee? What relevant traits, experience and skills do you bring? (250 words or less)

I have personally experienced the challenges of being both a renter and homeowner in Santa Cruz. I have enjoyed staying at VRBO rentals numerous times in the past, and I've considered hosting Airbnb travelers in my own home to help with my mortgage payments (though I have not done so to date). As someone employed in the public works sector, I feel I have a reasonably good understanding of how all of our city's different moving parts function. I consider myself a fierce moderate and pragmatist, taking the time to understand multiple sides of an issue. I'm also a critical thinker and a clear communicator, and I am enthusiastic about the opportunity to serve my city.

Any other information you would like to share? (100 words or less)

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**CITY OF SANTA CRUZ APPLICATION FOR THE SHORT-TERM VACATION
RENTAL WORKING COMMITTEE**

NAME Janiece C. Rodriguez DATE 11/07/16
RESIDENCE ADDRESS _____ CITY Santa Cruz ZIP 95062
RESIDENCE PHONE _____ BUSINESS PHONE _____ EMAIL _____
EMPLOYER Keller Williams - Santa Cruz OCCUPATION Realtor
PERSONAL REFERENCE (Optional) _____ PHONE _____

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Additional Questions- Short Term Vacation Rental Committee

Why would you like to be part of the Short Term Vacation Rental committee? (250 words or less)

As a local REALTOR, I care about our community, and I have clients on both sides of this issue. I understand that some people are concerned about the impact that unregulated vacation rentals may have on their neighborhood, and on the housing stock. However, I also understand and sympathize with those who want to rent a room out in their home to make ends meet. As part of the Short Term Vacation Rental committee, I look forward to helping shape the future so that all can benefit from a well thought out and managed system. Being closely tied to vacation rental hosts as well as people who are worried about vacation rentals in our city affords me a unique perspective, one that I believe needs a voice in our community.

Why do you think you are an ideal candidate to participate on the committee? What relevant traits, experience and skills do you bring? (250 words or less)

I am a member of the LGR (Local Government Relations) committee of the Santa Cruz County Association of Realtors, which represents over 1,200 members locally. Our committee has nominated me to apply for the Short Term Vacation Rental committee as an official representative of our association. It would be an honor to represent the broad perspective of the local Real Estate Community and our clients on this committee. I am a dedicated member of our community and have present experience as a Vacation Rental Manager. I understand the differing points of view, and feel I am well suited to interface with all to find a "win-win".

Any other information you would like to share? (100 words or less)

I have spent many hours educating myself on the rules and regulations that have been put in place for vacation rentals, both for the city and county. I find this to be a very interesting subject because vacation rentals play an integral part in the city's tourism and economic growth.

During our last LGR meeting on November 4th Planning Director Juliana Rebagliati and Senior Planner Alex Khoury discussed the importance of this committee with us. I am very excited to apply and I hope for the opportunity to serve.

Many Thanks for your kind consideration,
Janiece Rodriguez

Brion Sprinsock

I have lived in Santa Cruz for 36 years. I am a landlord and operate two lodging properties. I encounter the effects of the rise in short term rentals every day in both of my businesses. The increase in transient stays filtering into our residential neighborhoods reduces the availability of long term rentals, drives up rents, and reduces tax revenue from the city. It also has the potential to change the character of our neighborhoods.

I am interested in serving on the STVR Committee to help the city preserve long term housing, encourage income equality, create a level playing field for business, and preserve the character of Santa Cruz as both a place to live and a place to visit.

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**CITY OF SANTA CRUZ APPLICATION FOR THE SHORT-TERM VACATION
RENTAL WORKING COMMITTEE**

NOV 15 2016

NAME Laura Waltz DATE 11/15/16 CITY CLERK'S DEPT. _____

RESIDENCE ADDRESS _____ CITY Santa Cruz ZIP 95062

RESIDENCE PHONE _____ BUSINESS PHONE _____ EMAIL _____

EMPLOYER Beach Street Inn OCCUPATION Hotel General Manager

PERSONAL REFERENCE (Optional) _____ PHONE _____

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Additional Questions- Short Term Vacation Rental Committee

Why would you like to be part of the Short Term Vacation Rental committee? (250 words or less)

As a landlord and owner of two permitted lodging properties in the city, short term rentals have been a big part of daily life for 12 years. Recently, the number of unlicensed short term lodgings has swelled and blurred the lines between home, hotel, bed and breakfast, hostel and residential rental.

The rise in short term rentals has created winners and losers. Some homeowners and tenants are definitely winning by collecting short term rents. However, there are many losers.

The city is losing its primary mechanism for keeping commercial activity out of residential neighborhoods. Residents are losing their guarantee that the house next door will remain a home and not a de-facto hotel. The city and the CVC are losing revenues as unlicensed "hotels" operate outside the TOT and TMD programs. Renters are facing rising prices and declining availability as residential rentals are converted to tourist accommodations.

Why do you think you are an ideal candidate to participate on the committee? What relevant traits, experience and skills do you bring? (250 words or less)

I have 12 years of experience as a hotel operator in the city. I have 30 years of experience as a landlord in the city. As a hotel operator I make sales using the Airbnb platform. My property is one of the few properties on Airbnb permitted to make transient stays in the city.

I have 18 years of experience as a Trustee serving the Board at the Santa Cruz Montessori School. I am very experienced with moderated discussion and collaboration. I have served the Board as President and Secretary. I am currently the Treasurer of the Board.

In 2015 I served on the Downtown Association's Branding Committee to develop new branding messages for downtown Santa Cruz.

Additional Questions- Short Term Vacation Rental Committee

Why would you like to be part of the Short Term Vacation Rental committee? (250 words or less)

I am concerned about the impact on our community from the conversion of formerly long term rentals in to short term vacation rentals. It seems to me that this is happening with increasing frequency and it results in displaced residents in an already tight rental market. It also allows these largely unregulated units to compete with our hotel industry, which is subject to all kinds of taxes and regulations. I think having a thorough plan for how these units are managed and regulated by the city is important.

Why do you think you are an ideal candidate to participate on the committee? What relevant traits, experience and skills do you bring? (250 words or less)

I have lived in Santa Cruz for the past 16 years and have been a renter the entire time. I have experience working with people from a variety of backgrounds in the community. I have worked in the lodging industry in Santa Cruz for 13 years and am currently serving my first term on the Board of Directors for Visit Santa Cruz County.