From:	Julie Merritt
To:	Noah Rott
Cc:	Grp. City Council and City Web Site
Subject:	RE: Please restrict short term rentals in Missoula
Date:	Saturday, May 1, 2021 11:38:54 AM

Noah

Thank you for taking the time to share your concerns. I have been researching the issue of short term rentals and discussing it with staff. As you may know, our current ordinance requires people to register their STR or 'Tourist Homes'. It is unclear how many people are complying with this requirement so we do not have reliable information to make decisions with. As a first step I am proposing that we take action to enforce our existing regulations and find out how many STRs we really have, what types of housing units are being used for STRs, and where the use is concentrated. Once we have some good data, we can determine the best next steps.

Thanks again and stay tuned.

Julie Merritt
City Council Ward 6

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Noah Rott <noahrott@gmail.com>
Date: 5/1/21 10:30 AM (GMT-07:00)
To: "Grp. City Council and City Web Site" <Council@ci.missoula.mt.us>
Subject: Please restrict short term rentals in Missoula

Dear Missoula City Council,

Please take action to curb unethical housing practices in Missoula. Every week I hear that my friends may need to move out of state, unable and find housing. I know this feels like a beast of a problem, but I have one suggestion I really would like you all to consider ASAP -- **restricting short term renting.**

Here's a recent article I'd implore you all to read. It outlines actions taken by Boulder City Council to maintain housing accessibility/affordability. You can read about Boulder's policies more **here.**

I moved from Missoula to Boulder, CO for work three years ago. This city is similar to Missoula in that it became a haven for the ultra-wealthy in a short period of time. It's a beautiful city that lacks community or character as most folks you see are just here to be rich and left alone. I won't say Boulder's policies are a perfect model as this city is VERY elite, but I am able to rent my home apt here because Boulder dissuades short term renting. My current landlord (owner of 12 properties in

Boulder and a multi-millionaire) has complained to me multiple times that he intended to use our apartment as a full-time Airbnb, but city policy stopped him. And I know this sounds crazy -- but there are units in Boulder that are cheaper to rent than in Missoula now. My sister was unable to find housing in Helena recently after only seeing short-term rentals offered. One Airbnb owner of 10 properties told her he'd consider giving her a 1 bedroom apartment for $1,800 a month but even then he'd rather make more on Airbnb. $1,800 a month. In Helena Montana. One wealthy man, but how many desperate renters?

The forces or the real estate market and massive investment firms are rapidly extracting wealth from our state and squeezing out average Missoulians from a future in their home. Right now we are letting the wealthy value Missoula as an investment instead of a community. I fear the city I grew up in will not welcome me ever again. This past summer a guy in the Big Dipper line bragged to me about how he was making big dollars renting his CA property while staying short term in Missoula to flip houses with his "tech salary." These folks are shameless and our current policies allow those with capital to amass wealth on working people's backs. The people that really keep Missoula running are teachers, first responders, grocery store clerks, city servants. These folks are my friends, and now they're afraid of being evicted. If you don't take action now we will face a disastrous loss of human infrastructure. The solution isn't just waiting for people to make more money or more houses to be built, as Republicans argue. It's stopping the rich from creating a future where Missoula renters live in economic insecurity while paying off mortgages for the wealthy. This same problem has led to rapid gentrification in Denver leaving thousands of homeless while thousands of dwellings sit empty and unaffordable.

I know this issue is more complex than any of us could ever wrap our heads around and I know y'all are working with good intention. What I ask is this: Please work on regulations that protect the most vulnerable, poor, and hardworking in Missoula. Regulating short term rentals may have effects on folks who do rent accessory properties -- but if you own two or more properties in Missoula right now, do you really need economic help?

Hope y'all are doing well and sorry for the long message, but I don't know how else to help my friends,

Noah