

FROM THE DESK OF SAL PERALTA

503.437.2833

---

**3/5/2019**

Chair Riley, Vice-Chair Girod & Members of the Committee,

My name is Sal Peralta. I am a member of the McMinnville City Council and an executive member of the Mid-Willamette Council of Governments.

I am writing to **oppose** SB 621, which seeks to place a state pre-emption ban on local government regulations on the use of buildings in residential zones for short-term vacation rental occupancy.

City zoning is the process by which municipalities permit or deny certain kinds of uses.

**R1 - R4 residential zones are reserved for housing, not for commercial activity.**

During the last decade, while Oregon has experienced a housing crisis, many destination resort cities have had whole neighborhoods converted to commercial short term vacation rental uses, effectively destroying the residential purpose of the neighborhoods; creating “ghost neighborhoods”, and severely restricting residential housing during a time of crisis.

Allowing unrestricted commercial use for vacation rentals is fundamentally at odds with the intent of those residential zones; moves the state in the wrong direction in terms of addressing housing affordability; and will dramatically weaken the abilities of cities like ours, Bend and Redmond to protect the character and quality of life in our residential neighborhoods.

Local governments should be allowed to continue to establish reasonable spacing standards and other requirements necessary to preserve residential housing inventory and to preserve the quality of life for people living in our residential neighborhoods.

I urge a “no vote” from this committee. Should you choose to move this bill, I recommend a referral to the senate housing committee, as this bill will have a significant impact on housing availability in local jurisdictions.

Respectfully,

Sal Peralta